



PLANNING DEPARTMENT

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To: Board of County Commissioners

From: Jessica Potter, Senior Planner

Date: April 27, 2021

Re: PLN21-023 Muggins Gulch Minor Modification to a Condition of Approval

Muggins Gulch is a Rural Land Use Subdivision (RLUS) in the Upper Blue Basin, originally approved in 2009 via Resolution 2009-09. Condition 8 from the Resolution approving the RLUS requires the construction of a Caretaker / Employee Unit, triggered by the sale of the 4th lot within the subdivision (PLN07-072 / Reso. #1055078). No lots have been developed, and the entire subdivision is pending a developer-to-developer sale. In order to accommodate the sale of the entire subdivision in a reasonable manner, staff worked with the new owner to modify the trigger for the construction of the Caretaker / Employee Unit; instead of the trigger for the Caretaker / Employee Unit being sale of the 4th lot, the unit now must be constructed by the Certificate of Occupancy of the 4th unit built within the subdivision. Staff believes this revised condition more accurately reflects the reality of the development of the RLUS and will preserve the intent of the original approval. The modification to the condition of approval was recently approved administratively by the Planning Department via PLN21-023.

In addition to the condition of approval from the original resolution, the BOCC is also a party to a Caretaker / Employee Unit Agreement for Muggins Gulch Rural Land Use Subdivision, which further ensures the construction of the required Caretaker/Employee Unit. The Caretaker/Employee Unit Agreement now needs to be amended in order to match the revised condition of approval. The attached First Amendment to the Caretaker / Employee Unit Agreement for the Muggins Gulch Subdivision is included for BOCC signature. This item is included on the consent agenda in order for BOCC to take action to allow the Chair to sign the agreement.

Attachment: First Amendment to the Caretaker Unit Agreement