



Keystone Town Council Agenda

The Keystone Town Council will have a Regular Meeting on June 10, 2025, at 7:00 p.m.
at 1628 Sts. John Rd, Keystone, CO 80435.

The Town of Keystone conducts hybrid meetings. This meeting will be held in person at Keystone Town Hall and will also be broadcast live over Teams. [Join the live broadcast available by computer here.](#) If you will need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 450-3500x1 via phone, or clerk@keystoneco.gov via e-mail, at least 72 hours in advance of the meeting.

- I. CALL TO ORDER, ROLL CALL**
- II. APPROVAL OF AGENDA**
- III. COMMUNICATIONS TO COUNCIL**
- IV. CONSENT**
 - A. FIRST READING OF ORDINANCES**
 - 1. Ordinance 2025-O-11, Ordinance of Town Council of the Town of Keystone, Colorado, Amending Ordinance 2024-O-04 Regulating the Licensing of the Distribution and Sale of Tobacco Products to Prohibit the Sale of Flavored Vape Products, Adopting a Regulation on the Unlawful Sale to Minors, And Establishing Penalties Thereof**
 - B. RESOLUTIONS**
 - C. MEETING MINUTES**
 - 1. May 27, 2025 – Meeting Minutes**
 - D. EXCUSED ABSENCES**
 - E. OTHER**
- V. DISCUSSION**

A. CONSIDERATION OF ORDINANCES (SECOND READING/PUBLIC HEARING)

1. Ordinance 2025-O-10, An Ordinance of Town Council of the Town of Keystone, Colorado, Adopting Regulations to Impose Fire Restrictions and Prohibit Fireworks and Adopting Penalties for Violations of the Same

B. RESOLUTIONS

1. Resolution 2025-19, A Resolution of Town Council of the Town of Keystone, Colorado, Approving TOK24-016, A General Subdivision Exemption Plat, Town of Keystone, County of Summit, State of Colorado
2. Resolution 2025-20, A Resolution of Town Council of the Town of Keystone, Colorado, Establishing a Grant Program for Bear-Proof Refuse Containers

C. OTHER - NONE

VI. PLANNING MATTERS

VII. REPORT OF TOWN MANAGER AND STAFF

VIII. REPORT OF MAYOR AND COUNCIL

IX. OTHER MATTERS (Town Manager/Mayor/Councilmember may bring up items on other matters that are not on the agenda)

X. SCHEDULED MEETINGS

XI. EXECUTIVE SESSION

Executive Session pursuant to C.R.S. section 24-6-402(4)(b) and (4)(e)(I) to receive legal advice and to develop strategies and instruct negotiators related to a vendor contract.

Executive Session pursuant to C.R.S. section 24-6-402(4)(b) to receive legal advice related to the Colorado Governmental Immunity Act and specific waivers of that immunity.

XII. ADJOURNMENT

TOWN OF KEYSTONE, COLORADO

STAFF REPORT

TO: Mayor & Town Councilmembers

FROM: John Crone, Town Manager
Jennifer Madsen, Town Attorney

DATE: June 10, 2025

SUBJECT: [FIRST READING] Ordinance 2025-O-11, Amending
Ordinance 2024-O-04 Regulating The Licensing Of The
Distribution And Sale Of Tobacco Products To Prohibit The
Sale Of Flavored Vape Products, Adopting A Regulation On
The Unlawful Sale To Minors, And Establishing Penalties
Thereof

Executive Summary:

Ordinance 2025-O-11 proposes to prohibit the sale of flavored vape products and to ban discounts on the sale of tobacco products. The ordinance also establishes presumptive suspension and revocation periods for tobacco license violations and creates a municipal court offense for the unlawful sale of tobacco products to minors.

Recommendation:

Staff recommends that Council approve Ordinance 2025-O-11 on first reading.

Background:

Currently, Summit County communities are considering updating their tobacco regulations to include a ban on flavored tobacco and to ban the use of discounts or coupons for tobacco products. Summit County Public Health has encouraged municipalities to impose these regulations. Breckenridge, Dillon, and Silverthorne have adopted ordinances to impose the flavor ban and to impose prohibition on tobacco coupons and discounts.

The Town Council has reviewed the public health impacts of flavored nicotine products and determined that a targeted prohibition on flavored vape products is a justified and appropriate step to protect youth and reduce nicotine dependence. This ordinance reflects an incremental approach to flavored tobacco regulation, focusing first on vape products while allowing for future evaluation and potential expansion of restrictions if warranted.

These amendments for the flavored vape ban and coupon ban to the Town's current tobacco regulations are included in the attached ordinance (para. B definitions; para. D(d) and (e); para. E(e)). There is one additional amendment to require examination of an id for individuals appearing under the age of fifty—this amendment is consistent with state law. Based on direction from Council at the May 27 work session, the ordinance if adopted would go into effect on November 1, 2025.

In addition, this ordinance establishes a tiered structure of presumptive penalties for violations involving the sale of tobacco products to individuals under the minimum legal sales age, based on a three-year rolling period.

- A first violation carries a presumption of a one-month license suspension.
- A second violation within three years carries a presumption of a suspension of at least six months.
- A third or subsequent violation within the same three-year period carries a presumption of license revocation.

The ordinance also directs the Hearing Officer to consider specific factors in determining whether to modify the presumptive penalty or impose additional conditions, including the nature of the violation, any corrective actions taken, the licensee's prior history, whether the violation was willful, and the likelihood of recurrence. This framework balances consistency in enforcement with flexibility for case-specific circumstances.

Ordinance 2025-O-11 also adds a local municipal offense for the unlawful sale or

distribution of tobacco or nicotine products to individuals under the age of 21. This provision mirrors state law and allows for local enforcement in municipal court.

Key elements include:

- It is a civil infraction to give, sell, distribute, or offer for sale any tobacco, nicotine, or vaping product to a person under 21.
- Retailers must verify age by examining government-issued photo identification showing the individual is at least 21 years old.
- A person who violates this provision may be subject to a civil fine (amount to be determined).
- An affirmative defense is available if the seller reasonably relied on valid photo ID indicating the buyer was 21 or older

This addition enhances the Town's ability to address youth access to tobacco products through local enforcement mechanisms.

One other addition to note is that Section 6 of Ordinance 2025-O-11 reflects the Town Council's intent to revisit and evaluate the effectiveness of the amended tobacco licensing regulations approximately one year after their effective date (November 1, 2025). To support this review, the ordinance directs the Town Manager to schedule a Council work session during that timeframe.

A final note is that a question was raised regarding a transfer of a license to a related entity with a different name. Paragraph J of the ordinance provides that the license cannot be transferred from one person to another or from one location to another. There is an exception to the general rule that tobacco licenses are non-transferable.

Specifically, if a license was originally issued jointly—to a husband and wife or to business partners—and one of them passes away, the surviving spouse or partner is not required to apply for a new license. Instead, they may continue to operate under the existing license for the remainder of its term. This exception ensures continuity of business operations and avoids unnecessary disruption or administrative burden during

a period of transition.

Alternatives:

Town Council may propose alternative directions for an amendment to the tobacco regulations.

Financial Considerations:

There are no financial considerations applicable to this ordinance.

Previous Council Actions:

This draft ordinance was discussed at the Council work sessions on May 13 and May 27 and Council provided direction for amendments and to place the ordinance on the agenda for first reading.

Next Steps:

If Council approves this Ordinance on first reading, it will proceed to a second reading and public hearing on June 24. If approved on second reading, Staff will engage in outreach to tobacco licensees to communicate the changes to the regulations.

Suggested Motions:

Approval:

- I move to APPROVE 2025-O-11, Amending Ordinance 2024-O-04 Regulating The Licensing Of The Distribution And Sale Of Tobacco Products To Prohibit The Sale Of Flavored Vape Products, Adopting A Regulation On The Unlawful Sale To Minors, And Establishing Penalties Thereof

Denial:

- I move to DENY Ordinance 2025-O-11, Amending Ordinance 2024-O-04 Regulating The Licensing Of The Distribution And Sale Of Tobacco Products To Prohibit The Sale Of Flavored Vape Products, Adopting A Regulation On The Unlawful Sale To Minors, And Establishing Penalties Thereof

Attachment:

- 2025-O-11, An Ordinance Of The Town Council Of The Town Of Keystone, Colorado, Amending Ordinance 2024-O-04 Regulating The Licensing Of The Distribution And Sale Of Tobacco Products To Prohibit The Sale Of Flavored Vape Products, Adopting A Regulation On The Unlawful Sale To Minors, And Establishing Penalties Thereof

**TOWN OF KEYSTONE
ORDINANCE NO. 2025-O-11**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF KEYSTONE,
COLORADO, AMENDING ORDINANCE 2024-O-04 REGULATING THE
LICENSING OF THE DISTRIBUTION AND SALE OF TOBACCO PRODUCTS
TO PROHIBIT THE SALE OF FLAVORED VAPE PRODUCTS, ADOPTING A
REGULATION ON THE UNLAWFUL SALE TO MINORS, AND
ESTABLISHING PENALTIES THEREOF**

WHEREAS, the Town of Keystone (“Town” or “Keystone”) is a home rule municipal corporation created pursuant to Article XX of the Colorado Constitution; and

WHEREAS, Colorado law, pursuant to C.R.S. § 29-30-101, provides that home rule municipalities may regulate the sale of cigarettes, tobacco products, or nicotine products to minors; and

WHEREAS, on April 9, 2024, the Town Council approved Ordinance 2024-O-04 regulating the distribution and sale of tobacco products in the Town of Keystone; and

WHEREAS, the Town Council heard a presentation from Summit County Youth and Family Services regarding “Strengthening Tobacco Retail Licensing to Further Protect the Town of Keystone”; and

WHEREAS, the Town Council has considered the impact of flavored nicotine products and determined that restricting the sale of flavored vape products is in the best interest of the health, safety, and welfare of the community; and

WHEREAS, flavored vape products are known to appeal disproportionately to youth and young adults and are strongly associated with increased rates of nicotine dependence and initiation of tobacco use; and

WHEREAS, the Town Council desires to take a targeted step toward reducing tobacco-related harm to minors by prohibiting the retail sale of flavored vape products within the Town; and

WHEREAS, the Town Council finds that amending the Tobacco Product Retailer License regulations to include a prohibition on flavored vape products is necessary to protect the public health, safety, and welfare.

**THE TOWN COUNCIL OF THE TOWN OF KEYSTONE, COLORADO,
ORDAINS:**

Section 1. The foregoing recitals are hereby affirmed and incorporated herein by this reference as findings of the Town Council.

Section 2. Amendment to Section 2 of Ordinance 2024-O-04. Section 2 of Ordinance 2024-O-04 is amended to include a ban on flavored vape products, a ban on discounted sales of tobacco products, and enhanced enforcement for violations of sale to minors to read as follows:

TOBACCO LICENSE REGULATIONS

A. Purpose and applicability.

- (a) The purpose of these regulations is to establish license requirements for tobacco product retailers and to set forth the requirements for the sale of tobacco products to persons under twenty-one (21) years of age to protect the health, safety and welfare of individuals in Town, to encourage responsible tobacco product retailing and to reduce illegal sales of said products in Keystone, Colorado.
- (b) These regulations apply to tobacco product retailers, as defined herein.

B. Definitions.

The following words and phrases, as used in these regulations, shall have the following meanings:

Accessory means any product that is intended or reasonably expected to be used with or for the human consumption of a tobacco product; does not contain tobacco and is not made or derived from tobacco; and meets either of the following: (1) is not intended or reasonably expected to affect or alter the performance, composition, constituents, or characteristics of a tobacco product; or (2) is intended or reasonably expected to affect or maintain the performance, composition, constituents, or characteristics of a tobacco product but (a) solely controls moisture and/or temperature of a stored tobacco product; or (b) solely provides an external heat source to initiate but not maintain combustion of a tobacco product. Accessory includes, but is not limited to, carrying cases, lanyards and holsters.

Cigarette means any product that contains tobacco or nicotine, that is intended to be burned or heated under ordinary conditions of use, and consists of or contains:

- (1) Any roll of tobacco wrapped in paper or in any substance not containing tobacco;

- (2) Tobacco in any form that is functional in the product, which, because of its appearance, the type of tobacco used in the filler, or its packaging or labeling, is likely to be offered to, or purchased by consumers as a cigarette; or
- (3) Roll of tobacco wrapped in any substance containing tobacco that, because of its appearance, the type of tobacco used in the filler, or its packaging and labeling, is likely to be offered to, or purchased by, consumers as a cigarette described in subparagraph (1) above.
- (4) The term includes all "roll-your-own," i.e., any tobacco that, because of its appearance, type, packaging, or labeling, is suitable for use and likely to be offered to, or purchased by, consumers as tobacco for making cigarettes.

Component or part means any software or assembly of materials intended or reasonably expected:

- (1) To alter or affect the tobacco product's performance, composition, or characteristics; or
- (2) To be used with or for the human consumption of a tobacco product or electronic smoking device. Component or part excludes anything that is an accessory, and includes, but is not limited to e-liquids, cartridges, certain batteries, heating coils, programmable software and flavorings for electronic smoking device.

Coupon means any voucher, rebate, card, paper, note, form, statement, ticket, image or any other form or issue, used for commercial purposes to obtain a product, service or accommodation without charge or at a discounted price.

Electronic smoking device means any product containing or delivering nicotine intended for human consumption that can be used by an individual to simulate smoking in the delivery of nicotine or any other substance, even if marketed as nicotine-free, through inhalation from the product. Electronic smoking device includes any refill, cartridge or component part of a product, whether or not marketed or sold separately. Electronic smoking device does not include any product that has been approved or certified by the United States Food and Drug Administration for sale as a tobacco cessation product or for other medically approved or certified purposes.

Flavored vape product means any electronic smoking device, e-liquid, cartridge, component, part, or accessory thereof that imparts a characterizing flavor other than the taste or aroma of tobacco. This includes but is not limited to electronic cigarettes; electronic cigars, cigarillos, pipes, or hookahs; vape pens and mods; e-liquids, vape juices, cartridges, pods, or other refillable or prefilled containers. A characterizing flavor includes, but is not limited to, any taste or smell relating to fruit, candy, menthol, mint, chocolate, vanilla, dessert, alcoholic beverage, spice, or any other flavor or aroma that is not tobacco. For example, a product is flavored vape product if it meets any of the following criteria:

- The product or packaging explicitly states, suggests, or implies that it imparts a flavor (e.g., “Strawberry Ice,” “Mango,” “Cotton Candy,” “Cool Mint”);
- The manufacturer, distributor, or retailer markets the product with imagery, text, or branding that indicates a flavor other than tobacco; or
- The product contains ingredients known to produce a taste or aroma other than that of unflavored tobacco when used in an electronic smoking device.

The presence of a flavoring agent or ingredient in the product that is not commonly associated with tobacco shall also be presumptive evidence that the product is a flavored vape product.

Hearing Officer means the person appointed by the Town Manager.

Licensee means the owner or holder of a Tobacco Product Retailer License.

License refers to the tobacco product retailer license.

Licensing administrator means the person(s) within the Town government designated with responsibilities by the Town Manager for license issuance, renewal and collection of fees.

Minimum legal sales age means twenty-one (21) years of age or older.

Mobile vending means any sales other than at a fixed location.

Person means natural person, a joint venture, joint-stock company, partnership, association, firm, club, company, corporation, business, trust or organization, or the manager, lessee, agent, servant, officer or employee of any of them.

Self-service display means the open display or storage of tobacco products in a manner that is physically accessible in any way to the general public without the assistance of the retailer or employee of the retailer and a direct person-to-person transfer between the purchaser and the retailer or employee of the retailer. A vending machine is a form of self-service display.

Tobacco product means:

- (1) Any product which contains, is made or derived from tobacco or used to deliver nicotine, synthetic nicotine or other substances intended for human consumption, whether heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed or ingested by any other means, including, but not limited to cigarettes, cigars, little cigars, chewing tobacco, pipe tobacco, snuff, bidis, snus, nicotine product, mints, hand gels; and
- (2) An electronic smoking device;

- (3) Notwithstanding any provision of subsections (1) and (2) above to the contrary, "tobacco product" includes any component, part, accessory or associated tobacco paraphernalia of a tobacco product whether or not sold separately.
- (4) The term "tobacco product" does not include:
 - (i) Any product that contains marijuana; and
 - (ii) Any product made from or derived from tobacco and approved by the Food and Drug Administration (FDA) for use in connection with cessation of smoking.

Tobacco product retail location or *retail location* means any premises where tobacco products are sold or distributed to a consumer including, but not limited to, hookah bar, lounge or cafe, any grounds occupied by a retailer, any store, stand, outlet, vehicle, cart, location, or vending machine.

Tobacco product retailer means any person who sells, offers for sale, or does or offers to exchange for any form of consideration, tobacco products.

Tobacco retailing shall mean the doing of any of these things. This definition is without regard to the quantity of tobacco products sold, offered for sale, exchanged, or offered for exchange.

Tobacco product retailing means the selling, offering for sale, or exchanging for any form of consideration a tobacco product.

Tobacco paraphernalia means any item designed for or reasonably expected to be used for the consumption, use or preparation of tobacco products.

Vending machine shall mean any mechanical, electrical, or electronic self-service device which, upon insertion of money, tokens, or any other form of payment dispenses product.

C. Minimum legal sales age.

Tobacco products shall not be sold to any person younger than the minimum legal sales age.

D. License requirements and prohibitions.

(a) Tobacco product retailer license required.

- (1) It shall be unlawful for any person to act as a tobacco product retailer in the Town unless he or she has obtained a license and maintains the same in full force and

effect pursuant to these regulations for each location where tobacco product retailing occurs.

- (2) No license shall be issued to authorize tobacco product retailing anywhere other than at a fixed location that is designated in the License application and approved by the Licensing Administrator. Tobacco product retailing by persons on foot, from vehicles or through mobile vending is prohibited.
 - (3) Tobacco product retailing without a valid license is a violation.
- (b) Display of license. Each License shall be prominently displayed in a publicly visible location at the licensed tobacco product retail location.
 - (c) Display of minimum legal sales age requirements. The requirement of the minimum legal sale age for the purchase of tobacco retail product shall be prominently displayed in the entrance (or other clearly visible location) of the tobacco product retail location.
 - (d) Sale of flavored vape products prohibited. The sale or offer for sale of flavored vape products is prohibited.
 - (e) Prohibition of Tobacco Product Coupons and Discounts. No tobacco product retailer shall:
 - (1) Honor or redeem, or offer to honor or redeem, a coupon to allow a consumer to purchase a tobacco product for less than the full retail price; or
 - (2) Sell any tobacco product to a consumer through a multiple-package discount or otherwise provide any such product to a consumer for less than the full retail price in consideration for the purchase of any tobacco product or any other item; or
 - (3) Provide any free or discounted item to a consumer in consideration for the purchase of any tobacco product.
 - (f) Other prohibitions.
 - (1) A tobacco product retail location may only have one active License at one time. Every license is separate and distinct and specific to a designated location. The license cannot be assigned, delegated, sold, inherited or otherwise transferred between persons or transferred to a different location, except as provided in these regulations. No licensee shall exercise the privileges of any other license or delegate the privileges of its own license.
 - (2) A person or entity may not apply for a License for a two-year period after a License has been revoked.
 - (3) No license shall be issued to any person under twenty-one (21) years of age.

E. Conditions of the tobacco product retail license.

The following conditions shall apply to the Licensee:

- (a) Minimum age for persons handling tobacco products. No person who is younger than eighteen years of age shall, while employed at a tobacco product retail location, sell, stock, retrieve, or otherwise handle tobacco products or tobacco paraphernalia.
- (b) Prohibition of self-service displays. Licensees shall stock and display all tobacco products and tobacco paraphernalia in a manner so as to make all such products inaccessible to customers without the assistance of a retail clerk, thereby requiring a direct face-to-face exchange of the tobacco product or tobacco paraphernalia from an employee of the business to the customer except in an adult-only establishment.
- (c) Requirements of positive identification. No person engaged in tobacco product retailing shall sell or transfer a tobacco product to another person who appears to be under the age of fifty (50) years without first examining the government-issued identification of the recipient to confirm that the recipient is at least the minimum legal sales age.
- (d) No licenses within five hundred (500) feet of schools. No Licenses shall be issued to retailers located within five hundred (500) feet from any public or parochial school as determined by the licensing administrator. This restriction shall not apply to an existing retail location within five hundred (500) feet of a school as of the effective date of the ordinance from which these regulations derive.
- (e) Flavored vape products shall not be sold or offered for sale at any location in the town.
- (f) Any person who sells or offers to sell tobacco products shall display the license and the below warning sign in a prominent place in the building at all times. Such sign must have a minimum height of 3 inches and width of 6 inches and must read as follows:

WARNING

IT IS ILLEGAL TO SELL TOBACCO PRODUCTS TO ANY PERSON UNDER TWENTY-ONE YEARS OF AGE. STATE LAW REQUIRES THAT, TO PURCHASE, TOBACCO PRODUCTS, OR NICOTINE PRODUCTS AT THIS RETAIL LOCATION, A PERSON MUST PRESENT A VALID GOVERNMENT-ISSUED PHOTOGRAPHIC IDENTIFICATION AT THE TIME OF PURCHASE IF THE PERSON APPEARS TO BE UNDER FIFTY YEARS OF AGE. THE

SALE OF FLAVORED VAPE PRODUCTS IS PROHIBITED IN KEYSTONE,
COLORADO

F. Application procedure.

- (a) An application for a license shall be submitted and signed by an individual authorized by the person or entity making application for the license. It is the responsibility of each applicant and/or Licensee to be informed regarding all laws applicable to tobacco retailing, including those laws affecting the issuance of said license. No applicant and/or licensee may rely on the issuance of a license as a determination by the Town that the proprietor has complied with all applicable tobacco retailing laws.
- (b) All applications shall be submitted on a form supplied by the licensing administrator.
- (c) A licensed tobacco product retailer shall inform the licensing administrator in writing of any change in the information submitted on an application for a license within thirty (30) business days of a change.
- (d) All license applications shall be accompanied by the payment in full of all fees as required.

G. Issuance of a tobacco product license.

Upon the receipt of a completed application for a License as required by these regulations, the licensing administrator shall sign and issue a license within thirty (30) days which period may be extended by the licensing administrator for good cause unless substantial evidence demonstrates that one or more of the following bases for denial exists:

- (a) The information presented in the application is incomplete, inaccurate or false;
- (b) The applicant seeks authorization for a license at a location where these regulations prohibit the issuance of a license;
- (c) The applicant seeks a License for a location that is not appropriately zoned for the use;
- (d) The applicant seeks authorization for a license and the applicant's current license is suspended or revoked;
- (e) The applicant is not qualified to hold the requested license under the provisions of these regulations;
- (f) The applicant and/or retail location is not in compliance with all Town, state or federal laws;

- (g) The applicant is indebted to, or obligated in any manner to the Town for unpaid taxes, liens or other monies;
- (h) The payment of the licensing fee in the full amount chargeable for such license does not accompany such License application; or
- (i) The applicant's previous license issued under this section has been revoked in the past two (2) years.

H. Denial of tobacco product license.

- (a) If the Licensing Administrator denies the issuance of the license, the Licensing Administrator shall notify the applicant in writing by regular mail postage prepaid on the address shown in the application. The notice shall include the grounds for denial. Notice is deemed to have been properly given upon mailing.
- (b) An applicant has the right to appeal the Licensing Administrator's denial of an application to the Hearing Officer that shall be appointed by the Town Manager. Such an appeal shall be initiated by filing a written request with the Licensing Administrator within twenty (20) days of the date of the notice of denial of the issuance of a license.
- (c) The applicant's failure to timely appeal the decision of the Licensing Administrator is a waiver of the applicant's right to contest the denial of the issuance of the license.
- (d) The appeal, including any right to further appeals, shall be conducted and controlled by the provisions of Rule 106(a)(4) of the Colorado Rules of Civil Procedure. The standard of proof at such appeal shall be a preponderance of the evidence and the burden of proof shall be upon the applicant. The licensee's failure to timely appeal the decision is a waiver of the licensee's right to contest the suspension or revocation of the license.

I. License term, renewal and expiration.

- (a) Term. All Licenses issued under this Code shall be for the period of one (1) year from the date of issuance.
- (b) Renewal of license. A licensee shall apply for the renewal of the license and submit the renewal license fee no later than thirty (30) days prior to expiration of the existing term. The Licensing Administrator shall renew the license prior to the end of the term, provided that the renewal application and fee were timely submitted, and the Licensing Administrator is not aware of any fact that would have prevented issuance of the original license or issuance of the renewal.
- (c) Expiration of license. A license that is not timely renewed shall expire at the end of its term. The failure to timely obtain a renewal of a license requires submission of a

new application. There shall be no sale of any tobacco products after the license expiration date and before the new License is issued.

