

RIO BLANCO COUNTY LAND USE REGULATIONS

Effective July 1, 2016

Last Amended: June 24, 2026

ORIGINAL ADOPTION

Resolution No. 2016-15 adopted on May 23, 2016

LIST OF AMENDMENTS

1. Resolution No. 2018-06 adopted on February 12, 2018
2. Resolution No. 2018-26 adopted on June 18, 2018
3. Resolution No. 2021-23 adopted on November 9, 2021
4. Resolution No. 2022-05 adopted on January 18, 2022
5. Resolution No. 2024-43 adopted on December 10, 2024
6. Resolution No. 2026-08 adopted on March 10, 2026
7. Resolution No. 2026-09 adopted on March 10, 2026
8. Resolution No. 2026-16 adopted on May 5, 2026
9. Resolution No. 2026-17 adopted on May 19, 2026

RESOLUTION NO. 2016-15
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO, ADOPTING THE 2016 LAND USE REGULATION, AMENDING THE RIO BLANCO COUNTY LAND USE RESOLUTION OF 2001, AS AMENDED, THE RIO BLANCO COUNTY ZONING MAP OF 2010, AS AMENDED, AND THE EXISTING 1041 REGULATIONS. (AREAS AND ACTIVITIES OF STATE INTEREST)

WHEREAS, Rio Blanco County is a legal and political subdivision of the State of Colorado for which the Board of County Commissioners (BOCC) is authorized to act; and

WHEREAS, the BOCC is authorized by Sections 29-20-101 through 104, 30-11-103, 30-28-111 through 115, 30-28-133 C.R.S. as amended and other powers authorized by the Constitution of the State of Colorado or Colorado State Statutes to adopt land use regulations governing the unincorporated areas of Rio Blanco County; and

WHEREAS, on the 13th day of November, 2001, the BOCC adopted Resolution 2001-18 concerning a Land Use Resolution for the County of Rio Blanco, State of Colorado; and

WHEREAS, the BOCC is authorized by the provisions of 30-28-116, C.R.S., as amended, and Section 135 of the Rio Blanco County Land Use Resolution to provide for the approval of amendments to the Land Use Resolution; and

WHEREAS, pursuant to Section 24-65.1-404, C.R.S., as amended, the BOCC may adopt regulations governing Areas and Activities of Statewide Interest; and

WHEREAS, the BOCC has determined it is necessary to amend the Rio Blanco County Land Use Resolution with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the County which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the purpose of this Resolution is to adopt amendments to the text of the Rio Blanco County Land Use Resolution of 2001, as amended, the Rio Blanco County Land Use Map of 2010, and the existing 1041 Regulations (Areas of Statewide Interest) to the extent set forth in the 2016 Rio Blanco County Land Use Regulation (LUR) attached hereto as Exhibit "A"; and

WHEREAS, the Planning Commission held public hearings to consider the proposed LUR on February 17, 2016, March 3, 2016, March 10, 2016, March 17, 2016, and March 23, 2016, and voted unanimously to recommend to the BOCC, approval of the LUR and the Land Use Map of 2016 attached hereto as Exhibit "A"; and

WHEREAS, the BOCC has reviewed the proposed LUR, the materials submitted by members of the public at various meetings, has reviewed the Planning Commission recommendations, and conducted its own public hearings on May 16, and May 23, 2016, upon notice duly given; and

WHEREAS, the BOCC has reviewed the record and the requirements of State and Federal regulations, the Rio Blanco County Land Use Resolution, the Rio Blanco County Master Plan, and has deliberated thereon; and

WHEREAS, the BOCC closed the hearing and the record is deemed complete; and

WHEREAS, the BOCC, on the basis of the evidence produced at the aforementioned hearings, makes the following findings:

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO FINDS AS FOLLOWS:

1. The BOCC is authorized by the provisions of Sections 30-28-116 and 30-28-133 C.R.S., as amended, and the provisions of Section 135 of the Rio Blanco County Land Use Resolution, to adopt amendments to the Rio Blanco County Land Use Resolution whenever the public necessity, health, safety and general welfare, justify such action.
2. The public hearings before the BOCC were extensive and complete. All pertinent facts, matters, and issues were submitted and all interested parties were heard at the hearing.
3. Proper public notice was provided as required by law and the Rio Blanco County Land Use Resolution.
4. The proposed amendments to the Rio Blanco County Land Use Resolution of 2001, as amended, are in compliance with the recommendations set forth in the Master Plan for the unincorporated areas of the County.
5. The proposed text amendments are in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of Rio Blanco County.

THEREFORE, BE IT RESOLVED THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO:

- A. The BOCC hereby approves and adopts the 2016 Rio Blanco County Land Use Regulation in the form set forth in Exhibit "A" attached hereto and the Land Use Map of 2016, as set forth in Exhibit "A", attached hereto, as the full and complete Zoning Map and Zoning Plan for Rio Blanco County, Subdivision Regulations for Rio Blanco County and 1041 Regulations (Areas and Activities of State Interest) of Rio Blanco County, for the unincorporated area of Rio Blanco County;

- B. The BOCC hereby amends the text of the Rio Blanco County Land Use Resolution of 2001 as previously amended and the 1041 Regulations (Areas and Activities of State Interest) to the extent currently existing in Rio Blanco County, all as set forth in the 2016 Rio Blanco County Land Use Regulation. To the extent existing Resolutions and regulations are not consistent with or incorporated into the 2016 Rio Blanco County Land Use Regulation, and the Land Use Map of 2016, (Exhibit "A" attached hereto) those existing Resolutions and regulations are hereby repealed;
- C. The effective date of this Resolution and the effective date of the repeal of inconsistent Resolutions and regulations shall be the 1st of July, 2016;
- D. If any section, subsection, sentence, clause, phrase or portion of this Resolution and the attached Exhibit A are, for any reason, held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of County Commissioners of Rio Blanco County, Colorado declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion herein, despite the fact that any one or more sections, subsections, sentences, clauses phrases, or portions would be declared invalid or unconstitutional.

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 23 DAY OF MAY, 2016.

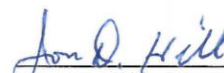
ATTEST:


Boots Campbell
Clerk to the Board



THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

By: 
Shawn J. Bolton, Chairman


Jon D. Hill, Commissioner


Jeffrey D. Eskelson, Commissioner

RESOLUTION NO. 2018-06
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO, ADOPTING AN AMENDMENT TO THE 2016 LAND USE REGULATION (LUR).

WHEREAS, Rio Blanco County is a legal and political subdivision of the State of Colorado for which the Board of County Commissioners (BOCC) is authorized to act; and

WHEREAS, the BOCC is authorized by Sections 29-20-101 through 104, 30-11-103, 30-28-111 through 115, 30-28-133 C.R.S. as amended and other powers authorized by the Constitution of the State of Colorado or Colorado State Statutes to adopt land use regulations governing the unincorporated areas of Rio Blanco County; and

WHEREAS, on the 23rd of May, 2016, the BOCC adopted Resolution 2016-15, adopting the 2016 Land Use Regulation amending the Rio Blanco County Land Use Resolution of 2001 for the County of Rio Blanco, State of Colorado; and

WHEREAS, the BOCC is authorized by the provisions of 30-28-116, C.R.S., as amended, and Section 1-102 of the Rio Blanco County Land Use Resolution to provide for the approval of amendments to the Land Use Resolution; and

WHEREAS, the BOCC has determined it is necessary to amend and rewrite portions of the Rio Blanco County Land Use Resolution with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the County which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the purpose of this Resolution is to adopt amended text as provided in the attached Exhibit "A" amending the text of the 2016 Land Use Regulation; and

WHEREAS, the Planning Commission held a public hearing to consider the proposed amendment of the LUR on November 16, 2017, and voted unanimously to recommend to the BOCC, approval of the LUR Amendment attached hereto as Exhibit "A"; and

WHEREAS, the BOCC has reviewed the proposed Amendment to the LUR, the materials submitted by members of the public at various meetings, has reviewed the Planning Commission recommendations, and conducted its own public hearing beginning on December 11, 2017 and continued to February 12, 2018, upon notice duly given; and

WHEREAS, the BOCC has reviewed the record and the requirements of State and Federal regulations, the Rio Blanco County Land Use Resolution, the Rio Blanco County Master Plan, and has deliberated thereon; and

WHEREAS, the BOCC closed the hearing and the record is deemed complete; and

WHEREAS, the BOCC, on the basis of the evidence produced at the aforementioned hearings, makes the following findings:

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO FINDS AS FOLLOWS:

1. The BOCC is authorized by the provisions of Sections 30-28-116 and 30-28-133 C.R.S., as amended, and the provisions of Section 135 of the Rio Blanco County Land Use Resolution, to adopt amendments to the Rio Blanco County Land Use Resolution whenever the public necessity, health, safety and general welfare, justify such action.
2. The public hearings before the BOCC were extensive and complete. All pertinent facts, matters, and issues were submitted and all interested parties were heard at the hearing.
3. Proper public notice was provided as required by law and the Rio Blanco County Land Use Resolution.
4. The proposed amendments to the 2016 Land Use Regulation are in compliance with the recommendations set forth in the Master Plan for the unincorporated areas of the County.
5. The proposed text amendments are in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of Rio Blanco County.

