

**TOWN OF FREDERICK, COLORADO  
RESOLUTION NO. 17-R-42**

**A RESOLUTION REGARDING THE REVIEW OF THE REQUEST FOR AMENDMENT TO THE OFFICIAL ZONING MAP OF THE TOWN OF FREDERICK FOR A PORTION OF WYNDHAM HILL ZONING AMENDMENT #5, PROPERTY LOCATED IN SECTION 33, TOWNSHIP 2 NORTH, R 68 WEST OF THE 6<sup>TH</sup> PM, HERETO, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE ZONING AMENDMENT.**

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on August 22, 2017, reviewed the application of Frederick Development Company, Inc., for a zoning amendment to the Official Zoning Map of the Town of Frederick to include the following real property; to wit:

WYNDHAM HILL FILING NO. 5 DESCRIPTION:

TRACT A AND OUTLOT C, "WYNDHAM HILL FILING NO. 5", TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:**

Section 1.           **Findings of Fact.** The following findings are made by the Board of Trustees of the Town of Frederick, after due consideration of the testimony given and presentations made during the public hearing conducted by the Board on August 22<sup>nd</sup>, 2017.

- a.       The applicant's application and supporting documents are in substantial compliance with "Section 3.11 Amendments," of the *Frederick Land Use Code*.
- b.       The amendment will change the zoning from Mixed-Use Highway 52 to Residential Low-Density.
- c.       The amendment to the Official Zoning Map of the Town of Frederick as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Frederick, Colorado.

Section 2.       **Conclusions and Order Approving an Amendment to the Official Zoning Map of the Town of Frederick for Wyndham Hill Zoning Amendment #5.**


- a.       The proposed amendment of the Official Zoning Map complies with section 3.11 of the *Frederick Land Use Code*.

b. The proposed amendment of the Official Zoning Map for the subject property shall be granted approval.

**INTRODUCED, READ, PASSED, AND SIGNED THIS 22ND DAY OF AUGUST, 2017.**

ATTEST:

TOWN OF FREDERICK

  
Meghan C. Martinez, CMC, Town Clerk

  
By Tony Carey, Mayor