J. License non-transferable.

- (a) A license shall not be transferred from one (1) person to another or from one location to another.
- (b) When a license has been issued to a husband and wife, or to general or limited partners, the death of a spouse or partner shall not require the surviving spouse or partner to obtain a new license for the remainder of the term of that license. All rights and privileges granted under the original license shall continue in full force and effect as to such survivors for the balance of the term of the license.

K. Fee for license.

- (a) The fee to issue or to renew a License shall be pursuant to a Town Council resolution, which may be changed from time to time. The fee shall be calculated so as to recover the direct and indirect costs of administration and enforcement of these regulations, including, for example, issuing a license, administering the License program, retailer education and training, retailer inspection, community outreach and education, documentation of violations, and prosecution of violators, but shall not exceed the cost of the regulatory program authorized by these regulations. Fees are nonrefundable except as may be required by law.
- (b) The amount of fees charged by the Town pursuant to this Section shall be reviewed and, if necessary, adjusted to reflect the direct and indirect costs incurred by the Town in connection with the adoption, administration and enforcement of these regulations.

L. Compliance monitoring.

- (a) Compliance monitoring of these regulations shall be by the Law enforcement. The Law enforcement shall have discretion to consider previous compliance check history or prior violations of a licensee in determining how frequently to conduct compliance checks of the licensee with respect to individual licensees.
- (b) The Law enforcement may inspect each tobacco product retailer two (2) times per License term.
- (c) Compliance checks shall be conducted by the Law enforcement, including the use of decoys, so as to allow the Law enforcement to determine, at a minimum, if the tobacco product retailer is conducting business in a manner that complies with laws regulating access to tobacco products. When the Law enforcement deems appropriate, the compliance checks shall determine compliance with other laws applicable to tobacco products.

- (d) All licensed premises must be open to inspection by law enforcement or other authorized Town official during regular business hours. The Town may conduct compliance checks by engaging with persons over the age of fifteen (15) but less than twenty-one (21) years to enter a Licensed premises to attempt to purchase Tobacco Products.
- (e) Prior written consent is required for any minor who participates in a compliance check. Under-aged individuals participating in compliance checks will be supervised by law enforcement or other designated personnel and will not be guilty of illegal possession or illegal procurement when those items are obtained as a part of the compliance check. The Town shall not enforce any law establishing a minimum age for tobacco product purchases or possession against an individual who otherwise might be in violation of such law because of the individual's age (hereinafter "underage operative") if the potential violation occurs when:
 - (1) The underage operative is participating in an inspection supervised by a peace officer, code enforcement official, or the Department designated by the Town to monitor compliance with these regulations;
 - (2) The underage operative is acting as an agent of an individual, Department or group designated by the Town to monitor compliance with these regulations; or
 - (3) The underage operative is participating in an inspection funded in part, either directly or indirectly through subcontracting, by the Summit County health department, Colorado Department of Public Health and Environment or the Colorado Department of Revenue].
- (f) All licensed locations with compliance or inspection violations may be re-checked by the Police Department for compliance within forty-five (45) days of a violation.
- (g) Nothing in this paragraph shall create a right of action in any licensee or other person against the town or its agents.

M. Suspension or revocation of license.

- (a) The following shall be grounds for suspension or revocation of the licensee's license:
 - (1) A violation by a licensee or licensee's officers, agents, or employees of any of the provisions of these regulations, or any laws of the United States, the State of Colorado or ordinances of the Town relating to the sale of tobacco products to persons under the minimum legal sales age, or the storage or display of cigarettes or tobacco products.
 - (2) Violations of any conditions imposed by the Licensing Administrator or Hearing Officer in connection with the issuance or renewal of a license.
 - (3) Failure to pay State or local taxes that are related to the operation of the business associated with the license.
 - (4) Loss of right to possession of the licensed premises.
 - (5) Fraud, misrepresentation, or a false statement of material fact contained in the original or renewal license application;
- (b) The Town Manager shall appoint a Hearing Officer to hear all actions relating to the suspension or revocation of licenses pursuant to these regulations. The Hearing Officer shall have the authority to suspend, revoke, or impose remedial sanctions for violations.
- (c) The Licensing Administrator shall commence suspension or revocation proceedings by petitioning the Hearings Officer to issue an order to the licensee to show cause why the licensee's license(s) should not be suspended or revoked. The Hearing Officer shall issue such an order to show cause if the petition demonstrates that probable cause exists to determine that one or more grounds exist pursuant to subsection (a) to suspend or revoke the licensee's license. The order to show cause shall set the matter for a public hearing before the Hearing Officer.
- (d) Notice of the order to show cause order and hearing date shall be mailed to licensee by regular mail, postage prepaid, at the address shown on the license no later than thirty (30) days prior to the hearing date. Notice is deemed to have been properly given upon mailing.
- (e) In determining whether a License should be suspended or revoked, and in determining whether to impose conditions in the event of a suspension, the Hearing Officer shall consider the following factors:

- (1) The nature and circumstances of the violation;
- (2) Corrective action, if any taken by the licensee;
- (3) Prior violations, if any by the licensee;
- (4) The likelihood of recurrence of the violation;
- (5) Whether the violation was willful; and
- (6) Previous sanctions, if any, imposed on the licensee.

Violations involving the sale of tobacco products to individuals under the minimum legal sales age shall carry a presumption of a one-month license suspension. A second violation within a three-year period involving the sale of tobacco products to individuals under the minimum legal sales age shall carry a presumption of a suspension of at least six months. Upon a third or subsequent violation within the same three-year period, involving the sale of tobacco products to individuals under the minimum legal sales age, there is a presumption that the license will be revoked.

N. Penalties and fines.

- (a) Licensees: penalties and fines. In addition to any other penalty authorized by law, and if the Hearing Officer determines based on a preponderance of the evidence, that the licensee, or any of the licensee's agents or employees, has violated any of the requirements, conditions, or prohibitions of these regulations, or has pleaded guilty, "no contest" or its equivalent, or admitted to a violation of any law relating to the sale of tobacco products to minors including but not limited to C.R.S. sections 18-13-121 and 44-7-103, the Hearing Officer may consider a fine pursuant to the Town's general penalty and/or suspension or revocation of the license.
- (b) In addition to any revocation proceedings pursuant to Paragraph M, violations of these regulations may be subject to the penalties as set forth by resolution adopted by the Town Council. Each separate act in violation of these regulations, and each and every day or portion thereof during which any separate act in violation of these regulations is committed, continued, or permitted, shall be deemed a separate offense.
- (c) After the effective date of the ordinance from which these regulations derive, it shall be unlawful for any tobacco product retailer to sell a tobacco product without a license as mandated under these regulations, or with a suspended or revoked license. A retailer whose license has been suspended or revoked:

- (1) Shall not display tobacco products in public view during the timeframe in which the license is suspended or revoked; and
- (2) Shall not display advertisements relating to tobacco products that promote the sale or distribution of such products from the location that could lead a reasonable person to believe that such products can be obtained from that location.

O. Enforcement.

- (a) The remedies provided by these regulations are cumulative and in addition to any other remedies available at law or in equity. In addition to other remedies provided by these regulations or by other law, any violation of these regulations may be remedied by a civil action brought by the Town Attorney, including but not limited to nuisance abatement proceedings and injunctive relief.
- (b) Causing, permitting, aiding, abetting, or concealing a violation of any provision of these regulations shall cause the offender to be subject to the penalties set forth herein.

P. No rights in license.

Every license issued under these regulations confers only a limited and conditional privilege subject to the requirements, conditions, limitations and qualifications of these regulations. The license does not confer a property right of any kind. The license and privilege created by the license may be further regulated, limited or completely extinguished at the discretion of Town Council or the electorate of the Town, as provided in these regulations, without any compensation to the licensee. Nothing contained in these regulations grants to any licensee any vested right to continue operating under the provisions of these regulations as they existed at the time the license was approved or issued, and every license shall be subject to any ordinance or prohibition adopted after the license was approved or issued.

Q. Effective date.

These regulations shall become effective as of November 1, 2025, and are enforceable on and after that date.

Section 3. A new regulation is added to create a violation for the unlawful sale of tobacco to a person under the age of eighteen years old to read as follows:

Section 1. Furnishing cigarettes, tobacco products, or nicotine produces to minors.

- (1)
 - (a) A person shall not give, sell, distribute, dispense, or offer for sale a cigarette, tobacco product, or nicotine product to any person who is under twenty-one years of age.
 - (b) Before giving, selling, distributing, dispensing, or offering to sell to an individual any cigarette, tobacco product, or nicotine product, a person shall request from the individual and examine a government-issued photographic identification that establishes that the individual is twenty-one years of age or older.
 - (c) A person who violates subsection (1)(a) or (1)(b) of this section commits a civil infraction and, upon conviction thereof, shall be punished by a fine of as set by Town Council resolution.
 - (d) It is an affirmative defense to a prosecution under subsection (1)(a) of this section that the person furnishing the cigarette, tobacco product, or nicotine product was presented with and reasonably relied upon a government-issued photographic identification that identified the individual receiving the cigarette, tobacco product, or nicotine product as being twenty-one years of age or older.
- (2)
 - (a) As used in this section, “cigarette, tobacco product, or nicotine product” means:
 - (I) A product that contains nicotine or tobacco or is derived from tobacco and is intended to be ingested or inhaled by or applied to the skin of an individual; or
 - (II) Any device that can be used to deliver tobacco or nicotine to the person inhaling from the device, including an electronic cigarette, cigar, cigarillo, or pipe.
 - (b) Notwithstanding any provision of paragraph (a) of this subsection (5) to the contrary, “cigarette, tobacco product, or nicotine product” does not mean a product that the food and drug administration of the United States department of health and human services has approved as a tobacco use cessation product.

Section 4. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 5. Codification. This ordinance may be codified and numbered for purposes of codification without the need for further approval by the Town Council.

Section 6. The Town Council intends to revisit these regulations approximately one year after the effective date of the amended Tobacco Licensing regulations, which is November 1, 2025. The Town Council directs the Town Manager to schedule a work session during that timeframe to provide an update and facilitate discussion on the effectiveness and impact of the regulations.

Section 7. Effective Date. Section 2 of this ordinance shall take effect on November 1, 2025. Section 3 of the ordinance shall take effect 30 days after publication.

INTRODUCED, READ AND PASSED AS AN ORDINANCE, ON FIRST READING, AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF KEYSTONE, COLORADO, THIS

_____ DAY OF _____, 2025.

READ, PASSED AND ADOPTED AS AN ORDINANCE ON SECOND READING, AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF KEYSTONE, COLORADO, THIS

_____ DAY OF _____, 2025.

Kenneth D. Riley, Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

Attachment b

2025 Nicotine Tax

| Jurisdiction | % Cost Share by Jurisdiction | Estimated Net Collection | | Prevention / Cessation Programs-Phase I | | Available for Part II and Early Childhood Options | Part II Agreement Obligations | Available to ECO from current year NT collections |
|-----------------------|------------------------------|--------------------------|--|---|--|---|-------------------------------|---|
| Breckenridge | 27.60% | 858,268 | | 319,535 | | 538,733 | | |
| Dillon | 3.96% | 123,193 | | 45,846 | | 77,347 | | |
| Frisco | 23.86% | 742,085 | | 276,236 | | 465,849 | | |
| Silverthorne | 31.50% | 979,844 | | 364,687 | | 615,157 | | |
| Keystone | 7.82% | 243,257 | | 90,535 | | 152,722 | | |
| Unincorporated County | 5.26% | 163,609 | | 60,897 | | 102,712 | | |
| TOTAL | 100.00% | 3,110,256 | | 1,157,737 | | 1,952,519 | 1000000 | 952519 |

2025 ECO Commitment, all participating jurisdictions*

2,281,171.71

2026 recommendaton from Manager assigned Task Force

| Jurisdiction | % Cost Share by Jurisdiction | Estimated Net Collection 2025 | Estimated Net Collection 2026 - 30% less than 2025 | 2025 Prevention / Cessation Programs-Phase I | 2026 Prevention/Ce ssation Part I - 24% less than 2025 | 2026 Available for Part II and Early Childhood Options | 2026 Part II Agreement Obligation (favoring ballot language that funds nicotine cessation) | Available to ECO from this source |
|-----------------------|------------------------------|-------------------------------|--|--|--|--|--|-----------------------------------|
| Breckenridge | 27.60% | 858,268 | 600,788 | 319,535 | 242,847 | 357,941 | | 357,941 |
| Dillon | 3.96% | 123,193 | 86,235 | 45,846 | 34,843 | 51,392 | | 51,392 |
| Frisco | 23.86% | 742,085 | 519,460 | 276,236 | 209,939 | 309,520 | | 309,520 |
| Silverthorne | 31.50% | 979,844 | 685,891 | 364,687 | 277,162 | 408,729 | | 408,729 |
| Keystone | 7.82% | 243,257 | 170,280 | 90,535 | 68,807 | 101,473 | | 101,473 |
| Unincorporated County | 5.26% | 163,609 | 114,526 | 60,897 | 46,282 | 68,245 | | 68,245 |
| TOTAL | 100.00% | 3,110,256 | 2,177,179 | 1,157,737 | 879,880 | 1,297,299 | 0 | 1,297,299 |

2025 ECO Commitment, all participating jurisdictions*

2,281,171.71

* Note that Blue River provides a contribution to ECO for First Steps and the County provides additional dollars to support our ECO First Steps obligations

2024/25 Percentage Share and Jurisdiction Funding Obligations for First Steps - For Reference

| | % Funding (23/24 Data) | Cost without Administration | Full Cost with Administration |
|--------------|------------------------|-----------------------------|-------------------------------|
| Blue River | 0.64% | \$13,963.34 | \$14,598.04 |
| Breckenridge | 32.31% | \$704,930.58 | \$736,972.88 |
| Dillon | 7.10% | \$154,905.82 | \$161,947.00 |
| Frisco | 14.55% | \$317,447.85 | \$331,877.30 |
| Silverthorne | 19.06% | \$415,845.77 | \$434,747.85 |
| SCG | 23.33% | \$509,007.44 | \$532,144.14 |
| Keystone | 3.02% | \$65,889.52 | \$68,884.50 |
| Total | 100.01% | \$2,181,990.32 | \$2,281,171.71 |



Keystone Town Council Minutes

A Regular Meeting of the Keystone Town Council was held on May 27, 2025, at 7:00 p.m. at 1628 Sts. John Rd, Keystone, CO 80435. Full and timely notice of the meeting had been posted, and a quorum of the body was present.

I. CALL TO ORDER, ROLL CALL

Mayor Riley called the meeting to order at 7:09 p.m. The roll was called, and it was found there were present and participating at that time the following members: Councilmember Jonathan Hagenow, Councilmember Steve Martin, Councilmember Aaron Parmet, Councilmember Dan Sullivan, Councilmember Valerie Thisted, and Mayor Ken Riley. The following members were absent: Councilmember Carol Kerr (excused).

II. APPROVAL OF AGENDA

Mayor Riley presented the agenda.

Councilmember Hagenow moved to approve the agenda as presented.
Councilmember Martin seconded.

By voice vote, the motion passed unanimously, and the agenda was approved as presented.

III. JOINT SESSION WITH DILLON TOWN COUNCIL

A. SWEARING IN OF OFFICERS

Mayor Riley recognized Joint Police Chief Cale Osborn to introduce the new

department logo and explain the evening's order of events.

The Town of Dillon's Deputy Town Clerk, Joanne Tyson, read the meaning of the Police force's oath.

Keystone Town Clerk Madeleine Sielu swore in the officers of the Dillon Keystone Joint Police Force.

B. LIFE SAVING AWARDS CEREMONY

Police Chief Cale Osborn presented a life saving award to Officers Dana DeGraaf and Daniel Ropers and former Officer Chris Scherr.

Anne and Ed Perry provided comments thanking the officers for their service.

C. CHIEF COMMENDATIONS

Police Chief Cale Osborn presented commendations to the following individuals: Detective Allen Jambor, Officer Anna Shanks, Sargeant Craig Johnson, Sargeant Adam Nance, and Shawn Murdoch.

At the conclusion of these presentations, the Town Council recessed at 7:58 p.m.

Mayor Riley reconvened the meeting at 8:18 p.m.

IV. PROCLAMATION RECOGNIZING HIGH SCHOOL SENIORS WITHIN THE TOWN OF KEYSTONE

Mayor Riley recognized Town Manager John Crone to read the Proclamation Recognizing All High School Seniors within the Town of Keystone.

Councilmember Thisted moved to approve the proclamation, Councilmember Sullivan seconded.

By voice vote, the motion passed unanimously, and the proclamation was approved as read by Town Manager.

V. COMMUNICATIONS TO COUNCIL

Mayor Riley opened the floor for public comment.

Anatoli Evseev commented on the Summit Stage X Flyer Route and the removal of the bus stop on Razor Drive.

Christy Camp from Ski Tip spoke about the proposed Trails and Open Space Advisory Board.

Maureen Barrett commented on the proposed noise ordinance.

Seeing no further members of the public wishing to speak, Mayor Riley closed the floor for public comment.

VI. CONSENT

A. FIRST READING OF ORDINANCES

B. RESOLUTIONS

- 1. Resolution 2025-17, A Resolution of Town Council of the Town of Keystone, Colorado, Approving a Statement of Work with BlueVector AI**

C. MEETING MINUTES

- 1. May 13, 2025 – Meeting Minutes**

D. EXCUSED ABSENCES

- 1. Aaron Parmet – August 12, 2025**
- 2. Aaron Parmet – November 25, 2025 (unexcused)**

E. OTHER

- 1. Accounts Payable List**

Mayor Riley presented the consent agenda.

Councilmember Martin moved to approve the consent agenda.
Councilmember Sullivan seconded.

By voice vote, the motion passed unanimously, and the consent agenda was approved as presented.

VII. DISCUSSION

A. CONSIDERATION OF ORDINANCES

1. [Second Reading/Public Hearing] Ordinance 2025-O-09, An Ordinance of Town Council of the Town of Keystone, Colorado, Regarding the Regulation of Excessive Noise in the Town of Keystone

Mayor Riley recognized Town Clerk Madeleine Sielu to read the title of Ordinance 2025-O-09, An Ordinance of Town Council of the Town of Keystone, Colorado, Regarding the Regulation of Excessive Noise in the Town of Keystone.

Mayor Riley opened the Public Hearing.

Mayor Riley recognized Town Manager John Crone and Town Attorney Jenifer Madsen, to present Ordinance 2025-O-09, Regarding the Regulation of Excessive Noise in the Town of Keystone.

Mayor Riley opened the floor for public comment.

Seeing no members of the public wishing to speak, Mayor Riley closed the floor for public comment.

Councilmember Sullivan moved to approve Ordinance 2025-O-09.
Councilmember Parmet seconded.

On roll call, the result was:

Ayes: Councilmember Hagenow, Councilmember Martin, Councilmember Parmet, Councilmember Sullivan, Councilmember Thisted, Mayor Riley (6)

Nays: (0)

Absent: Councilmember Kerr (1)

The motion passed, and Ordinance 2025-O-09 was adopted.

2. [First Reading] Ordinance 2025-O-10, An Ordinance of Town Council of the Town of Keystone, Colorado, Adopting Regulations to Impose Fire Restrictions and Prohibit Fireworks and Adopting Penalties for Violations of the Same

Mayor Riley recognized Town Manager John Crone and Town Attorney Jenifer Madsen, to present Ordinance 2025-O-10, Adopting Regulations to Impose Fire Restrictions and Prohibit Fireworks and Adopting Penalties for Violations of the Same.

Councilmember Hagenow moved to approve Ordinance 2025-O-10, Adopting Regulations to Impose Fire Restrictions and Prohibit Fireworks and Adopting Penalties for Violations of the Same, on first reading, with the following changes (1) only use and sale are prohibited; and (2) fines are set by resolution. Councilmember Thisted seconded.

Councilmember Parmet moved to amend the motion to revise the ban on fireworks to allow for sparklers when there are no fire restrictions in effect. Councilmember Hagenow seconded.

Mayor Riley called the question on the amendment to the original motion. By hand vote, the result was:

Ayes: Councilmember Hagenow, Councilmember Parmet (2)

Nays: Councilmember Martin, Councilmember Sullivan, Councilmember Thisted, Mayor Riley (4)

Absent: Councilmember Kerr (1)

The motion failed, and discussion returned to the original motion to o approve Ordinance 2025-O-10, Adopting Regulations to Impose Fire Restrictions and Prohibit Fireworks and Adopting Penalties for Violations of the Same, on first reading, with the following changes (1) only use and sale are prohibited; and (2) fines are set by resolution.

Mayor Riley called the question on the original motion. On roll call, the result was:

Ayes: Councilmember Hagenow, Councilmember Martin, Councilmember Parmet, Councilmember Sullivan, Councilmember Thisted, Mayor Riley (6)

Nays: (0)

Absent: Councilmember Kerr (1)

The motion passed, and Ordinance 2025-O-10 was approved on first reading with the following changes (1) only use and sale are prohibited; and (2) fines are set by resolution.

B. RESOLUTIONS

1. Resolution 2025-18, A Resolution of Town Council of the Town of Keystone, Colorado, Appointing and Setting Terms of the First Members of the Town of Keystone Trails and Open Space Advisory Board

Mayor Riley recognized Town Manager John Crone and Community Development Director Lindsay Hirsh to present Resolution 2025-18, Appointing and Setting Terms of the First Members of the Town of Keystone Trails and Open Space Advisory Board.

Councilmember Hagenow moved to approve Resolution 2025-18.
Councilmember Sullivan seconded.

Councilmember Sullivan offered a friendly amendment, accepted by the body, to amend the Resolution to appoint 14 regular members and include Kolina Coe as a regular member for a 3-year term.

By hand vote, the motion passed unanimously, and Resolution 2025-14 was approved as amended.

C. OTHER - NONE

VIII. PLANNING MATTERS

IX. REPORT OF TOWN MANAGER AND STAFF

Town Manager reported that the fire danger levels are on the rise. The Community Development Director is interviewing candidates for a Town Planner. The Finance Director is working on transferring over the financials to a new system. Benisch is working on inspecting the Town's roads. RFPs are out for Keystone Ranch Road and the Highway 6 sidewalk construction project. Staff will bring an update to the Town Council related to the proposed marketing committee at an upcoming meeting. Town Clean Up Day is on May 21, 2025.

X. REPORT OF MAYOR AND COUNCIL

Councilmember Sullivan is continuing to work with community members on obtaining a zip code for the Town of Keystone. The next Coffee with the Council meeting will be on June 2, 2025, at 9:00 a.m.

Councilmember Martin shared an update from attending the Blue River Watershed Group's State of the Water event.

XI. OTHER MATTERS (Town Manager/Mayor/Councilmember may bring up items on other matters that are not on the agenda)

Councilmember Thisted shared a desire to revisit discussions related to attendance

of Council Meetings or the Council Meeting calendar at a future meeting.

XII. SCHEDULED MEETINGS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

Seeing no further business to conduct, Mayor Riley adjourned the meeting at 9:48 p.m.

TOWN OF KEYSTONE, COLORADO

STAFF REPORT

TO: Mayor & Town Councilmembers
FROM: John Crone, Town Manager
Jennifer Madsen, Town Attorney
DATE: June 10, 2025
SUBJECT: [SECOND READING] 2025-O-10, An Ordinance Of The Town Council Of The Town Of Keystone, Colorado, Adopting Regulations to Impose Fire Restrictions and Prohibit Fireworks and Adopting Penalties for Violations and Declaring an Emergency

Executive Summary:

Ordinance No. 2025-O-10 proposes regulations concerning the implementation of emergency fire restrictions and the use of fireworks within the Town. The proposed measures aim to mitigate fire risk, clarify enforcement authority, and enhance public safety during periods of elevated fire danger.

Recommendation:

Staff recommends that Council approve Ordinance 2025-O-10 on second reading as an emergency ordinance.

Background:

Recent fire seasons in Colorado have demonstrated the increasing frequency and severity of wildfires, often exacerbated by human-caused ignition sources such as open burning and fireworks. Municipalities have the authority to impose fire-related regulations to protect against human caused wildfires.

The Town lacks its own procedures to regulate open fires and fireworks during high-risk

periods. The Town has been operating under the Summit County's fire and fireworks ban ordinance. This ordinance seeks to implement the Town's own regulations by granting authority to the Chief of Police to declare fire restrictions and by establishing clearly defined prohibited and permitted activities under Stage 1 and Stage 2 fire restrictions.

