STATE OF COLORADO)	RESOLUTION #2023-P- 060
)SS.	
COUNTY OF ROUTT)	

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:
 - 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 Recorders Office.
- 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 <u>June</u>, 2023, BY THE BOARD OF COUNTY COMMISSIONERS OF ROUTT COUNTY, STATE OF COLORADO.

ATTEST;

Jenny L. Thomas, County Clerk

RESOLUTION VOTE:

BY THE BOARD OF COUNTY COMMISSIONERS

Tim Redmond, Chair

Sonja Macys: Yes Timothy V. Corrigan: Yes

Abstain Absent Abstain Absent

Tim Redmond: Yes No

No

No

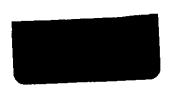
Abstain Absent

RECEPTION#: 847480, 08/10/2023 at 12:53:06 PM, 3 of 3, Jenny Thomas, Routt County, CO

RECEPTION#: 842202, 11/15/2022 at 03:49:45 PM, 2 of 2, Jenny Thomas, Routt County, CO

Exhibit A

AMS 772892, 09/30/2016 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 SN corner of Section 14, Township 3 North, Range 85 West of the 6th P.H.

Thence N 87deg 40min 53mec E 2471.60 fact;
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 fact 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 fact 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 52sec E 19.94 feet along said 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;
Thence N 10deg 56min 58sec W 79.60 feet along said right of way line;

EXCEPTING THEREPRON, 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