



## BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

**Subject:** Discussion and any necessary action regarding whether the buildings on the eight properties are dangerous buildings pursuant to Chapter 5, Article I, of the Breckenridge Code of Ordinances and, if so, discussion and any necessary action regarding issuing orders to abate the dangerous buildings or accepting conveyance of property(s) from owners

**Department:** Administration

**Staff Contact:** Cynthia Northrop

**Title:** City Manager

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### BACKGROUND INFORMATION:

The City of Breckenridge has been taking a proactive approach in addressing substandard housing. City Staff and Code Enforcement have been working to identify homes within the city that do not comply with the Code of Ordinances and have made an initial determination that the following list of buildings are dangerous buildings and the property owners have been notified that the buildings must be repaired or demolished to come into compliance with the City's minimum standards contained in Section 5-5 of the City Code.

1. **411 W. Wheeler** (zoned SF 6.0)  
9/22/25 grass/weed letter sent, owner cited  
3/23/26 contractor abatement for grass and weeds  
6/1/26 dangerous building letter sent  
7/14/26 notice of hearing letter sent
2. **310 N. Butte** (zoned SF 7.5)  
7/2/26 Christi emailed building permit application to owner after request, owner never returned the application  
2/8/24 owner applied for building permit, but never started the construction  
6/1/26 dangerous building letter sent  
7/14/26 notice of hearing letter sent

3. **1101 N. Harvey** (zoned MH)
  - 5/13/25 grass/weed letter sent, owner complied
  - 8/13/25 grass/weed letter sent, owner complied
  - 3/4/26 RV parked illegally on property, owner moved the RV and complied
  - 4/16/26 grass/weed letter sent, owner complied
  - 6/10/26 owner called and said he planned on demolishing the house and would come in with a plan, he failed to do so
  - 6/1/26 dangerous building letter sent
  - 7/14/26 notice of hearing letter sent
4. **909 N. Smith** (zoned SF 6.0)
  - 2/18/26 cited for dangerous building, citation paid
  - 4/16/25 was sent another letter for dangerous building, no response
  - 6/1/26 dangerous building letter sent
  - 7/14/26 notice of hearing letter sent
5. **601 E. Gaddis (house on east side of property)** (zoned SF 5.0)
  - 3/31/25 grass/weed letter sent, owner cited
  - 3/31/25 rubbish letter sent, owner cited
  - 4/2/26 grass/weed letter sent, owner cited
  - 6/1/26 dangerous building letter sent
  - 7/14/26 notice of hearing letter sent
6. **803 W. Hullum** (zoned 6.0)
  - 8/9/23 City Commission ordered house to be torn down. The county sold this property in the tax sale before it was able to be demolished. The county notified buyers at the tax sale that it was a substandard home.
  - 1/3/25 Substandard letter was sent to new owner, owner failed to respond.
  - 6/23/25 contractor abatement for grass/weeds
  - 6/1/26 dangerous building letter sent
  - 7/14/26 notice of hearing letter sent
7. **301 N. Butte (mobile home on north side of lot)** (zoned SF 6.0)
  - 4/16/25 rubbish letter sent, owner complied
  - 6/1/26 dangerous building letter sent
  - 7/14/26 notice of hearing letter sent
8. **1100 E. Walker** (zoned Commercial)
  - Grass/weed letters sent on 5/6/25, 7/29/25, 10/6/25, 6/2/26, owner complied after all letters were sent
  - 6/1/26 dangerous building letter sent
  - 7/14/26 notice of hearing letter sent

The property owners have not brought the buildings into compliance (see above for notes regarding responses from property owners, if received, and staff comments regarding issues specific to certain properties). The next step is for the City Commission to act on declaring the buildings to be dangerous buildings and to issue orders that the structures be repaired or demolished. In the cases where the property owner is willing to give the property to the City, the Commission would need to accept that conveyance and authorize the City Manager to sign a Release and Conveyance Agreement with the property owners.

#### **FINANCIAL IMPACT:**

If the property is deeded to the City, the cost is city (or county crews via our interlocal with the County) crews demolishing and hauling to Monofil (we can only use Monofil for disposal of city-owned property).

If a building is declared to be a dangerous building and the owner does not repair or vacate within a certain time as ordered by the Commission, the City could go in and demolish the structures. In that case, the City could either contract the demolition out and pay disposal costs (total estimated cost \$20K) or city crews could demolish (estimated cost of disposal is \$10K). In both cases, the City would place a lien on the property to recover the costs of demolition/disposal.

#### **STAFF RECOMMENDATION:**

1. **411 W. Wheeler**-Move to declare 411 W. Wheeler a dangerous building and order that the owner demolish and remove the building within 30 days.
2. **310 N. Butte**-Move to declare 310 N. Butte a dangerous building and order that the owner demolish and remove the building within 30 days.
3. **1101 N. Harvey**-Move to declare 1101 N. Harvey a dangerous building and order that the owner demolish and remove the building within 30 days.
4. **909 N. Smith**-Move to declare 909 N. Smith a dangerous building and order that the owner demolish and remove the building within 30 days.
5. **601 E. Gaddis**-Move to declare 601 E. Gaddis a dangerous building and order that the owner demolish and remove the building within 30 days.
6. **803 W. Hullum**-Move to declare 803 W. Hullum a dangerous building and order that the owner demolish and remove the building within 30 days.
7. **301 N. Butte**-Move to declare 301 N. Butte a dangerous building and order that the owner demolish and remove the building within 30 days.
8. **1100 E. Walker**-Move to declare 1100 E. Walker a dangerous building and order that the owner demolish and remove the building within 30 days.