

RECEPTION#: 923653, Date: 8/5/2020 4:12 PM,
Pages: 1 of 2 , RES
Montrose County, CO. Tressa Guynes, Clerk and Recorder

RECEPTION#: 923651, Date: 8/5/2020 3:33 PM,
Pages: 1 of 2 , RES
Montrose County, CO. Tressa Guynes, Clerk and Recorder

*Re-recorded to add
County Seal.*

No. 36 -2020

**MONTROSE COUNTY BOARD OF COUNTY COMMISSIONERS
FOR THE STORM KING MOUNTAIN RANCH SPECIAL USE PERMIT LOCATED AT 70753
BUCKHORN ROAD MONTROSE, CO.**

WHEREAS, on the 15th day of July 2020, the Montrose County Board of County Commissioners approved the Storm King Mountain Rang Special Use Permit (SUP) to allow an event facility; and

WHEREAS, the legal description of the property is a Tract of land situated in the S1/2NE1/4, S: 8 T: 47N R: 8W, containing 8.81 Acres; and

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

1. The permit shall be applicable only to the specific use and specific property for which it was issued.
2. The Special Use Permit shall run with the land.
3. Where applicable, all event activities shall be in compliance with all local, state, and federal regulations.
4. The development of the facility shall be in conformance with the narrative and maps dated March 6, 2020.
5. Prior to operation of the facility the Planning and Development Department will inspect the site to verify compliance with all approved plans, acceptance by all appropriate County Departments and compliance with all conditions attached to the permit.
6. Events that exceed the capacity of the on-site bathrooms shall provide additional sanitation facilities based on the following: one portable sanitation facility for the first 25 guests, and one additional portable sanitation facility for each additional 25 guests.
7. Prior to event operations, an updated access permit associated with the new facility shall be approved by Montrose County.
8. Event hours shall be from 8:00am to 11:00pm. All outdoor music, all amplified sound and fireworks shall cease at 10:00pm. The sound shall not exceed a maximum permissible noise level of 65db, measured from the property line. The event start time shall not apply to six sunrise events, which will be limited to 50 people, with not amplified sound before 8am.
9. If necessary, Montrose County may require implementation of a traffic control plan to reduce negative affects during large events.
10. The applicant shall provide dust control on the property, specifically for the gravel access drive and gravel parking areas.
11. RV's under the ownership of the applicant and glamping tents/cabins shall have operable smoke detectors. The glamping tents/yurts shall be limited to 8-guests for each unit.
12. Trash facilities sufficient to address guest activities shall be located on site, and the applicant shall be responsible to keep all trash on the subject property. All trash shall be contained and removed in a timely manner.
13. All exterior lighting associated with the event facility shall be down directed. The lighting shall be placed in a way that will effectively insulate the adjacent properties from adverse impacts of permeant lighting. This condition will not apply to lights that are of a non-permanent nature which include accent, decorative and seasonal lighting. . Decorative lights shall be a maximum of 15 watts or 138 lumens (LED) for each bulb. The decorative lights shall not include any flashing lights or neon lighting. All decorative lighting shall be placed in a manner that will


- not negatively affect neighboring properties by reason of glare or intensity. All exterior lights that exceed 25-feet in height shall be turned off at 11:30pm.
14. Approval of this permit does not limit the Commissions 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 or State.
 15. The applicant shall provide all renters and venders with information regarding the conditions of the SUP.
 16. Events shall be limited to ten events per year where the number of guests is between 350 and 500. Events shall be limited to six per year where the guest number is over 500.
 17. The Montrose County Planning and Development Department shall be notified at least 21-days in advance when the number of event guests exceed 350. This information will be available on the business web page.
 18. When the size of the event necessitates the use of the overflow parking area, the grass shall be cut prior to the event.
 19. The Special use Permit will be reviewed by the Board of County Commissioners at a public meeting 6 months after the facility begins operations.

NOW THEREFORE BE IT RESOLVED, that the undersigned Board of County Commissioners of Montrose County, Colorado, does herby approve the Strom King Mountain Ranch Special Use Permit (SU-19-0085).

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

ADOPTED AND EFFECTIVE this 5th day of August, 2020.


BOARD OF COUNTY COMMISSIONERS,



Keith Caddy, Chairman

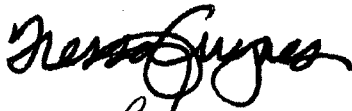
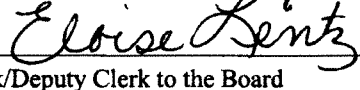


Roger Rash, Vice-Chairman



Sue Hansen, Commissioner

ATTEST:

Clerk/Deputy Clerk to the Board

Date Aug. 5, 2020

