

STATE OF COLORADO)
)ss.
COUNTY OF ROUTT)

RESOLUTION #2022-P-

**Zoning Amendment
Vacation of Utility and Drainage Easements
Planning Activity No. PL20210010**

Recitals

A. Christopher G. Reed and Keelin K. Regan-Reed (“Petitioners”) are the owner(s) of Lots 59, 60, 65 Sky Hitch at Stagecoach (the “Land”);

B The Board of County Commissioners for the County of Routt, State of Colorado, (the “Board”) has duly received a petition for a Consolidation of the land approved on February 22, 2022 and recorded at Reception No. _____ in the official records of the Routt County Clerk and Recorder in the style of Sky Hitch Reed Subdivision (“Replat”).

C. The Board has received a petition for a vacation of certain utility and drainage easements, and a change of zoning on the newly created parcels to Mountain Residential Estates (MRE) from the present Low Density Residential (LDR) zone district;

D. All necessary data has been submitted and all required fees have been paid on behalf of the Petitioners;

E. The Routt County Planning Commission reviewed the petition on February 3, 2022 and submitted an advisory report to the Board recommending approval of the petition subject to conditions;

F. The Board held a public hearing on the matter on February 22, 2022, notice of said hearing having been advertised in the Steamboat Pilot, a local newspaper of general circulation;

G. Input was taken from the Petitioner and Planning Staff, and Planning Commission’s recommendation was considered;

H. No public input was offered from members of the audience;

I. Commissioner Corrigan moved to approve the vacation of the utility and drainage easements with the finding of fact that the proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and Stagecoach

Community Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations, Sections 2, 3 and 4 of the Routt County Subdivision Regulations.

J. This approval was given subject to the following conditions:

1. A resolution vacating the utility and drainage easements shall be recorded concurrently the Final Plat.
2. Utility, drainage and trails easements shall be shown and dedicated on the final plat.

K. Commissioner Redmond seconded; the motion carried 2-0.

L. Commissioner Corrigan moved to approve the zone change from LDR to MRE with the finding of fact that the proposal meets the applicable guidelines of the Routt County Master Plan and Stagecoach Community Plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations.

M. This approval was given subject to the following conditions:

1. The change of zone from Low Density Residential to Mountain Residential Estates 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.
2. The zone change is contingent upon a Final Plat being recorded.
3. The approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this approval.

N. Commissioner Redmond seconded; the motion carried 2-0.

O. A Final Plat was submitted for review and was found to be adequate after review by Legal and Planning Staff.

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

1. The Replat is hereby rezoned from Low Density Residential to Mountain Residential Estates. The Routt County Zoning Map is hereby amended to reflect such rezoning.
2. The utility and drainage easements within Lots 59,60,65 Sky Hitch at Stagecoach are hereby vacated. New utility and drainage easements are shown and dedicated on the final plat.
3. This approval is based upon the record presented at the public hearing and the finding made by the Routt County Planning Commission and Board of County Commissioners.

ADOPTED AND EFFECTIVE THIS _____ DAY OF _____, 2022, BY THE BOARD OF COUNTY COMMISSIONERS OF ROUTT COUNTY, STATE OF COLORADO.

ATTEST:

BY THE BOARD OF COUNTY
COMMISSIONERS

Jenny L. Thomas, County Clerk

M. Elizabeth Melton, Chair

RESOLUTION VOTE:

Timothy V. Corrigan:	Yes	No	Abstain	Absent
M. Elizabeth Melton:	Yes	No	Abstain	Absent
Tim Redmond:	Yes	No	Abstain	Absent

