



RESOLUTION NO. 2021-44

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

A RESOLUTION APPROVING PLANNING CASE PLN 21-021: Final plat to subdivide a 23.4 acre parcel into 9 single family lots, 2 Tracts (A&B) for affordable workforce housing, and 2 Tracts for open space, common area for a HOA building, and one on-site employee housing unit (Tracts C, D, E), Trails at Berlin Placer, A Resubdivision of Tracts A,B, C, D, E, F-N and F-S, Trails at Berlin Placer, Zoned Trails at Berlin Placer PUD. (Applicant: Jeff Francis, Berlin Placer Development, LLC); and,

WHEREAS, Jeff Francis, Berlin Placer Development, LLC has applied to the Board of County Commissioners for a final plat to subdivide a 23.4 acre parcel into 9 single family lots, 2 Tracts (A&B) for affordable workforce housing, and 2 Tracts for open space, common area for a HOA building, and one on-site employee housing unit (Tracts C, D, E), Trails at Berlin Placer, A Resubdivision of Tracts A,B, C, D, E, F-N and F-S, Trails at Berlin Placer, Zoned Trails at Berlin Placer 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 June 22, 2021 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. 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.

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 a 23.4 acre parcel into 9 single family lots, 2 Tracts (A&B) for affordable workforce housing, and 2 Tracts for open space, common area for a HOA building, and one on-site employee housing unit (Tracts C, D, E), Trails at Berlin Placer, A Resubdivision of Tracts A, B, C, D, E, F-N and F-S, Trails at Berlin Placer, Zoned Trails at Berlin Placer PUD is hereby approved with the following conditions:

1. Prior to the recordation of the final plat, Tract C (Public Open Space) shall be dedicated to Summit County Government no later than at the time of subdivision of the fifth lot on the property.
2. Prior to recordation of the final plat all pedestrian/non-motorized easements for the trails shown in Exhibit C of the PUD application, along with additional trails on the property shall be dedicated to the satisfaction of the County.
3. Prior to recordation of the final plat, the owner shall grant a perpetual, non-exclusive trailhead parking area to the satisfaction of the County.
4. Prior to recordation of the final plat Tract G (Transit Stop) shall be dedicated to the satisfaction of the County.
5. Prior to the recordation of the final plat, Owner/Developer shall obtain a building permit for at least 6 of the required Affordable Workforce Housing units and achieve "substantial construction" of those 6 units.
6. Prior to the recordation of the final plat, A Master Homeowners Association and the two subsidiary associations—workforce and market must be formed.
7. Prior to the recordation of the final plat, the Declaration of Covenants, Conditions and Restrictions for the Property shall be submitted and approved by the County to ensure on-going responsibility for maintenance of Common responsibilities.
8. Prior to the recordation of the final plat, a Preservation of Association Maintenance Responsibilities Agreement shall be submitted and approved by the County.
9. Prior to recordation of the final plat, Sallie Barber Trailhead dedication and improvements shall be completed.

ADOPTED THIS 22ND DAY OF JUNE, 2021



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

Elisabeth Lawrence

Elisabeth Lawrence, Chair

ATTEST:

Kathleen Neel

Kathleen Neel, Clerk & Recorder