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STATE OF COLORADO } ss COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Courthouse in Kiowa on Wednesday, the 11th day of September, 2019, there were present:

Christopher Richardson
Grant Thayer
Vice Chair
Rick Pettitt
Commissioner
Dallas Schroeder
Clerk to the Board

When the following proceedings, among others were had and done, to wit:

APPROVE RESOLUTION 19-49

SU-18-0084 NICK FRENCH BEEKEEPING SPECIAL USE BY REVIEW. A REQUEST TO APPROVE A SPECIAL USE BY REVIEW TO ALLOW CONSTRUCTION OF A 40' x 80' X 12' (3,200 SQUARE FOOT) ACCESSORY BUILDING IN ORDER TO OPERATE A BEEKEEPING BUSINESS ON A 8.24 ACRE PROPERTY ZONED RESIDENTIAL AGRICULTURE-ONE (RA-1).

WHEREAS, the applicant, Nick French, has submitted an application (Case No. SU-18-0084) requesting approval of a special use by review to allow construction of a 40' x 80' x 12' (3,200 square foot) accessory building in order to operate a beekeeping business on a 8.24 acre property zoned Residential Agriculture-One (RA-1); and

WHEREAS, the subject property is located in Section 3, Township 7 South, Range 65 West of the 6th Principal Meridian in Elbert County; and

WHEREAS, the subject property is currently zoned Residential Agriculture-One (RA-1); and

WHEREAS, the subject property is addressed at 41322 London Dr., Parker; and

WHEREAS, on August 20, 2019, the Planning Commission held a public hearing on the application. At the hearing there were presentations by Staff and the applicant, and public comment was solicited. On a vote of 6-0 the Planning Commission is forwarding their recommendation to approve with conditions 1-6 to the Board of County Commissioners for their consideration; and

WHEREAS, the Community and Development Services Department and the Planning Commission made the following Findings related to the application:

1. The proposal is in general conformance with the Elbert County Comprehensive Plan; and

- 2. The proposal meets all the criteria for approval in the Elbert County Zoning Regulations; and
- 3. The Elbert County Subdivision Regulations are not applicable to this project; and
- The proposal is compatible with existing and allowable land uses in the surrounding area;
 and
- 5. The proposal will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

BE IT THEREFORE RESOLVED, the Board of County Commissioners does hereby approve **SU-18-0084 NICK FRENCH BEEKEEPING SPECIAL USE BY REVIEW** with conditions of approval to include:

- 1. The applicant will be required to remove the Public Hearing sign within seven (7) days of a decision by the Board of County Commissioners.
- 2. The Special Use by Review shall not become effective until all fees are paid, conditions of approval are met, and the Special Use by Review Exhibit is recorded.
- 3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.
- 4. Building permits and grading permits need to be approved by Elbert County prior to construction.
- 5. The applicant agrees to have the drive inspected by the Elizabeth Fire Protection District prior to the issuing of a building permit.
- 6. Elbert County shall assign the second residence an address separate from the primary residence during the building plan review process for the new residence.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:

CHRISTOPHER RICHARDSON

GRANT THAYER

RICK PETŤIŤT

ATTEST: DALLAS SCHROEDER COUNTY CLERK

BY: Darley Chie

Clerk to the Board

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