



1296421

Kathleen Neel – Summit County Recorder

RESOLUTION NO. 2022-46

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

A RESOLUTION APPROVING PLN21-129, A MINOR AMENDMENT TO THE RANCH AT BRECKENRIDGE PUD TO CORRECT THE LEGAL DESCRIPTION, UPDATE THE TEXT OF THE PUD DESIGNATION, AND UPDATE THE DEVELOPMENT PLAN FOR LOTS 13-28; Parcel A - Ranch At Breckenridge Phase I: Homesteads 1-12, and Tracts B-F, The Ranch at Breckenridge according to the recorded plat thereof recorded on February 5, 1993, at Reception No. 437734 in the office of the Clerk and Recorder, Summit County, Colorado; and, Parcel B - Ranch At Breckenridge Phase II Tract A: Tract A, The Ranch at Breckenridge Amended, according to the Plat recorded August 26, 1993 at Reception No. 449466; and, Parcel C – Ranch At Breckenridge Phase II Expansion Property: Parcel C-1: A parcel of land located in Section 4, Township 7 S, Range 77 West of the 6th principal meridian, Containing 2.90 acres, more or less; and parcel C-2: A parcel of land located in a tract of land located in Section 4 of Township 7 S, Range 77 W and in Section 33 of Township 6 South, Range 77 West of the 6th principal meridian, Summit County, and including all of, or a portion of the following mining claims: Berlin Placer #2379, Croesus No. 0 Lode #9913, Dry Placer #1357, San Juan Lode #2648, General Jackson Placer #2806, Part of the George Riddle Et Al. Placer #3207, Sallie Barber Lode #3718, Australia Gulch Placer# 16110, Gold Pan No. 3 Lode #18129-A, Gold Pan No. 2 Lode #18129-A, Gold Pan No. 4 Lode #18129-A, Little Sallie Barber Extension Lode #18630, Big Sallie Barber Extension Lode #18630, Excepting therefrom the U.S.F.S. parcel commencing at the Northwest corner of the New Market Mill site Ms#5363b N36°35'00"W a distance of 156.31 feet to the true point of beginning, containing 209.6046 acres, more or less, zoned Ranch at Breckenridge PUD; (Applicant: Johanna Hopkins, on behalf of Ranch at Breckenridge Phase II, LLC); and

WHEREAS, Johanna Hopkins, on behalf of Ranch at Breckenridge Phase II, LLC, has submitted an application to the Board of County Commissioners (“BOCC”) for a PUD Minor Amendment to correct the legal description, density, and development plan; for the legal description listed above, zoned Ranch at Breckenridge PUD; and

WHEREAS, the Planning Department reviewed the application and recommended approval of the application to the Board of County Commissioners, subject to certain findings and conditions; and

WHEREAS, the Board of County Commissioners held a public hearing, with public notice as required by law, on June 28, 2022, and considered all relevant testimony and evidence; and voted to continue to the request to the July 12, 2022 public hearing; and

WHEREAS, the Board of County Commissioners has held a public hearing on July 12, 2022, with public notice as required by law, and has considered all relevant testimony and evidence; and

WHEREAS, in light of such considerations, the Board of County Commissioners of Summit County, Colorado finds that:

1. The proposed PUD modification is consistent with the efficient development and preservation of the entire Ranch at Breckenridge PUD. The modification will update the PUD legal description, PUD designation language and the development plan for Lots 13-28. No additional density is

proposed and the transfer of TDRs is not required. The PUD will change the permitted accessory use of 18 accessory apartments to 28 ADUs.

