



Topic 5: WHY YOU NEED THE *TOWN OF KEYSTONE*

February 27, 2023

The Keystone Incorporation Initiative was born out of years of frustration over unmet needs, inequitable returns on our taxes, and indiscriminate, county-imposed policies that don't benefit Keystone.

Currently Keystone is paying substantially more in taxes (\$9.5 million) than we are receiving in benefits (about \$85,000 plus law enforcement): taxation without representation. Nothing will change in Keystone unless we become a town. Keystone is represented by Summit County government, that has neither the time, nor the resources, to address the needs of the Keystone community.

Many of the issues that have been brought up over the years are:

- Major safety issues on Highway 6: traffic, lack of sidewalks, pedestrians on road (2 deaths), speeding HazMat trucks
- Road plowing/maintenance responsibilities are inconsistent across Keystone
- No regular law enforcement presence: over 800 calls annually, often 30+ minutes response
- New developments approved by the County, no plans to handle growth and infrastructure
- Workforce housing is unaffordable for Keystone's working families
- Land within Keystone is allocated for childcare center, but County is focused on Silverthorne
- Trails and open space: no one is in charge, and there is no master plan
- Zoning is based on unincorporated Summit County's wants, not Keystone's needs
- No one is addressing existing issues, such as parking, traffic, and transportation

Immediate benefits of incorporation:

- A town has greater authority regarding Hwy 6 than a county: speed control, traffic, sidewalks, etc.
- A town has access to grant funding, and can use surplus revenue to address critical Hwy 6 safety issues
- The town would maintain/plow the roads and address maintenance inequities
- The town would have on-call, 24/7 law enforcement, 2 additional full-time officers, reducing response
- The town would receive state funding for trails/open space and would develop a master plan
- The town would net over \$900K in workforce housing funds annually from the County, solely dedicated to Keystone to address affordability, availability and childcare
- The town would control zoning, and the Keystone PUD, ensuring growth impacts are addressed, and that zoning is tailored to Keystone's needs
- A town can advocate for other unmet needs, such as postal delivery decision-makers would be Keystone citizens focused on Keystone priorities, with no conflicts of interest with other areas of Summit County

Keystone Can Incorporate without Raising Taxes. If Keystone Incorporates **over \$5 million would go to the town instead of Summit County.** This allows Keystone to Incorporate, maintain services at current levels, and have an annual surplus of over \$1.6 million to address unmet Keystone needs, without raising taxes.

Becoming a town provides a path for Keystone's Future: A World-Class, Family Friendly Community!