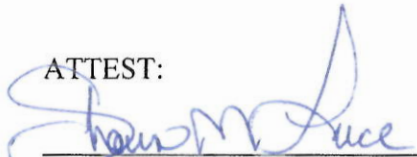
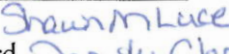
THEREFORE, BE IT RESOLVED THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO:

- A. The BOCC hereby approves and adopts the amendments to the 2016 Rio Blanco County Land Use Regulation in the form set forth in Exhibit "A" attached hereto;
- B. The effective date of this Resolution shall be the 12th day of February, 2018;
- C. If any section, subsection, sentence, clause, phrase or portion of this Resolution and the attached Exhibit A are, for any reason, held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of County Commissioners of Rio Blanco County, Colorado declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion herein, despite the fact that any one or more sections, subsections, sentences, clauses phrases, or portions would be declared invalid or unconstitutional.

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND
0 AGAINST, THIS 12th DAY OF FEBRUARY, 2018.

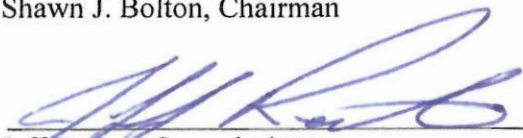
THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


Boots Campbell 
Clerk to the Board Deputy Clerk



By: 
Shawn J. Bolton, Chairman


Jeff Rector, Commissioner


Si Woodruff, Commissioner

Exhibit A

1. 1-302.b.2.b. Board of Adjustment

“b. In order for the BOA to grant an appeal which overturns an administrative interpretation or decision, at least three ~~two~~ members of the BOA must vote in favor of the appellant. (Section 3028-118 (3), C.R.S.)”

2. 5-301.A.1.e Unplatted Lots, Parcels or Tracts

“create lots, parcels or tracts of land that are less than 35 acres; Division by state highways or county roads can create a parcel less than 35 acres.”

3. 5-301.A.1.f. Unplatted Lots, Parcels or Tracts “affect parcels not within the same zoning district, without first being rezoned. Division by state highways or county roads does not require rezoning of parcels. Rezoning of parcels from Agricultural to Rural Residential, when required by sections 5-201-Single Lot Creation or 5-202 Minor Subdivision, shall be a prerequisite for receiving a building permit from Rio Blanco County.”

4. 5-302- Request for An Exception

“Divisions of unplatted land that may not be subject to subdivision review are identified in Section 5-301, Exceptions to Subdivision Regulations. An application requesting an exception to the subdivision regulations and approval of the Final Plat shall be subject to the following review process. This process applies only to unplatted lots, parcels or tracts of land. If one of the affected properties is platted, the process outlined in Section 5-501 shall be followed. When common boundary lines are adjusted which results in a parcel(s) less than 35 acres, the Single Lot Creation or Minor Subdivision review processes outlined in Section 5-401 and 5-402 shall be followed. Division by state highways or county roads of unplatted lots, parcels or tracts can create a parcel less than 35 acres.”

5. 5-501.E Relocation of Common Boundary Lines-

“Transfers of land made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties are considered an exception to this section if no parcel or lot is created that is less than 35 acres. To be approved as an exception for relocation of common boundary lines, the survey plat must bear signatures of all landowners whose parcels are changed by the boundary line relocation. The survey plat must show that the exception was used only to change the location of a boundary line dividing two parcels, and must clearly distinguish the prior boundary location (shown for example, by a dashed or broken line) from the new boundary (shown, for example, by a solid line). Grantees of land transferred under this subsection must take title to the land transferred under the same name as they hold title to their land adjoining said property. No separate or new parcel may be created hereunder.”

6. 5-502.A.4. Request for Amended Final Plat- Evaluation by Assigned Staff

“Upon determination of completeness, the Assigned Staff shall review the application for compliance with Section 5-406, Final Plat Review. Concurrently, the staff shall distribute the complete application to referral agencies and applicable County Departments for review and comments. Based on review of the approval criteria and ~~Department~~ comments received, the Assigned Staff shall provide a recommendation to the BOCC to approve, approve with conditions or deny the application. A hearing before the BOCC only applies to previously platted lots, parcels or tracts of land.

Amended Final Plat for Unplatted lots, parcels or tracts shall be reviewed via the Administrative Review process as described in Section 4-202 Administrative Applications.”

7. 5-501.C- Boundary Line Adjustments

Boundary Line Adjustments. Adjusting the platted boundary lines between contiguous legally preexisting lots, parcels or tracts of land which does not increase the number of parcels previously recorded nor does it create a new non-conforming lot, parcel or tract of land under the applicable zoning or increase an existing non-conformity of any legally non-conforming lot, parcel or tract of land does not require a subdivision process. This Boundary Line Adjustment applies to previously platted lots, parcels or tracts of land.”

8. “Section 7-606 Additional Standards Applicable to Manufactured Homes Located in a Manufactured Home Parks or on a Legal Parcel.

A. Certification. All manufactured homes located in a manufactured home park or on a legal parcel after adoption of these regulations shall meet the following certification requirements, excluding homes permitted as Temporary Living Quarters.”

9. Section 18-104 Lands to Which this Section Applies

“This section shall apply to all Special Flood Hazard Areas (mapped floodplains) and all floodways and areas removed from the floodplain by the issuance of a FEMA letter of Map Revision Based on Fill (LOMR-F) within the jurisdiction of Rio Blanco County, Colorado

~~The provisions of Section 245 shall not apply to land used for the raising of livestock, crops or forestry, nor shall this section apply to the creation, maintenance, repair, alteration of any farm or stock ponds, irrigation ditches, headgates, wingwalls, weirs, diversion structures, pumps or the placement of riprap or other materials for bank stabilization, fishery enhancement, and/or the protection of areas required for normal agricultural uses.”~~

10. Section 18-111 Floodplain Development Permit

~~“Exceptions: Floodplain development permits are not required for,~~

- ~~1. Creation or maintenance of farm or stock ponds, irrigation ditches, headgates, wingwall, weirs, diversion structures, pumps, and such other facilities and structures, as are appurtenant and functionally related to irrigation ditches and other conveyance systems, required to distribute water for agricultural use.~~
- ~~2. Placement of riprap and other bank stabilization and/or maintain agricultural facilities and fish habitat.”~~

11. Section 7-610 Additional Standards Applicable to Recreational Vehicles

B. Recreational Vehicle use on single lots. Recreational Vehicles on privately owned Legal parcels are allowed to be occupied for a maximum of 120 calendar days between ~~from~~ April 1 and ~~through~~ November 30. The use of a Recreational Vehicle for longer than 120 days during this time period will require the issuance of a Land Use Change Permit as per these Regulations. This use does not include Campgrounds as defined by these Regulations.

Recreational Vehicles may be utilized as a residence if the following conditions are met:

- i. Installation on a parcel 35 acres or larger.
- ii. Connection to potable water provided by a central water distribution system, water well or cistern.
- iii. Connection to sanitary sewer provided by a central wastewater system or On-site Wastewater Treatment system with associated permit issued by Rio Blanco County as per Article 17 of the Rio Blanco County Land Use Regulations.
- iv. Connection to electricity via a public utility company connection.

12. Section 16-101 Definitions of Words and Phrases

Recreational Vehicle Park (RV Park). More than 2 occupied Recreational Vehicles located on a lot or parcel.

RESOLUTUION NO. 2018-26
BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO ADOPTING AN AMENDMENT TO THE 2016 RIO BLANCO COUNTY LAND USE REGULATION REPEALING ARTICLE 17 AND REPLACING ARTICLE 17 BY THE ADOPTION OF THE 2018 RIO BLANCO COUNTY ON-SITE WASTEWATER TREATMENT SYSTEMS RESOLUTION PURSUANT TO THE COLORADO WATER QUALITY CONTROL COMMISSION REGULATION 43, 5 CCR 1002-43 INCLUDING THE DECISIONS SELECTED IN THE LOCAL REGULATION REVIEW SUBMITTAL FORM

WHEREAS, Rio Blanco County is a legal and political subdivision of the State of Colorado, for which the Board of County Commissioners, hereinafter "BOCC" is authorized to act; and

WHEREAS, the BOCC is authorized by Sections 29-20-101 through 104, 30-11-103, 30-28-111 through 115, 30-28-133 C.R.S. as amended and other powers authorized by the Constitution of the State of Colorado or Colorado State Statutes to adopt land use regulations governing the unincorporated areas of Rio Blanco County; and

WHEREAS, on the 23rd of May, 2016, the BOCC adopted Resolution 2016-15, adopting the 2016 Land Use Regulation amending the Rio Blanco County Land Use Resolution of 2001 for the County of Rio Blanco, State of Colorado; and

WHEREAS, the BOCC is authorized by the provisions of 30-28-116, C.R.S., as amended, and Section 1-102 of the 2016 Rio Blanco County Land Use Resolution to provide for the approval of amendments to the 2016 Rio Blanco County Land Use Resolution; and

WHEREAS, the BOCC has determined it is necessary to amend, rewrite, and repeal certain portions of the 2016 Rio Blanco County Land Use Resolution with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the County which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Board of County Commissioners of Rio Blanco County, Colorado, (hereinafter the "Board"), is authorized, pursuant to state enabling legislation including but not limited to § 25-10-101, et seq. C.R.S., and under the authority contained in the On-site Wastewater Treatment System Act to adopt regulations regarding On-site Wastewater Treatment Systems; and

WHEREAS, the Rio Blanco County Building Division is designated to implement and enforce these regulations; and

WHEREAS, the Board finds that the proposed 2018 Rio Blanco County On-Site Wastewater Treatment Systems Resolution is in the best interests of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of Rio Blanco County;

