

RESOLUTION NO. 2020-22
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO, APPROVING RBC ANNEX REZONE PRZ-0001-20
IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, the Board of County Commissioners of Rio Blanco County, Colorado ("Applicant") is requesting a Rezone PRZ-0001-20 on a parcel of land, owned by Applicant in Rio Blanco County, Colorado; and

WHEREAS, subject property is located at 17497 HWY 64 Rangely, CO, specifically PIN # 138335300932; and

WHEREAS, the Applicant is proposing to rezone the aforementioned parcel from Agricultural to Industrial in order to be in compliance with the Rio Blanco County Land Use Regulations; and

WHEREAS, the Planning Commission, at their October 29, 2020 meeting, voted unanimously (5-0) to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (Board) approval of the Rezone PRZ-0001-20; and

WHEREAS, the Board of County Commissioners of Rio Blanco County, Colorado has reviewed applicable Colorado Statutes, the Rio Blanco County Master Plan, the Rio Blanco County Land Use Regulation (LUR), the materials submitted by the Applicant, the materials submitted by members of the public at the hearing, the Planning Commission recommendations, and upon notice duly given conducted its own hearing on the Application in Rangely, Colorado on November 17, 2020;

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO FINDS AS FOLLOWS:

- A. The application is complete;
- B. The public hearing before the Board of County Commissioners was extensive and complete, pertinent facts, matters, and issues were submitted, and any interested parties were given an opportunity to be heard at the hearing;
- C. The record is complete;
- D. The proposed Rezone is in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of Rio Blanco County.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO:

- A. The RBC Annex Rezone PRZ-0001-20, is hereby approved.

- B. If any section, subsection, sentence, clause, phrase or portion of this Resolution is, for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of County Commissioners of Rio Blanco County, Colorado declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion herein, despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions would be declared invalid or unconstitutional.
- D. Approval of this Rezone constitutes approval of a site specific development plan which establishes a vested property right, as provided by §24-68-101 C.R.S., et.seq. This vested right is valid for a period of 3 years from the date of publication of this approval. The Planning Department of Rio Blanco County, Colorado, will publish notice of this approval and vested right in the Rio Blanco Herald Times as soon as possible.

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 17th DAY OF NOVEMBER, 2020.



ATTEST:

Boots Campbell
Boots Campbell
Clerk to the Board

THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

By: Jeff Rector
Jeff Rector, Chairman

Gary Moyer
Gary Moyer, Commissioner

Si Woodruff
Si Woodruff, Commissioner



RBC Annex Rezone BOCC Staff Report

For Rio Blanco County Use:
Reference File Number: PRZ-0001-20
Assigned Staff: J. Leif Joy

**Rio Blanco County Community Development Department
Planning Division**
Historic Courthouse
555 Main Street
Post Office Box 599
Meeker, CO 81641
Phone: 970-878-9510
Email: leif.joy@rbc.us
Website: www.rbc.us

DATE: November 17, 2020

REQUEST: Rezone parcel

PROJECT: RBC Annex Rezone

PROPERTY OWNERS: Rio Blanco County

PROJECT OWNER: Rio Blanco County Commissioners

AUTHORIZED AGENT: J. Leif Joy - Rio Blanco County Planner

LOCATION: 17497 HWY 64, Rangely Colorado

PROPERTY SIZE: Approximately 14 acres

EXISTING ZONE DISTRICT: Agriculture

I. GENERAL PROJECT DESCRIPTION

The applicant (Rio Blanco County) is requesting to rezone County owned property from Agricultural (AG) to Industrial (I) for the purpose of conforming to the Land Use Resolution (2016) governing Rio Blanco County.

II. LOCATION- SITE DESCRIPTION

See application for maps, details, and/or exhibits.

III. PUBLIC COMMENTS AND REFERRAL AGENCY COMMENTS

Planning Staff has NOT received any negative comments from the public and/or referral agencies

Planning Staff received comments from Referral Agencies

1. Colorado State Forest Service – **No objections**
2. Moon Lake Electric Association - **No objections**
3. CPW – **No objections**
4. RBC Treasurer – **No objections**
5. CDOT – **No objections**

IV. STAFF COMMENTS AND ANALYSIS

- A. This project will clean up the Rio Blanco County Zoning for this parcel. Because Rio Blanco County allows other agencies/organizations to utilize the building for business purposes, the current Ag Zoning is non-compliant. The switch to Industrial brings the owner into compliance.

V. SUPPLEMENTAL AND ADDITIONAL STAFF ANALYSIS

- A. Staff has received no additional comments or analysis after determination of completeness.

VI. RECOMMENDATION

Planning Staff recommends approval of PRZ-0001-20 RBC Annex Rezone with no conditions

Rio Blanco County Planning Commission voted unanimously (5 for, 0 against) to recommend approval of the PRZ-0001-20 RBC Annex Rezone project with no conditions at their October 29, 2020 meeting.