Section 1 of the draft ordinance is consistent with the Dillon Town Code and aligns with similar regulations adopted by other jurisdictions in Summit County. Section 2, which was revised following the May 13 work session discussion, establishes a total ban on all fireworks in Keystone at all times. The revised language updates the definition of "fireworks" to align with the International Fire Code, which is widely adopted by local governments as the standard for fire safety regulations. Fireworks are also regulated at the federal level by the Consumer Product Safety Commission (CPSC) and the U.S. Department of Transportation (DOT). The DOT classifies fireworks into two categories: 1.3G and 1.4G. The "G" indicates a specific compatibility group for explosives. Category 1.3G includes higher-risk, professional-grade fireworks typically used in large public displays, such as aerial shells, salutes, multi-break shells, large rockets or missiles, professional-grade roman candles, and display cakes. Category 1.4G includes consumer-grade fireworks considered less hazardous, such as sparklers, firecrackers, fountains, small rockets, smoke bombs, and novelty items. These categories are included in the International Fire Code. The ordinance adopts these classifications to provide clarity and consistency with established fire and safety standards.

Section 1 – Emergency Fire Restrictions

- Authorizes the Chief of Police to declare fire restrictions as needed.
- Defines "open fire" and lists specific fire-related activities permitted or prohibited under:
 - **Stage 1 Fire Restrictions** (e.g., limited private fire use with safety measures).
 - **Stage 2 Fire Restrictions** (e.g., broad prohibitions with only a few exceptions).
- Includes safety requirements and enforcement mechanisms.

- Establishes fines for violations, increasing with subsequent offenses. [Town Council has the authority to set the fine amounts.]

Section 2 – Fireworks Regulation

- Definitions:
 - Fireworks are defined broadly to include any device that creates visible or audible effects through combustion or explosion.
 - Distinctions are made between:
 - 1.3G Fireworks (professional-grade, large display items like aerial shells and salutes), and
 - 1.4G Fireworks (consumer-grade items like sparklers and fountains).
 - Social host includes any individual who owns, rents, or controls a property—or hosts a gathering—where fireworks are used.
 - Strict liability means a social host may be held responsible regardless of intent or knowledge of the violation.
- Prohibition: All sale and use is prohibited within the Town limits.
- Social Host Liability: Social hosts are strictly liable for violations occurring on property they control or at events they organize. Exceptions are provided for residents in multi-family housing who are not directly involved in gatherings where violations occur.
- Establishes fines as set by resolution.

By motion to amend and approve on first reading, this Section was limited to prohibiting sale and use of fireworks and the fines are to be set by resolution.

Council directed that the ordinance be approved as an emergency ordinance. Per Section 6.6 of the Home Rule Charter, an emergency ordinance must be approved by an affirmative roll call vote of $\frac{3}{4}$ of the members of the Town Council.

Alternatives:

Town Council may propose alternative directions these fire restrictions and fireworks regulations.

Financial Considerations:

There are no financial considerations applicable to this ordinance.

Previous Council Actions:

This ordinance was approved on first reading on May 27 and the draft ordinance was discussed at the Council work session on May 13 and Council provided direction for amendments and to place the ordinance on a regular meeting agenda.

Next Steps:

If Council approves this Ordinance as an emergency ordinance, it will take effect immediately.

Suggested Motions:

Approval:

- I move to APPROVE 2025-O-10, An Ordinance Of The Town Council Of The Town Of Keystone, Colorado, Adopting Regulations to Impose Fire Restrictions and Prohibit Fireworks and Adopting Penalties for Violations and Declaring an Emergency

Denial:

- I move to DENY Ordinance 2025-O-10, An Ordinance Of The Town Council Of The Town Of Keystone, Colorado, Adopting Regulations to Impose Fire Restrictions and Prohibit Fireworks and Adopting Penalties for Violations and Declaring an Emergency

Attachment and Link:

- 2025-O-10, An Ordinance Of The Town Council Of The Town Of Keystone, Colorado, Adopting Regulations to Impose Fire Restrictions and Prohibit Fireworks and Adopting Penalties for Violations and Declaring an Emergency

**TOWN OF KEYSTONE
ORDINANCE NO. 2025-O-10**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF
KEYSTONE, COLORADO, ADOPTING REGULATIONS TO IMPOSE
FIRE RESTRICTIONS AND PROHIBIT FIREWORKS AND ADOPTING
PENALTIES FOR VIOLATIONS OF THE SAME AND DECLARING AN
EMERGENCY**

WHEREAS, the Town of Keystone (“Town” or “Keystone”) is a home rule municipal corporation created pursuant to Article XX of the Colorado Constitution; and

WHEREAS, open fires and the use of fireworks during periods of elevated fire risk present a significant danger to public safety and can lead to the uncontrolled spread of wildfire, endangering lives, homes, businesses, and natural resources; and

WHEREAS, Section 31-15-103 C.R.S. grants municipalities the authority to adopt ordinances and regulations to protect public health and safety; and

WHEREAS, the Chief of Police is informed to evaluate local fire risk and implement timely and appropriate fire restrictions as necessary; and

WHEREAS, adopting clear, tiered fire restriction measures—designated as Stage 1 and Stage 2—provides structure for residents and first responders to understand and comply with fire safety requirements during emergency conditions; and

WHEREAS, defining permitted and prohibited activities during Stage 1 and Stage 2 fire restrictions enhances public awareness and supports consistent enforcement; and

WHEREAS, because of the Town of Keystone’s location and the risk of heightened fire danger, the use or sale of fireworks is prohibited; and

WHEREAS, it is in the best interests of the Town to establish regulations that enable swift and enforceable restrictions on fire-related activities; and

WHEREAS, the Town Council determined, based on the evidence and testimony presented at the public hearing, that adoption of the fire restriction and fireworks regulations will further the health, safety and welfare of the inhabitants of the Town and adoption as an emergency ordinance with regulations effective on June 10, 2025 is for the best interests of the immediate preservation of public peace, health and safety of the community and its citizens.

**THE TOWN COUNCIL OF THE TOWN OF KEYSTONE, COLORADO,
ORDAINS:**

Section 1. The foregoing recitals are hereby affirmed and incorporated herein by this reference as findings of the Town Council.

Section 2. Town Council adopts the following regulations related to fire restrictions and use of fireworks.

Section 1. Emergency fire restrictions.

The Chief of Police is hereby authorized to declare emergency fire restrictions on open fires, or to place other restrictions on open fires and other activities, as necessary to protect the health, safety, and welfare of the citizens of the Town. For the purposes of this Section, “open fire” includes any outdoor fire, including but not limited to campfires, warming fires, bonfires, fires contained within grills fueled by wood or charcoal, fireworks, smoking or the prescribed burning of fence rows, fields, wild lands, trash and debris.

- (1) A Stage 1 fire restriction signals a very high fire potential. When conducted with the safety measures defined in Subsection (5) of this Section, the following are allowed when the Chief of Police declares Stage 1 fire restrictions:
 - a. Fires on private property which are:
 1. Contained to a commercially designed and manufactured outdoor fireplace or portable outdoor fireplace that is equipped with a protective screen;
 2. Placed in an area that is barren;
 3. At least fifteen (15) feet from any flammable material or structures; and
 4. No larger than three (3) feet wide and two (2) feet tall.
 - b. Fires within a designated dispersed camping site or picnic area that are contained within a permanent metal fire ring.
 - c. Fires in gas, charcoal, or wood pellet grills.
 - d. Commercial sale of firewood or charcoal.
 - e. Pile burns with the proper permits.
 - f. Fires contained within a fireplace, stove, wood burning stove, or pellet stove designed for and located in a fully enclosed permanent structure.

- g. Fires caused or administered by any Federal, State, or local officer or member of an organized rescue or firefighting force in the performance of an official duty.
 - h. Smoking, which is permissible by other law, and which is at least three (3) feet away from natural vegetation or flammable materials.
 - i. Operating a chainsaw, so long as the operator is equipped with, and has ready for immediate use, an appropriate dry chemical fire extinguisher.
 - j. Using a flame torch device outdoors when the use is at least fifteen (15) feet away from natural vegetation or flammable materials and the operator is equipped with, and has ready for immediate use, an appropriate dry chemical fire extinguisher.
 - k. Inflating or propelling a hot air balloon.
 - l. Using an off-highway vehicle ("OHV") in compliance with state and local laws.
- (2) The following are prohibited when the Chief of Police declares Stage 1 fire restrictions:
- a. Using or selling recreational fireworks and tracer ammunition, including any projectile containing explosive or incendiary material or chemical substances.
 - b. Using or selling recreational explosives, including explosive targets.
 - c. Disposing of any burning object outdoors, including without limitation, any cigarette, cigar, or match.
 - d. Any other prohibition on open fires or other activities related to this Section which the Chief of Police includes in the declaration.
- (3) A Stage 2 fire restriction signals extremely high fire potential. When conducted with the safety measures defined in Subsection (5) of this Section, the following activities are allowed when the Chief of Police declares Stage 2 fire restrictions:
- a. Fires in gas grills.
 - b. Fires contained within a fireplace, stove, wood burning stove, or pellet stove designed for and located in a fully enclosed permanent structure.
 - c. Smoking, which is permissible by other law, and which is at least three (3) feet away from natural vegetation or flammable materials.

- d. Operating a chainsaw, so long as the operator is equipped with, and has ready for immediate use, an appropriate dry chemical fire extinguisher.
 - e. Using a flame torch device outdoors when the use is at least fifteen (15) feet away from natural vegetation or flammable materials and the operator is equipped with, and has ready for immediate use, an appropriate dry chemical fire extinguisher.
 - f. Using an OHV in compliance with state and local laws and operated only on designated routes or in designated OHV staging areas.
- (4) When the Chief of Police declares Stage 2 fire restrictions, only activities expressly listed in Subsection (3) of this Section are allowed. Prohibited activities during a Stage 2 fire restriction include, but not limited to, the following:
- a. Fires on private property.
 - b. Fires within a designated dispersed camping site or picnic area.
 - c. Using charcoal or wood pellet grills.
 - d. Using or selling any explosives, although commercial applications may be licensed or permitted by the local fire protection district and the Chief of Police.
 - e. Selling, commercially, firewood or charcoal.
 - f. Inflating or propelling a hot air balloon.
 - g. Using any projectile containing explosive or incendiary material, or other chemical substances, including tracer ammunition.
 - h. Fireworks displays, including professional or licensed displays.
 - i. Pile burns, including burns for which licenses or permits have been issued.
 - j. Operating or using any internal or external combustion engine without a proper spark arresting device in effect.
 - k. Any other prohibition on open fires or other activities related to this Section which the Chief of Police includes in the declaration.
- (5) For purposes of this Section, the required safety measures are:
- a. The activity must be constantly attended by a responsible adult;
 - b. The fire, equipment, or items used in the activity must be extinguished and cool to the touch prior to leaving unattended; and

- c. The activity must be conducted with one (1) of the following methods of extinguishing fire available for immediate utilization: an appropriate portable fire extinguisher; a container of at least five (5) gallons in volume containing water or other appropriate fire suppressant; or a charged garden or water hose.
- (6) Violations of this Section shall be punished by the Municipal Court as a noncriminal infraction under a penalty assessment. The amount of the fine shall be established by resolution of the Town Council. The Town Council may adopt a schedule of escalating fines for repeat offenses.

Section 2. Fireworks.

- (a) Definitions. As used in this Section, unless the context clearly requires otherwise:

Fireworks means any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration or detonation, including those classified as 1.3G fireworks or 1.4G fireworks.

1.3G Fireworks means large fireworks devices which are explosive materials, intended for use in fireworks displays and designed to produce audible or visible effects by combustion, deflagration or detonation. Such 1.3G fireworks include, but are not limited to, firecrackers containing more than 130 milligrams (2 grains) of explosive composition, aerial shells containing more than 40 grams of pyrotechnic composition and other display pieces which exceed the limits for classification as 1.4G fireworks. Such 1.3G fireworks are also described as Fireworks, UN 0335 by the DOTn. Examples of 1.3G Fireworks include aerial shells, salutes, multi-break shells, large rockets or missiles, professional-grade roman candles, and display cakes.

1.4G Fireworks means small fireworks devices containing restricted amounts of pyrotechnic composition designed primarily to produce visible or audible effects by combustion or deflagration that complies with the construction, chemical composition and labeling regulations of the DOTn for Fireworks, UN 0336, and the US Consumer Product Safety Commission as set forth in CPSC 16 CFR Parts 1500 and 1507. Examples of 1.4G Fireworks include sparklers, firecrackers, fountains, small rockets, smoke bombs, and novelty items like snakes.

Social host means:

1. An owner of any private residential or non-residential real property in the town; or

2. Any person who has the right to use, possess, or occupy public or private property under a lease, permit, license, rental agreement, or contract; or
3. Any person who hosts, organizes, supervises, officiates, conducts, or is otherwise responsible for a gathering on public or private property.

Strictly liable means that no culpable mental state or mens rea of any type or degree shall be required to prove a violation.

(b) *Prohibition.* A person's sale or use of fireworks are prohibited.

(c) *Social host permitting use of property for use of fireworks prohibited.* It is unlawful for a social host to permit any person to possess or use fireworks anywhere on property owned or otherwise subject to the control of the social host, as defined herein.

(d) *Social host strictly liable.* Any social host shall be strictly liable for any use of any fireworks in violation of this section.

(e) *Exceptions to social host liability.* No person who has the right to use, possess, or occupy a unit in a multifamily residential property under a lease, rental agreement, or contract shall be liable for a violation of this section occurring in the common area of the property unless the person hosts, organizes, supervises, officiates, conducts, or is otherwise responsible for a gathering at which the violation occurs.

(f) Violations of this Section shall be punished by the Municipal Court as a noncriminal infraction under a penalty assessment. The amount of the fine shall be established by resolution of the Town Council. The Town Council may adopt a schedule of escalating fines for repeat offenses.

Section 3. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 4. Codification. This ordinance may be codified and numbered for purposes of codification without the need for further approval by the Town Council.

Section 5. Emergency Declared; Effective Date. The Town Council hereby legislatively declares that the passage of this Ordinance is necessary for the immediate preservation of the public peace, health or safety. Absent passage of this Ordinance as an Emergency Ordinance, the Town may lack appropriate regulations during periods of elevated fire danger or during the time of year when the use of fireworks is most common. Upon passage by a supermajority of Town Council members in office, as required by

Section 6.6 of the Keystone Home Rule Charter ($\frac{3}{4}$ of all members in office), this Ordinance shall take effect immediately and be enforced on June 10, 2025.

INTRODUCED, READ AND PASSED AS AN ORDINANCE, ON FIRST READING, AND SCHEDULED FOR PUBLIC HEARING ON _____, AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF KEYSTONE, COLORADO, THIS

_____ DAY OF _____, 2025.

Kenneth D. Riley, Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

READ, PASSED AND ADOPTED WITH A ROLL CALL VOTE OF ____ IN FAVOR AND ____ OPPOSED ON SECOND READING, AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF KEYSTONE, COLORADO, THIS _____ DAY OF _____, 2025.

.

Kenneth D. Riley, Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

TOWN OF KEYSTONE, COLORADO

STAFF REPORT

TO: Mayor and Town Council Members
THROUGH: John Crone, Town Manager, Jennifer Madsen, Town Attorney
FROM: Lindsay Hirsh, Community Development Director
DATE: June 10, 2025
SUBJECT: TOK24-016: General Subdivision Exemption Plat – Kindred Resort

Executive Summary:

The proposed General Subdivision Exemption (“GSE”) Plat serves multiple purposes, including:

- Adjust the existing property line between Lot 4A-1 and 4A-2 as required in agreements between Vail Summit Resorts Inc.;
- Establish pedestrian/rec path public easements for the property’s new configuration;
- Re-locate the Wood’s family easement to provide unobstructed access through the Property; and
- Adhere to the requirements regarding new utility installation and relocation by vacating old easements where underground utilities have been moved;

This is a Class 6 review under the Town’s Land Use Code and the review is completed by the Town Council. This Class 6 review is not a public hearing and is not quasi-judicial. It is an administrative review performed by Town Council.

Background:

The subject property is zoned Keystone Resort PUD and is located within Parcel A of the River Run neighborhood that is identified and described in the Keystone Resort PUD Designation. The most recent version of the Keystone Resort PUD Designation

was approved by the Summit County Board of County Commissioners on May 22, 2017, and recorded on October 3, 2017, at Reception No.1153249. At present, the Keystone Resort PUD Designation allows mixed-use, multi-family residential, lodge, and commercial uses on Parcel A, including on the Property. Most recently, On October 22, 2019, the Summit County Board of County Commissioners voted to approve the request for General Subdivision Exemption Plat that created the subject lots (PLN18-082). In the recorded Resolution 2019-78 for PLN18-082, is a requirement that the Property Owner of Lot 4A-1 to *“....record an amended Subdivision Exemption Plat indicating final location of all utility, pedestrian, vehicular and emergency access easements..”* The existing easements which are being vacated are no longer in use as the utilities have been relocated, or the easements are being relocated.

Criteria for Decision:

Per Section 8402.01.F., the following criteria must be met to approve a general subdivision exemption (“GSE”):

1. The adjustment or vacation procedure has not been used to circumvent the intent of the Subdivision Regulations.
2. The lots resulting from the adjustment or vacation are in compliance with the Town's Zoning Regulations.
3. Easements necessary for the provision of utilities are not affected or have been relocated to the satisfaction of the utility companies.
4. If the request is for a lot line adjustment, the plat illustrating the lot line adjustment is drawn in accordance with standards in these regulations and is suitable for recordation.
5. If the request is for a lot line vacation, the applicant has provided a restrictive covenant against the property that prohibits the vacated lot(s) from being resubdivided or recreated by a subdivision approval, subdivision exemption approval or any other administrative or judicial process.
6. The applicant has provided certification from the County Treasurer that all ad valorem taxes applicable to the proposed subdivision, for years prior to the year in which approval is under consideration, have been paid.

7. For lot line vacations, the resolution of approval states the new lot name as one of the previous lot designations.

Criterion #1: The adjustment or vacation procedure has not been used to circumvent the intent of the Subdivision Regulations.

The application is for a general subdivision exemption plat to adjust the existing property line between Lot 4A-1 and 4A-2 as required in agreements between Vail Summit Resorts Inc.; establish pedestrian/rec path public easements for the property's new configuration; re-locate the Wood's family easement to provide unobstructed access through the Property; and adhere to the requirements regarding new utility installation and relocation by vacating old easements where underground utilities have been moved to be in accordance with an approved project plan. Because the parent parcel has already undergone the subdivision process and no additional density is being proposed, the GSE does not fall within the scope of the State subdivision statutes and is not being used to circumvent the intent of the Town's Subdivision Regulations.

Criterion #2: The lots resulting from the subdivision exemption are in compliance with the Town's Zoning Regulations.

The subject property has been reviewed for zoning compliance on several other development reviews including plating, a general subdivision exemption plats and a site plan review. The application complies with all applicable zoning requirements as stated in the Keystone PUD or the Town's Land Use and Development Code.

Criterion #3: Easements necessary for the provision of utilities are not affected or have been relocated to the satisfaction of the utility companies.

One of the purposes of the subject plat is to relocate applicable easements to the satisfaction of the utility companies.

Criterion #4: If the request is for a lot line adjustment, the plat illustrating the lot line adjustment is drawn in accordance with standards in these regulations and is suitable for recordation.

The plat has been drawn and stamped by a Registered Colorado Land Surveyor to Town Standards and is suitable for recordation. The Plat has been reviewed by Town Staff and the Town Attorney.

Criterion #5: If the request is for a lot line vacation, the applicant has provided a restrictive covenant against the property that prohibits the vacated lot(s) from being resubdivided or recreated by a subdivision approval, subdivision exemption approval or any other administrative or judicial process.

This criteria is not applicable as the existing lot line is being replaced by a relocated lot line.

Criterion #6: The applicant has provided certification from the County Treasurer's office that all ad valorem taxes applicable to the proposed subdivision exemption, for years prior to the year in which approval is under consideration, have been paid.

The applicant has submitted a tax certificate confirming that taxes for the subject property have been paid.

Criterion #7: For lot line vacations, the resolution of approval states the new lot name as one of the previous lot designations.

The subject plat meets this requirement.

Next Steps:

Approve the attached resolution and sign the associated plat.

Staff Recommendation/Suggested Motion:

Staff recommends that the Council approve the subject GSE Plat with the findings listed in the attached Resolution 2025-19

Attachments:

A - Project Narrative

B - Proposed Plat

C - Draft Resolution 2025-19

Introduction

ORRA Keystone Investments, LLC is submitting this application for the proposed items listed below, of Lots 4A-1 and 4A-2 within the River Run Neighborhood. The Application concerns Parcel 4A-1 (4.286 acres) and Parcel 4A-2 (0.619 acres) of real property located in Summit County, Colorado, legally described as follows:

AMENDED EXEMPTION PLAT LOT 4A-1 ONE RIVER RUN SUBDIVISION FIRST AMENDMENT AS PREVIOUSLY RECORDED AT RECEPTION #1215126, A PORTION OF THE NORTH ½ OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M., SUMMIT COUNTY, STATE OF COLORADO.

The First Amendment Plat is recorded at Reception #1278533

ORRA Keystone Investments, LLC is the property Owner and is submitting this plat amendment to vacate old unnecessary easements, to provide easements for the general public and pedestrians, to relocate existing easements, and to convey a small portion of land to another entity.

This amendment/vacation serves multiple purposes, but specifically seeks to:

- Adhere to the requirements regarding new utility installation and relocation by vacating old easements where underground utilities have been moved
- Vacate old and unnecessary access easements, which have been granted in their new configurations from previous plat amendments.
- Re-located the Wood's family easement to provide unobstructed access through the property
- Establish pedestrian/rec path easements for the property's new configuration

Adjust the existing property line between Lot 4A-1 and 4A-2 as required in agreements between Vail Summit Resorts Inc. (owner of Lot 4A-2), applicant, and Summit County (previously recorded 2019 Subdivision Exemption Plat approval condition)

The Property is part of the Keystone Resort PUD and is located within Parcel A of the River Run neighborhood that is identified and described in the Keystone Resort PUD Designation. The most recent version of the PUD Designation was approved by the Summit County Board of County Commissioners on May 22, 2017, and recorded on October 3, 2017, at Reception No. 1153249. At present, the PUD Designation allows mixed-use, multi-family residential, lodge, and commercial uses on Parcel A, including on the Property.

Criteria for Decision

On October 22, 2019, the Summit County Board of County Commissioners voted to approve the request for PLN18-082. In the recorded Resolution 2019-78 for PLN18-082, is a requirement that the Property Owner of Lot 4A-1 to “....*record an amended Subdivision Exemption Plat indicating final location of all utility, pedestrian, vehicular and emergency access easements..*” At this time the existing easements which are being vacated are no longer in use as the utilities have been relocated, or the easements are being relocated altogether.

The Criteria for Approval as shown in the Summit County Development Code, Chapter 8, Section 8402.01 is being met as follows:

A. General Exemptions:

1. The division of land created by the subdivision exemption is not within the purposes of the State subdivision statutes (C.R.S. § 30-28-133 et seq.).

The division proposed in the Application is not within the purposes of the State subdivision statutes because the division is the result of a contract concerning the sale of the Property which is contingent upon the Property's being subdivided. See Code Sec. 8002.01(A)(1)(k).

2. The lots resulting from the subdivision exemption are in compliance with County Zoning Regulations.

The site to be modified is in compliance with the Keystone PUD and County Zoning Regulations in place at the time of this application.

3. The subdivision exemption is in compliance with County Subdivision Regulations and standards (Chapter 8).

Easements necessary for provisions of utilities have been relocated to the satisfaction of the utility companies.

4. The proposed subdivision exemption is in general conformance with the advisory goals, policies and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or sub-basin master plans.

The proposed subdivision exemption is in general conformance with the goals and policies of the Summit County Countywide Comprehensive Plan and the Snake River Master Plan. See PUD approval documents and Class 4 Site Plan application for complete description of sub-basin and County-wide master plan compliance.

5. The applicant has provided evidence in previous amendments that all areas of the proposed subdivision exemption that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed uses of these areas are compatible with such conditions.

The development area is located away from steep slopes or hazards.

6. The applicant has provided certification from the County Treasurer's office that all ad valorem taxes applicable to the proposed subdivision exemption, for years prior to the year in which approval is under consideration, have been paid.

A Tax Certificate is included with this submittal

7. The exemption plat is drawn in accordance with standards in the Subdivision Regulations and is suitable for recordation.

The exemption plat has been drawn and is included with this submittal.

F. Adjustments and Vacations of Lot Lines or Easements

1. The adjustment or vacation procedure has not been used to circumvent the intent of the Subdivision Regulations.

The intent of the vacated easements is to relocate, or because they have been relocated, to vacate them where they are no longer necessary. The intent of the lot line adjustment is to convey land to the adjacent parcel, per the request of that property owner

2. The lots resulting from the subdivision exemption are in compliance with County Zoning Regulations.

The site to be modified is in compliance with the Keystone PUD and County Zoning Regulations in place at the time of this application.

