

RESOLUTION NO. 2013- 56  
BOARD OF COUNTY COMMISSIONERS  
OF RIO BLANCO COUNTY,  
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO, APPROVING SPECIAL USE  
PERMIT 13-6 FOR THE HUNTER RIDGE WATER AND GAS FACILITIES**

WHEREAS, Hunter Ridge Energy Services, LLC (“Applicant”) has applied for a Special Use Permit for water and gas facilities that includes two compressor stations, one water treatment and storage facility, ten well pad compression facilities, two earthen pits, and associated pipelines in Rio Blanco County, Colorado; and

WHEREAS, the Rio Blanco County Planning Commission conducted a public hearing on the Hunter Ridge Water and Gas Facilities Special Use Permit 13-6 application on November 14, 2013, upon notice duly given; and

WHEREAS, the Planning Commission, at the November 14, 2013, meeting, voted 6 for/0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (“Board”) approval of the Special Use Permit 13-6 subject to all conditions and mitigations described in the 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 on the Special Use Permit Application on November 25, 2013, upon notice duly given;

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

- A. The application is complete;
- B. The application meets the requirements of Sections 54 and 224 of the Land Use Resolution (LUR) as well as all relevant standards specified in Article X of the LUR;
- C. 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;
- D. The parcel is appropriately zoned;
- E. The record is complete;
- F. The proposed Special 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 Hunter Ridge Water and Gas Facilities Special Use Permit 13-6 is hereby approved, as presented, subject to all conditions and mitigations described in the application and the following conditions:
  - a. Applicant must obtain the required building permit(s) prior to commencing the construction of the above listed new improvements on the property.
  - b. Applicant must ensure that all of its contractors are aware of and comply with the requirement to obtain all necessary permits and licenses for all vehicles, buildings, portable office units, equipment, and special mobile machinery used in Rio Blanco County.
  - c. Applicant must pay all appropriate impact fees, use and sales taxes for this project as determined by the Rio Blanco County Sales and Use Tax Department.
  - d. All applicable portions of the Rio Blanco County Land Use Resolution must be met, including the standards for weed control and re-vegetation.
  - e. Impacts to County Road 5 are anticipated. Applicant must obtain the necessary applicable Right of Way Access Permit, Utilities Installation Permit, and/or Special Transport Permits for oversize loads from the County Road and Bridge Department.
  - f. Any damage to County Roads resulting from Applicant's construction activities must be fully repaired or mitigated to the satisfaction of the RBC Road and Bridge Department.
  - g. Transportation of personnel, including the employees of contractors and sub-contractors must be accomplished using the minimum number of vehicles possible through use of vans or car-pooling. Individual vehicles that contain specialized equipment, such as welding equipment, or employees that are required and authorized to drive an individual vehicle to the worksites for logistical and/or short term Company's business purposes are exempt from this requirement.
  - h. All stationary equipment must meet an ambient noise standard of 65 decibels at the boundary of the work site where such equipment is located.
  - i. The facilities must be identified with proper signage, including site name, owner/operator, general contact numbers, and emergency contact numbers.
  - j. At the conclusion of the construction of the project, the company must submit an As Built Map in the form of a GIS compatible shape file.

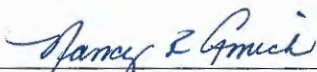



- k. Provide the final costs of the project upon completion.
1. Structures comprising the compressor station and water facility must have 'stand-alone' fire protection, meaning that if a wildfire advances on the site the tree mitigation done at the time of project construction must be enough to prevent the fire from getting close enough to damage the structures. Mitigation must use the options described in the October 30, 2013 letter from the Colorado State Forest Service.
  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.
  3. Approval of this conditional use permit constitutes approval of a site specific development plan which establishes a vested parcel right, as provided by CRS 24-68-101 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 Meeker Herald as soon as possible.

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST,  
THIS 25<sup>th</sup> DAY OF NOVEMBER, 2013.

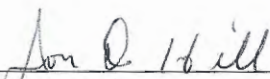
BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO

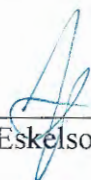
ATTEST:

  
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Nancy R. Amick  
Clerk and Recorder

By:   
\_\_\_\_\_  
Shawn J. Bolton, Chairman



  
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Jon D. Hill, Commissioner

  
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Jeffrey D. Eskelson, Commissioner