

ORDINANCE NO. 698

AN ORDINANCE REZONING LOTS 1, 2 AND 3, CAMPUS SUBDIVISION, FROM OPEN (O) ZONE DISTRICT TO THE CENTRAL BUSINESS DISTRICT (CBD) ZONE DISTRICT, AND PROVIDING AN EFFECTIVE DATE

RECITALS

WHEREAS, the owner of Lots 1, 2 and 3, Campus Subdivision, located within the municipal limits of the Town of Hayden has filed applications requesting a zone district change of said Lots 1, 2 and 3 from Open (O) to Commercial (C) (the "Zoning Request"); and

WHEREAS, the Town staff has provided information on the proposed Zoning Request for review by the community and Planning Commission; and

WHEREAS, a Public Hearing was conducted by the Hayden Planning Commission, according to the regulations of the Town of Hayden, on October 8, 2020 and the Hayden Planning Commission recommended approval of a zoning change from Open (O) to Central Business District (CBD) (the "Zoning Change") to the Hayden Town Council subject to conditions that the rezoning is authorized and approved by an ordinance of the Hayden Town Council and such ordinance is recorded in the records of the Routt County Clerk and Recorder and that a major site plan review by the Planning Commission is required for the proposed Hayden Center reuse of the High School building prior to its operation as a community center; and

WHEREAS, a Public Hearing was conducted on the Zone Change by the Hayden Town Council, according to the regulations of the Town of Hayden, on October 15, 2020 and no public comment on the proposed Zoning Change was received; and

WHEREAS, upon conclusion of the Public Hearing, the Hayden Town Council, unanimously approved the Zoning Change.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, THE FOLLOWING:

Section 1. Rezoning. That Lots 1, 2 and 3, Campus Subdivision, File No. 14471 at Reception No. 818151 are hereby rezoned to Central Business District (CBD).

Section 2. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. Effective Date. This Ordinance, immediately on final passing and adoption, shall be published in accordance with Section 3-3h of the Home Rule Charter and recorded in the Town Book of Ordinances kept for that purpose, authenticated by the signatures of the Mayor and Town Clerk. This Ordinance shall be in full force and effect immediately after its publication in accordance with Section 3-3h of the Hayden Home Rule Charter.

Section 4. Public Hearing. A public hearing on this Ordinance will be held on the 3<sup>rd</sup> day of December, 2020, at the regular meeting of the Hayden Town Council beginning at 7 p.m. at the Hayden Town Hall, 178 West Jefferson Ave, Hayden, Colorado.

INTRODUCED, READ, AND ORDERED PUBLISHED PURSUANT TO SUBSECTION 3-3(d) OF THE HAYDEN HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF HAYDEN, ON THE 19<sup>TH</sup> DAY OF NOVEMBER, 2020.

  
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Zachary Wuestewald, Mayor

ATTEST  
  
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Sharon Johnson, Town Clerk

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED PURSUANT TO SUBSECTIONS 3-3 (e) through (h) OF THE HAYDEN HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF HAYDEN, ON THE 3<sup>RD</sup> DAY OF DECEMBER, 2020.

  
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Zachary Wuestewald, Mayor

ATTEST  
  
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Sharon Johnson, Town Clerk