THEREFORE BE IT RESOLVED, by the Board of County Commissioners of Rio Blanco County, Colorado as follows:

1. Article 17 of the 2016 Rio Blanco County Land Use Regulation is hereby repealed and replaced by the adoption of the 2018 Rio Blanco County On-Site Wastewater Treatment Systems Resolution pursuant to the Colorado Water Quality Control Commission Regulation 43, 5 CCR 1002-43 including the decisions selected in the Local Regulation Review Submittal Form
2. These regulations are adopted by the Board pursuant to and under authority contained in the On-site Wastewater Treatment System Act, 25-10-101, et seq. C.R.S.
3. The Rio Blanco County Building Division is designated to implement and enforce these regulations.
4. These regulations apply to On-site Wastewater Treatment Systems (OWTS) as defined in section 25-10-103(12), C.R.S.
5. The purpose of these regulations is to establish the minimum standards for the location, design, construction, performance, installation, alteration and use of OWTS with a design capacity less than or equal to 2,000 gallons per day within Rio Blanco County.
6. These regulations apply to all OWTS in the unincorporated areas of the county and over all municipal corporations within the territorial limits of Rio Blanco County but not over the territory of any municipal corporation that maintains its own public health agency including: The Town of Rangely and The Town of Meeker.
7. An OWTS permit must not be issued to any person when the subject property is located within a municipality or special district that provides public sewer service, except where such sewer service to the property is not feasible in the determination of the municipality or special district, or the permit is otherwise authorized by the municipality or special district. [43.4(B)(11)]
8. The requirements of the Colorado Water Quality Control Commission's "On-site Wastewater Treatment System Regulation, Regulation 43, 5 CCR 1002-43, Effective date July 1, 2018, attached as "Exhibit A", are made a part of these regulations by this reference, and will apply except where identified as an option in the "Appendix A", if any, attached to "Exhibit A", or where these regulations are more stringent than Regulation 43, 5 CCR 1002-43, and included in these regulations. All aspects of an On-site Wastewater Treatment System including, but not limited to, permits, design, performance, location, construction, alteration, inspection, maintenance and use must be as provided in Regulation 43 and any additional requirements contained in these regulations.
9. The designated decisions for allowable options, if any, are identified in the attached "Appendix A" to "Exhibit A".

10. Prior to installing, altering, expanding or repairing an OWTS, the applicant must obtain a permit from Rio Blanco County Building Division.
11. An OWTS permit expires one year after the date of issuance if construction has not commenced. After expiration, a new application must be required to begin construction.
12. Any change in plans or specifications of the OWTS after the permit has been issued invalidates the permit unless the permittee receives written approval from the Rio Blanco County Building Division. After a permit is invalidated, a new application and subsequent permit is required to begin construction
13. Repair permits must identify a reasonable period of time in which the owner must make repairs prior to expiration of the permit.
14. When an application is denied by Rio Blanco County Building Division, an applicant may request review by the Board.
15. Permit fees and fees for other services and tests associated with OWTS are set by the Board, in conformance with section 43.4(B)(4) and (5) of Regulation 43 and 25-10-107, C.R.S.
16. A surcharge of \$23.00 will be collected for each permit issued by Rio Blanco County Building Division. Of that fee, the Rio Blanco County Building Division will retain three dollars to cover administrative costs and twenty dollars must be transmitted to the Colorado Dept. of Public Health and Environment for use in funding its OWTS program.
17. The Board may approve a variance from a requirement of this Regulation. Variances cannot be granted by staff.
18. Approval of a variance must be based upon evidence presented by the applicant, or their designee, showing that the variance would not be injurious to the public health, water quality, or environment.
19. The applicant has the burden of proof to demonstrate that the variance is justified and will pose no greater risk to public health and the environment than would a system meeting these Regulations. The Board must determine if this item has been addressed prior to granting a variance.
20. The Board has the authority to impose site-specific requirements and conditions on any variance granted.
21. A copy of the 2018 Rio Blanco County On-Site Waste Water Treatment Systems Resolution shall be maintained in the Rio Blanco County Building Division
22. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of County Commissioners of Rio Blanco County, Colorado, declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion herein, despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions would be declared invalid or unconstitutional.

DULY MOVED, SECONDED AND PASSED ON A VOTE OF 3 FOR AND 0
AGAINST, this 18th day of June, 2018.

BOARD OF COUNTY COMMISSIONERS of
RIO BLANCO COUNTY, COLORADO

By: [Signature]
Shawn J. Bolton, Chairman

By: [Signature]
Jeff Rector, Commissioner

Jenny Strain
Clerk and Recorder



By: [Signature]
Si Woodruff, Commissioner

**RESOLUTION NO. 2021-23
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO
BLANCO COUNTY, COLORADO, ADOPTING AN AMENDMENT TO THE 2016
LAND USE REGULATIONS (LUR)**

WHEREAS, Rio Blanco County is a legal and political subdivision of the State of Colorado for which the Board of County Commissioners (BOCC) is authorized to act; and

WHEREAS, the BOCC is authorized by Sections 29-20-101 through 104, 30-11-103, 30-28-111 through 115, 30-28-133 C.R.S. as amended and other powers authorized by the Constitution of the State of Colorado or Colorado State Statutes to adopt land use regulations governing the unincorporated areas of Rio Blanco County; and

WHEREAS, on the 23rd of May, 2016, the BOCC adopted Resolution 2016-15, adopting the 2016 Land Use Regulation amending the Rio Blanco County Land Use Resolution of 2001 for the County of Rio Blanco, State of Colorado; and

WHEREAS, the BOCC is authorized by the provisions of 30-28-116, C.R.S., as amended, and Section 1-102 of the Rio Blanco County Land Use Resolution to provide for the approval of amendments to the Land Use Resolution; and

WHEREAS, the BOCC has determined it is necessary to amend and rewrite portions of the Rio Blanco County Land Use Resolution with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the County which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Planning Commission held a public hearing to consider the proposed amendment of the LUR on October 7, 2021, and voted unanimously to recommend to the BOCC, approval of the LUR Amendments below;

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO FINDS AS FOLLOWS:

A. Section 18-103 Definitions

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency for Rio Blanco County unincorporated areas, dated ~~February 16, 1990~~ **DECEMBER 2nd, 2021**.

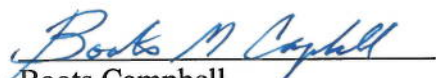
B. Section 18-105 Basis for Establishing the Special Flood Hazard Area

*The Special Flood Hazard Areas (SFHA) identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "Flood Insurance Study, Rio Blanco County, Colorado Unincorporated Areas", dated ~~February 16, 1990~~ **DECEMBER 2nd, 2021** (FIS), with accompanying Flood Insurance Rate Maps (FIRM) and any revisions thereto are hereby adopted by reference and declared to be a part of this Resolution. These SFHAs identified by the FIS and attendant mapping are the minimum area of applicability of this Resolution and may be supplemented by studies designated and approved by the Rio Blanco County Board of Commissioners (BOCC). The Floodplain Administer shall keep a copy of the FIS and FIRM on file and available for public inspection.*

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 9th DAY OF NOVEMBER, 2021.

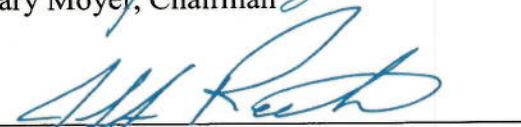
THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


Boots Campbell
Clerk to the Board



By: 
Gary Moyer, Chairman


Jeff Rector, Commissioner


Ty Gates, Commissioner

RESOLUTION NO. 2022-05
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO
BLANCO COUNTY, COLORADO, ADOPTING AN AMENDMENT TO THE 2016
LAND USE REGULATIONS (LUR): ADJACENT PROPERTY OWNER
NOTIFICATION**

WHEREAS, Rio Blanco County is a legal and political subdivision of the State of Colorado for which the Board of County Commissioners (BOCC) is authorized to act; and

WHEREAS, the BOCC is authorized by Sections 29-20-101 through 104, 30-11-103, 30-28-111 through 115, 30-28-133 C.R.S. as amended and other powers authorized by the Constitution of the State of Colorado or Colorado State Statutes to adopt land use regulations governing the unincorporated areas of Rio Blanco County; and

WHEREAS, on the 23rd of May, 2016, the BOCC adopted Resolution 2016-15, adopting the 2016 Land Use Regulation amending the Rio Blanco County Land Use Resolution of 2001 for the County of Rio Blanco, State of Colorado; and

WHEREAS, the BOCC is authorized by the provisions of 30-28-116, C.R.S., as amended, and Section 1-102 of the Rio Blanco County Land Use Resolution to provide for the approval of amendments to the Land Use Resolution; and

WHEREAS, the BOCC has determined it is necessary to amend and rewrite portions of the Rio Blanco County Land Use Resolution with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the County which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Planning Commission held a public hearing to consider the proposed amendment of the LUR on December 9, 2021, and voted unanimously to recommend to the BOCC, approval of the LUR Amendment(s) below;

Article 4, Section 4-101, Item I, sub-item 2. **Notice to Adjacent Property Owners:**

Change the text in subsections a. to read as follows:

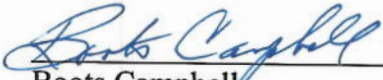
- a) At least 14 calendar days prior to the date of a scheduled public hearing, the Assigned Staff will send a written notice of the public hearing to the owners of record of all property adjacent to the project site. The notice shall include a vicinity map, the property's legal description, a short narrative describing the current zoning and proposed land use change, and an announcement of the date, time and location of the scheduled hearing.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO FINDS AS FOLLOWS:

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 18th DAY OF JANUARY, 2022.

