

ORDINANCE NO. 14

Series 2024

A BILL FOR AN ORDINANCE PLACING THE ENTRADA
PROPERTY THAT HAS BEEN ANNEXED TO THE TOWN OF
BRECKENRIDGE INTO LAND USE DISTRICT 5.

WHEREAS, Ordinance No. 13 Series 2024, approved and annexed to the Town of Breckenridge the real property described in **Exhibit A** (the "Property") in accordance with the Municipal Annexation Act of 1965 (Part 1 of Article 12 of Title 31, C.R.S.), and approved and adopted an Annexation and Development Agreement establishing terms and conditions for the annexation and future use or development of the Property as Employee Housing as defined in the Breckenridge Town Code;

WHEREAS, the Town previously approved and adopted Resolution No. 9, Series 2024, entitled "A Resolution Adopting the Town Of Breckenridge Comprehensive Plan And Land Use Guidelines as The Town's Annexation Plan Pursuant To Section 31-12-105(1)(E), C.R.S.";

WHEREAS, the Town is required by Section 31-12-115(2), C.R.S., to zone all newly annexed areas within ninety (90) days after the effective date of the annexation ordinance;

WHEREAS, on October 18, 2022, the Town Planning Commission reviewed the proposed zoning for the Property and unanimously recommended that the Town Council place the Property in Land Use District 5;

WHEREAS, the Town's Annexation Plan adopted pursuant to Section 31-12-105(1)(e), C.R.S., indicates that the Property should be placed in Land Use District 5;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. That the Property described in **Exhibit A** is placed in Land Use District 5. The Town Staff is directed to change the Town's Land Use District Map to indicate that the Property has been annexed to the Town and placed within Land Use District 5.

Section 2. The Town Council finds, determines, and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the Town of Breckenridge and its inhabitants.

Section 3. The Town Council finds, determines, and declares that it has the power to adopt this ordinance pursuant to: (i) Section 31-12-115(2), C.R.S.; (ii) the Local Government Land Use Control Enabling Act, Article 20 of Title 29, C.R.S.; (iii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal zoning powers); (iv) Section 31-15-103, C.R.S. (concerning municipal police powers); (v) Section 31-15-401, C.R.S.(concerning municipal police powers); (vi) the authority granted to home rule municipalities by Article XX of the Colorado Constitution; and (vii) the powers contained in the Breckenridge Town Charter.

Section 4. This Ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 26th day of March, 2024.

This ordinance was published in full on the Town of Breckenridge website on March 28, March 29, March 30, March 31 and April 1, 2024.

A public hearing on this ordinance was held on April 23, 2024.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE TOWN'S WEBSITE this 23th day of April, 2024. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

ATTEST:

TOWN OF BRECKENRIDGE

Helen Cospolich, CMC, Town Clerk

Kelly Owens, Mayor

APPROVED IN FORM

Town Attorney Date

This Ordinance was published on the Town of Breckenridge website on April 29, April 30, May 1, May 2 and May 3, 2024. This ordinance shall become effective on June 2, 2024.