2. The proposed PUD modification does not affect, in a substantially adverse manner, either the enjoyment of land abutting upon or across a street from the Ranch at Breckenridge PUD or the public interest. The proposed amendment will not alter the intent of the PUD. Future subdivision of the property will dedicate additional open space lands to the public.
3. The proposed PUD modification is not granted solely to confer a special benefit upon any person. The updated PUD language benefits all lot owners within the PUD. The revised PUD development plan illustrates future dedication of public lands and trails which will benefit the public at large.
4. The proposed PUD modification is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan, the Upper Blue Master Plan, and the Joint Upper Blue Master Plan. Land use, environmental, and open space and trails elements pertaining to density, rural development, the provision of open spaces and trail connections have been addressed in the proposed modification.
5. The PUD modification is consistent with the purpose and intent of the County's Zoning Regulations and Rezoning Policies. This amendment provides development standards for Lots 13-28, and the requirements for forest/ fuels mitigation, residential sprinklers and cisterns, and future dedication of public open space.
6. The proposed PUD modification is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources. The proposed PUD identifies wildfire mitigation and fuels reduction measures specifically designed for the expansion property and the revised PUD includes a requirement that future homes on the property be sprinklered and have cisterns.
7. The proposed PUD amendment is not substantial and conforms to the intent and integrity of the original Ranch at Breckenridge PUD and the PUD modification has been determined to be a minor amendment in accordance with the Code, as no new density is proposed and PUD modification will result in the increase of open space within the PUD.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT a PUD Minor Amendment to correct the legal description, update the text of the PUD designation and update the development plan for Lots 13-28; Parcel A - Ranch At Breckenridge Phase I: Homesteads 1-12, and Tracts B-F, The Ranch at Breckenridge according to the recorded plat thereof recorded on February 5, 1993, at Reception No. 437734 in the office of the Clerk and Recorder, Summit County, Colorado; and, Parcel B - Ranch At Breckenridge Phase II Tract A: Tract A, The Ranch at Breckenridge Amended, according to the Plat recorded August 26, 1993 at Reception No. 449466; and, Parcel C - Ranch At Breckenridge Phase II Expansion Property: Parcel C-1: A parcel of land located in Section 4, Township 7 S, Range 77 West of the 6th principal meridian, Containing 2.90 acres, more or less; and parcel C-2: A parcel of land located in a tract of land located in Section 4 of Township 7 S, Range 77 W and in Section 33 of Township 6 South, Range 77 West of the 6th principal meridian, Summit County, and including all of, or a portion of the following mining claims: Berlin Placer #2379, Croesus No. 0 Lode #9913, Dry Placer #1357, San Juan Lode #2648, General Jackson Placer #2806, Part of the George Riddle Et Al. Placer #3207, Sallie Barber Lode #3718, Australia Gulch Placer# 16110, Gold Pan No. 3 Lode #18129-A, Gold Pan No. 2 Lode #18129-A, Gold Pan No. 4 Lode #18129-A, Little Sallie Barber Extension Lode #18630, Big Sallie Barber Extension Lode #18630, Excepting therefrom the U.S.F.S. parcel commencing at the Northwest corner of the New Market Mill site Ms#5363b N36°35'00"W a distance of 156.31 feet to the true point of beginning, containing 209.6046 acres, more or less, zoned Ranch at Breckenridge PUD, is hereby approved with the following condition.

1. The remainder parcel, described by the Summit County Assessor as “TR 7-77 Sec 04 Qtr 2 Mining Claim(s) cont 2.9104 acres Australia Gulch Placer MS# 16110 Sqft 41540 U Lode MS# 16648 Sqft 42618 V Lode MS# 16648 Sqft 42617 LKA Part Of The Claims Lying West Of Ranch At Breckenridge Homestead 4 per plat 449466”, and depicted as Parcel 1 in the staff report, shall be platted with the first plat of the expansion property with no density.
2. Public open space areas as discussed in Section 6 of the PUD shall be dedicated to Summit County at the time of the first subdivision plat. Prior to conveyance of the Bellevue Mill Site, 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.
3. Prior to recordation, the PUD will be subject to final review and approval by the Summit County Attorney’s Office.
4. The trail easements on Exhibit B to the PUD shall be revised from “public pedestrian easement to” to “non-motorized trail easements”.

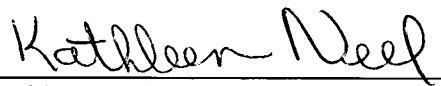
ADOPTED THIS 12th DAY OF JULY 2022.

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



Tamara Pogue, Chair

ATTEST:



Kathleen Neel, Clerk & Recorder