



RESOLUTION NO. 2023-62

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

A RESOLUTION APPROVING PLANNING CASE PLN23-038, a final plat to subdivide Ranch at Breckenridge: TR 7-77, Sec 04, Qtr 1: Mining Claim(s) cont 199.2660 acres Bellevue Mill Site MS# 18129-B, Croesus No. 1-6 MS# 9913 & 15281, Ranch at Breck Expansion Property, zoned Ranch at Breck PUD (Applicant: Joanna Hopkins); and,

WHEREAS, Joanna Hopkins has applied to the Board of County Commissioners for a final plat to subdivide Ranch at Breckenridge: TR 7-77, Sec 04, Qtr 1: Mining Claim(s) cont 199.2660 acres Bellevue Mill Site MS# 18129-B, Croesus No. 1-6 MS# 9913 & 15281, Ranch at Breck Expansion Property, zoned Ranch at Breck PUD; and,

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

WHEREAS, the Board of County Commissioners has reviewed the application at a public meeting held on July 25, 2023, and considered the evidence and testimony presented at the meeting; and,

WHEREAS, the Board of County Commissioners finds as follows:

1. The proposed Final Plat is consistent with the approved Preliminary Plat. This final plat will plat five (5) residential lots and the required open space dedications. The remaining 11 lots will be platted via a future final plat application.
2. The State Water Resources Engineer has commented that the proposed water supply can be provided without causing material injury to decreed water rights, so long as for ordinary household purposes.
3. The applicant has demonstrated that on site sewage disposal systems can comply with state and County Environmental Health standards.
4. The proposed subdivision is consistent with the Subdivision Regulations applicable to the subject property including provisions for water/sewer services, access to the County road system, and fire protection.
5. All ad valorem taxes have been paid in full.
6. The final plat map is drawn in conformance with the standards for Subdivision and all other applicable standards contained in Chapter 8 of the Land Use and Development Code.
7. No change has occurred which would result in an inability to make the findings required for approval of Preliminary Plat. Adequate provisions have been made for water, sewer, utilities, and access to the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT a final plat to subdivide Ranch at Breckenridge: TR 7-77, Sec 04, Qtr 1: Mining Claim(s) cont 199.2660 acres Bellevue Mill Site MS# 18129-B, Croesus No. 1-6 MS# 9913 & 15281, Ranch at Breck Expansion Property, zoned Ranch at Breck PUD is hereby approved with the following conditions:

1. A Preservation of Association Maintenance Responsibilities Agreement will be required to be recorded concurrently with the plat and declarations for this development.
2. Prior to recordation of the plat, the applicant will work with Summit County to finalize the Trail Easement Agreement and conveyance deed for the open space parcels, to the satisfaction of County Attorney's Office. The Owner agrees to dedicate to the public the trails as generally depicted on Exhibit A to this resolution. Final trail alignment will be memorialized and dedicated in a separate trail easement as set forth in the Trail Easement Agreement.
3. Prior to conveyance of the Bellevue Mill Site open space, all items shall be removed from within and around the cabins, including cooking devices, to the satisfaction of the Summit County Open Space and Trails Department; and the associated pit toilets will be abandoned per environmental health regulations.
4. Prior to issuance of grading permit for Cumberland Drive, the applicant will show the grading for extension of the Spiral Staircase Trail to the south of Cumberland Drive, to the satisfaction of the Open Space and Trails Department.
5. Prior to issuance of any building or grading permits, a Subdivision Improvements Agreement shall be recorded, and a full financial guarantee provided for all required site improvements.
6. Prior to the recordation of the plat, the right-of-way-for Sallie Barber Road shall be shown as 30' from the center-line, up to the property line where applicable.

ADOPTED THIS 25TH DAY OF JULY, 2023



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

Joshua Blanchard

Joshua Blanchard, Chair of the BOCC

ATTEST:

Taryn Power
Taryn Power, Clerk & Recorder

