

RESOLUTION

MONTROSE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE 3XM GRINDING AND COMPOST SPECIAL USE PERMIT LOCATED ON AMBER ROAD

WHEREAS, on the 20th day of August 2019, the Montrose County Board of County Commissioners (THE "Board") approved the 3XM Grinding and Compost Special Use Permit (SUP) to allow a grinding and composting facility; and

WHEREAS, the description of the property is S22, T51, R10, SW4SW4, Less 1.25a, assessors tax parcel number 3495-223-00-002; and

WHEREAS, public hearings were held regarding this Special Use Permit on July 17, 2019, August 7, 2019, and August 20, 2019. During the public hearings, the Board received comment from the public and considered the eight criteria for considering a Special Use as outlined in the Montrose County Zoning Resolution, detailed below; and

WHEREAS, the Board of County Commissioners approve the Special Use Permit based on the following findings of fact:

1. The proposed Special Use Permit is in conformance with the Montrose County Master Plan;
2. The application documents and associated technical reports present a clear picture of the proposed use;
3. The site plan for the propose Special Use is in conformance with the applicable zoning district standards;
4. Impacts of the proposed Special Use have been mitigated by the permit conditions listed below;
5. The Special Use promotes the best interest of the general public's health, safety, and welfare, and is in compliance with relevant local and state government regulations;
6. The Special Use is on a conforming parcel;
7. The applicant has provided all pertinent technical information necessary for the Board to make a fully informed decision;
8. The Special Use is likely to have a positive economic impact in the region through the creation of new jobs.

WHEREAS, the Montrose Count Board of County Commissioners approved the SUP with the following conditions:

1. Prior to operation of the facility all applicable County, State and Federal permits shall be obtained and maintained in good standing at all times during the facilities operations. Approved copies of all required permits shall be provided to the Planning and Development Department.

2. The development of the facility shall be in conformance with site plans - stamped "received June 20, 2019".
3. Operations of the facility shall be subject to all applicable requirements outlined in the Narrative - stamped "received June 27, 2019."
4. Operation of the facility shall be from the hours of 8:00am to 5:00pm, Monday thru Friday for mechanized machinery.
5. Noise levels shall not exceed 75 decibels measured from the property line.
6. A county access permit shall be obtained prior to operation of the facility. If the facility begins retail operations, a revised access permit shall be required.
7. Food waste shall not be processed within 500 feet of any neighboring property that has an existing residential home.
8. The exterior boundary of the property shall be fenced to keep trash or debris on site.
9. All exterior lighting associated with the event facility shall be down directed.
10. No stockpiles of any type shall be located within 100 feet of the property located west of the facility noted in the Montrose County Assessors records as Parcel number 3495-223-00-003.
11. Stockpiles and windrows shall be limited to 25' in height.
12. No bulk meats, animal processing waste, slaughter house products, cardboard, restaurant waste or Bio-solids shall not be processed or stored on the property. No raw sewage or residential waste shall be processed at the facility.
13. All non-green products brought to the site shall be covered before the end of each business day.
14. A weed control and plan shall be submitted to the Planning and Development Department and reviewed by the Montrose County Ecological Services Division prior to operations.
15. The operator shall use industry best practices to limit odors, including details provided in the Narrative – stamped "received, June 27, 2019".
16. The permit shall be applicable only to the specific use and property for which it was issued.
17. The Special Use Permit shall run with the land.
18. Approval of this permit does not limit the Board of County Commissioners power to terminate this permit, if a finding of non-compliance with the provisions of the permit, Zoning Resolution or other laws of the County, State or Federal Government.
19. All reports and findings submitted to and received from the Colorado Department of Public Health shall be provided to Montrose County by the operator of the facility.
20. Processing of animal manure shall be allowed at the facility.
21. Montrose County will have right to inspect the facility to verify compliance with all conditions. The inspection may take place at any time during business hours.
22. The food waste processing area shall be located within a covered structure. The west side of the structure will be walled with the remaining sides encompassed by a chain link fence from top to bottom.
23. The gates into the facility shall be the same specifications as the perimeter fence.
24. An 8' berm of compacted dirt shall be constructed along south side of the facility, along Amber Road.

25. The Special Use Permit will be reviewed at a public meeting by the Board of County Commissioners six months after operations commence to verify compliance with all conditions and applicable County or State regulations.

NOW THEREFORE BE IT RESOLVED, that the undersigned Board of County Commissioners of Montrose County, Colorado, does hereby approve the 3XM Grinding and Compost Special Use Permit (SU-17-0008).

BE IT FURTHER RESOLVED, that this Special Use Permit shall be subject to all conditions of approval.

ADOPTED AND EFFECTIVE this 4th day of September 2019.

BOARD OF COUNTY COMMISSIONERS,

Sue Hansen
Sue Hansen, Chairman

Roger Rash
Roger Rash, Vice-Chairman

absent
Keith Caddy, Commissioner

ATTEST: *Tressa Guynes*

Eloise Lentz
Clerk/Deputy Clerk to the Board

Date 9-4-19