3. Easements necessary for the provision of utilities are not affected or have been relocated to the satisfaction of the utility companies.

Easements necessary for provisions of utilities have been relocated to the satisfaction of the utility companies.

4. This request does include a lot line adjustment, which shall be drawn in accordance with standards in these regulations and is suitable for recordation.

a. The exemption plat has been drawn and is included with this submittal.

5. The request does not include a lot line vacation.

a. This request is for a lot line adjustment as described above. The exemption plat has been drawn and is included with this submittal.

6. The applicant has provided certification from the County Treasurer's office that all ad valorem taxes applicable to the proposed subdivision exemption, for years prior to the year in which approval is under consideration, have been paid.
 - a. *A Tax Certificate is included with this submittal*
7. The request does not include a lot line vacation.
 - a. *This request is for a lot line adjustment as described above. The exemption plat has been drawn and is included with this submittal.*

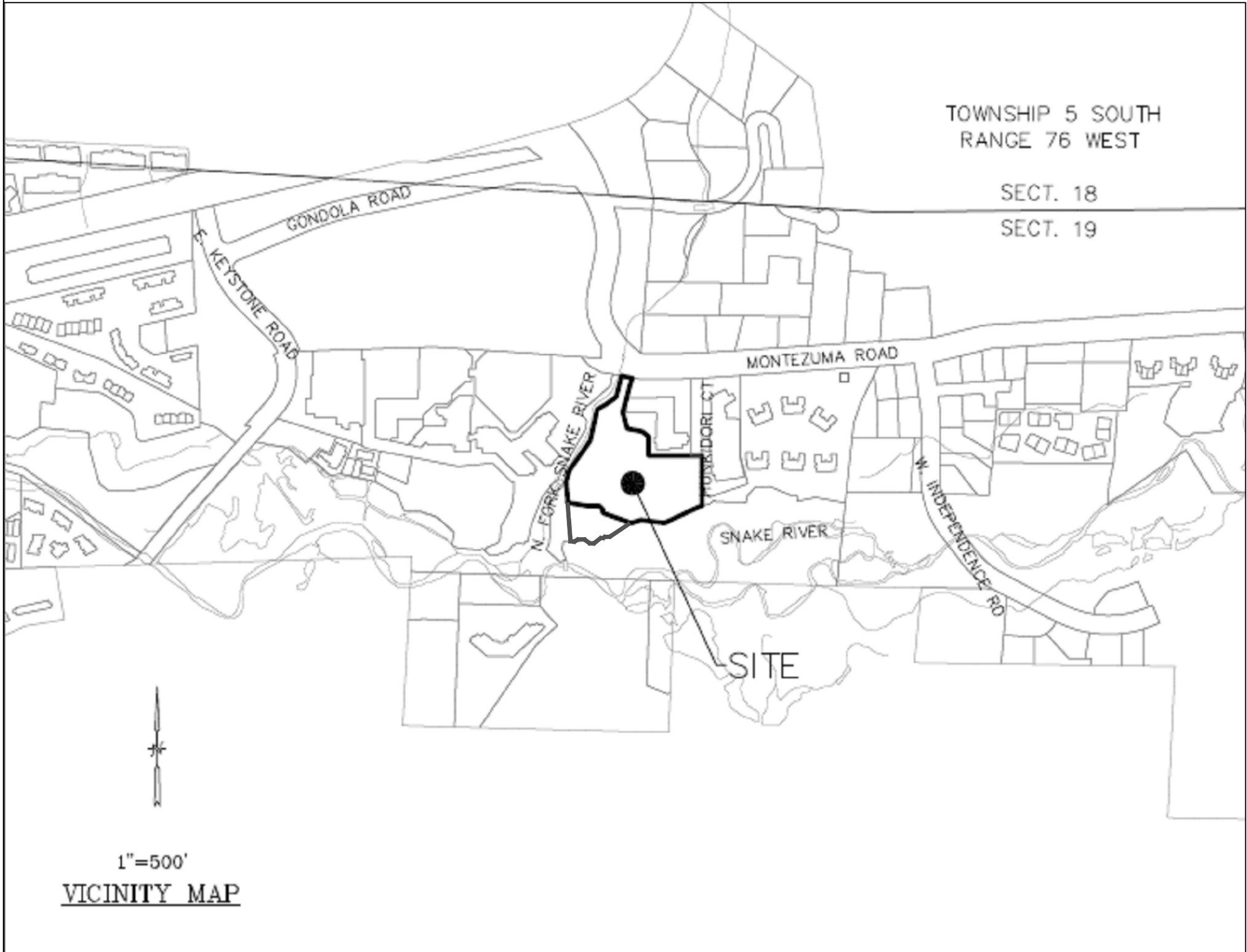
ORRA Keystone Investments, LLC

By: _____

Name: Scott Russell_____

Its: Manager and Member_____

AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2) A
PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO



TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____, 2025 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS ____ DAY OF _____, A.D., 20__.

TREASURER

KEYSTONE TOWN COUNCIL APPROVAL FOR PLATS APPROVED AT TOWN COUNCIL MEETING

THE TOWN COUNCIL OF THE TOWN OF KEYSTONE, COLORADO, DOES HEREBY APPROVE THIS PLAT, AT A MEETING HELD ON THIS ____ DAY OF _____, 2025, AND HEREBY ACCEPTS DEDICATION OF PUBLIC RIGHTS-OF-WAY, UTILITY EASEMENTS, AND OTHER PUBLIC AREAS AS SHOWN HEREON. ACCEPTANCE OF PUBLIC RIGHTS-OF-WAY FOR STREETS OR ROADS DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF ROADS CONSTRUCTED THEREIN. THE PROCEDURE FOR ACCEPTANCE OF ROADS FOR MAINTENANCE PURPOSES SHALL BE AS STATED IN THE ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS AS SHALL BE ADOPTED IN LIEU OF THE ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

MAYOR OR MAYOR PRO TEM

DATE

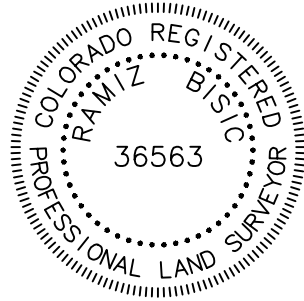
GENERAL NOTES:

- THE FIELD SURVEY WAS COMPLETED ON APRIL 3, 2025.
- BASIS OF BEARING: S18°47'56"E - BETWEEN FOUND REBAR WITH A RED PLASTIC CAP (MARKING IS ILLEGIBLE) ON THE NORTH PROPERTY LINE OF SUBJECT PROPERTY AND A FOUND REBAR WITH YELLOW PLASTIC CAP MARKED 23901 ON THE SOUTH PROPERTY LINE, AS SHOWN HEREON.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1019573-C, EFFECTIVE DATE JANUARY 30, 2025, 7:00 AM. ALL EASEMENTS COVENANTS AND RESTRICTION REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. COLORADO LAND SURVEYING RELIED UPON SAID TITLE COMMITMENT NO. 1019573-C, PREPARED BY CHICAGO TITLE INSURANCE COMPANY.
- THE PROPERTY HAS AN ACCESS TO MONTEZUMA RD, A DEDICATED PUBLIC STREET, THROUGH HUNKIDORI COURT (TRACT A), AND A DIRECT PEDESTRIAN ACCESS TO MONTEZUMA ROAD.
- LOT 4A-2 IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED FEBRUARY 11, 2019, AT RECEPTION NO. 1190835 (UNDISCLOSED LOCATION) AND IS AMENDED HEREIN TO BE COEXTENSIVE WITH THE WOODS ACCESS EASEMENT DESCRIBED IN NOTE 15 AND SHOWN IN DETAIL 6, SHEET 4
- THE PURPOSE OF THIS AMENDED EXEMPTION PLAT IS TO (i) ADJUST THE LOT LINE BETWEEN LOTS 4A-1 AND 4A-2, (ii) TO VACATE CERTAIN OF THE EASEMENTS AS SHOWN HEREON, (iii) TO SHOW ALL NEW AND REMAINING EASEMENTS WITHIN LOT 4A-1, AND (iv) TO SHOW CERTAIN OF THE NEW AND REMAINING EASEMENTS WITHIN LOT 4A-2 RELATED TO OR AFFECTED BY (i) - (iii).
- THE PEDESTRIAN EASEMENT REFERENCED IN PLAT NOTE 11 ON THE 2021 PLAT RECORDED AT RECEPTION NO. 1278533 AND DESCRIBED IN DETAIL 12 ON SHEET 6 THEREOF IS VACATED IN ITS ENTIRETY AND REPLACED WITH A NON-EXCLUSIVE, 12-FOOT WIDE PEDESTRIAN EASEMENT (THE "COMMUNITY PATH") AS SHOWN IN DETAIL 15, SHEET 8 OF THIS PLAT. THE COMMUNITY PATH EASEMENT IS DEDICATED FOR PUBLIC USE.
- CONSISTENT WITH THE PLAT NOTES INCLUDED ON THE PLATS RECORDED AT RECEPTION NOS. 818174, 1215126, AND 1278533, AND PURSUANT TO WHAT IS NOW CODIFIED AS SECTION 3505.13.G.2. OF THE TOWN OF KEYSTONE LAND USE CODE, FUTURE DEVELOPMENT OR SUBDIVISION (INCLUDING CONDOMINIUMIZATION) OF THE LOTS SHOWN HEREON MAY MAINTAIN OR MODIFY THE INTERIOR PRIVATE PROPERTY LINE SETBACKS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE TOWN OF KEYSTONE LAND USE CODE INCLUDING, BUT NOT LIMITED TO, SECTION 3505.13.G.2, AS MAY BE AMENDED FROM TIME TO TIME.
- MAINTENANCE OF THE RECREATIONAL PATH ON LOT 4A-1 AND THE COMMUNITY PATH ON LOTS 4A-1 AND 4A-2 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR SUCCESSORS UNTIL SUCH TIME AS THE APPLICABLE COMMUNITY ASSOCIATION ASSUMES RESPONSIBILITY FOR SUCH MAINTENANCE BY RECORDED DOCUMENT.
- PLAT NOTE NOS. 10 OF THE 2019 PLAT RECORDED AT RECEPTION NO. 1215126 AND 2021 PLAT RECORDED AT RECEPTION NO. 1278533 ARE AMENDED HEREIN TO VACATE SUCH ACCESS EASEMENT AS REFLECTED IN DETAIL NO. 3, SHEET 4.
- THE RECORDATION OF THIS PLAT AND THE INFORMATION REFLECTED HEREIN SHALL SATISFY PLAT NOTE NO. 7 OF THE 2021 PLAT RECORDED AT RECEPTION NO. 1278533.
- THE 6' RECREATIONAL PATH DEPICTED ON THE APPROVED SITE PLAN FOR LOT 4A-1 IS SHOWN IN DETAIL 13, SHEET 7, CREATED BY THIS PLAT, AND DEDICATED FOR PUBLIC USE.
- THE UTILITY EASEMENT SHOWN ON THE PLAT RECORDED AT RECEPTION NUMBER 278533 HAS BEEN EXPANDED INTO LOT 4A-2 TO ENCOMPASS EXISTING AND NEW UTILITIES WITHIN.
- A PART OF THE 12' WIDE WOODS ACCESS EASEMENT, RECEPTION NO. 1190833, THAT USED TO RUN THROUGH THE MIDDLE OF LOT 4A-1 IN EAST-WEST DIRECTION (DESIGNATED HEREON AS PARCEL A), IS VACATED BY THIS PLAT AND REPLACED BY AN ADEQUATE EASEMENT IN THE SOUTH PART OF LOT 4A-1 (DESIGNATED HEREON AS PARCEL C). THE PARCEL C MEETS WITH THE PARCEL A AT A POINT OF TERMINATION OF VACATION OF SAID PARCEL A AND MERGES WITH THE REMAINING PORTION OF WOODS ACCESS EASEMENT THAT STAYS INTACT, THE SAME BEING DESIGNATED AS PARCEL B, AS DEPICTED HEREIN ON DETAIL 6, SHEET 4.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
- PROPERTY ADDRESS: 75 HUNKIDORI COURT, KEYSTONE, CO 80435
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, RAMIZ BISIC, BEING A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF LOTS 4A-1 AND 4A-2 ONE RIVER RUN SUBDIVISION SECOND AMENDMENT WERE MADE BY ME AND UNDER MY SUPERVISION, THAT SAIDSURVEY AND ATTACHED PRINT HEREON WERE MADE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

DATED THIS 21ST DAY OF APRIL, 2025.



RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS ____ DAY OF _____, 20__ AND FILED FOR RECORD AT _____ UNDER RECEPTION NUMBER _____.

SUMMIT COUNTY CLERK AND RECORDER

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT ORRA KEYSTONE INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND VAIL SUMMIT RESORTS, A COLORADO CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS: LOTS 4A-1 AND 4A-2 ONE RIVER RUN SUBDIVISION ACCORDING TO THE PLATS UNDER RECEPTION NO. 1278533 AND RECEPTION NO. 1215126 IN SUMMIT COUNTY, COLORADO CONTAINING 4.286 ACRES IN THE TOWN OF KEYSTONE

UNDER THE NAME AND STYLE OF LOT LINE ADJUSTMENT AND EASEMENT VACATION AND ADJUSTMENT FOR LOTS 4A-1 AND 4A-2 ONE RIVER RUN SUBDIVISION SECOND AMENDMENT HAVE LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO, THE STREETS, ROADS, AND OTHER PUBLIC AREAS AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO TRAILS AND OPEN SPACE, FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE TOWN OF KEYSTONE FOR USE BY THE TOWN AND BY UTILITY COMPANIES OR OTHER PROVIDERS OF UTILITIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE TOWN OF KEYSTONE.

IN WITNESS WHEREOF, THE SAID OWNER HAD CAUSED HIS OR HER NAME TO HEREUNTO BE SUBSCRIBED THIS ____ DAY OF _____, 2025.

OWNER - LOT 4A-1:

ORRA KEYSTONE INVESTMENTS, LLC,
a Colorado limited liability company
By: Keystone Mezzanine LLC,
a Colorado limited liability company,
its sole member and manager
By: ORRA Keystone Partners LLC,
a Colorado limited liability company,
its Managing Member
By: ORRA Keystone GP LLC,
a Colorado limited liability company,
its Manager
By: One River Run Acquisition Holdings, LLC,
a Colorado limited liability company,
its Manager

By: _____
Name: Scott B. Russell
Title: Manager

Address:
123 West Main Street, Suite D
Aspen, CO 81611

STATE OF COLORADO

COUNTY OF SUMMIT

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED

BEFORE ME THIS ____ DAY OF _____, 2025,

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES _____, 20__

OWNER - LOT 4A-2:

VAIL SUMMIT RESORTS, INC.
a Colorado Corporation

By:

Name: _____

Title: _____

Address:
390 Interlocken Crescent, Suite 1000
Broomfield, CO 80021

STATE OF COLORADO

COUNTY OF SUMMIT

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED

BEFORE ME THIS ____ DAY OF _____, 2025,

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES _____, 20__

LENDER:

TIG ROMSPEN US MASTER MORTGAGE LP
an exempted Cayman Islands limited partnership

By: Romspen US Master Mortgage GP LLC
Its: General Partner

By: Romspen US Mortgage GP Inc.
Its: General partner of its sole member

By: _____
Print Name: Joel Mickelson
Title: Authorized Signing Officer

STATE OF COLORADO

COUNTY OF SUMMIT

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED

BEFORE ME THIS ____ DAY OF _____, 2025,

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES _____, 20__



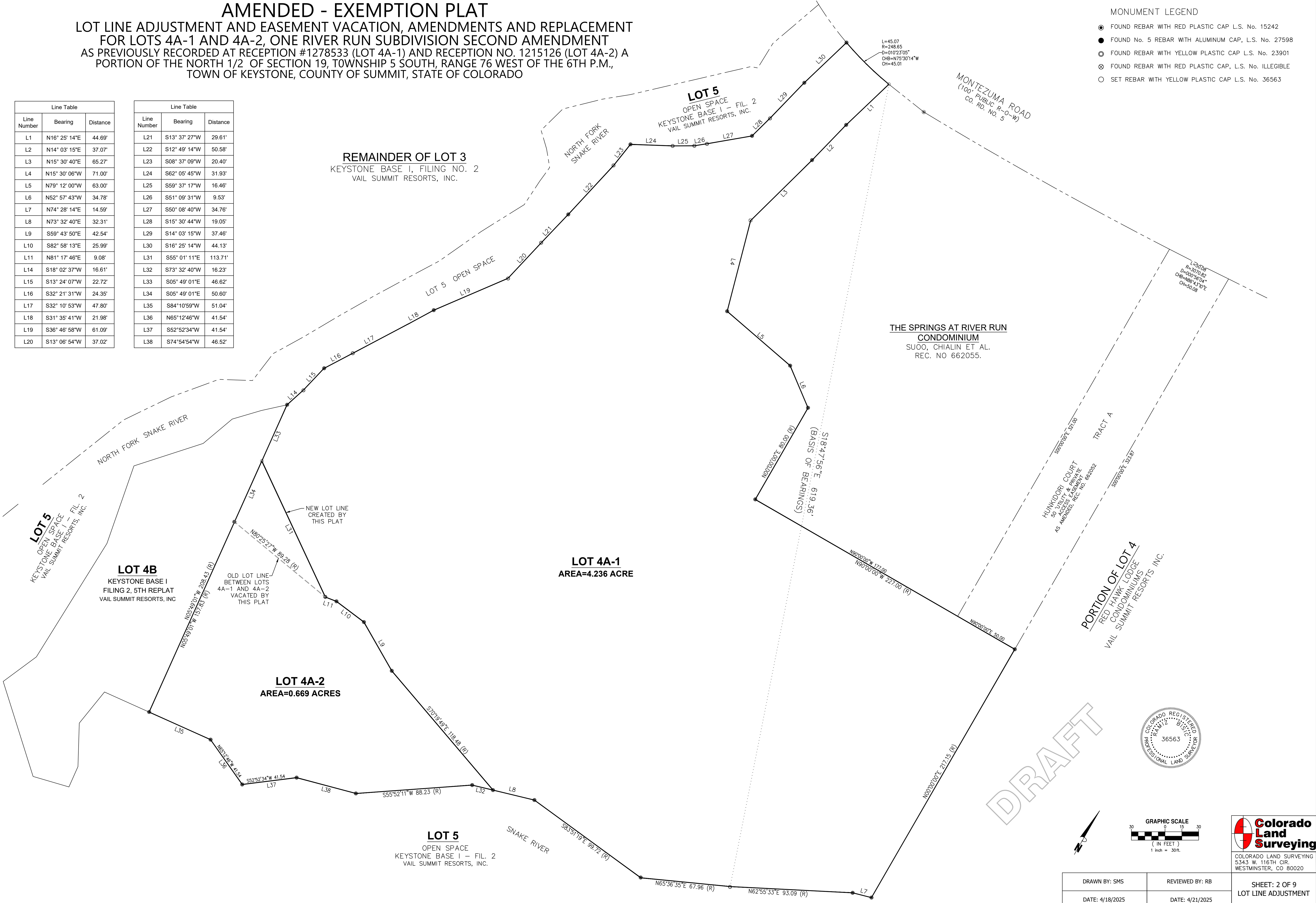
| | |
|-----------------|-----------------|
| DRAWN BY: SMS | REVIEWED BY: RB |
| DATE: 4/18/2025 | DATE: 4/21/2025 |

SHEET: 1 OF 9
COVER SHEET

AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2) A
PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO

| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L1 | N16° 25' 14"E | 44.69' |
| L2 | N14° 03' 15"E | 37.07' |
| L3 | N15° 30' 40"E | 65.27' |
| L4 | N15° 30' 06"W | 71.00' |
| L5 | N79° 12' 00"W | 63.00' |
| L6 | N52° 57' 43"W | 34.78' |
| L7 | N74° 28' 14"E | 14.59' |
| L8 | N73° 32' 40"E | 32.31' |
| L9 | S59° 43' 50"E | 42.54' |
| L10 | S82° 58' 13"E | 25.99' |
| L11 | N81° 17' 46"E | 9.08' |
| L14 | S18° 02' 37"W | 16.61' |
| L15 | S13° 24' 07"W | 22.72' |
| L16 | S32° 21' 31"W | 24.35' |
| L17 | S32° 10' 53"W | 47.80' |
| L18 | S31° 35' 41"W | 21.98' |
| L19 | S36° 46' 58"W | 61.09' |
| L20 | S13° 06' 54"W | 37.02' |

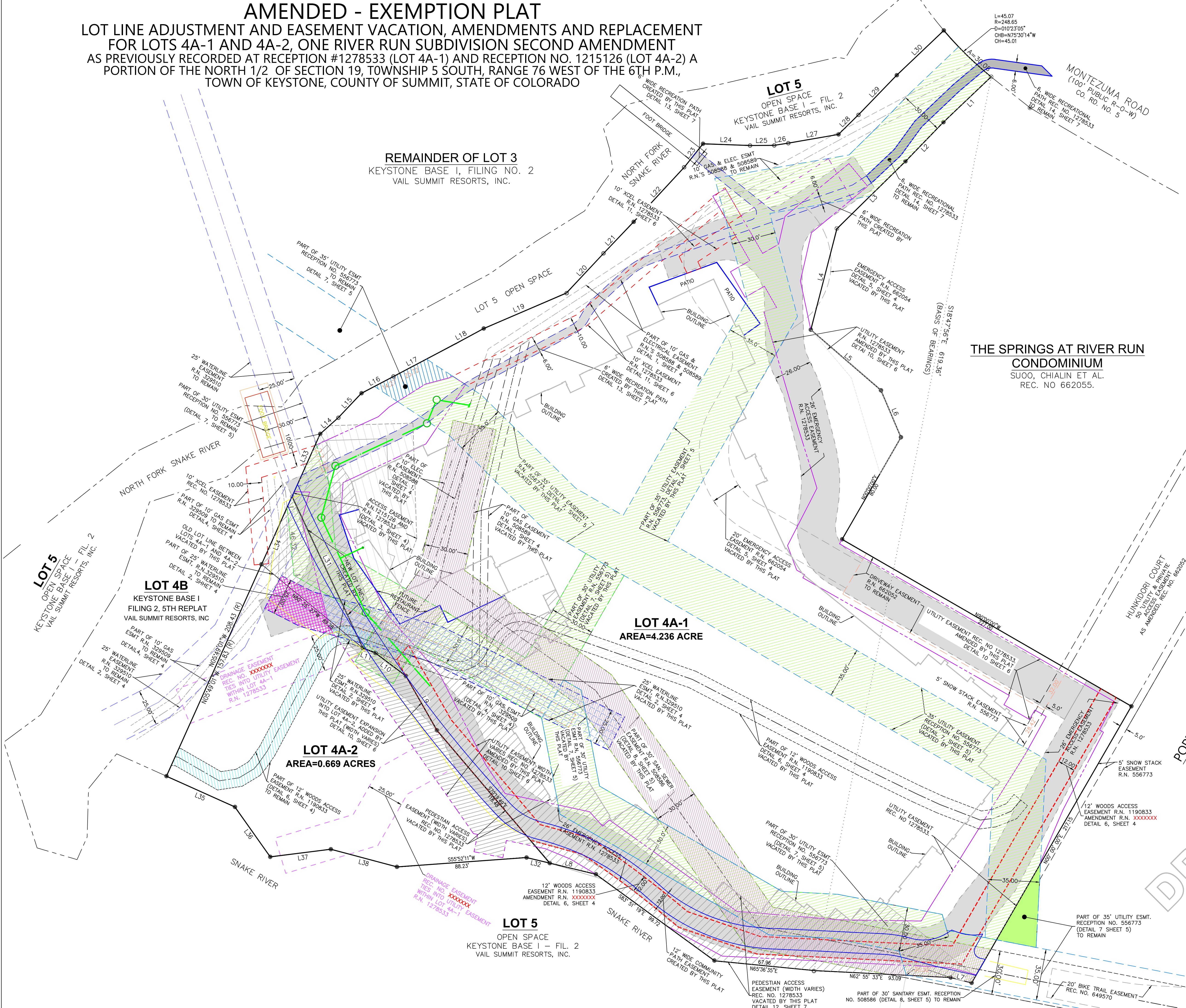
| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L21 | S13° 37' 27"W | 29.61' |
| L22 | S12° 49' 14"W | 50.58' |
| L23 | S08° 37' 09"W | 20.40' |
| L24 | S62° 05' 45"W | 31.93' |
| L25 | S59° 37' 17"W | 16.46' |
| L26 | S51° 09' 31"W | 9.53' |
| L27 | S50° 08' 40"W | 34.76' |
| L28 | S15° 30' 44"W | 19.05' |
| L29 | S14° 03' 15"W | 37.46' |
| L30 | S16° 25' 14"W | 44.13' |
| L31 | S55° 01' 11"E | 113.71' |
| L32 | S73° 32' 40"W | 16.23' |
| L33 | S05° 49' 01"E | 46.62' |
| L34 | S05° 49' 01"E | 50.60' |
| L35 | S84° 10' 59"W | 51.04' |
| L36 | N65° 12' 46"W | 41.54' |
| L37 | S52° 52' 34"W | 41.54' |
| L38 | S74° 54' 54"W | 46.52' |