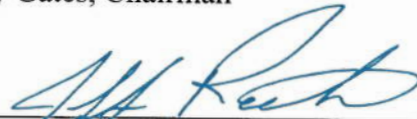
THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


Boots Campbell
Clerk to the Board



By: 
Ty Gates, Chairman


Jeff Rector, Commissioner


Gary Moyer, Commissioner

RESOLUTION NO. 2024- 43
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO
BLANCO COUNTY, COLORADO, ADOPTING AN AMENDMENT TO THE 2016
LAND USE REGULATIONS (LUR): ARTICLE 19: SOLAR COLLECTOR AND WIND
ENERGY FACILITY REGULATIONS**

WHEREAS, Rio Blanco County is a legal and political subdivision of the State of Colorado for which the Board of County Commissioners (BOCC) is authorized to act; and

WHEREAS, the BOCC is authorized by Sections 29-20-101 through 104, 30-11-103, 30-28-1 1 1 through 1 15, 30-28-133 C.R.S. as amended and other powers authorized by the Constitution of the State of Colorado or Colorado State Statutes to adopt land use regulations governing the unincorporated areas of Rio Blanco County; and

WHEREAS, on the 23rd of May, 2016, the BOCC adopted Resolution 2016-15, adopting the 2016 Land Use Regulation amending the Rio Blanco County Land Use Resolution of 2001 for the County of Rio Blanco, State of Colorado; and

WHEREAS, the BOCC is authorized by the provisions of 30-28-116, C.R.S., as amended, and Section 1-102 of the Rio Blanco County Land Use Resolution to provide for the approval of amendments to the Land Use Resolution; and

WHEREAS, the BOCC has determined it is necessary to amend and rewrite portions of the Rio Blanco County Land Use Resolution with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the County which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Planning Commission held a public hearing to consider the proposed amendment of the LUR on November 21, 2024, and voted unanimously (5-0) to recommend to the BOCC, approval of the LUR Amendment(s) below;

Add **ARTICLE 19: SOLAR COLLECTOR AND WIND ENERGY FACILITY REGULATIONS** to the previously adopted 2016 Land Use Regulations (LUR).

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO FINDS AS FOLLOWS:

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 10th DAY OF DECEMBER, 2024.

THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


Shawn Luce
Clerk to the Board

By: 
Doug Overton, Chairman


Ty Gates, Commissioner


Jennifer O'Hearon, Commissioner

ARTICLE 19

SOLAR COLLECTOR AND WIND ENERGY FACILITY REGULATIONS

DIVISION 1 GENERAL PROVISIONS

Section 19-101 Purpose

The purpose of these Solar Collector Facility (SCF) and Wind Energy Facility (WEF) Regulations is to govern the development of non-major solar and wind facilities intended for commercial electricity production within the county. These regulations focus on SCF and WEF activities that are not categorized as major public utility facilities under the county's 1041 Regulations. They exclude facilities for power transmission lines or substations managed by public utilities. These regulations outline the following:

1. **Supplementary Role:** These regulations do not override state or federal solar and wind energy laws but add local requirements for responsible development.
2. **Financial Responsibility:** The Applicant must bear all construction, decommissioning, and reclamation costs associated with SCF or WEF development.
3. **Application Process:** SCF and WEF developments are considered Major Impact Review applications, which involve comprehensive review procedures as described in both Article 19 and Article 4 of these regulations.
4. **Additional Guidance:** The regulations reference other county planning documents, including the Rio Blanco County Land and Natural Resources Plan and the Master Plan, for further context and guidance.
5. These regulations pertain to utility-scale facilities larger than 10 acres, and whose primary purpose is to serve energy demands off-site from the facility. Proposed facilities smaller than 10 acres are not subject to the regulations outlined in Article 19.

These rules ensure that the county can regulate renewable energy projects in a manner consistent with its land use and environmental policies while supporting statewide and federal frameworks.

Section 19-102 Definitions

Agrivoltaic Systems. A system designed for the simultaneous use of areas of land for both ground-mounted solar collectors and agriculture.

Battery Energy Storage System (BESS). A rechargeable energy storage system consisting of batteries, battery chargers, controls, power conditioning systems and associated electrical equipment designed to provide electrical power to a building or to provide electrical grid-related services. Battery energy storage systems designed and operated for a single residential household shall not be included in the definition.

County. For the purposes of this Article, the term County refers to Rio Blanco County, Colorado

Hub. The part of the wind turbine to which the blades are attached, together creating the rotor.

Hub Height. The distance measured from ground level to the center of the turbine hub.

MET Tower. A meteorological tower used for the measurement of wind speed.

Public Utility. An entity as defined by C.R.S. 40-1-103.

Renewable Energy. Renewable energy is energy derived from natural sources that are not depleted when used.

Solar Collector. A photovoltaic (PV) panel, array of panels or other solar energy device, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating.

Solar Collector Facility (SCF). All necessary devices that collectively convert solar energy into electricity

System Height. The combined height of the tower, the wind turbine and any blade extended at its highest point, measured from ground level.

Transmission Lines. Electric lines designed and operating at voltage levels above the public utility's voltages for distribution and generation facilities, including but not limited to related substation facilities such as transformers, capacitor banks, or breakers that are integral to the circuitry of the public utility's transmission system.

Wind Energy Facility (WEF). All necessary devices that collectively convert wind energy into electricity, including the rotor, nacelle, generator, tower, electrical components, foundation, transformer, and electrical cabling from the tower to the substation(s). WEF shall include MET towers.

Wind Turbine. A wind energy conversion system that converts wind energy into electricity through the use of a wind turbine generator. The term "wind turbine" shall include the turbine, blade, tower, base and pad transformer.

DIVISION 2 APPLICATION REQUIREMENTS

Section 19-201 Submittal Requirements

In addition to the Review Procedures (4-101), Application Submittal Requirements (Table 4-2), and Application Materials (4-301) for the Major Impact Review, an application for a SCF or WEF shall include the following:

- A. Site Plan/Map. The required map shall include the following in addition to the other requirements of the Major Impact Review procedure as outlined in Article 4 of these Land Use Regulations:
 - 1. Location and description of current land use, including agricultural use, dwelling units, microwave communication links and airports.
 - 2. Clearly identified boundary lines and dimensions of the site where the proposed SCF or WEF will be located.

3. Project area boundary and approximate size of the site where the proposed SCF or WEF will be located, in acres or square feet.
 4. Location of all proposed structures and facilities, including the location and dimensions for each solar panel in the SCF; and/or the location and dimensions for each wind turbine in the proposed or WEF, including:
 - i. Setbacks for each wind turbine and/or solar panel from property lines.
 - ii. Setbacks of all accessory buildings and structures.
 5. Description of utility interconnection and crossing.
- B. Schematic Drawing. A schematic drawing showing the solar panels or wind turbines and range of dimensions, including system height, rotor diameter, hub height, and rotor ground clearance.
- C. Narrative and Impact Analysis. A narrative, in addition to the requirements of the applicable permit, including:
1. Project description and proposed phasing of development.
 2. Project timeline(s)
 3. A description of the project and each phase of development, including the approximate number of solar panels and/or wind turbines, accessory structures, power output (in MW), and infrastructure and interconnection requirements for each phase.
 4. Description of potential access route(s), including road surface material, proposed measures for dust control, and proposed road maintenance schedule or program.
 5. Impact Analysis. The Applicant shall provide, through an unbiased third party, a description of the impacts that the proposed SCF or WEF may cause, based upon the standards in these SCF, WEF, and Zoning Regulations.. This analysis shall include: a description of baseline conditions and the impacts that the proposed use may cause; a description of how the Applicant will mitigate impacts; and documentation that applicable standards will be satisfied. The Applicant shall also assess, and confirm with the appropriate County department, the potential effects of the proposed project on County services and capital facilities. In the event that impacts to County services or County facilities from construction and operation of the SCF or WEF are identified, the Applicant shall develop a plan to maintain County services and County facilities at pre development levels. If impacts cannot be fully mitigated, the Applicant shall be required to pay the County costs associated with the restoration of impacted County Services and Capital facilities.
 6. Wildlife Impact. The Applicant shall coordinate with the Colorado Parks and Wildlife (CPW) to provide a detailed description of the impacts imposed on wildlife habitat, migration and provide a mitigation plan acceptable to CPW.

7. **Neighboring Property Impact.** The Applicant shall provide a detailed description of the project's impact on neighboring properties. This description shall include, but is not limited to, fencing, noxious weed mitigation, access, property values, water supply interruptions and modifications. The County may require Applicant to commission such studies at Applicant's expense that in the County's reasonable opinion is necessary for an appropriate analysis of any impacts. The Applicant shall provide a mitigation plan acceptable for such impacts.
- D. Utility Interconnection or Crossing. The Applicant shall provide certification of intent to enter into an interconnection agreement and crossing agreement(s) to/with applicable utilities.
- E. Decommissioning Plan. The Applicant shall provide a detailed plan that outlines the process and procedures for safely and effectively shutting down and removing/disposing of assets, equipment, facilities, or systems that are no longer needed or have reached the end of their useful life.
- F. Decommissioning Bond or Letter of Credit.
 - 1) **Financial Security Requirement:**
 - a) A reclamation security, in the form of cash, a surety bond, or an irrevocable letter of credit, must be in place before construction begins.
 - b) This amount should cover a minimum of 125% of the *Estimated Reclamation Plan Cost*, calculated as the reclamation cost minus the salvage value of assets, facilities, systems, and equipment. In the event the decommissioning cost is in excess of the bond, all additional costs shall be the responsibility of the current land owner.
 - 2) **Valuation and Assessment:**
 - a) The reclamation cost estimate will be based on the average of three independent appraisals.
 - b) Every three years, this security (bond or letter of credit) must be reviewed and potentially renewed to match updated reclamation costs and any changes to the project or site.
 - 3) **Purpose and Scope:**
 - a) The Decommissioning Bond or Letter of Credit is designed to ensure Rio Blanco County can hire a third party for reclamation if the permittee fails to fulfill reclamation obligations.
 - b) The bond amount reflects the true cost required to reclaim all permitted areas disturbed by the project.
 - 4) **Lifespan and Adjustment:**
 - a) The bond or letter of credit is required for the life of the project, or for a period agreed upon with Rio Blanco County.

