

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2026- 002**

**A RESOLUTION APPROVING AN APPLICATION FOR A COMMON PLAT
AMENDMENT OF LOTS 79 & 80 IN UNIT 4, LOT 90 IN UNIT 5, OF THE K-Z RANCH
ESTATES SUBDIVISION AND A PART OF THE PART OF THE SOUTHWEST ¼
OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 73 WEST –
ADDRESSED AS 368 RISING SUN RD, BAILEY**

WHEREAS, the Applicants, Jackson Krebill and Ashley Lavallee, have applied for a Common Plat Amendment; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners (BOCC), the BOCC held a public hearing and reviewed the application and all supporting documentation, the recommendations of the Planning Commission, the Planning Department, and the testimony of the Applicant and members of the public; and

WHEREAS, during said public meeting, the BOCC found that the application for the common plat amendment meets the criteria for a common plat amendment as set forth in Section 6-504 of the Park County Land Use Regulations.

NOW THEREFORE, BE IT RESOLVED THAT THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY INCORPORATES THE FINDINGS CONTAINED IN THE STAFF REPORT AND APPROVES THE APPLICATION FOR A COMMON PLAT AMENDMENT BASED ON THE FOLLOWING FINDINGS OF FACT:

1. The Common Plat Amendment amends a County-approved and recorded Minor Plat, Final Plat, or Exemption Plat;
2. The Common Plat Amendment conforms to all applicable zoning or other standards and does not increase any nonconformity of an already legally nonconforming lot;
3. The Common Plat Amendment meets all applicable requirements of the Park County Land Use Regulations;
4. The Common Plat Amendment substantially conforms to the goals and policies of the Strategic Master Plan;
5. The Common Plat Amendment will not cause significant hardship or inconvenience for adjacent or neighboring landowners; and
6. The Common Plat Amendment does not create or result in an illogical or inefficient lot layout or subdivision.

Moved, seconded, and passed this 7th day of January, 2026.