MONUMENT LEGEND

- FOUND REBAR WITH RED PLASTIC CAP L.S. No. 15242
- FOUND No. 5 REBAR WITH ALUMINUM CAP, L.S. No. 27598
- FOUND REBAR WITH YELLOW PLASTIC CAP L.S. No. 23901
- ⊗ FOUND REBAR WITH RED PLASTIC CAP, L.S. No. ILLEGIBLE
- SET REBAR WITH YELLOW PLASTIC CAP L.S. No. 36563

AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2) A
PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO



| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L1 | N16° 25' 14"E | 44.69' |
| L2 | N14° 03' 15"E | 37.07' |
| L3 | N15° 30' 40"E | 65.27' |
| L4 | N15° 30' 06"W | 71.00' |
| L5 | N79° 12' 00"W | 63.00' |
| L6 | N52° 57' 43"W | 34.78' |
| L7 | N74° 28' 14"E | 14.59' |
| L8 | N73° 32' 40"E | 32.31' |
| L9 | S59° 43' 50"E | 42.54' |
| L10 | S82° 58' 13"E | 25.99' |
| L11 | N81° 17' 46"E | 9.08' |
| L14 | S18° 02' 37"W | 16.61' |
| L15 | S13° 24' 07"W | 22.72' |
| L16 | S32° 21' 31"W | 24.35' |
| L17 | S32° 10' 53"W | 47.80' |
| L18 | S31° 35' 41"W | 21.98' |
| L19 | S36° 46' 58"W | 61.09' |
| L20 | S13° 06' 54"W | 37.02' |

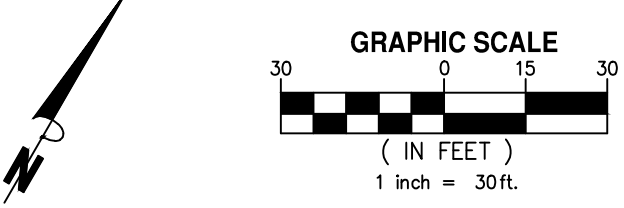
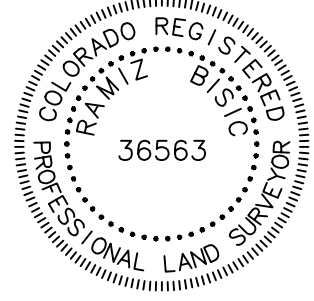
| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L21 | S13° 37' 27"W | 29.61' |
| L22 | S12° 49' 14"W | 50.58' |
| L23 | S08° 37' 09"W | 20.40' |
| L24 | S62° 05' 45"W | 31.93' |
| L25 | S59° 37' 17"W | 16.46' |
| L26 | S51° 09' 31"W | 9.53' |
| L27 | S50° 08' 40"W | 34.76' |
| L28 | S15° 30' 44"W | 19.05' |
| L29 | S14° 03' 15"W | 37.46' |
| L30 | S16° 25' 14"W | 44.13' |
| L31 | S55° 01' 11"E | 113.71' |
| L32 | S73° 32' 40"W | 16.23' |
| L33 | S05° 49' 01"E | 46.62' |
| L34 | S05° 49' 01"E | 50.60' |
| L35 | S84°10'59"W | 51.04' |
| L36 | N65°12'46"W | 41.54' |
| L37 | S52°52'34"W | 41.54' |
| L38 | S74°54'54"W | 46.52' |

MONUMENT LEGEND

- FOUND REBAR WITH RED PLASTIC CAP L.S. No. 15242
- FOUND No. 5 REBAR WITH ALUMINUM CAP, L.S. No. 27598
- FOUND REBAR WITH YELLOW PLASTIC CAP L.S. No. 23901
- ⊗ FOUND REBAR WITH RED PLASTIC CAP, L.S. No. ILLEGIBLE
- SET REBAR WITH YELLOW PLASTIC CAP L.S. No. 36563

TRACT A

PORTION OF LOT 4
RED HAWK LODGE
CONDOMINIUMS
VAIL SUMMIT RESORTS INC.

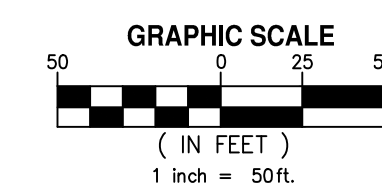
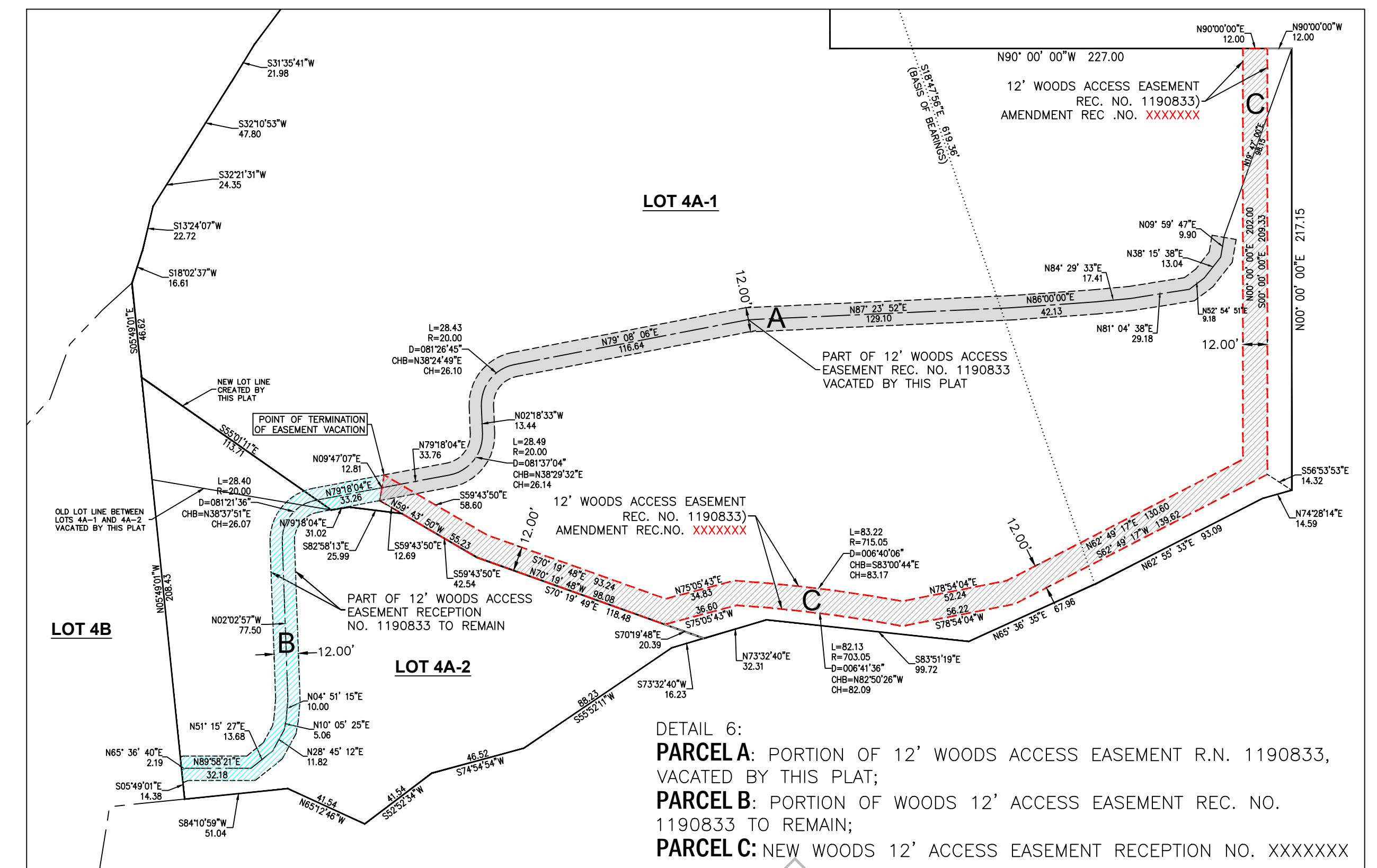
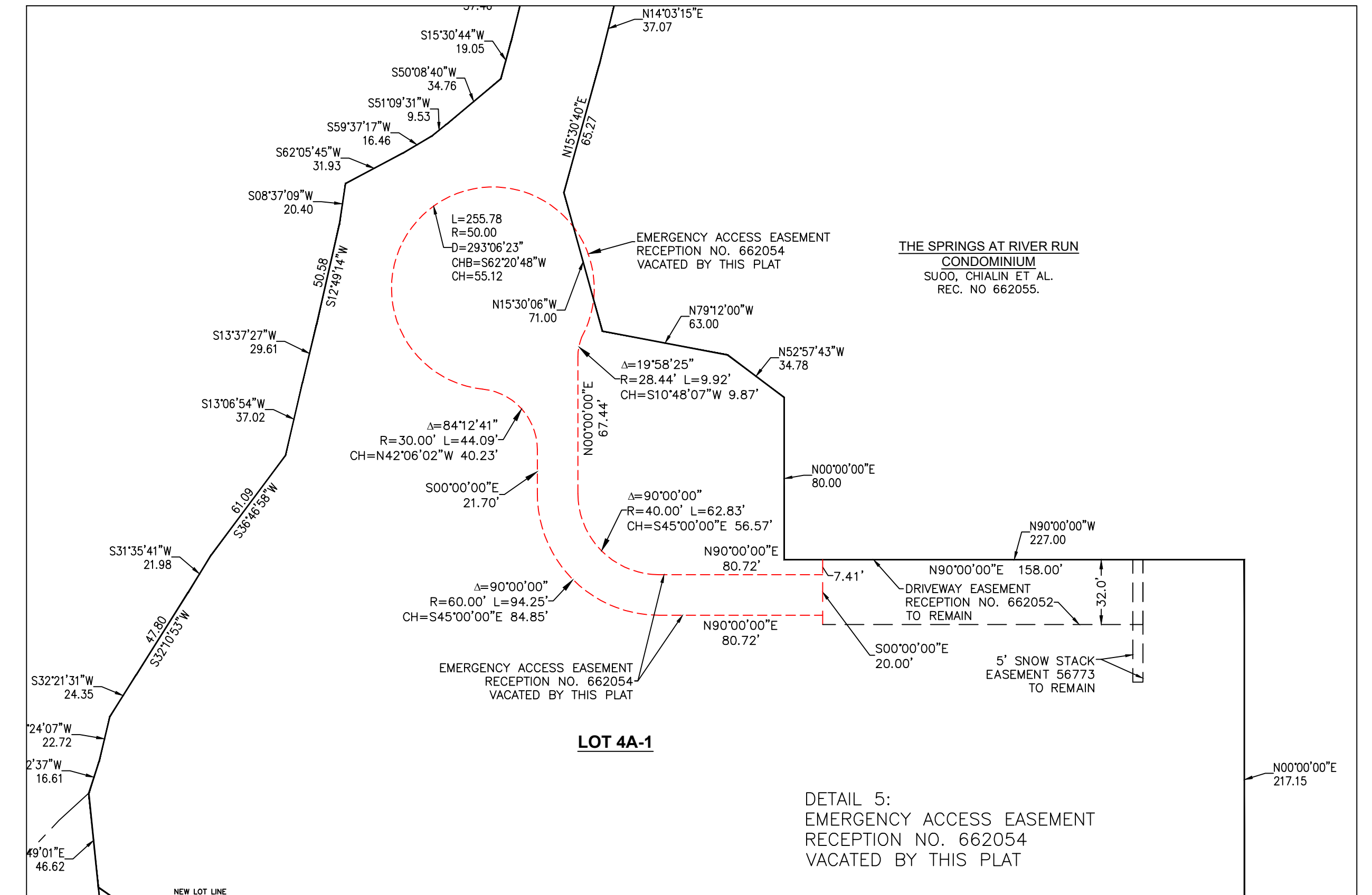
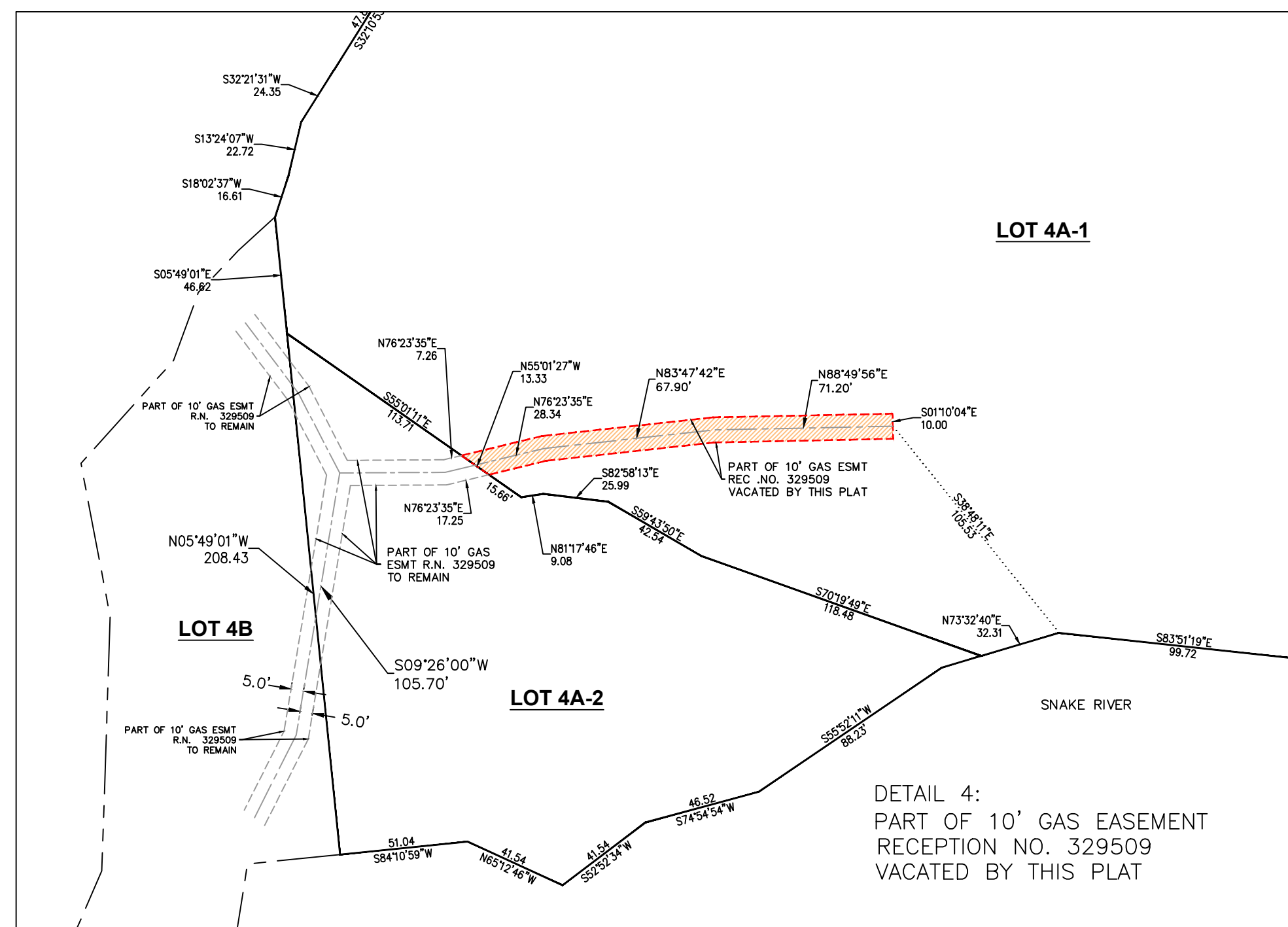
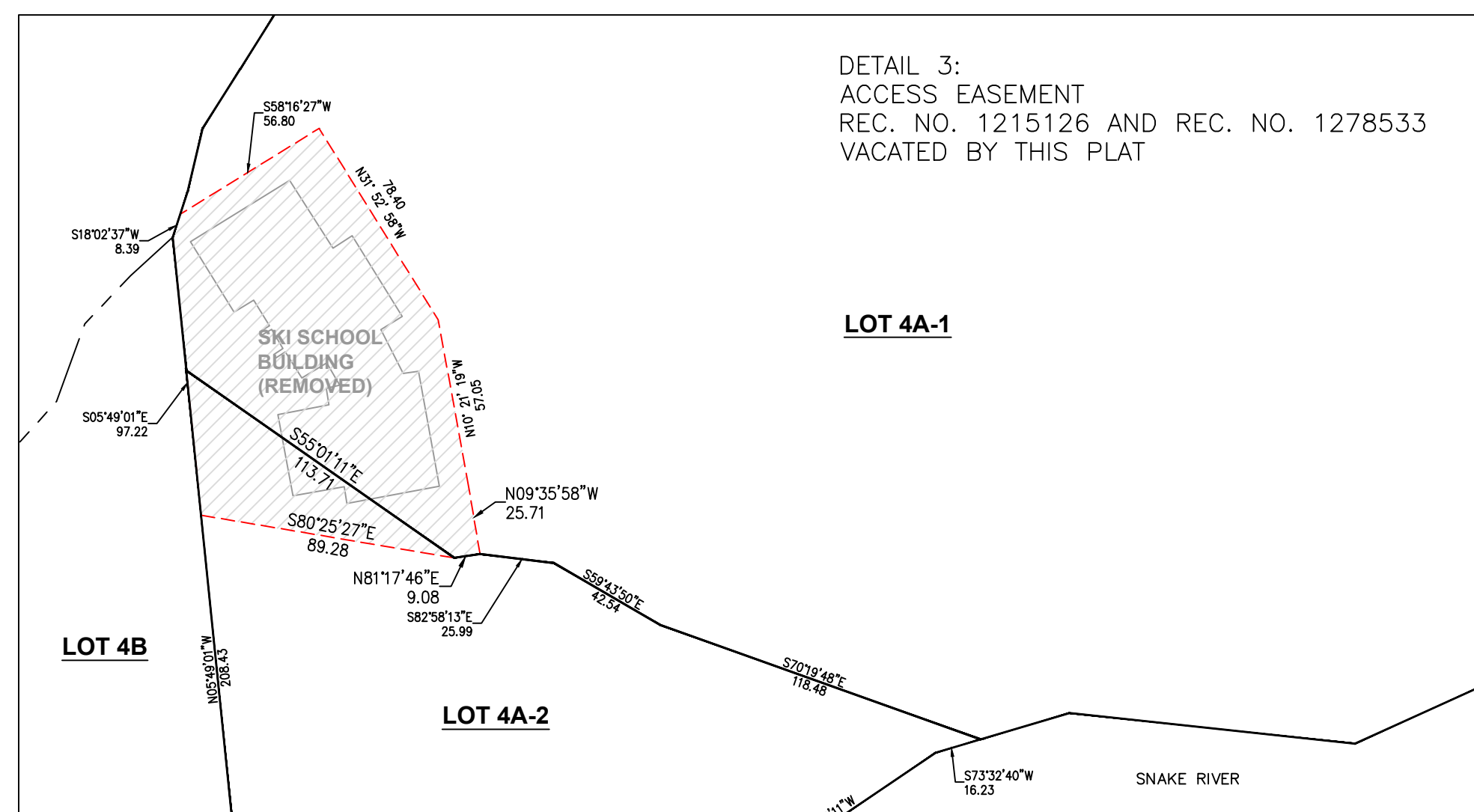
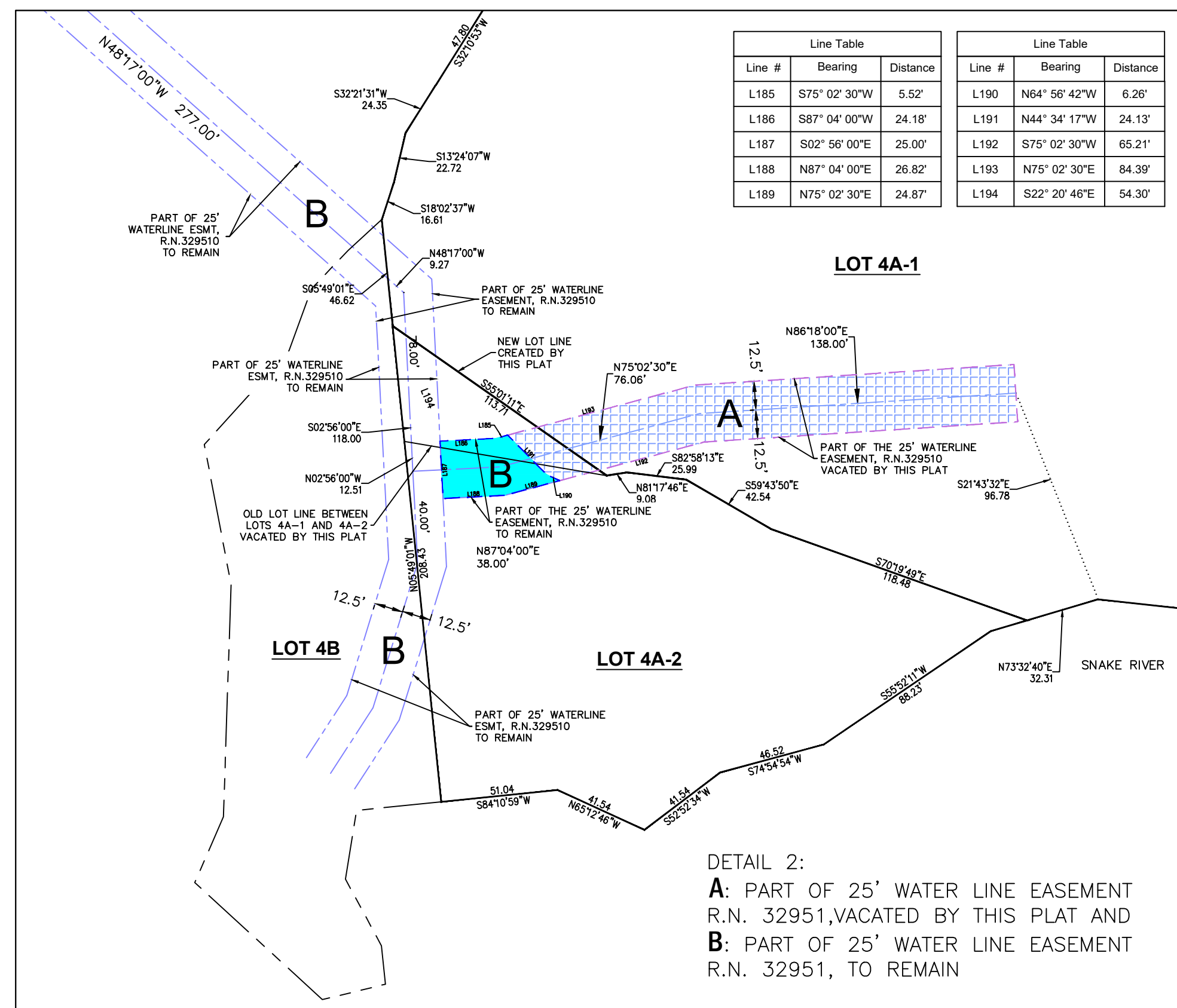
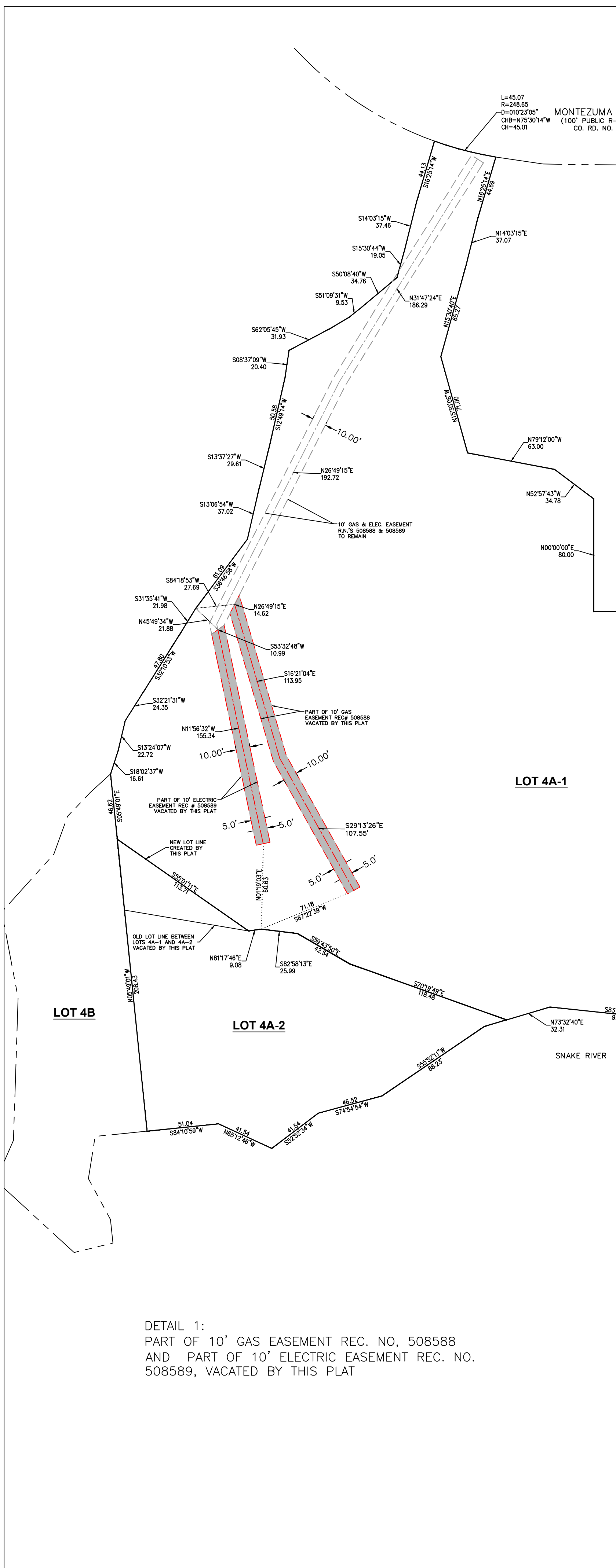


