

**TOWN OF KEYSTONE  
ORDINANCE NO. 2024-O-06**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF  
KEYSTONE, COLORADO, ADOPTING THE ZONE DISTRICT MAP FOR  
THE TOWN OF KEYSTONE AND DECLARING AN EMERGENCY**

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

WHEREAS, the land that was eventually incorporated into the new Town of Keystone was located in and governed by Summit County, Colorado; and

WHEREAS, the Town Council for the Town of Keystone is obligated to adopt laws to plan for and regulate property within the Town and to provide for the orderly use of land and protection of the environment; and

WHEREAS, pursuant to § 31-23-301, C.R.S., the Town Council has authority over zoning matters within the Town of Keystone; and

WHEREAS, pursuant to § 31-23-302, C.R.S., the Town Council has the authority to divide the Town into zone districts; and

WHEREAS, the Town Council wishes to designate the zone districts for the Town of Keystone; and

WHEREAS, the zone districts identified on the Zoning Map, attached as Exhibit A for the Town of Keystone are identical to the zone districts that were applicable to the property before the incorporation of the Town of Keystone; and

WHEREAS, the Town Council determined, based on the evidence and testimony presented at the public hearing, that the Zoning Map will further the health, safety and welfare of the inhabitants of the Town and adoption as an emergency ordinance with the Zoning Map effective on May 9, 2024, 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. The Town Council hereby zones all property located within the boundaries of the Town of Keystone as set forth in the Town of Keystone Zoning Map, attached as Exhibit A.

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 risks the submission of applications for land use matters and other regulations without zone districts in place and there is no mechanism to process any land use applications without the zone districts in place. 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 May 9, 2024.

INTRODUCED, READ AND PASSED AS AN ORDINANCE, ON FIRST READING, AND SCHEDULED FOR PUBLIC HEARING ON APRIL 23, 2024, AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF KEYSTONE, COLORADO, THIS

26th DAY OF March, 2024.

Kenneth D. Riley  
Kenneth D. Riley, Mayor

ATTEST:

Madeleine Sielev  
Town Clerk

APPROVED AS TO FORM:

Jennifer Madson  
Town Attorney

READ, PASSED AND ADOPTED WITH A ROLL CALL VOTE OF 6 IN FAVOR AND  
0 OPPOSED AS AN EMERGENCY ORDINANCE ON SECOND READING, AT A  
REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF KEYSTONE,  
COLORADO, THIS  
23rd DAY OF April, 2024.

Kenneth D. Riley  
Kenneth D. Riley, Mayor

ATTEST:

Madeleine Siew  
Town Clerk

APPROVED AS TO FORM:

James M. Meehan  
Town Attorney