

RESOLUTION NO. 2019-

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

A RESOLUTION APPROVING PLANNING CASE #PLN19-010, A REQUEST TO AMEND THE OFFICIAL UPPER BLUE BASIN TRANSFER OF DEVELOPMENT RIGHTS MAP OF THE SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE TO CHANGE LOT 10, THE OVERLOOK RETREAT AT BRECKENRIDGE FROM A NEUTRAL AREA TO A RECEIVING AREA TO ACCOMMODATE LARGER HOME SIZES FOR THE REMAINING 12 UNITS; (APPLICANT: TIM CRANE)

WHEREAS, Tim Crane has applied to the Board of County Commissioners to amend the Official Upper Blue Basin Transfer of Development Rights Map of the Summit County Land Use and Development Code to change Lot 10, The Overlook Retreat at Breckenridge from a Neutral Area to a Receiving Area to accommodate larger home sizes for the remaining 12 units; and,

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

WHEREAS, the Board of County Commissioners has held a public meeting, with public notice as required by law, on June 11, 2019, and has considered all relevant testimony and evidence; and,

WHEREAS, the Board of County Commissioners finds as follows:

1. The property has the ability to accommodate additional development densities because, without limitation; a.) the proposal meets the Land Use Goals and Policy/Actions defined in the Countywide Master Plan, Upper Blue Master Plan and Joint Upper Blue Master Plan; b.) access is available to the property; c.) water is available from the Town of Breckenridge; d.) sewer services are available from the Upper Blue Sanitation District.; and, e.) the subject site is appropriate for infill development; f.) 3.31 TDRs will be purchased thereby removing density from the backcountry and elsewhere in the Upper Blue Basin as specifically defined by the TDR program.
2. Designation of the property as a TDR Receiving Area would be consistent with the overall philosophy of directing development to urbanized locations and would be consistent with accomplishing other important master plan goals and policies/actions, because, without limitation; a.) water service is available from the Town of Breckenridge; b.) sewer service is available from the Upper Blue Sanitation District; c.) access is in place and can be improved to all applicable County Road and Bridge standards; and d.) 3.31 TDRs will be purchased which will protect the backcountry areas in the Basin.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT a request to amend the Official Upper Blue Basin Transfer of Development Rights Map of the Summit County Land Use and Development Code to change Lot 10, The Overlook Retreat at Breckenridge from a Neutral Area to a Receiving Area to accommodate larger home sizes for the remaining 12 units, is approved.

ADOPTED THIS 11TH DAY OF JUNE 2019.

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

Thomas C. Davidson, Chair

ATTEST:

Kathleen Neel, Clerk & Recorder