DRAWN BY: SMS
REVIEWED BY: RB
DATE: 4/18/2025
DATE: 4/21/2025

COLORADO LAND SURVEYING
5343 W. 116TH CIR.
WESTMINSTER, CO 80020

SHEET: 3 OF 9
OVERALL EASEMENTS

AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2)
A PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO

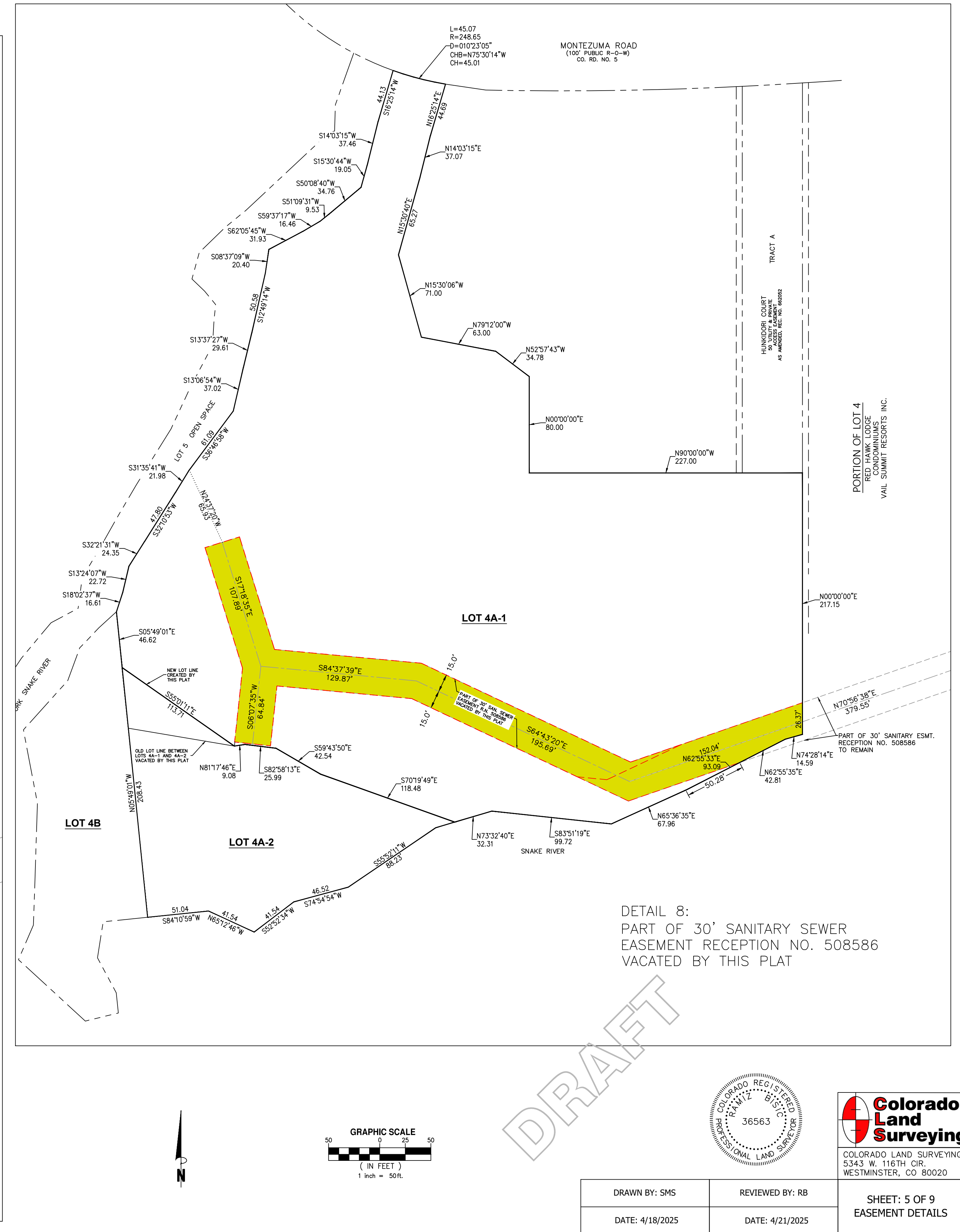
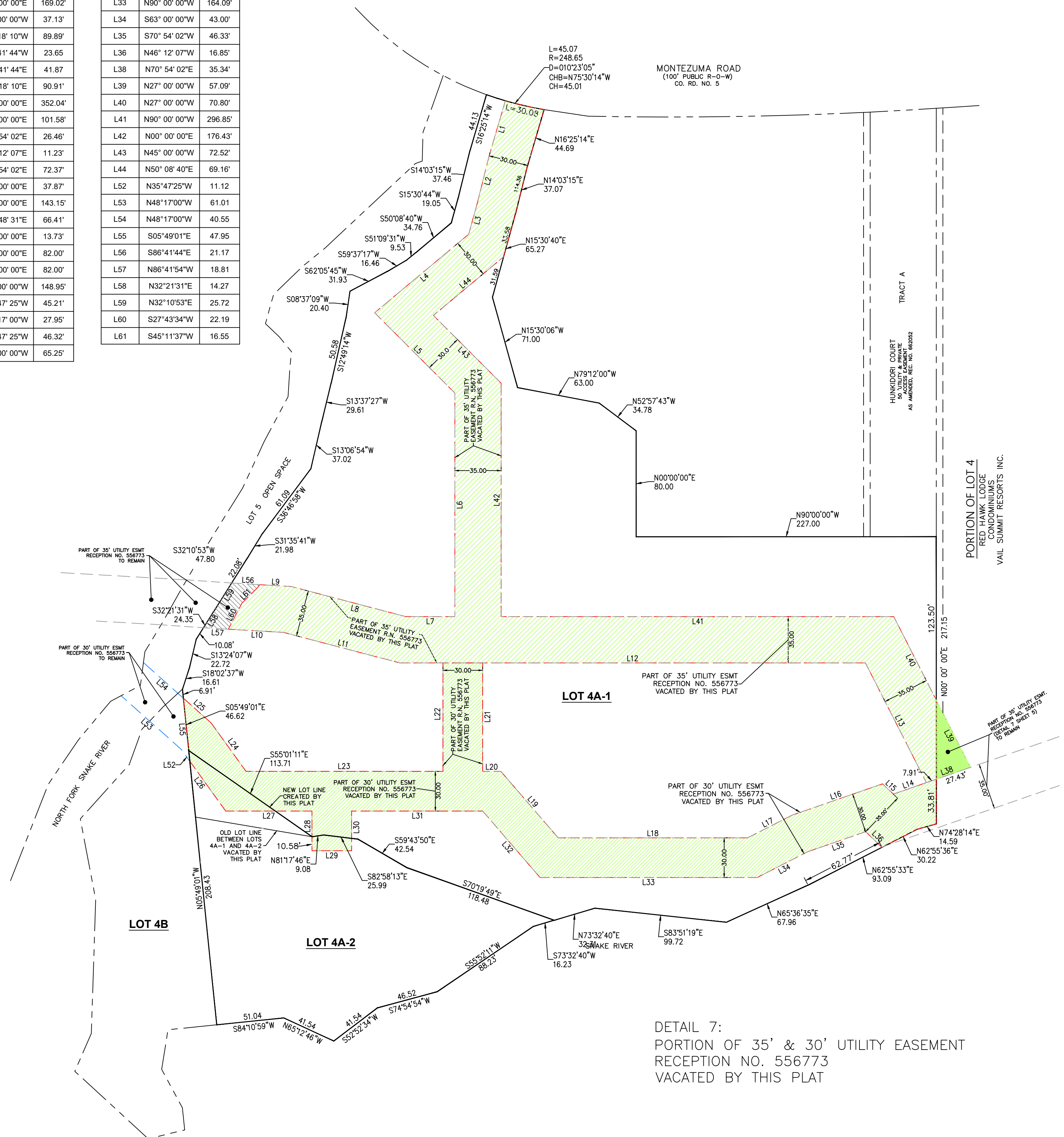


| | | |
|-----------------|-----------------|-----------------------------------|
| DRAWN BY: SMS | REVIEWED BY: RB | SHEET: 4 OF 9 EASEMENT DETAILS |
| DATE: 4/18/2025 | DATE: 4/21/2025 | |

AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
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PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO

| Line Table | | |
|-------------|----------------|----------|
| Line Number | Bearing | Distance |
| L1 | S16° 25' 14" W | 43.38' |
| L2 | S14° 03' 15" W | 37.34' |
| L3 | S15° 30' 44" W | 23.92' |
| L4 | S50° 08' 40" W | 92.63' |
| L5 | S45° 00' 00" E | 85.84' |
| L6 | S00° 00' 00" E | 169.02' |
| L7 | N00° 00' 00" W | 37.13' |
| L8 | N75° 18' 10" W | 89.89' |
| L9 | N86° 41' 44" W | 23.65' |
| L10 | S86° 41' 44" E | 41.81' |
| L11 | S75° 18' 10" E | 90.97' |
| L12 | N90° 00' 00" E | 352.04' |
| L13 | S27° 00' 00" E | 101.58' |
| L14 | N70° 54' 02" E | 26.26' |
| L15 | S46° 12' 07" E | 11.43' |
| L16 | N70° 54' 02" E | 72.37' |
| L17 | N63° 00' 00" E | 37.87' |
| L18 | N90° 00' 00" E | 13.15' |
| L19 | S40° 48' 31" E | 66.41' |
| L20 | N90° 00' 00" E | 13.73' |
| L21 | S00° 00' 00" E | 82.00' |
| L22 | S00° 00' 00" E | 82.00' |
| L23 | N90° 00' 00" W | 44.25' |
| L24 | N35° 47' 25" W | 48.91' |
| L25 | N48° 17' 00" W | 27.96' |
| L26 | N35° 47' 25" W | 46.32' |
| L27 | N00° 00' 00" W | 65.25' |

| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L28 | N00° 00' 00"E | 30.00' |
| L29 | N90° 00' 00"W | 30.00' |
| L30 | S00° 00' 00"E | 30.00' |
| L31 | N90° 00' 00"W | 99.06' |
| L32 | N40° 48' 31"W | 66.41' |
| L33 | N90° 00' 00"W | 164.09' |
| L34 | S63° 00' 00"W | 43.00' |
| L35 | S70° 54' 02"W | 46.33' |
| L36 | N46° 12' 07"W | 16.85' |
| L38 | N70° 54' 02"E | 35.34' |
| L39 | N27° 00' 00"W | 57.09' |
| L40 | N27° 00' 00"W | 70.80' |
| L41 | N90° 00' 00"W | 296.85' |
| L42 | N00° 00' 00"E | 176.43' |
| L43 | N45° 00' 00"W | 72.52' |
| L44 | N50° 08' 40"E | 69.16' |
| L45 | N32° 47' 25"W | 11.12' |
| L53 | N48° 17' 00"W | 61.01' |
| L54 | N48° 17' 00"W | 60.55' |
| L55 | S05° 49' 01"E | 47.95' |
| L56 | S86° 41' 44"E | 21.17' |
| L57 | N86° 41' 54"W | 18.81' |
| L58 | N32° 21' 31"E | 14.27' |
| L59 | N32° 10' 53"E | 25.72' |
| L60 | S27° 43' 34"W | 22.19' |
| L61 | S45° 11' 37"W | 16.55' |



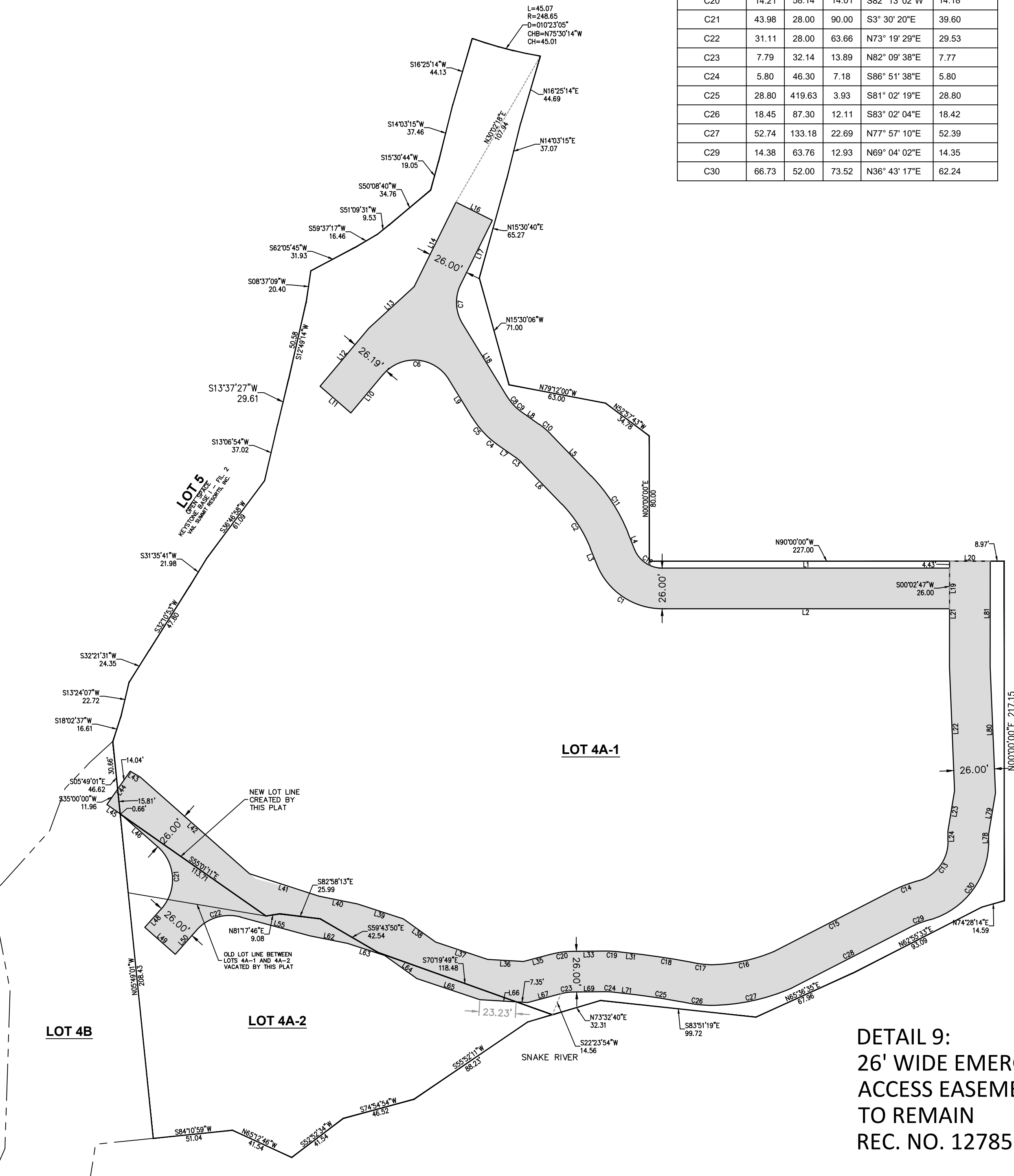
AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2) A
PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO

| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L1 | N90° 00' 00"E | 183.77' |
| L2 | N90° 00' 00"W | 183.75' |
| L3 | N21° 50' 24"W | 11.30' |
| L4 | S21° 50' 24"E | 11.30' |
| L5 | S44° 01' 10"E | 37.11' |
| L6 | N44° 01' 10"W | 37.11' |
| L7 | N55° 00' 00"W | 15.23' |
| L8 | S55° 00' 00"E | 15.13' |
| L9 | N31° 26' 10"W | 28.45' |
| L10 | S40° 00' 00"W | 32.06' |
| L11 | N48° 59' 34"W | 26.00' |
| L12 | N40° 00' 00"E | 48.48' |
| L13 | N47° 30' 35"E | 39.31' |
| L14 | N26° 16' 35"E | 60.20' |
| L16 | S63° 41' 25"E | 26.00' |
| L17 | S26° 18' 35"W | 45.75' |
| L18 | S31° 26' 10"E | 54.36' |
| L19 | S00° 02' 47"W | 26.00' |

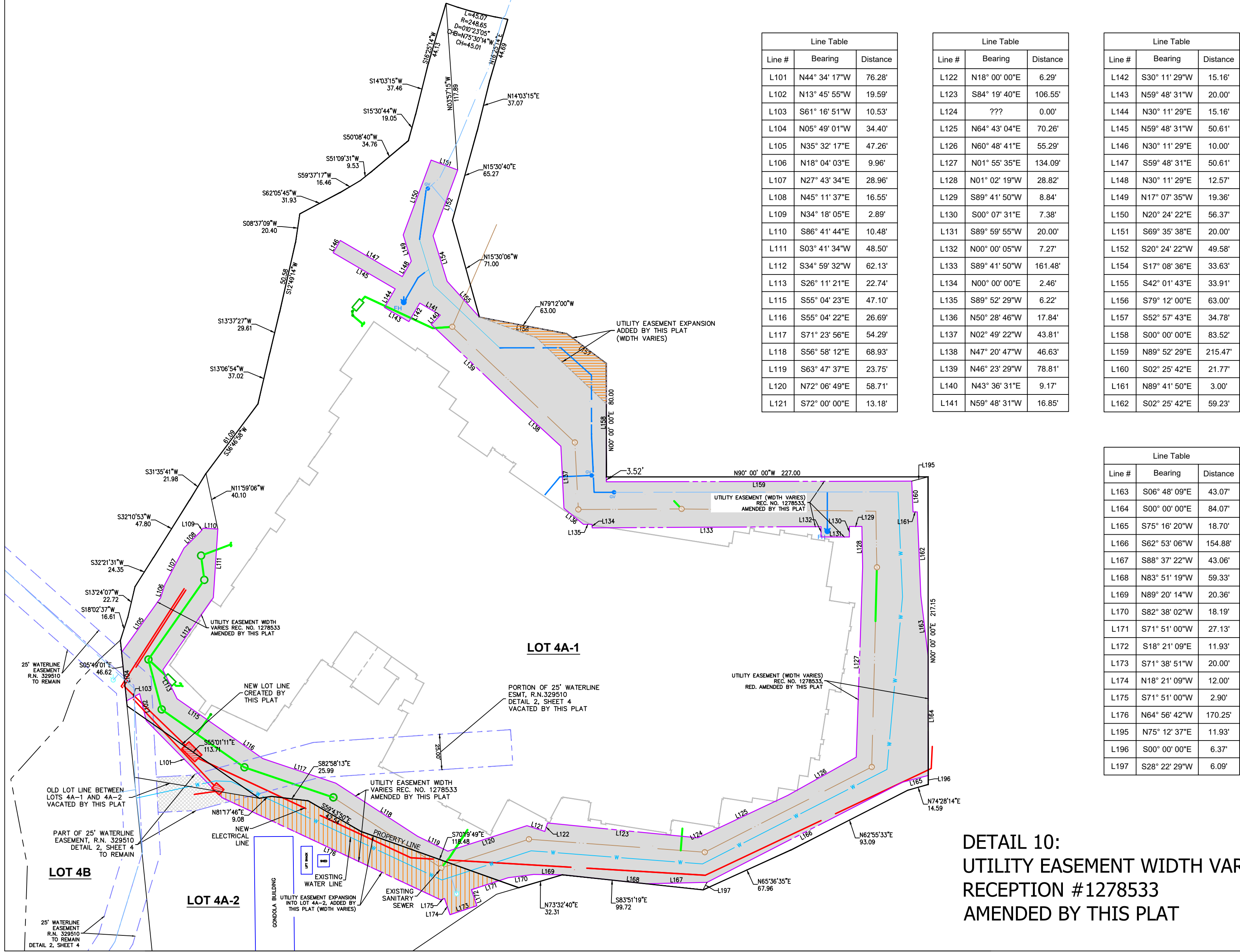
| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L20 | S89° 57' 37"E | 26.00' |
| L21 | S00° 02' 23"W | 67.74' |
| L22 | S02° 22' 31"E | 79.05' |
| L23 | S09° 23' 13"W | 26.18' |
| L24 | S00° 02' 21"E | 6.76' |
| L31 | N83° 29' 55"W | 15.26' |
| L33 | S89° 32' 53"W | 20.73' |
| L35 | S75° 12' 50"W | 17.91' |
| L36 | N86° 42' 15"W | 22.97' |
| L37 | N71° 28' 22"W | 35.07' |
| L38 | N54° 15' 31"W | 25.39' |
| L39 | N71° 57' 15"W | 30.65' |
| L40 | N78° 44' 01"W | 25.24' |
| L41 | N74° 50' 43"E | 42.13' |
| L42 | N48° 30' 20"W | 93.24' |
| L43 | N55° 00' 00"W | 12.47' |
| L44 | S35° 00' 00"W | 26.00' |
| L45 | S55° 00' 00"E | 10.99' |

| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L46 | S48° 30' 20"E | 31.26' |
| L48 | S41° 29' 40"W | 16.00' |
| L49 | S48° 30' 20"E | 26.00' |
| L50 | N41° 29' 40"E | 20.39' |
| L55 | S74° 50' 43"E | 45.75' |
| L62 | S78° 44' 01"E | 24.59' |
| L63 | S71° 57' 15"E | 25.07' |
| L64 | S54° 15' 31"E | 25.28' |
| L65 | S71° 28' 22"E | 42.48' |
| L66 | S86° 42' 15"E | 30.58' |
| L67 | N75° 12' 50"E | 22.05' |
| L69 | N89° 32' 53"E | 20.64' |
| L71 | S83° 29' 55"E | 15.19' |
| L78 | N00° 02' 21"W | 4.62' |
| L79 | N09° 23' 13"E | 26.72' |
| L80 | N02° 22' 31"W | 81.18' |
| L81 | N00° 02' 23"E | 67.19' |

