

Keystone - Why Become a Town?

“NOTHING WILL CHANGE UNLESS KEYSTONE BECOMES A TOWN”

- For the past 25 years, Summit County has been unable to solve and fund the unmet Keystone community needs
- Past County Commissioners/staff recognize the county is not equipped or structured to support resort communities like Keystone
- The needs of other areas of the county take priority over Keystone’s needs
- Becoming a Town provides the only path which fixes Keystone’s problems

BACKGROUND

- Keystone has an estimated full-time population of over 1298 with 912 active registered voters, which is greater than Dillon
- Keystone has over 2100 workforce seasonal housing beds with 20-25,000 peak day visitors who use community resources
- Keystone provides over \$8.5 million in taxes and fees for Summit County while receiving only \$85,000 annually in routine plowing/road maintenance and on-call law enforcement. Not much return for Keystone’s citizen’s \$8.5 million

KEYSTONE INCORPORATION FEASIBILITY STUDY

- Feasibility Study accomplished by Keystone Citizens League in 2021/22
- **Question: Can Keystone incorporate without raising taxes and keep current or higher service levels?**
 - **Answer: Yes** – With significantly increased road maintenance and law enforcement while creating a \$3.6 Million general fund surplus over the first five years of Town operations to address unmet needs
 - Keystone would get \$4.1 million/year from Summit County without raising taxes

KEYSTONE UNMET NEEDS

- Major US6 safety issues - traffic, pedestrians on road (2 deaths in 10 years), Rasor Dr, speeding Hazmat Trucks
- Road plowing/maintenance responsibilities are inconsistent and inequities exist
- No regular law enforcement presence - over 800 calls for service annually, often 30+ minute response times
- New developments approved by county without plans to handle the growth and infrastructure impacts
- Workforce housing in Wintergreen is unaffordable for Keystone’s working families
- Land for Childcare Center is set aside, but County is focused on another site at Smith Ranch, not Keystone
- Trails and Open Space - No one is in charge and no master plan
- Zoning is based on unincorporated Summit County needs, not Keystone’s
- No one is addressing long term issues like parking, transportation, and community/resort needs

IMMEDIATE BENEFITS OF KEYSTONE INCORPORATION

- By Statute a Town has greater authority on US6 than a county – speed limits, paths in right of way, etc
- A Town has access to grant funding and can use part of \$3.6 million surplus to fix most critical US6 safety problems now!
- Town would maintain/plow twice as many roads and fix inequities: Antlers Gulch, Tennis Club, Eastern Keystone Roads
- Town would have continuous on call 24/7 law enforcement, 2 additional full time officers, increased traffic law enforcement for Hazmat Trucks, reduced response times, and a more visible police presence during peak periods
- Town would get \$13,000 annually from state for Trails and Open Space – and develop a community master plan
- Town would net over \$900,000 in workforce housing funds each year from the County dedicated to Keystone
- Town would control zoning and Keystone PUD ensuring growth impacts are addressed and zoning is tailored to community needs
- Town would have a dedicated staff of 6 to focus solely on Keystone needs and solutions-Before they become problems
- Decision makers are Keystone Citizens focused on Keystone’s priorities with no conflicts with other areas of Summit County

FUTURE OPPORTUNITIES

- Town can prioritize community needs for US6, roads, trails and open space, workforce housing, childcare, etc and if funding is needed, access grant fund opportunities or present funding options to voters for approval
 - No need for any property tax. Keystone’s total lodging/sales/STR tax rate is lower than other towns to allow for an increase without impacting rental competitiveness
- Town can partner with Vail Resorts by developing a long-term master plan for parking, traffic, transportation, workforce housing, childcare, trails, etc. and collaborate on how to fund

Becoming a Town Provides the Path for Keystone’s Future—A World Class Family Friendly Community

For more information—Go to IncorporateKeystone.com