

RESOLUTION No. 2012-005
Superseding Resolution No. 2011-043

**A RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO
TO PLAN FOR LAND USE ISSUES AND LAND USE CODE REVISIONS**

WHEREAS, on July 23, 2007 the Board of County Commissioners of Ouray County, Colorado ("Board") adopted a list of priorities for modifications and amendments to the Ouray County Land Use Code ("Code") and such list of priorities was formalized by adoption of Resolution No. 2007-041; and

WHEREAS, subsequently Resolution 2009-002 revised such priorities and provided that the priorities set forth in such Resolution would be revisited in six months to "assess progress and reevaluate priorities"; and

WHEREAS, in the intervening years, the Board has reviewed land use issues and priorities every six months in order to assess current issues, reevaluate land use priorities and assess the needs related to land use concerns; and

WHEREAS, the Board has recognized that multiple sections of the Code are in need of analysis and updating; however, the Board is cognizant of the need to address certain land use issues that may have a more immediate and prominent effect on Ouray County as a whole; and

WHEREAS, the Board wishes to accomplish any possible revisions to the Code in an efficient manner and with a thorough understanding and evaluation of the issues and ramifications of such revisions; and

WHEREAS, the Board is sensitive to constraints on staff time required to research issues, provide analysis where necessary and draft Code revisions when requested; and

WHEREAS, the Board wishes to be realistic in outlining possible research projects and planning for land use issues, taking into account other tasks assigned to staff and to the Ouray County Planning Commission.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO, AS FOLLOWS:

1. The following topics, code sections and issues may be discussed, researched, reviewed, analyzed and revised in the ensuing six months, in the following order:
 - a. Section 9, "Visual Impact Regulations", including any related sections, such as Section 22, "Definitions" will continue to be examined and evaluated by the Ouray County Planning Commission.
 - b. Section 3, "Zoning Provisions General", Review *Historical Museum* (use) as proposed by Staff and consider adding as a use allowed by Special Use Permit in the Valley Zone including any related sections, such as Section 22, "Definitions". Planning Commission will conduct required workshop(s) and public hearing concurrent with review of Section 9 / Visual Impact Regulations.
 - c. Section 22, "Definitions", Review current definition of *Farming/Ranching*. Review possible amendment to allow produce stands or markets as a use-by-right on properties with "agricultural" designation. Planning Commission will conduct required workshop(s) and public hearing concurrent with review of Section 9 / Visual Impact Regulations.
 - d. Section 8, "Sign Regulations", possible revisions/amendments.

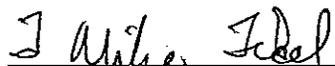
- e. Review and discussion of the provisions of C.R.S. § 24-65.1-101, *et seq*, "Areas and Activities of State Interest" will continue to be examined and evaluated by the Board.
 - f. Section 7, "Improvements Standards", possible revisions/amendments.
2. The Board acknowledges that the priorities listed are flexible and that there may be instances in which related/companion Code sections may also require modifications in order to be compatible with amendments proposed in accordance with the list of priorities set forth above.
 3. The Board may agree to modify the priorities at any time in order to address unexpected or extraordinary circumstances.
 4. These priorities shall be revisited in six months to assess progress and reevaluate priorities.
 5. The Board acknowledges that other sections in need of review and amendments include Section 19, "Administration", with a particular emphasis on site development permits; Section 20, "Amendments"; Section 24, "Wildfire Mitigation Regulations"; an evaluation of Section 29, "Oil and Gas Development" and possible modifications required by new legislation and rules adopted by the Colorado Oil and Gas Conservation Commission; consideration of personal care/assisted living facilities; water related issues and an administrative guide as a companion to the Code.
 6. Possible new sections or regulations that the Board acknowledges may be required in the near future include:
 - a. Review of possible Land Use Code changes as may be suggested by the Ouray County Housing Authority as part of the affordable housing plan accepted by the Board on November 2, 2009.

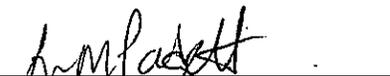
APPROVED AND ADOPTED THIS 14th DAY OF FEBRUARY 2012.

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

BOARD OF COUNTY COMMISSIONERS
 OF OURAY COUNTY, COLORADO


 Heidi M. Albritton, Chair


 F. Mike Fedel, Vice-Chair


 Lynn M. Padgett, Commissioner




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