- b) It may be adjusted over time to reflect changes in reclamation costs, the performance of the permittee, or any changes to the reclamation plan.
- G. Reclamation Plan. This regulation requires the applicant to submit a comprehensive plan for safely and effectively restoring the project site once the project reaches its end of life. If the applicant does not own the land, the reclamation plan must also incorporate any specific conditions agreed upon with the property owner. Plan Outline:
 - 1. Reclamation Plan: The plan should be detailed, covering all steps for site restoration to prevent any residual environmental impact.
 - 2. Ownership Clause: If the applicant is not the landowner, the plan must reflect terms agreed upon with the landowner, ensuring the owner's conditions are met in the reclamation process.
- H. Notification to Mineral Right Holders. Applicant shall notify the individual mineral rights holders within the project site in accordance with County and statutory notification requirements. Receipt of notification shall be submitted as supplementary documentation to the Rio Blanco County Planning Department.
- I. Notice to Federal Aviation Administration (FAA) and Approval. The Applicant shall provide written certification that the FAA forms have been submitted to the FAA in accordance with the FAA requirements, and the FAA has issued approval for the location and specifications of the SCF or WEF.
- J. Notice to Colorado Department of Transportation (CDOT). The Applicant shall provide written notice to CDOT of the project location and size to assure adequate measures can be taken to facilitate the proposed transportation needs.
- K. Water System. If the proposed SCF or WEF includes uses that must be served by water, the application shall describe the water source and sufficiency of the water supply for the SCF or WEF, including decreed or conditional water rights. If a well is required, the Applicant shall obtain the necessary permit from the State of Colorado Office of the State Engineer.
- L. State of Colorado Approved Storm Water and/or Wind Erosion Control Plan. The Applicant shall provide a plan approved by the State of Colorado showing existing and proposed grading for the SCF or WEF site. The drainage and erosion control plan shall be accompanied by a description of practices that will be utilized to prevent erosion and run-off during construction, and a plan for permanent stormwater management. If there are any modifications to this plan,

the Applicant shall provide a final drainage and erosion control plan to the appropriate County department.

- M. Geotechnical Report. The Applicant shall provide written certification that prior to construction, a professional engineer licensed in the State of Colorado will complete a geotechnical study that includes the following:
1. Soils engineering and engineering geologic characteristics of the site based upon on-site sampling and testing.
 2. Foundation and tower systems design criteria for all proposed structures.
 3. Slope stability analysis.
 4. Grading criteria for ground preparation, cuts and fills, and soil compaction
- N. Visual Impacts: In order to minimize the visual impacts of the SCF or WEF, a site plan and visual impacts statement, with a description of the impacts and net effect of the proposed project on visual quality and proposed mitigation, shall be included in the application to determine compliance with the following standards:
1. Avoid clear-stripping of rights-of-way or easements. Any required clearing shall be designed to create a natural appearance that blends with surrounding vegetation by using variations in clearing width.
 2. Avoid creation of access scars
 3. Avoid visually important scenic vistas, including, but not limited to, the Rio Blanco County Road 8, County Road 116, County Road 23, and State Highway 139 corridors.
 4. Preserve as much as possible the natural landscape.
 5. Minimize alteration of the natural slope or aspect of any hillside.
- O. County Road Use Agreement. If any County roads will be used during construction of a SCF or WEF for the purpose of maintenance, transporting parts, materials and/or equipment, the Applicant shall enter into a road maintenance agreement with the County. The Road Use Agreement shall include the following:
1. A map showing which County roads will be used during construction.
 2. A pre-construction baseline survey of County roads to be used during construction to document their pre-construction condition. The Applicant is responsible for obtaining and paying for the costs of the baseline survey.
 3. A plan to address road impacts and how to mitigate damages, to maintain the county roads, and for the repair of any damages to ensure the public's continued ability to use any affected county roads.
 4. A mitigation plan to address traffic congestion and potential impacts to County roads to be used during construction.
 5. A legally binding agreement between the Applicant and the County that requires the Applicant to return any County roads to their pre-construction baseline condition.

- P. Private Road Use Agreement. If any privately owned roads will be used during construction of a SCF or WEF for the purpose of maintenance, transporting parts, materials and/or equipment, the Applicant shall enter into a road maintenance agreement with the property owner. The Road Use Agreement shall include the following:
1. A map showing which roads will be used during construction.
 2. A pre-construction baseline survey of roads to be used during construction to document their pre-construction condition. The Applicant is responsible for obtaining and paying for the costs of the baseline survey.
 3. A plan to address road impacts and how to mitigate damages, to maintain the roads, and for the repair of any damages to ensure the landowner's continued ability to use any affected roads.
 4. A mitigation plan to address traffic congestion and potential impacts to roads to be used during construction.
 5. A legally binding agreement between the Applicant and the land owner that requires the Applicant to return any utilized roads to their pre-construction baseline condition.
- Q. Conditions. Prior to the approval of the application, the Applicant shall sign an acknowledgment of the conditions and improvements identified as requirements of project approval. Failure to comply with Improvement Agreement requirements may lead to suspension or revocation of approval.

The purpose of the acknowledgment is to ensure that:

1. The Project is Completed and (if applicable) Reclaimed to the Reclamation Plan, approved with the application, conditions & improvements. The Project is completed, including reclamation of property as applicable.
2. The Approval Conditions are Fulfilled. The applicant performs all improvements, mitigation requirements and conditions in connection with the construction, operation and termination of the Project.
3. The Applicant Addresses its Responsibility for Impacts to Public Facilities and Services. The applicant addresses responsibility for increased demand on public facilities and services as a result of the construction, operation and termination of the Project.
4. Funds are Available to the County to Complete the Project, If Necessary. If the Project is suspended, curtailed or abandoned, the County can complete the Project and necessary improvements, or restore the property to its original condition or an acceptable condition at no cost to the County.
5. Any other conditions that the BoCC imposes on the Project based on the specific aspects of the project not otherwise specifically addressed in this Land Use Regulations.

- R. Liability Insurance. The Applicant shall provide evidence of liability insurance to cover loss or damage to persons and structures during construction and operation of the SCF or WEF.
- S. Maintenance of SCF or WEF. The Applicant shall provide a statement certifying that the solar collectors and wind turbines shall be maintained and operated in accordance with manufacturer specifications, Owner Environmental Health and Safety Plans, and applicable Occupational Health and Safety Administration (OSHA) requirements to ensure the safety of site personnel and the public.
- T. Fire Mitigation Plan. A fire mitigation plan including identification of the nearest water source for fire suppression or written confirmation from the local fire department with jurisdiction over the property stating that the site has been evaluated for fire risks and has sufficiently mitigated any such risk.
- U. Emergency Operation Plan (EOP). The Applicant shall provide an EOP to the Rio Blanco County Emergency Management Department. The EOP shall include the following:
1. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe startup following cessation of emergency conditions.
 2. Procedures for inspection and testing of associated alarms, interlocks, and controls.
 3. Procedures to be followed in response to notifications from the BESS management system, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure. The EOP shall include reference to the NFPA 855, Standard for the Installation of a BESS (also known as a Stationary Energy Storage System) if utilized within the project.
 4. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department or district, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire
 5. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
 6. Procedures for dealing with BESS equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged BESS equipment from the facility.
 7. EOP needs to be updated annually and is required to have contacts for

- the company as well as the emergency response agencies.
8. EOP needs to be submitted and approved with signature through Rio Blanco County Emergency Management Department.
 9. Any and all safety inspections with the facility need to be reported to Rio Blanco County Emergency Management Department upon approved/passed inspection.
 10. Training for all agencies that will be responsible to respond to emergency services on project location.
- V. Additional Information and Waivers. The County may request additional information that may be required to evaluate the proposed SCF or WEF. The County may waive or alter any of these minimum requirements if they are determined to be inappropriate or unnecessary to determine if the application satisfied applicable standards.
- W. Development Agreements. Development Agreements may be required by Rio Blanco County on an as needed basis. Each project shall be reviewed, and such agreements implemented as required by the Rio Blanco County Board of County Commissioners.
- X. Lighting Standards: Reference Article 7: Standards, Section 7-303 Landscaping and Lighting Standards of current LUR document.

Section 19-202 Ownership Changes

If the ownership of a SCF or WEF changes or the owner of the property changes, the requirements of approval shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the approval, construction, decommissioning, decommission bonding, and reclamation plan. A new owner or operator of the SCF or WEF shall notify the County Planning Department and the Board of County Commissioners in writing of such change in ownership or operator within thirty (30) days of the ownership change. The approval shall be voided if a new owner or operator fails to provide written notification as provided herein in the required timeframe. Reinstatement of a void approval shall be subject to the same review and approval processes for new applications.

