

STATE OF COLORADO)
)SS.
COUNTY OF ROUTT)

RESOLUTION #2023-P- 060

**Zoning Amendment - Commercial to Mountain Residential Estate
Planning Activity No. PL20230030**

Recitals

- A. Four Bears Fish Camp, LLC ("Petitioner") is the owner of a tract of land described on Exhibit "A" attached hereto (the "Land");
- B. The Board of County Commissioners for the County of Routt, State of Colorado, (the "Board") has duly received a petition concerning the Land from the Petitioner for a change of zoning on the Land to Mountain Residential Estate from the present Commercial zone district;
- C. All necessary data has been submitted and all required fees have been paid on behalf of the Petitioner;
- D. The Routt County Planning Commission reviewed the petition on May 18, 2023, and submitted an advisory report to the Board recommending approval of the petition subject to conditions;
- E. The Board held a public hearing on the matter on June 6, 2023, notice of said hearing having been advertised in the Steamboat Pilot, a local newspaper of general circulation;
- F. No input from the public was provided;
- G. Input was taken from the Petitioner and Planning Staff, and Planning Commission's recommendation was considered;
- H. Commissioner Macys moved to approve the zone change from Commercial to Mountain Residential Estate with the following findings of fact:
 - 1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations.
 - 2. The existing Commercial Zone District is inconsistent with the policies and goals of the applicable Master Plan.
 - 3. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area.
- I. This approval was given subject to the following conditions:
 - 1. The change of zone from Commercial to Mountain Residential Estate shall become effective upon signing of a resolution amending the Official Zoning Map by the Board of County Commissioners, said resolution to be recorded in the Routt County Clerk and Records Office.
- J. Commissioner Corrigan seconded; the motion carried 3-0.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Routt County, Colorado, that:

- 1. The Land is hereby rezoned from Commercial to Mountain Residential Estate. The Routt County Zoning Map is hereby amended to reflect such rezoning.
- 2. This approval is based upon the record presented at the public hearing and the following findings made by the Routt County Planning Commission and Board of County Commissioners:
 - A. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations.

- B. The existing Commercial Zone District is inconsistent with the policies and goals of the applicable Master Plan.
- C. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area.

ADOPTED AND EFFECTIVE THIS 27th DAY OF June, 2023, BY THE BOARD OF COUNTY COMMISSIONERS OF ROUTT COUNTY, STATE OF COLORADO.

ATTEST


Jenny L. Thomas, County Clerk

BY THE BOARD OF COUNTY COMMISSIONERS


Tim Redmond, Chair

RESOLUTION VOTE:



Sonja Macys:	<input checked="" type="checkbox"/> Yes	No	Abstain	Absent
Timothy V. Corrigan:	<input checked="" type="checkbox"/> Yes	No	Abstain	Absent
Tim Redmond:	<input checked="" type="checkbox"/> Yes	No	Abstain	Absent

Exhibit A

MR 772882, 08/30/2016 at 11:20:44 AM, 2 of 2, Kim Bonner, Routt County, CO

A tract of land in the SE1/4 SW1/4 of Section 34, Township 3 North, Range 85 West of the 6th P.M., bounded by a line described as follows:

Beginning at the SW corner of Section 34, Township 3 North, Range 85 West of the 6th P.M.

Thence N 87deg 40min 53sec E 2471.60 feet;
Thence N 14deg 32min 16sec W 648.62 feet to the true point of beginning which is on the westerly right of way line of State Highway 131;
Thence N 10deg 56min 58sec W 313.35 feet along said right of way line;
Thence S 82deg 41min 52sec W 20.06 feet along said right of way line;
Thence N 10deg 41min 20sec W 205.65 feet along said right of way line to the south right of way line of County Road No. 17;
Thence west, 130.0 feet along said south right of way line to the center of the Yampa River;
Thence S 12deg 36min 00sec W 376.27 feet to a point in the center of the Yampa River;
Thence S 10deg 44min 00sec E 126.5 feet to a point in the center of the Yampa River;
Thence S 5deg 00min 30sec W 73.47 feet to a point in the center of the Yampa River;
Thence S 11deg 09min 04sec E 316.24 feet to a point in the center of the Yampa River;
Thence S 76deg 18min 05sec E 324.64 feet to a point where the centerline of the Yampa River and the westerly right of way line of State Highway 131 intersect;
Thence N 10deg 41min 20sec W 370.39 feet along said westerly right of way line;
Thence N 82deg 41min 52sec E 19.94 feet along said right of way line;
Thence N 10deg 56min 58sec W 79.60 feet along said right of way line to the true point of beginning.

EXCEPTING THEREFROM, a tract of land conveyed to the State Department of Highways, State of Colorado recorded August 26, 1991 in Book 665 at Page 1728.

County of Routt, State of Colorado