

RESOLUTION NO. 2023-64

**BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO**

A RESOLUTION APPROVING PLANNING CASE PLN23-024, SHADOW CREEK RANCH – PRELIMINARY REZONING OF A 19.26 ACRE LOT ZONED NATURAL RESOURCES-2 (NR-2) TO AGRICULTURAL-1 (A-1), TR 2-81 SEC 13 QTR 4 ACRES 19.2600 AKA PART OF GOV TR37 IN SE1/4, (APPLICANT: SUMMIT COUNTY PLANNING DEPARTMENT); AND

WHEREAS, Summit County Planning Department has applied to the Board of County Commissioners for a preliminary rezoning of a 19.26 acre lot zoned Natural Resources-2 (NR-2) to Agricultural-1 (A-1); and

WHEREAS, the Planning Department has reviewed the application and recommended that it be approved; and

WHEREAS, the Lower Blue Planning Commission reviewed the subject application at a public hearing on June 1, 2023 and recommended that it be approved; and

WHEREAS, the Board of County Commissioners has reviewed the application at a public meeting held on July 25, 2023, and considered the evidence and testimony presented at the meeting; and

WHEREAS, the Board of County Commissioners finds as follows:

1. The proposed rezoning is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or subbasin master plans.
2. The proposal is consistent with the purpose and intent of the County's Zoning Regulations.
3. The proposal is consistent with the County's Rezoning Policies.
4. The proposed rezoning is compatible with present area development and will not have a significant, adverse effect on the surrounding area.
5. The proposal is consistent with public health, safety, and welfare, as well as efficiency and economy in the use of land and its resources.
6. The proposed rezoning is justified because the original zoning was in error. The property was acquired erroneously by the Summit County Board of County Commissioners by Treasurer's Deed on February 16, 2016, and recorded under Reception number #1104760.
7. The preliminary rezoning application was heard and recommended for approval by the LBPC on June 1, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT a preliminary rezoning of a 19.26 acre lot zoned Natural Resources-2 (NR-2) to Agricultural-1 (A-1), TR 2-81 Sec 13 Qtr 4 Acres 19.2600 AKA PART OF GOV TR37 IN SE1/4, is hereby approved with the following condition.

1. The property will be conveyed by the County and will be included in the existing conservation easement.

ADOPTED THIS 25TH DAY OF JULY, 2023

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

Joshua Blanchard
Joshua Blanchard, Chair



ATTEST:
Taryn Power
Taryn Power, Clerk & Recorder