Section 19-203 Expiration of Approval

The Major Impact Review approval for a SCF or WEF shall be valid for a period of 24 months (2 years). The County may issue an extension of approval (beyond the said 24 months) upon Board of County Commissioners and County Planning Department review. The Applicant shall be responsible to apply for, and obtain, any necessary extensions if construction does not commence within 24 months of initial approval. If

the Applicant fails to commence construction within 24 months of initial approval, or County issued extension, the approval shall expire.

DIVISION 3 Standards

Section 19-301 Additional Standards by Facility Type

Additional facility specific standards for each type of facility (SCF or WEF) are in addition to the submittal requirements in Section 19-201

1. Solar Collector Facility (SCF)

- i. Ground-Mounted SCF setbacks - setbacks in this subsection shall govern over any setbacks established in Article 3 of these regulations. Fences are exempt from setback requirements.

	Minimum Setback
Setback from above-ground public utility line easements, including communication lines	100 feet
Setback from existing unimproved public roads (dirt, ect)	100 feet
Setback from existing improved public roads or highway Right-of-Way (gravel, asphalt, ect)	500 feet
Setback from existing buildings: residence, school, hospital, or church (on or off host property)	500 feet
Setback from property lines (Panels)	100 feet

- ii. The setback requirement from building structures may be reduced if appropriate screening through landscape or an opaque fence is installed, or upon submittal of a waiver or informed consent signed by the owner of the building (on or off host property) agreeing to the lesser setback. If landscaping or opaque fencing is substituted for setback, a landscaping plan or fencing plan shall first be submitted to, and approved by, the County.
- iii. Substations, facility buildings, and other accessory structures that are part of the SCF shall comply with the required building setbacks for the zone district in which the project is located.

- iv. The maximum height of the solar panels shall not exceed 30 feet in height or 35 feet in height for agrivoltaics when oriented at maximum tilt.
- v. Protection of Agricultural Lands. The SCF shall not have a significant adverse impact on agricultural lands and agricultural operations above what is allowed for under landowner lease agreements.
- vi. Glare, Dust or Noise. Construction and operation of the solar collector facility shall not significantly increase existing glare, dust or noise to surrounding properties.
- vii. Setback requirements for above ground public utilities apply only to pre-existing utility infrastructure. Setbacks do not apply to above ground utilities that will service the proposed project.

2. Wind Energy Facility (WEF)

- i. Ground-Mounted WEF setbacks - setbacks in this subsection shall govern over any setbacks established in Article 3 of these regulations

	Minimum Setback
Setback from above-ground public utility power lines or communication lines	2 times the system height
Setback from existing public road or highway	2 times the system height
Setback from existing buildings: residence, school, hospital, or church (on or off host property)	3 times the system height
Setback from property lines	2 times the system height

- ii. The height of ground-mounted WEFs shall be subject to FAA approval.
- iii. Minimum Ground Clearance for Ground-Mounted WEF. The blade tip of any wind turbine shall, at its lowest point, have ground clearance of no less than sixty (60) feet.
- iv. Protection of Agricultural Lands. The WEF shall not have a significant adverse impact on agricultural lands and agricultural operations above what is allowed for under landowner lease agreements.

- v. Glare, Dust or Noise. Construction and operation of the WEF shall not significantly increase existing glare, dust or noise to surrounding properties.

RESOLUTION NO. 2026- 8
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO
BLANCO COUNTY, COLORADO, ADOPTING AN AMENDMENT TO THE 2016
LAND USE REGULATIONS (LUR): ARTICLE 9: OIL AND GAS REGULATIONS**

WHEREAS, Rio Blanco County is a legal and political subdivision of the State of Colorado for which the Board of County Commissioners (BOCC) is authorized to act; and

WHEREAS, the BOCC is authorized by Sections 29-20-101 through 104, 30-11-103, 30-28-111 through 115, 30-28-133 C.R.S. as amended and other powers authorized by the Constitution of the State of Colorado or Colorado State Statutes to adopt land use regulations governing the unincorporated areas of Rio Blanco County; and

WHEREAS, on the 23rd of May, 2016, the BOCC adopted Resolution 2016-15, adopting the 2016 Land Use Regulation amending the Rio Blanco County Land Use Resolution of 2001 for the County of Rio Blanco, State of Colorado; and

WHEREAS, the BOCC is authorized by the provisions of 30-28-116, C.R.S., as amended, and Section 1-102 of the Rio Blanco County Land Use Resolution to provide for the approval of amendments to the Land Use Resolution; and

WHEREAS, the BOCC has determined it is necessary to amend and rewrite portions of the Rio Blanco County Land Use Resolution with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the County which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Planning Commission held a public hearing to consider the proposed amendment of the Rio Blanco County Land Use Regulations on March 5, 2026, and voted unanimously (5-0) to recommend to the BOCC, approval of the LUR Amendment(s) below;

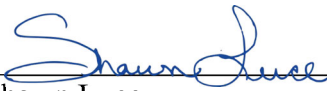
EXHIBIT A – Attached Hereto

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO FINDS AS FOLLOWS:

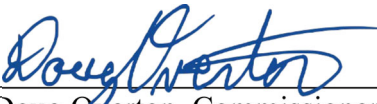
DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 10th DAY OF MARCH, 2026.

THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


Shawn Luce
Clerk to the Board

By: 
Callie Scritchfield, Chairwoman


Doug Overton, Commissioner


Jennifer O'Hearon, Commissioner

EXHIBIT A

RIO BLANCO COUNTY LAND USE REGULATIONS ARTICLE 9 - OIL AND GAS REGULATIONS DIVISION 1 GENERAL PROVISIONS

Section 9-101 Authority.

These Oil and Gas Regulations are authorized by, inter alia, Section 30-28-101, C.R.S., et seq.; Section 30-28-201, C.R.S., et seq.; and Section 29-20-101, C.R.S. et seq. These regulations are not intended to supersede state laws, federal laws, regulations, and rules pertaining to oil and/or gas development, but rather are meant to supplement those requirements where appropriate.

All Oil and Gas permitting will require a pre-application meeting with the Rio Blanco County Community Development department.

Section 9-102 Applicability.

These Regulations shall apply to all [Oil and Gas Operations](#) on public or private land in the unincorporated areas of Rio Blanco County.

Section 9-103 Oil and Gas Permit Required.

No person shall engage in, cause, allow or conduct any Oil and Gas Operations prior to obtaining an Oil and Gas Permit from Rio Blanco County unless the Operations fall within the exemptions in Section 9-104.

Section 9-104 [Oil and Gas Operations](#) Exempted From Permit Requirements.

The following Oil and Gas Operations are exempt from the Oil and Gas Permit requirements of these Regulations:

- A. Mapping Activities. Mapping activities that do not result in any significant surface disturbance.
- B. Operation and Maintenance of Existing Oil and Gas Operations. Operation and maintenance of well sites, wells, pipelines, and other Oil and Gas operations that were established before the effective date of these Regulations. Ordinary repairs, replacement, and maintenance relative to these Operations, shall be allowed to continue, so long as these Operations otherwise remain legal and comply with applicable state and federal permit requirements.
- C. Damage or Destruction. An existing oil or gas operation that is damaged or destroyed or through any manner, may be restored, regardless of the extent of damage or destruction.

Section 9-105 Existing [Oil and Gas Operations](#) (Permit or Amendment to Existing Permit Required).

- A. Extension, Expansion and Alteration of Existing Oil and Gas Operations. Existing Oil and Gas Operations altered, extended or expanded resulting in increased impacts shall comply with the requirements of these Regulations.
- B. Relocation of Existing Oil and Gas Operations. An existing oil or gas operation shall not be relocated within Rio Blanco County, in whole or in part, unless the relocation is in compliance

with the requirements of these Regulations.

Section 9-106 Classification of Impact Review for Oil and Gas Permit.

Unless the Operation falls within the exemptions in [Section 9-104](#), Oil and Gas Operations shall be classified and reviewed within one of the three following classes of Oil and Gas Permits. For purposes of determining the classification of impact review, all proposed land use applications of the [applicant](#) within unincorporated Rio Blanco County shall be taken into consideration.

- A. Administrative Review Oil and Gas Operation. An application for an Oil and Gas Permit for a No Significant Impact Oil and Gas Operation shall be subject to Administrative review by the Assigned Staff. An Oil and Gas Operation shall be classified as a No Significant Impact Oil and Gas Operation if it consists of the

RIO BLANCO COUNTY LAND USE REGULATIONS

ARTICLE 9 - OIL AND GAS

REGULATIONS

following elements:

1. The construction, drilling, operation and maintenance of any number of wells, or injection wells, on a single pad, as permitted by the Colorado Energy and Carbon Management Commission (ECMC). County permitting for the well pad and [production facilities](#) on the pad is accomplished by the Well Pad Special Use/Building Permit (SU/BP) process and application form as set forth in [Section 9- 202](#) and must meet the standards set forth in [Section 9- 401](#). Pipelines directly connecting wells to collection system(s) (up to five miles in length) may be included in the Well Pad SU/BP application if permitted at the same time as the well pad. Any future pipelines to be installed after SU/BP approval will require a separate SU/BPP approval.
 2. The construction and use of any pipelines 12" or less in diameter; not more than 5 miles in length; and are not associated with SUBP application. These pipelines are permitted via a Pipeline SU/BPP as described in [Section 9-301](#).
 3. Temporary storage and [construction staging areas](#) or five (5) acres or less of off pad disturbance, not including pipelines.
 4. Conversion of an existing oil or natural gas well to an injection well shall be considered an amendment to the existing permit and will consist of an administrative review if applicable.
- B. Limited Impact Oil and Gas Operation. An application for any Oil and Gas Permit for a Limited Impact Oil and Gas Operation shall be subject to the Limited Impact review process in [Section 4-204](#), and requires a public hearing and decision by the BOCC. An Oil and Gas Operation shall be considered a Limited Impact Oil and Gas Operation if it consists of the following elements:
1. The Oil and Gas Operation will consist solely of the installation or construction of off pad processing, compression facilities, storage yards and/or [construction staging areas](#) disturbing greater than five acres but less than fifteen acres.
 2. Pipelines 20" or less in diameter up to 10 miles in length permitted as a Pipeline SU/BP described in [Section 9-301](#).
 3. The Oil and Gas Operation, without mitigation, in its proposed location is unlikely to have any significant adverse impact to the County, taking into consideration the standards for Oil and Gas Operation in [Section 9-401](#).

