

**RESOLUTION NO. 2013-023**

**A RESOLUTION OF THE  
BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO  
TO APPROVE A SPECIAL USE PERMIT FOR THE RANCH HISTORY MUSEUM**

**WHEREAS**, the Colona Grange Hall No. 259 (**Owner**) and the Ouray County Ranch History Museum (**Applicant/Agent**) filed an application for a Special Use Permit to allow the Applicant to operate a Historic Museum (*Ranch History Museum*) in a portion of the Colona Grange located at 7275 S. Lima Street in Colona, Colorado; and

**WHEREAS**, the Ouray County Planning Commission reviewed and considered the Application at its regular meeting on April 23, 2013. At the conclusion of the meeting, the Planning Commission voted unanimously to forward the application to the Board of County Commissioners with a recommendation of approval; and

**WHEREAS**, notice regarding the Planning Commission public hearing was published in the *Ouray County Plaindealer* on April 4, 2013; and

**WHEREAS**, as required by Section 5.4.C of the Ouray County Land Use Code, notification to neighboring property owners was mailed and notice of the pending Special Use Permit application was posted on the Museum property; and

**WHEREAS**, the Board of County Commissioners (**Board**) conducted a public hearing to review the subject Application at its regularly scheduled meeting on May 14, 2013; and

**WHEREAS**, notice regarding the Board public hearing was published in the *Ouray County Plaindealer* on April 18, 2013; and

**WHEREAS**, during the hearing the Board heard statements from Staff and a representative from the Ranch History Museum; and

**WHEREAS**, the Board reviewed the application and supporting materials and made the determination that the proposal for a Special Use Permit to operate a Historic Museum in a portion of the Colona Grange complies with Section 5 of the Land Use Code; and

**WHEREAS**, the following motion was entered and noted in the minutes:

*Motion was made by Commissioner Batchelder and seconded by Commissioner Padgett to approve the Special Use Permit for the Ranching History Museum with the seven conditions as proposed by Staff; further pursuant to the time terms as stated in 5.6.A; and further that the Board may modify such terms consistent with future amendments by 5.6.A by simple motion; and*

**WHEREAS**, there was no discussion and the motion passed unanimously.

**WHEREAS**, the conditions as proposed by Staff, approved by the Board, and applicable to the approved Special Use Permit are as follows:

1. The Board of County Commissioners waive the typical fees for a Special Use Permit.
2. Public access to the basement shall be prohibited.
3. The second floor of the Colona Grange shall be limited to a maximum occupancy of fifty (50) persons.

4. Applicant shall post notices on site, in brochures, and on any applicable web site stating that no ADA compliant restrooms are available and that with adequate notice, ADA compliant portable restroom facilities will be provided.
5. All doors should remain open and unlocked during business hours.
6. Applicant and any museum employees/operators shall make all possible efforts to leave any existing asbestos undisturbed. If asbestos is discovered during the course of routine maintenance (in the portion of the structure leased by the museum) the Applicant shall be required to immediately notify the Land Use Office of the discovery of such materials and shall submit an *asbestos mitigation plan* prepared and stamped by a Colorado Licensed Professional Engineer.
7. Applicant shall be required to maintain a current and valid lease with the Colona Grange Hall No. 259. A copy of any current, updated, or revised lease shall be provided to the Ouray County Land Use Department.

APPROVED AND ADOPTED THIS 28<sup>th</sup> DAY OF MAY 28, 2013.

Voting for: Commissioners Fedel, Padgett and Batchelder  
 Voting against: None



BOARD OF COUNTY COMMISSIONERS  
 OF OURAY COUNTY, COLORADO

*F. Mike Fedel*

F. Mike Fedel, Chair

*Lynn M. Padgett*

Lynn M. Padgett, Vice-Chair

*Don Batchelder*

Don Batchelder, Commissioner

*Michelle Nauer*

Michelle Nauer, Clerk and Recorder  
 By: Linda Munson-Haley, Deputy Clerk of the Board