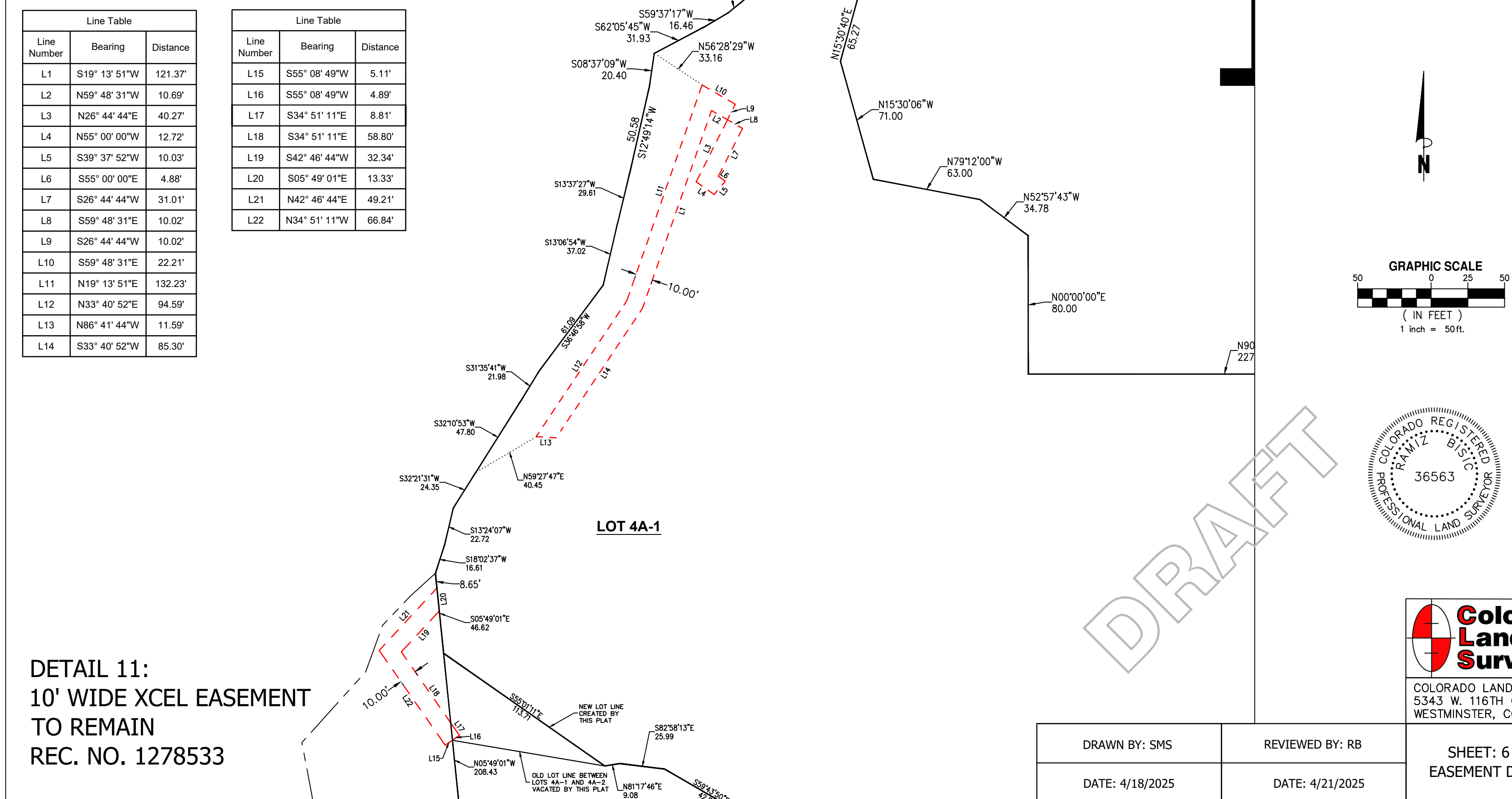
| Curve Table | | | | | |
|--------------|--------|--------|--------|-----------------|--------------|
| Curve Number | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 53.53 | 45.00 | 68.16 | N55° 55' 10"W | 50.43 |
| C2 | 33.68 | 87.00 | 22.18 | N32° 55' 45"W | 33.47 |
| C3 | 4.79 | 25.00 | 10.98 | N49° 30' 35"W | 4.78 |
| C4 | 5.57 | 43.50 | 7.33 | N51° 00' 10"W | 5.56 |
| C5 | 17.51 | 61.52 | 16.31 | N39° 34' 39"W | 17.45 |
| C6 | 49.24 | 25.99 | 108.56 | N85° 45' 30"W | 42.20 |
| C7 | 26.20 | 26.00 | 57.75 | S2° 33' 48"E | 25.11 |
| C8 | 10.21 | 35.52 | 16.46 | S39° 39' 22"E | 10.17 |
| C9 | 2.26 | 17.50 | 7.41 | S50° 46' 27"E | 2.26 |
| C10 | 9.77 | 51.00 | 10.98 | S49° 30' 35"E | 9.76 |
| C11 | 43.74 | 113.00 | 22.18 | S32° 55' 45"E | 43.47 |
| C12 | 22.60 | 19.00 | 68.16 | S55° 55' 09"E | 21.29 |
| C13 | 33.02 | 26.00 | 72.76 | S36° 20' 20"W | 30.84 |
| C14 | 19.58 | 89.76 | 12.50 | S68° 54' 33"W | 19.54 |
| C16 | 41.22 | 107.18 | 22.04 | S78° 04' 33"W | 40.97 |
| C17 | 13.03 | 61.30 | 12.18 | N82° 40' 12"W | 13.00 |
| C18 | 31.22 | 445.63 | 4.01 | N81° 00' 44"W | 31.22 |
| C19 | 9.01 | 72.30 | 7.14 | N86° 53' 00"W | 9.00 |
| C20 | 14.21 | 58.14 | 14.01 | S82° 13' 02"W | 14.18 |
| C21 | 43.98 | 28.00 | 90.00 | S3° 30' 20"E | 39.60 |
| C22 | 31.11 | 28.00 | 63.66 | N73° 19' 29"E | 29.53 |
| C23 | 7.79 | 32.14 | 13.89 | N82° 09' 38"E | 7.77 |
| C24 | 5.80 | 46.30 | 7.18 | S86° 51' 38"E | 5.80 |
| C25 | 28.80 | 419.63 | 3.93 | S81° 02' 19"E | 28.80 |
| C26 | 18.45 | 87.30 | 12.11 | S83° 02' 04"E | 18.42 |
| C27 | 52.74 | 133.18 | 22.69 | N77° 57' 10"E | 52.39 |
| C29 | 14.38 | 63.76 | 12.93 | N69° 04' 02"E | 14.35 |
| C30 | 66.73 | 52.00 | 73.52 | N36° 43' 17"E | 62.24 |



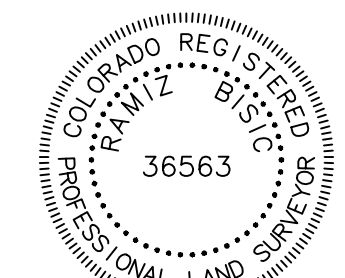
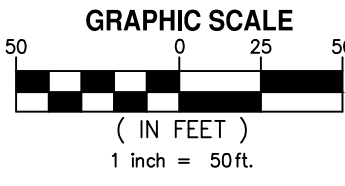
DETAIL 9:
26' WIDE EMERGENCY
ACCESS EASEMENT
TO REMAIN
REC. NO. 1278533



DETAIL 10:
UTILITY EASEMENT WIDTH VARIES
RECEPTION #1278533
AMENDED BY THIS PLAT

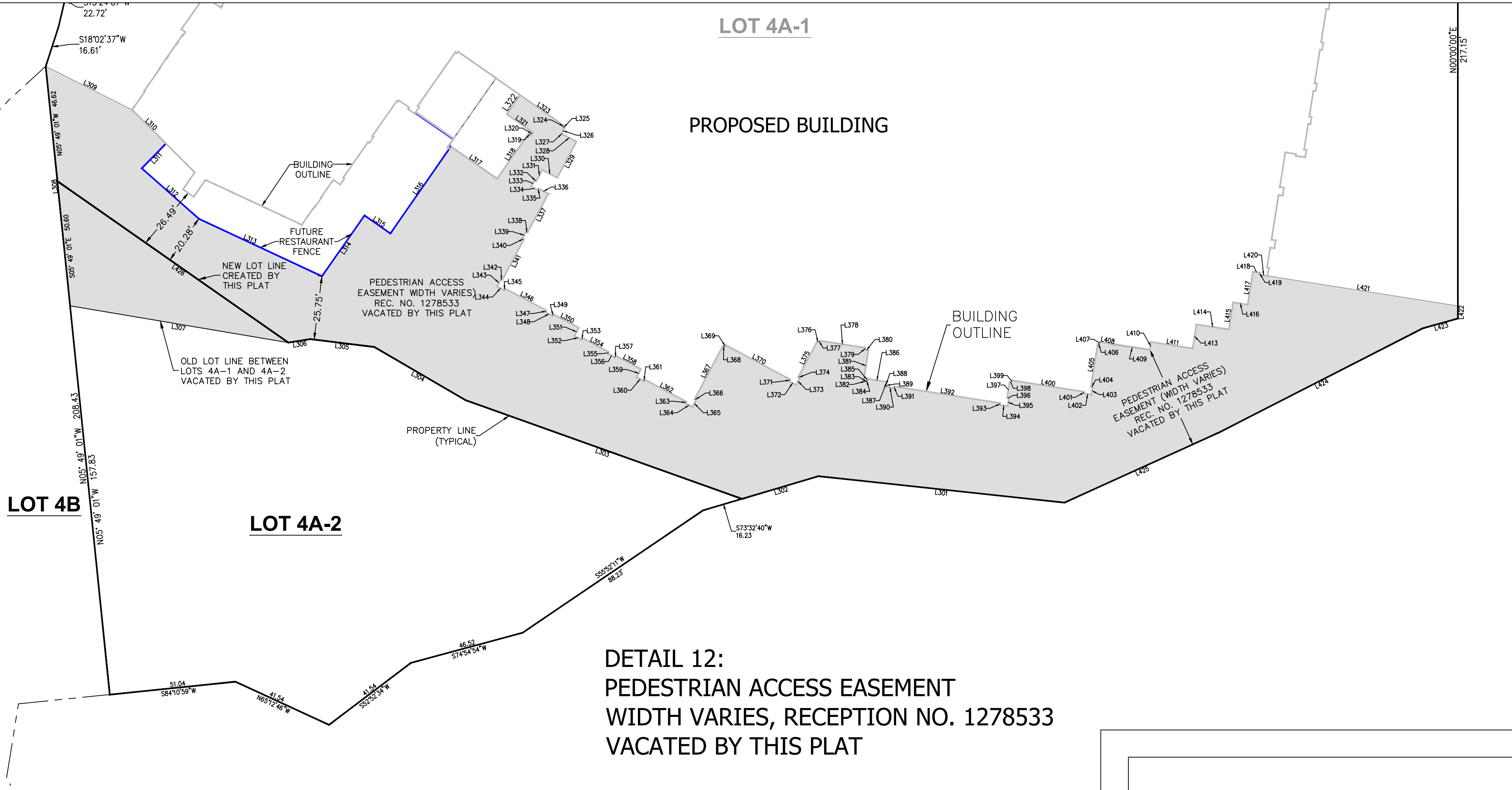


DETAIL 11:
10' WIDE XCEL EASEMENT
TO REMAIN
REC. NO. 1278533



| | | |
|-----------------|-----------------|-----------------------------------|
| DRAWN BY: SMS | REVIEWED BY: RB | SHEET: 6 OF 9 EASEMENT DETAILS |
| DATE: 4/18/2025 | DATE: 4/21/2025 | |

AMENDED - EXEMPTION PLAT
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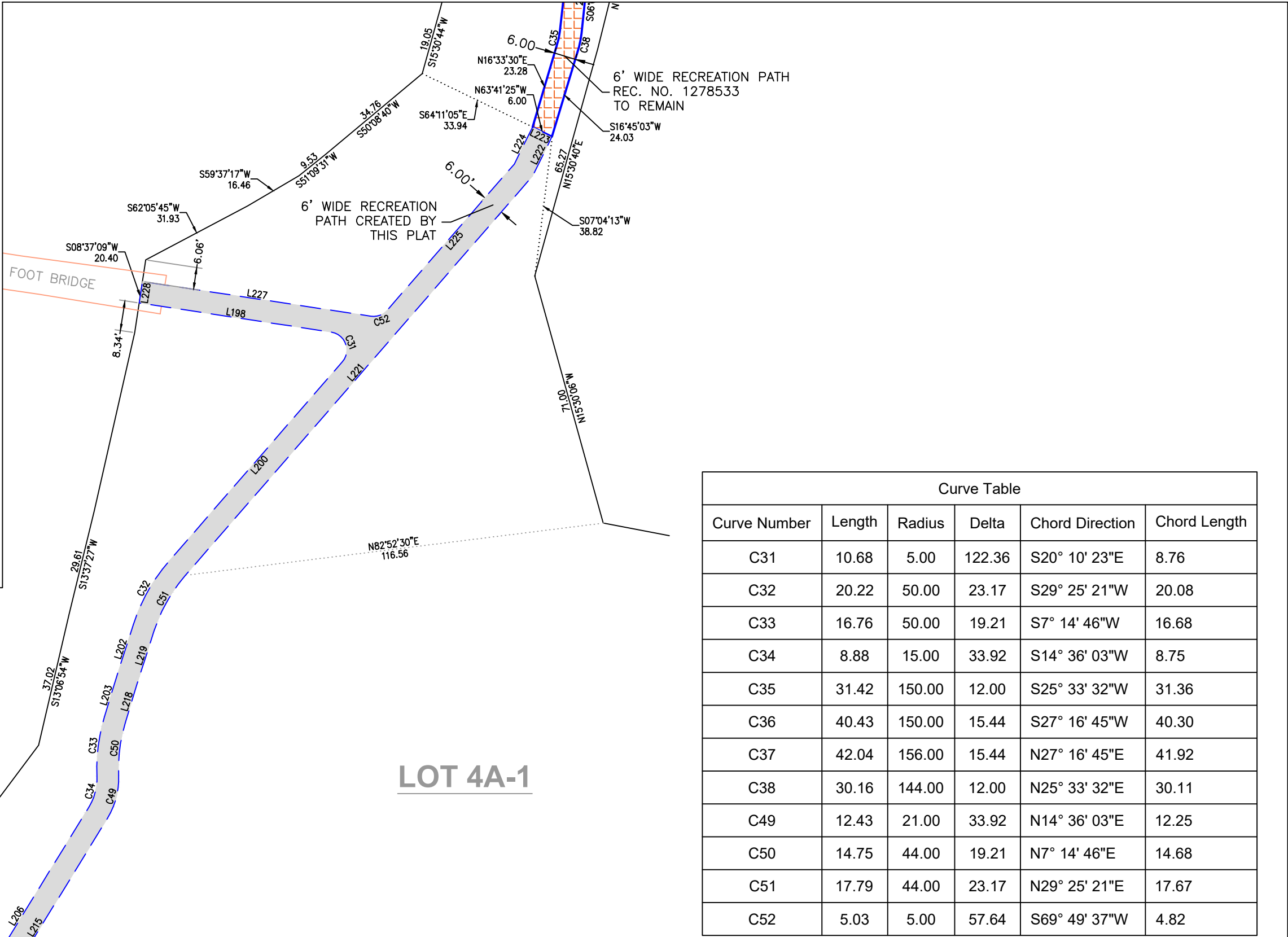
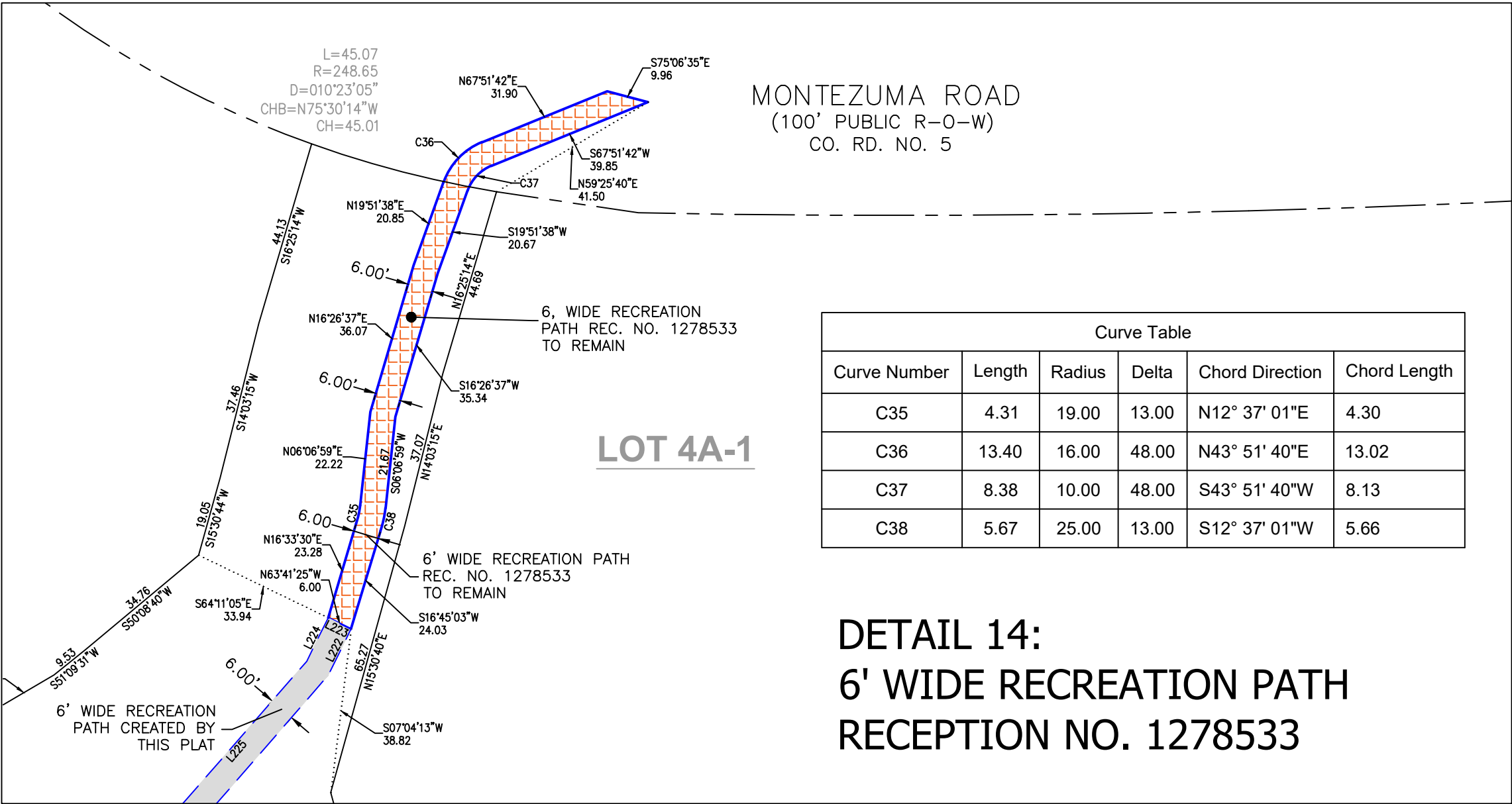
| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L301 | N83° 51' 19"W | 99.72' |
| L302 | S73° 32' 40"W | 32.31' |
| L303 | N70° 19' 49"W | 118.48' |
| L304 | N59° 43' 50"W | 42.54' |
| L305 | N82° 58' 13"W | 25.99' |
| L306 | S81° 17' 46"W | 9.08' |
| L307 | N80° 25' 27"W | 89.28' |
| L308 | N05° 49' 01"W | 97.22' |
| L309 | S63° 18' 44"E | 38.99' |
| L310 | S45° 07' 59"E | 19.40' |
| L311 | S44° 26' 39"W | 13.99' |
| L312 | S48° 28' 22"E | 30.73' |
| L313 | S64° 55' 00"E | 54.87' |
| L314 | N35° 01' 20"E | 30.00' |
| L315 | S55° 01' 26"E | 12.68' |
| L316 | N34° 50' 57"E | 42.81' |
| L317 | S55° 00' 09"E | 22.70' |
| L318 | N35° 00' 00"E | 22.31' |
| L319 | S57° 43' 39"E | 1.09' |
| L320 | N34° 18' 14"E | 1.27' |
| L321 | N55° 16' 49"W | 12.78' |
| L322 | N35° 00' 00"E | 9.45' |
| L323 | S55° 00' 00"E | 21.48' |
| L324 | S28° 07' 09"W | 0.56' |
| L325 | S61° 56' 45"E | 0.75' |

| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L326 | S28° 00' 00"W | 2.75' |
| L327 | S61° 59' 58"E | 0.16' |
| L328 | S62° 00' 00"E | 6.62' |
| L329 | S28° 00' 17"W | 16.52' |
| L330 | N62° 00' 20"W | 6.78' |
| L331 | S28° 19' 20"W | 5.11' |
| L332 | N62° 03' 21"W | 0.72' |
| L333 | S28° 00' 00"W | 3.00' |
| L334 | S61° 59' 58"E | 3.00' |
| L335 | N28° 00' 02"E | 0.72' |
| L336 | S62° 21' 14"E | 4.53' |
| L337 | S28° 23' 58"W | 17.73' |
| L338 | N62° 00' 00"W | 0.76' |
| L339 | S28° 00' 00"W | 3.27' |
| L340 | S62° 00' 00"E | 0.72' |
| L341 | S28° 00' 00"W | 18.51' |
| L342 | N62° 00' 00"W | 0.72' |
| L343 | S28° 00' 00"W | 3.27' |
| L344 | S62° 00' 00"E | 3.27' |
| L345 | N28° 00' 00"E | 0.89' |
| L346 | S61° 37' 14"E | 18.88' |
| L347 | S28° 00' 00"W | 0.76' |
| L348 | S62° 00' 00"E | 3.27' |
| L349 | N28° 00' 00"E | 0.76' |
| L350 | S61° 59' 53"E | 11.58' |

| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L351 | S28° 00' 07"W | 3.76' |
| L352 | S62° 00' 00"E | 3.29' |
| L353 | N28° 02' 49"E | 0.76' |
| L354 | S62° 00' 00"E | 12.04' |
| L355 | S28° 00' 00"W | 0.76' |
| L356 | S62° 00' 00"E | 3.26' |
| L357 | N28° 00' 03"E | 0.76' |
| L358 | S61° 59' 57"E | 11.53' |
| L359 | S29° 59' 20"W | 3.76' |
| L360 | S62° 00' 00"E | 3.26' |
| L361 | N28° 00' 00"E | 0.76' |
| L362 | S62° 00' 00"E | 19.08' |
| L363 | S62° 00' 00"E | 0.76' |
| L364 | S62° 00' 00"E | 3.26' |
| L365 | N28° 00' 00"E | 3.26' |
| L366 | N62° 00' 00"W | 0.76' |
| L367 | N28° 00' 00"E | 24.32' |
| L368 | S62° 00' 00"E | 0.75' |
| L369 | N28° 00' 02"E | 0.78' |
| L370 | S62° 00' 01"E | 29.47' |
| L371 | S26° 01' 56"W | 0.78' |
| L372 | S62° 00' 00"E | 3.26' |
| L373 | N28° 00' 00"E | 3.26' |
| L374 | N60° 58' 27"W | 0.76' |
| L375 | N27° 33' 22"E | 16.14' |

| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L376 | S63° 34' 11"E | 0.88' |
| L377 | N28° 00' 00"E | 0.80' |
| L378 | S81° 00' 00"E | 18.59' |
| L379 | S09° 00' 00"W | 0.78' |
| L380 | S81° 00' 00"E | 1.42' |
| L381 | S09° 08' 28"W | 12.69' |
| L382 | S82° 25' 37"E | 1.24' |
| L383 | N09° 00' 00"E | 0.22' |
| L384 | S81° 00' 00"E | 0.19' |
| L385 | N09° 00' 00"E | 1.00' |
| L386 | S80° 59' 53"E | 7.76' |
| L387 | S09° 00' 00"W | 1.00' |
| L388 | S81° 00' 00"E | 0.19' |
| L389 | S09° 00' 00"W | 1.09' |
| L390 | S81° 00' 00"E | 3.27' |
| L391 | N09° 00' 02"E | 0.76' |
| L392 | S80° 59' 58"E | 43.19' |
| L393 | S09° 00' 00"W | 0.76' |
| L394 | S81° 00' 00"E | 3.26' |
| L395 | N09° 00' 00"E | 3.26' |
| L396 | N81° 00' 00"W | 0.76' |
| L397 | N09° 00' 00"E | 6.57' |
| L398 | S81° 00' 00"E | 0.76' |
| L399 | N09° 00' 00"E | 0.76' |
| L400 | S81° 00' 00"E | 29.42' |

| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L401 | S09° 00' 00"W | 0.76' |
| L402 | S81° 00' 00"E | 3.26' |
| L403 | N09° 00' 00"E | 3.26' |
| L404 | N81° 00' 00"W | 0.76' |
| L405 | N09° 00' 00"E | 17.51' |
| L406 | S81° 00' 00"E | 0.76' |
| L407 | N09° 00' 00"E | 0.88' |
| L408 | S77° 41' 42"E | 5.98' |
| L409 | S81° 52' 01"E | 14.52' |
| L410 | N09° 00' 00"E | 3.34' |
| L411 | S81° 00' 00"E | 16.89' |
| L413 | N09° 00' 00"E | 9.87' |
| L414 | S81° 00' 00"E | 13.25' |
| L415 | N09° 00' 00"E | 11.10' |
| L416 | S81° 00' 00"E | 5.92' |
| L417 | N09° 00' 00"E | 13.50' |
| L418 | S81° 00' 00"E | 2.86' |
| L419 | S09° 00' 00"W | 0.76' |
| L420 | S81° 00' 00"E | 3.26' |
| L421 | S81° 00' 00"E | 77.75' |
| L423 | S74° 28' 14"W | 14.59' |
| L424 | S62° 55' 33"W | 93.09' |
| L425 | S65° 36' 35"W | 67.96' |



| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L198 | S81° 21' 11"E | 53.81' |
| L200 | S41° 00' 26"W | 73.08' |
| L202 | S17° 50' 16"W | 15.11' |
| L203 | S16° 50' 59"W | 11.65' |
| L206 | S31° 33' 33"W | 72.33' |
| L209 | S35° 00' 00"W | 66.19' |
| L210 | S05° 49' 01"E | 7.01' |
| L211 | S60° 20' 01"E | 1.42' |
| L212 | N35° 00' 00"E | 71.36' |
| L215 | N31° 33' 33"E | 72.33' |

| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L218 | N16° 50' 59"E | 11.60' |
| L219 | N17° 50' 16"E | 15.06' |
| L221 | N41° 00' 26"E | 146.40' |
| L222 | N26° 18' 35"E | 12.19' |
| L223 | N63° 41' 25"W | 6.00' |
| L224 | S26° 18' 35"W | 11.41' |
| L225 | S41° 00' 26"W | 53.61' |
| L227 | N81° 21' 11"W | 63.95' |
| L228 | S08° 37' 09"W | 6.00' |

