

RESOLUTION NO. 2013-32
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO
BLANCO COUNTY, COLORADO, APPROVING CONDITIONAL USE
PERMIT #13-1 TO ALLOW MULTIPLE EXISTING DWELLINGS AND
ONE NEW DWELLING AT 985 C.R. 9, MEEKER, COLORADO**

WHEREAS, Gayle R. Crawford-Rogers ("Applicant") has applied for a Conditional Use Permit on her 230-acre parcel in Rio Blanco County, Colorado; and

WHEREAS, the subject property is located at 985 County Road 9, Meeker, Colorado in the NE¼NW¼ of Section 17, Township 2 North, Range 94 West, of the 6th Principal Meridian; specifically PIN# 136716100001; and

WHEREAS, the subject property is currently zoned Agriculture and has seven existing dwellings and one existing RV utilized as a dwelling, all with associated infrastructure and improvements for ranching and hunting operations; and

WHEREAS, the Applicant is requesting approval of the existing dwellings and approval to construct one new single family residence on the property to be utilized as her new primary residence; and

WHEREAS, the Ag zoning district allows additional dwellings through the Conditional Use Permit process; and

WHEREAS, the Rio Blanco County Planning Commission conducted a public hearing on the Crawford-Rogers Conditional Use Permit #13-1 application on June 13, 2013 upon notice duly given; and

WHEREAS, the Planning Commission, at the June 13, 2013 meeting, voted 4 for/0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado ("Board") approval of the Conditional Use Permit #13-1 subject to all conditions and mitigations described in the May 6, 2013 Application and supporting materials, and any conditions of approval listed below; and

WHEREAS, the Board has reviewed applicable Colorado Statutes, the Rio Blanco County Master Plan, the Rio Blanco County Land Use Resolution, the materials submitted by the Applicant, the materials submitted by members of the public at the various hearings, the Planning Commission recommendations, and upon notice duly given conducted its own hearing in Meeker for the Conditional Use Permit Application on June 24, 2013;

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 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. Gayle Crawford-Rogers has paid the appropriate application fee;

- D. The appropriate ad valorem taxes have been paid for the subject property, in accordance with Section 30-28-110 C.R.S.
- E. The record is complete;
- F. The proposed Conditional Use Permit would not negatively affect 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:

- 1. The Crawford-Rogers Conditional Use Permit #13-1 is hereby approved, as presented, subject to the following condition:
 - a. Compliance with comments from the Rio Blanco County Environmental Health Officer in his email dated June 3, 2013. (Exhibit A)
- 2. 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.

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS DAY OF JUNE 2013.



BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:

Nancy R. Amick
for Nancy R. Amick
Deputy
Clerk and Recorder

By: *Shawn J. Bolton*
Shawn J. Bolton, Chairman

Jon D. Hill
Jon D. Hill, Commissioner

Jeffrey D. Eskelson
Jeffrey D. Eskelson, Commissioner

Anna Smith

From: Jeremy Simmons
Sent: Monday, June 03, 2013 12:29 PM
To: Anna Smith
Subject: Gail Rogers CUP

Anna,

I thought I should follow up on our discussion regarding the process that Mrs. Rogers should follow to connect the new home to the septic system. Firstly, the Building Official will require approval from Environmental Health that sewage disposal has been addressed before issuing a Building Permit. I will issue this approval when I have received an ISDS (septic) Permit Application and the applicable fee. This will be an ISDS Alteration Permit and the fee is \$123. The Building Department has these applications and they typically give them out with the Building Permit Applications.

After the connection from the new home to the septic is complete, but before it is backfilled, I need to inspect the work. This inspection will be solely on the piping from the home to the septic system as this connection is required to meet current Rio Blanco ISDS Regulations. Once I have determined that this connection meets the regulations I will inform the Building Official that Environmental Health has released the permit. Without this release the Building Official is not allowed to issue the Certificate of Occupancy.

If there are any questions regarding this process, the regulations, or anything else please contact me or have the interested party contact me.

Regards,
Jeremy

Jeremy Simmons
Environmental Health Officer
Rio Blanco County
p. 970-878-9526
fax. 970-878-9581
jsimmons@co.rio-blanco.co.us