

BOARD OF COUNTY COMMISSIONERS
MARCH 31, 2020 (Continued from FEBRUARY 25, 2020 Meeting)
**PLANNING CASE #19-099: CLASS 6 – BLUE SKY ESTATES II – FINAL PLAT OF A 2.23-
ACRE LOT ZONED R-1 TO ACCOMMODATE TWO SINGLE-FAMILY LOTS.**
NEW BUSINESS

PROJECT INFORMATION:

Location: 0122 Ski Hill Road

Project/Request: Blue Sky Estates II –Final plat of a 2.23 acre lot zoned R-1 to accommodate two single-family lots.

ISSUES:

None

RESOLUTION STATUS

Draft resolution attached

STAFF RECOMMENDATION:

Approval with the 7 findings and 5 conditions.

ATTACHMENTS:

Attachment A: Proposed Plat

Attachment B: Draft Resolution



PLANNING DEPARTMENT

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STAFF REPORT

TO: The Board of County Commissioners (“BOCC”)
FROM: Lindsay Hirsh, Senior Planner
FOR: Meeting of March 31, 2020 (Continued from the February 25, 2020 Meeting)
SUBJECT: PLN19-097: Class 6: Blue Sky Estates II – Final plat of a 2.23 acre lot zoned R-1 to accommodate two single-family lots.
APPLICANT: Chris Hawkins, Alpine Planning, LLC
OWNER: 122 Ski Hill, LLC
REQUEST: Final plat of a 2.23 acre lot zoned R-1 to accommodate two single-family lots.

PROJECT DESCRIPTION

Location: 0122 Ski Hill Road
Legal Description: Lot 2, Blue Sky Estates
Proposed Use: Residential
Other Uses: Accessory to Residential – 1 (R-1)
Total site area: 2.23 acres
Adjacent land uses:
 East: Ski Hill Road/Discovery Sub #1 (zoned R-2)
 West: USFS lands (zoned NR-2)
 North: Lot 1, Blue Sky Estates, (zoned RE)
 South: Ski Hill Road

Background:

The subject property is located on the south side of the Peak 7 Neighborhood as indicated on the map on the following page. The property has approximately 430 feet of frontage onto Ski Hill Road on its eastern border. Based on the submitted topographical survey, the property has an average grade of approximately 14%. The property is relatively devoid of trees due to extensive blow down.

This Final Plat (PLN19-099) application is being concurrently reviewed with the preliminary rezoning request (PLN19-096) and the preliminary plat (PLN19-098). The preliminary rezoning and plat applications were heard and recommended for approval by the Upper Blue Planning Commission (“UBPC”) on January 23, 2020. All four applications were to be heard by the BOCC at their meeting of February 25, 2020 however they were all continued to the March 31, 2020 meeting.

- D. The proposed final plat complies with the County's Subdivision Regulations and standards.
- E. The applicant has provided certification from the County Treasurer's Office that all ad valorem taxes applicable to the proposed subdivision, for years prior to the year in which approval is under consideration, have been paid.
- F. The plat map is drawn in accordance with standards in the County's Subdivision Regulations (Chapter 8) and is suitable for recordation.
- G. No change has occurred which would result in an inability to make the findings required for approval of preliminary plats. Adequate provision has been made for water supply, sewage disposal, utilities and access for the subdivision in accordance with these regulations (Chapter 8) and Colorado State Law.

DISCUSSION:

The Proposed Final Plat Is Consistent With The Preliminary Plat Approval:

The application for preliminary plat is being heard concurrently with this request for final plat. The recommended conditions of approval from preliminary plat are listed below:

1. Prior to the recordation of the final plat, the applicant shall pay the public use area fee in the amount of \$1,500 for the additional lot.
2. Prior to the issuance of a building permit, if deemed necessary by the Summit County Engineering Department, a wetlands delineation shall be submitted that indicates that no soil disturbance will be located within 25 feet of any identified wetland.
3. No earth disturbing activities or snow storage shall be conducted or located on adjacent USFS lands.
4. Prior to the issuance of a Grading and Excavation Permit, the applicant shall execute a Subdivision Improvements Agreement and provide a financial guarantee to the satisfaction of the County Engineering Department.
5. Prior to the recordation of the final plat, the proposed plat shall be amended to illustrate a 100 foot separation from the property line along Ski Hill Road and the building envelope.

Staff is recommending that conditions #1 – #5 from the preliminary plat be made conditions of the final plat approval.

Water Availability:

The applicant has submitted a letter from the Town of Breckenridge Public Works Department indicating that water is available and the owner/developer will be responsible for bringing the water line to the property and Plant Investment Fees (PIF's) are due at time of building permit issuance.

Sewer Availability:

The applicant submitted a letter from the Upper Blue Sanitation District indicated that service is currently available and that the owner/developer is responsible for the installation/extension of the service lines and that PIF's will need to be paid.

Compliance With Subdivision Regulations:

The proposal is compliant with all regulations for subdivision, including but not limited to access, fire protection, and lot and block design criteria. Additional background information can be found in the preliminary plat staff report (PLN19-098) regarding compliance with applicable

subdivision regulations. Per Section 3509 of the Code, the establishment of a new residential lot triggers a Public Use Area Fee of \$1,500. A condition of approval is recommended that payment will be required prior to the recordation of plat.

Taxes Paid:

All taxes have been paid on the subject property. This has been confirmed with the Summit County Treasurer.

The Plat Is Suitable For Recordation:

The plat is suitable for recordation; it has been reviewed by the County Surveyor and is consistent with the subdivision regulations of the Code (Chapter 8).

No Change Has Occurred From The Preliminary Plat; Provisions For Water, Sewer, Access, And Utilities Are Intact:

The application for final plat is consistent with the application for preliminary plat. Adequate provisions have been made for water, sewer, and access.

Staff Recommendation:

Staff recommends that the BOCC approve PLN19-099, a final plat of a 2.23 acre lot zoned R-1 to accommodate two single-family lots with the following findings and conditions:

Findings:

1. The proposed final plat is consistent with the approved Preliminary Plat. The relevant conditions of approval from preliminary plat have been carried over to the final plat.
2. The applicant has submitted definitive evidence that water will be supplied to the newly created lots by the Town of Breckenridge.
3. The applicant has provided definitive evidence that the Upper Blue Sanitation District will serve the newly created lots.
4. The proposal is consistent with subdivision regulations applicable to the subject property including but not limited to the use of building/disturbance envelopes, provisions for water/sewer/access, and fire protection.
5. All ad valorem taxes have been paid.
6. The 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.

Conditions:

1. Prior to the recordation of the final plat, the applicant shall pay the public use area fee in the amount of \$1,500 for the additional lot.
2. Prior to the issuance of a building permit, if deemed necessary by the Summit County Engineering Department, a wetlands delineation shall be submitted that indicates that no soil disturbance will be located within 25 feet of any identified wetland.
3. No earth disturbing activities or snow storage shall be conducted or located on adjacent USFS lands.
4. Prior to the issuance of a Grading and Excavation Permit, the applicant shall execute a Subdivision Improvements Agreement and provide a financial guarantee to the satisfaction of the County Engineering Department.

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