Colorado Land Surveying
36563
Professional Land Surveyor

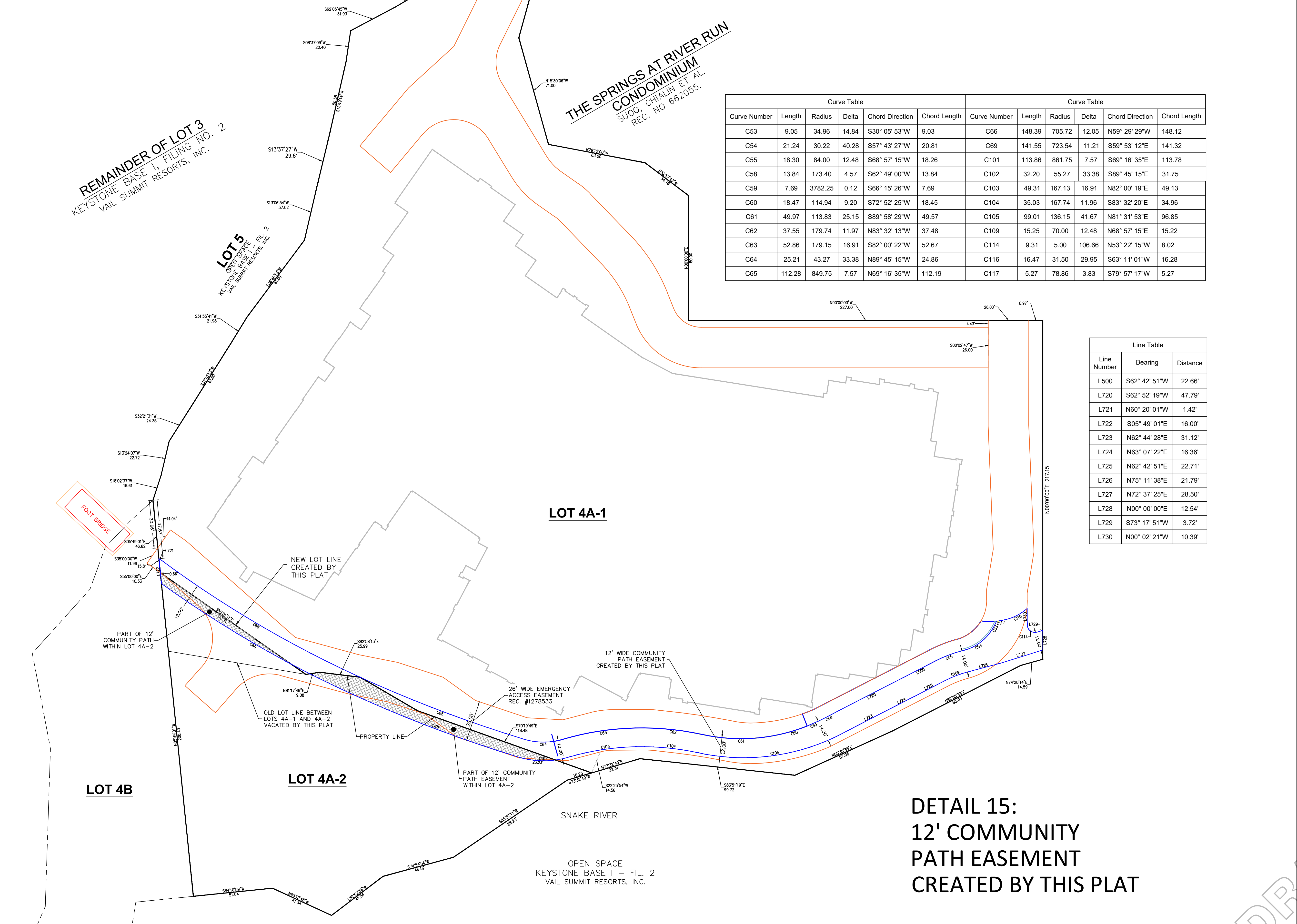
GRAPHIC SCALE
1 inch = 30 ft.

Colorado Land Surveying
5343 W. 116TH CIR.
WESTMINSTER, CO 80020

SHEET: 7 OF 9
EASEMENT DETAILS

DRAWN BY: SMS
DATE: 4/18/2025
REVIEWED BY: RB
DATE: 4/21/2025

AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2) A
PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO



THE SPRINGS AT RIVER RUN
CONDOMINIUM
SU00, CHIALIN ET AL.
REC. NO 662055.

REMAINDER OF LOT 3
KEYSTONE BASE 1, FILING NO. 2
VAIL SUMMIT RESORTS, INC.

LOT 5
OPEN SPACE - FIL. 2
KEYSTONE BASE 1, FILING NO. 2
VAIL SUMMIT RESORTS, INC.

LOT 4A-1

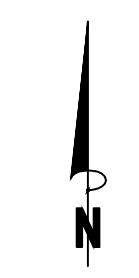
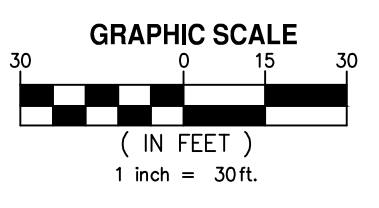
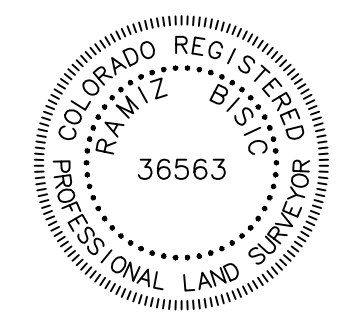
LOT 4A-2

LOT 4B

DETAIL 15:
12' COMMUNITY
PATH EASEMENT
CREATED BY THIS PLAT

| Curve Table | | | | | | Curve Table | | | | | |
|--------------|--------|---------|-------|-----------------|--------------|--------------|--------|--------|--------|-----------------|--------------|
| Curve Number | Length | Radius | Delta | Chord Direction | Chord Length | Curve Number | Length | Radius | Delta | Chord Direction | Chord Length |
| C53 | 9.05 | 34.96 | 14.84 | S30° 05' 53"W | 9.03 | C66 | 148.39 | 705.72 | 12.05 | N59° 29' 29"W | 148.12 |
| C54 | 21.24 | 30.22 | 40.28 | S57° 43' 27"W | 20.81 | C69 | 141.55 | 723.54 | 11.21 | S59° 53' 12"E | 141.32 |
| C55 | 18.30 | 84.00 | 12.48 | S68° 57' 15"W | 18.26 | C101 | 113.86 | 861.75 | 7.57 | S69° 16' 35"E | 113.78 |
| C58 | 13.84 | 173.40 | 4.57 | S62° 49' 00"W | 13.84 | C102 | 32.20 | 55.27 | 33.38 | S89° 45' 15"E | 31.75 |
| C59 | 7.69 | 3782.25 | 0.12 | S66° 15' 26"W | 7.69 | C103 | 49.31 | 167.13 | 16.91 | N82° 00' 19"E | 49.13 |
| C60 | 18.47 | 114.94 | 9.20 | S72° 52' 25"W | 18.45 | C104 | 35.03 | 167.74 | 11.96 | S83° 32' 20"E | 34.96 |
| C61 | 49.97 | 113.83 | 25.15 | S89° 58' 29"W | 49.57 | C105 | 99.01 | 136.15 | 41.67 | N81° 31' 53"E | 96.85 |
| C62 | 37.55 | 179.74 | 11.97 | N83° 32' 13"W | 37.48 | C109 | 15.25 | 70.00 | 12.48 | N68° 57' 15"E | 15.22 |
| C63 | 52.86 | 179.15 | 16.91 | S82° 00' 22"W | 52.67 | C114 | 9.31 | 5.00 | 106.66 | N53° 22' 15"W | 8.02 |
| C64 | 25.21 | 43.27 | 33.38 | N89° 45' 15"W | 24.86 | C116 | 16.47 | 31.50 | 29.95 | S63° 11' 01"W | 16.28 |
| C65 | 112.28 | 849.75 | 7.57 | N69° 16' 35"W | 112.19 | C117 | 5.27 | 78.86 | 3.83 | S79° 57' 17"W | 5.27 |

| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L500 | S62° 42' 51"W | 22.66' |
| L720 | S62° 52' 19"W | 47.79' |
| L721 | N60° 20' 01"W | 1.42' |
| L722 | S05° 49' 01"E | 16.00' |
| L723 | N62° 44' 28"E | 31.12' |
| L724 | N63° 07' 22"E | 16.36' |
| L725 | N62° 42' 51"E | 22.71' |
| L726 | N75° 11' 38"E | 21.79' |
| L727 | N72° 37' 25"E | 28.50' |
| L728 | N00° 00' 00"E | 12.54' |
| L729 | S73° 17' 51"W | 3.72' |
| L730 | N00° 02' 21"W | 10.39' |



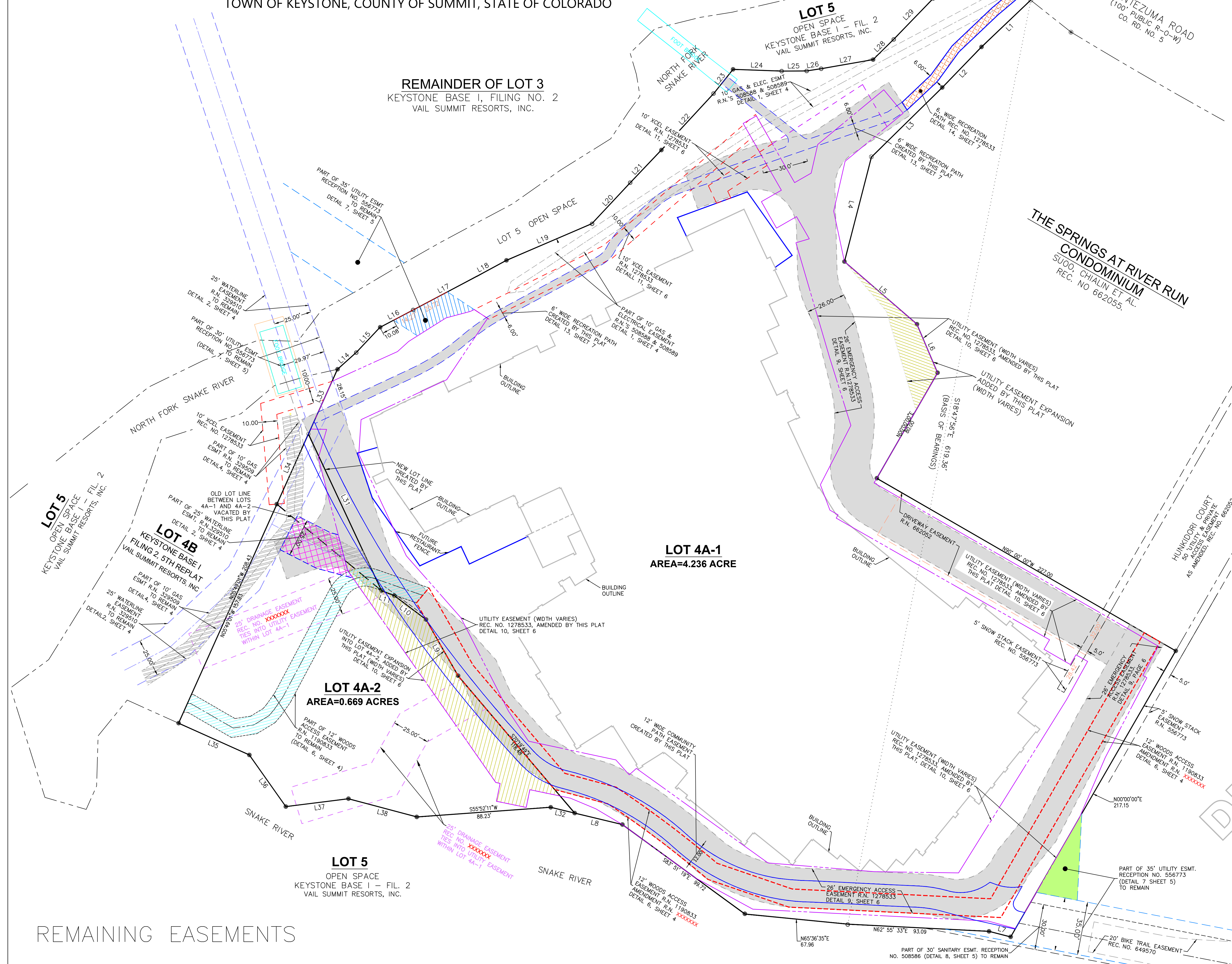
| |
|-----------------|
| DRAWN BY: SMS |
| DATE: 4/18/2025 |
| REVIEWED BY: RB |
| DATE: 4/21/2025 |

Colorado Land Surveying
COLORADO LAND SURVEYING
5343 W. 116TH CIR.
WESTMINSTER, CO 80020

SHEET: 8 OF 9
EASEMENT DETAILS

DRAFT

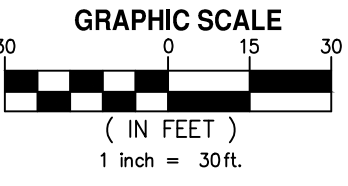
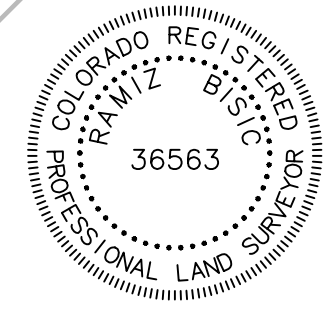
AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2) A
PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO



| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L1 | N16° 25' 14"E | 44.69' |
| L2 | N14° 03' 15"E | 37.07' |
| L3 | N15° 30' 40"E | 65.27' |
| L4 | N15° 30' 06"W | 71.00' |
| L5 | N79° 12' 00"W | 63.00' |
| L6 | N52° 57' 43"W | 34.78' |
| L7 | N74° 28' 14"E | 14.59' |
| L8 | N73° 32' 40"E | 32.31' |
| L9 | S59° 43' 50"E | 42.54' |
| L10 | S82° 58' 13"E | 25.99' |
| L11 | N81° 17' 46"E | 9.08' |
| L14 | S18° 02' 37"W | 16.61' |
| L15 | S13° 24' 07"W | 22.72' |
| L16 | S32° 21' 31"W | 24.35' |
| L18 | S31° 35' 41"W | 21.98' |
| L19 | S36° 46' 58"W | 61.09' |
| L20 | S13° 06' 54"W | 37.02' |

| Line Table | | |
|-------------|---------------|----------|
| Line Number | Bearing | Distance |
| L21 | S13° 37' 27"W | 29.61' |
| L22 | S12° 49' 14"W | 50.58' |
| L23 | S08° 37' 09"W | 20.40' |
| L24 | S62° 05' 45"W | 31.93' |
| L25 | S59° 37' 17"W | 16.46' |
| L26 | S51° 09' 31"W | 9.53' |
| L27 | S50° 08' 40"W | 34.76' |
| L28 | S15° 30' 44"W | 19.05' |
| L29 | S14° 03' 15"W | 37.46' |
| L30 | S16° 25' 14"W | 44.13' |
| L31 | S55° 01' 11"E | 113.71' |
| L32 | S73° 32' 40"W | 16.23' |
| L33 | S05° 49' 01"E | 46.62' |
| L34 | S05° 49' 01"E | 50.60' |
| L35 | S84° 10' 59"W | 51.04' |
| L36 | N65° 12' 46"W | 41.54' |
| L37 | S52° 52' 34"W | 41.54' |
| L38 | S74° 54' 54"W | 46.52' |

- MONUMENT LEGEND
- FOUND REBAR WITH RED PLASTIC CAP L.S. No. 15242
 - FOUND No. 5 REBAR WITH ALUMINUM CAP, L.S. No. 27598
 - FOUND REBAR WITH YELLOW PLASTIC CAP L.S. No. 23901
 - ⊗ FOUND REBAR WITH RED PLASTIC CAP, L.S. No. ILLEGIBLE
 - SET REBAR WITH YELLOW PLASTIC CAP L.S. No. 36563



| | | |
|-----------------|-----------------|---|
| DRAWN BY: SMS | REVIEWED BY: RB | SHEET: 9 OF 9 REMAINING EASEMENTS |
| DATE: 4/18/2025 | DATE: 4/21/2025 | |

REMAINING EASEMENTS

TOWN OF KEYSTONE
Summit County, Colorado

RESOLUTION 2025-19

**A RESOLUTION OF TOWN COUNCIL OF THE TOWN OF KEYSTONE, COLORADO
APPROVING TOK24-016, A GENERAL SUBDIVISION EXEMPTION PLAT, TOWN OF
KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO**

WHEREAS, ORRA Keystone Investments, LLC has applied for a General Subdivision Plat to adjust the existing property line between lot 4a-1 and 4a-2 as required in agreements betweenvail summit resorts inc.; establish pedestrian/rec path public easements for the property's new configuration; re-locate the wood's family easement to provide unobstructed access through the property; and adhere to the requirements regarding new utility installation and relocation by vacating old easements where underground utilities have been moved to be in accordance with an approved project plan. Amended – exemption plat, lot line adjustment and easement vacation, amendments and replacement for Lots 4A-1 and 4A-2, One River Run Subdivision Second Amendment as previously recorded at Reception #1278533 (lot 4A-1) and Reception No. 1215126 (lot 4A-2) a Portion of the North ½ of Section 19, Township 5 South, Range 76 West of the 6th p.m., Town of Keystone, County of Summit, State of Colorado; and,

WHEREAS, the Town of Keystone Community Development Department has reviewed the application and recommended approval to the Town Council; and

WHEREAS, the criteria for approval of the subdivision exemption plat is set forth in Section 8402.01.F. of the Town Land Use Code; and

WHEREAS, the applicant has demonstrated compliance with the criteria set forth in Section 8402.01.F of the Town Land Use Code, and the Town Council therefore approves the application for the general subdivision exemption plat.

Now, Therefore, be it Resolved by the Town Council of the Town of Keystone, Colorado, that:

Section 1. Based on the review and recommendation of the Community Development Director, the Town Council finds that Application No. TOK24-016 satisfies the criteria set forth in Section 8402.01.F. of the Town's Land Use Code and approves the General Subdivision Plat.

Section 2. Effective Date. This Resolution shall take effect upon its approval by the Town Council.

ADOPTED by a vote of ___ in favor and ___ against, this _____ day of _____,
2025.

By: _____
Kenneth D. Riley, Mayor

ATTEST:

Approved as to Form:

By: _____
Town Clerk

By: _____
Town Attorney

TOWN OF KEYSTONE, COLORADO

STAFF REPORT

TO: Mayor & Town Councilmembers
THROUGH:
FROM: John Crone, Town Manager
DATE: June 10, 2025
SUBJECT: Bear-Proof refuse Container Grants

Executive Summary:

The purpose of this resolution is to create a grant program for bear-proof refuse containers.

Background:

Town Council recently passed an ordinance requiring most residents to have bear-proof refuse containers. This ordinance goes into effect in August 2025 for individuals and August 2026 for dumpsters.

The ordinance requires that individuals either store their refuse in an enclosed area or that they have bear-proof refuse containers. There are over 600 single-family homes and duplexes in our community. However, most of these units use common dumpsters. Staff estimates that there are well less than two hundred individuals with refuse containers in the Town. Many of these customers already keep their containers in sheds or garages.

Bear-proof refuse containers generally run from \$300-\$500 per can. Since passing the ordinance requiring these containers, the Town Council decided to create a

grant program to offset the impacts of the bear-proof container mandate. Staff applied for a \$50,000 grant from CPW to help fund this program. The grant has a 50% matching component.

After several workshops, Council instructed staff to create a grant program to help residents pay for bear-proof containers. The program will only start with the offering of grants to help pay for individual's containers. The program, at this time, will not extend to financial assistance with dumpster enclosures. If the Town is awarded the CPW grant mentioned earlier, the program may be extended to dumpster enclosures.

The attached resolution instructs the Town Manager to set up a grant program for individuals. The maximum award will be limited to \$425 or 85% of the total cost, whichever is less. The program will also be limited to \$50,000.

Staff will be working with the local trash haulers to facilitate this program. However, at this time the program will be limited to purchased containers. The resolution gives the Town Manager the authority to alter the parameters of the program after consultation with the Town Council.

Previous Council Actions:

February 11, 2025 – workshop on details of proposed program (with ordinance)

February 25, 2025 – workshop on details of proposed program (with ordinance)

March 11, 2025 – discussion on details of proposed program (with ordinance)

April 27, 2025 – workshop on details of proposed program

Financial Impacts:

The proposed ordinance will have a financial impact of up to \$50,000.

Proposed Motions:

If the Council is interested in adopting the Noise Ordinance, it may do so by approving the following motion: *I move to approve Resolution 2025-20, Regarding the Establishment of a Grant Program for Bear-Proof Refuse Containers.*

If the Council does not want to adopt the Nuisance Ordinance – General Provisions, it may do so by approving the following motion *I move to deny Resolution 2025-20, Regarding the Establishment of a Grant Program for Bear-Proof Refuse Containers.*

**TOWN OF KEYSTONE
SUMMIT COUNTY, COLORADO
RESOLUTION 2025-20**

**A RESOLUTION OF TOWN COUNCIL OF THE TOWN OF KEYSTONE, COLORADO
ESTABLISHING A GRANT PROGRAM FOR BEAR-PROOF REFUSE CONTAINERS**

WHEREAS, the Town of Keystone (“Town”) is a home rule municipality governed by the Keystone Home Rule Charter; and

WHEREAS, on March 11, 2025, the Town Council passed an ordinance requiring wildlife-proof refuse containers; and

WHEREAS, the Town Council understands the financial impact of the wildlife-proof container ordinance and is desirous of minimizing the cost to Town residents; and

WHEREAS, the Town Council finds it is in the best interest of the Town to create a grant program to help offset the costs incurred by residents as a result of the wildlife-proof container ordinance.

Now, Therefore, be it Resolved by the Town Council of the Town of Keystone, Colorado, that:

Section 1. The Town Council instructs the Town Manager to establish a grant program for the residents of Keystone with the following restrictions:

- A. The total cost of the grant program to the Town shall not exceed \$50,000 unless the Town is awarded additional grant monies, which additional monies may be used to supplement or offset the original \$50,000 committed by the Town.
- B. No individual award shall exceed \$425 or 85% of the cost of the container, whichever is less.
- C. Any individual or household shall only be eligible for a one-time award.
- D. Awards shall be limited to residential locations within the Town of Keystone town boundaries
- E. The Town Manager may change the limits or parameters of the program after consultation with the Town Council.

Section 2. Effective Date. This Resolution shall take effect upon its approval by the Town Council.

ADOPTED by a vote of __ in favor and __ against, this 10^h day of June 2025.

By: _____
Kenneth D. Riley, Mayor

ATTEST:

Approved as to Form:

By: _____
Town Clerk

By: _____
Town Attorney