4. See Section 3-302, Use Regulations- Industrial Uses/Contractors Storage Yard that is synonymous with a permanent laydown area.
- C. Major Impact Oil and Gas Operation. An Oil and Gas Operation that is not classified or reviewed as a No Significant Impact Oil and Gas Operation or a Limited Impact Oil and Gas Operation shall require review as a Major Impact Oil and Gas Operation or Major Impact Pipeline SU/BP, as applicable. An application for a permit for a Major Impact Oil and Gas Operation or Major Impact Pipeline SU/BP shall be subject to the review process set forth in Section 4-205. The application requires public hearings before the PC and the BOCC with a recommendation from the PC, and a final decision by the BOCC.

Section 9-107 Expiration of Permit.

- A. Commencement of Operation. No Significant Impact Oil and Gas Operations land use change permits shall not have an expiration date. Construction of facilities approved via Limited Impact or Major Impact Oil and Gas Operation must be commenced within (3) three years from the date of permit approval under these Regulations or the permit shall expire and be of no further force or effect.
- B. The term of a permit issued pursuant to this Article may be extended upon application by the permittee and approved by the Board of County Commissioners. An application for an extension must be filed not later than 30 days prior to the end of the initial term.

RIO BLANCO COUNTY LAND USE REGULATIONS **ARTICLE 9 - OIL AND GAS REGULATIONS**

Section 9-108 Transfer of Permit. An Oil and Gas Permit and/or a SU/BP may be transferred only with the written approval of the Assigned Staff. The proposed transferee must agree to comply with all the requirements, terms, and conditions contained in the permit and these Regulations, and appropriate state and federal regulations and conditions. In considering the transfer, the Assigned Staff, in consultation with the permittee(s), will determine whether such requirements, terms, and conditions remain sufficient to protect the health, welfare and safety of the public and the environment. The transferee must provide a guaranty of financial security in at least the same amount as the original permittee.

DIVISION 2 OIL AND GAS WELL PAD SPECIAL USE/BUILDING PERMIT

Section 9-201 Requirements for Oil and Gas Well Pad SU/BP

- A. All drilling activities related to exploration and production of oil or natural gas in Rio Blanco County whether on Federally owned, State of Colorado owned or privately owned surface land require a Well Pad SU/BP as follows:
- B. A separate Well Pad SU/BP must be obtained for each new pad location before commencement of construction of the pad or access road. The original and additional individual wells are permitted as needed under the original Well Pad SU/BP with the submission of well information and payment of fees. Any number of wells may be permitted on each pad.
- C. Temporary Living Quarters (TLQs) for up to 24 people (Type 1) are permitted as a part of the SU/ BP process.

- D. Well Pad SU/BPs issued pursuant to this Section are valid from start of construction of the pad or the access road to final reclamation of the site.
- E. All applicable fees must be paid before a Well Pad SU/BP can be issued.
- F. Use Tax must be calculated, accounted, and paid after the project has been deemed completed as required by the Use Tax resolution.
- G. All production equipment and structures, regardless of size, which by standard practice are placed on a well pad and covered by the Well Pad SU/BP, do not require separate building permits.–All equipment and structures permitted with the Well Pad SU/BP must be constructed to Industry standards.
- H. All production buildings must meet Colorado Division of Housing requirements, if applicable. (Section 24-32-3301 et. seq., C.R.S.)
- I. All equipment and buildings permitted with the Well Pad SU/BP must comply with all Floodplain regulations and LUR requirements.
- J. All drilling activities must be conducted in accordance with all applicable Federal, State of Colorado, and Rio Blanco County laws, rules, and regulations, including all required conditions of approval of the Well Pad SU/BP.

Section 9-202 Well Pad SU/BP Application Process

- A. A complete application for a Well Pad SU/BP as required herein, must be filed with the Rio Blanco Building Division of the Community Development Department no later than thirty days prior to the date of estimated commencement of construction of the well pad or [Well Pad Access Road](#).
- B. Application forms are provided by the Rio Blanco Building Division of the Community Development Department or are available on the County Web site.
- C. An application for a Well Pad SU/BP is not considered complete until the [applicant](#) provides the information and documentation required in the application form.

RIO BLANCO COUNTY LAND USE REGULATIONS **ARTICLE 9 - OIL AND GAS REGULATIONS**

Section 9-203 Miscellaneous Provisions for Well Pad SU/BP

- A. By acceptance of a Well Pad SU/BP, the [applicant](#) grants permission to Rio Blanco County, its agents and employees, the right to inspect the site without notice, during regular business hours and in compliance with Company safety procedures, to assess compliance with the permit.
- B. Bear-proof refuse containers must be provided at all well pads for all trash.

DIVISION 3 PIPELINES

Section 9-301 Pipeline Special Use/Building Permit (SU/BPP)

- A. All off pad pipelines, unless permitted under a Well Pad SU/BP, require a Pipeline SU/BP. Permitting is accomplished through an Administrative, Limited Impact, or Major Impact review process as described in [Section 9-106](#).

- B. The design, construction, cover, and reclamation of all pipelines and gathering lines for [oil and gas operations](#) are subject to the requirements of the ECMC. Evidence of compliance with ECMC requirements must be provided to the County by the [applicant](#) as part of the County Pipeline SU/BP application process for any oil and gas facility proposing to include pipelines or gathering lines.
- C. A map showing the as-built location of any approved pipeline or gathering system must be provided to the County Building Division of the Community Development Department for viewing. Locations must be accurate to within 10 feet. The location of any pipelines and gathering lines which are proposed for abandonment must also be put on file with the County Building Division of the Community Development Department upon completion of abandonment.
- D. Failure to provide the map showing as-built locations is cause for cancellation of a Pipeline SU/ BP.
- E. Water Tanks and [Storage Pits](#) are considered appurtenant facilities and are included in the SU/ BPP process.

DIVISION 4 APPLICATION AND REVIEW PROCEDURES FOR OIL AND GAS PERMITS

Section 9-501 Application Submittal Requirements for Oil and Gas Permits.

- A. Basic application materials required for each level of review; Administrative, Limited, and Major, are described in Article 4, Division 2.

Section 9-502 Coordination with State and/or Federal Requirements.

- A. A copy of the Application for Permit to Drill (APD) or other application submitted to the ECMC, and/or federal Environmental Assessment (EA) or Environmental Impact Statement (EIS) may be submitted to satisfy one or more of the submittal requirements if it contains information sufficient to demonstrate compliance with this LUR.
- B. Final action by the County on an Oil and Gas Permit application may be delayed until any required EA, EIS or required permit by a State or Federal agency is issued, so that the County will have the benefit of the analysis and determinations made by other entities in reaching its own decision.

Section 9-503 Basic Permit Review Procedures for [Oil and Gas Operations](#).

- A. Review procedures for Oil and Gas Operations which include a land use change, other than those covered by a SU/BP, are given in Article 4, Division 1, Basic Review Land Use Change Applications and Article 4, Division 2, Review Procedures for Land Use Change Applications.
- B. Review of a SU/BP is an Administrative Review by the Assigned Staff.

RESOLUTION NO. 2026- 9
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO
BLANCO COUNTY, COLORADO, ADOPTING AN AMENDMENT TO THE 2016
LAND USE REGULATIONS (LUR): ARTICLE 8: TEMPORARY LIVING QUARTERS**

WHEREAS, Rio Blanco County is a legal and political subdivision of the State of Colorado for which the Board of County Commissioners (BOCC) is authorized to act; and

WHEREAS, the BOCC is authorized by Sections 29-20-101 through 104, 30-11-103, 30-28-111 through 115, 30-28-133 C.R.S. as amended and other powers authorized by the Constitution of the State of Colorado or Colorado State Statutes to adopt land use regulations governing the unincorporated areas of Rio Blanco County; and

WHEREAS, on the 23rd of May, 2016, the BOCC adopted Resolution 2016-15, adopting the 2016 Land Use Regulation amending the Rio Blanco County Land Use Resolution of 2001 for the County of Rio Blanco, State of Colorado; and

WHEREAS, the BOCC is authorized by the provisions of 30-28-116, C.R.S., as amended, and Section 1-102 of the Rio Blanco County Land Use Resolution to provide for the approval of amendments to the Land Use Resolution; and

WHEREAS, the BOCC has determined it is necessary to amend and rewrite portions of the Rio Blanco County Land Use Resolution with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the County which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Planning Commission held a public hearing to consider the proposed amendment of the Rio Blanco County Land Use Regulations on March 5, 2026, and voted unanimously (5-0) to recommend to the BOCC, approval of the LUR Amendment(s) below;

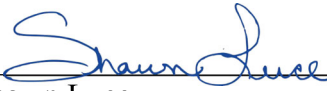
EXHIBIT A – Attached Hereto

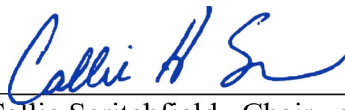
NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO FINDS AS FOLLOWS:

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 10th DAY OF MARCH, 2026.

THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


Shawn Luce
Clerk to the Board

By: 
Callie Scritchfield, Chairwoman


Doug Overton, Commissioner


Jennifer O'Hearon, Commissioner

EXHIBIT A

RIO BLANCO COUNTY LAND USE REGULATIONS

ARTICLE 8 - TEMPORARY LIVING QUARTERS

Section 8-101 Temporary Living Quarters (TLQs).

All Temporary Living Quarters, constructed or installed in Rio Blanco County related to commercial, industrial and transportation will require a TLQ or Temporary Building Permit. TLQs located on well pads related to oil & gas or mineral extraction projects will not require a TLQ or Temporary Building Permit when included with a Special Use/ Building Permit (SU/BP) pursuant to [Section 9-201](#) of these regulations.

Section 8-102 TLQs are divided and defined in three distinct categories as follows:

1. Type 1: Small On-site Quarters. These are for under 25 workers housed at the work location or in the case of oil and gas drilling, on the well pad. These quarters are temporary structures such as manufactured housing or recreational vehicles. On-pad quarters require an Administrative Review pursuant to [Section 4-202](#) of these regulations. Off-pad quarters require an Administrative Review pursuant to [Section 4-202](#) of these regulations. A separate TLQ and/or Temporary Building Permit is required for off-pad quarters.
2. Type 2: Small Central Location Quarters. These quarters are for 25 to 50 workers and are located away from the work site or well pad. These quarters are temporary structures such as manufactured housing or recreational vehicles. These quarters require a Limited Impact Review pursuant to [Section 4-204](#) of these regulations. A separate building permit is also required.
3. Type 3: Large Central Location Quarters. These quarters are for in excess of 50 workers, located away from the work site or well pad. These quarters are permanent structures. These quarters require a Major Impact Review pursuant to [Section 4-205](#) of these regulations. A separate building permit is also required.

Section 8-103 The following provisions apply to all three types of TLQs with exceptions as noted.

A. General Requirements.

1. On or before 30 days after the date the land use change permit expires all housing structures and associated [infrastructures](#) shall be removed. The reclamation and re-vegetation plan submitted within the application materials shall then be implemented.
2. Off-pad Type 1 and Type 2 TLQs, except licensed motor homes, recreational vehicles and camp trailers, and all type 3 TLQs require a Rio Blanco County building permit and certificate of occupancy before occupancy.
3. All TLQs must be located on property owned by or leased for the period of the permit by the [Applicant](#), except TLQs located on Federal land which must have an approved Application for Permit to Drill or Right Of Way issued by the BLM or U.S. Forest Service.

4. TLQ sites must be related to one or more commercial, industrial, transportation, oil & gas, or mineral extraction projects.

B. Time Limitations.

1. TLQs permitted by a SU/BP expire with the completion of the associated wells.
2. Land use change permits issued for Type 2 TLQs are for a maximum of two years. For good cause shown, a permit may be extended annually by Administrative Review. Applications for extensions must be made on forms provided by the County. Approval of annual extensions will be granted for good cause provided the Applicant is in compliance with the terms and conditions of the existing land use change permit as well as in compliance with these regulations.
3. Type 3 TLQs are issued for multiple years and do not require annual extensions. These TLQs require only annual Administrative Reviews for determination of whether there is compliance with the terms and conditions of the land use change permit and these regulations.

C. Application Process.

1. Type 1 TLQ (on-pad) are included in the SU/ BP and permitted by Administrative Review as described in Article 8-102. On-pad TLQs supporting regional oil and gas operations will also be permitted by Administrative Review through a separate TLQ or Temporary Building Permit application.
2. Type 1 TLQ (off-pad) are permitted by the Administrative Review process through a separate TLQ or Temporary Building Permit Application.
3. Type 2 and Type 3 TLQs are permitted by the Limited or Major Impact Review process as described in Section 2-105.
4. Additional information required for Type 2 and Type 3 TLQ applications.
 - a. A statement of the estimated total length of time the TLQ will be at the proposed location.
 - b. Complete details of the Wastewater System proposed to service the TLQ. (See requirements in Section 7-105).
 - c. Complete details of waste disposal system proposed to service the proposed TLQ. (See i. requirements in Article 17).

D. Requirements Related To The Operation Of TLQs

1. Water Systems.

- a. Water Systems proposed to service TLQs must comply with all applicable state, local, and Colorado Department of Public Health and Environment (CDPHE) laws and regulations.

2. Wastewater Systems.

- a. Any on-pad or off-pad TLQ or Temporary Building supplied with water shall be required to obtain an OWTS permit.
- b. All systems must comply with Colorado Department of Public Health and Environment (CDPHE) Article 43. An OWTS with design capacity less than or equal to 2,000 gpd must comply with regulations adopted by Rio Blanco County pursuant to this regulation on the OWTS Act. An OWTS with design

capacity greater than 2,000 gpd must comply with this regulation, site location and design approval in section 25-8-702, C.R.S./ and the discharge permit requirements in the Water Quality Control Act, 25-8-501, et seq. C.R.S.

- c. All on-pad TLQ OWTS systems must be vault and haul.

3. Fire Protection

- a. Must comply with state fire regulation building regulations detailed in the National Fire Protection Association Standards (NFPA) and the current local county code.

4. Waste Disposal

- a. Bear-proof refuse containers must be provided for trash. At least one 30 gallon (4 cubic feet) container must be provided for each unit or the equivalent in a central trash collection facility. These containers must be durable, washable, non-absorbent metal or plastic with tight-fitting locking lids.
- b. For Type 2 and 3 TLQs, a central bear-proof wire fenced trash storage site with a covered top may be used as an alternative to or in addition to individual containers.
- c. Trash must be disposed of not less than once weekly.
- d. Outdoor food storage is prohibited unless facilities that prevent the attraction of animals to the TLQ site are provided.
- e. Visual screening of trash facilities may be required.

5. Reclamation

- a. In all instances, reclamation provisions of a Surface Use Agreement, or on Federal property an Environmental Assessment, will supersede County standards for this section.
- b. All disturbed areas affected by TLQ sites must be reclaimed as nearly as practicable to their original condition and shall be maintained to control dust, noxious weeds and minimize erosion. Reclamation shall occur no later than three months after termination of the TLQ unless the Planning Department extends the time period because of conditions outside the control of the Applicant.
- c. For disturbed areas not regulated by the ECMC, the following regulations apply:
 - I. Revegetation of crop lands. All segregated soil horizons removed from crop lands shall be replaced to their original relative positions and contour, and shall be tilled adequately to re-establish a proper seedbed. The area shall be treated if necessary and practicable to prevent invasion of undesirable species and noxious weeds, and to control erosion. Any perennial forage crops that were present before disturbance shall be reestablished.
 - II. Revegetation of non-crop lands. All segregated soil horizons removed

from non-crop lands shall be replaced to their original relative positions and contour as near as practicable to achieve erosion control and long-term stability, and shall be tilled adequately in order to establish a proper seedbed. The disturbed area then shall be reseeded in the first favorable season. Reseeding with species consistent with the adjacent plant community is encouraged. In the absence of an agreement between the Applicant and the affected surface owner as to what seed mix should be used, the Applicant shall consult with a representative of the local soil conservation district to determine the proper seed mix to use in revegetating the disturbed area.

6. Revocation and Penalties

- a. Failure to comply with the requirements or conditions of a TLQ, permitted by Rio Blanco County may be grounds for revocation pursuant to Article 12 of these regulations.

RESOLUTION NO. 2026- 16
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO
BLANCO COUNTY, COLORADO, ADOPTING AN AMENDMENT TO THE 2016
LAND USE REGULATIONS (LUR): ARTICLE 3: SECTION 3-203 SPECIAL USE
RESTRICTIONS FOR HEALING CENTERS**

WHEREAS, the BOCC is authorized by Sections 29-20-101 through 104, 30-11-103, 30-28-111 through 115, 30-28-133, C.R.S. as amended and other powers authorized by the Constitution of the State of Colorado or Colorado State Statutes to adopt land use regulations governing the unincorporated areas of Rio Blanco County; and

WHEREAS, the BOCC is authorized by the provisions of 30-28-116, C.R.S., as amended, and Section 1-102 of the Rio Blanco County Land Use Resolution to provide for the approval of amendments to the Land Use Resolution; and

WHEREAS, on the 23rd of May, 2016, the BOCC adopted Resolution 2016-15, adopting the 2016 Land Use Regulation amending the Rio Blanco County Land Use Resolution of 2001 for the County of Rio Blanco, State of Colorado; and

WHEREAS, Rio Blanco County is a legal and political subdivision of the State of Colorado for which the Board of County Commissioners (BOCC) is authorized to act; and

WHEREAS, the BOCC has determined it is necessary to amend and rewrite portions of the Rio Blanco County Land Use Resolution with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the County which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Planning Commission held a public hearing to consider the proposed amendment of the Rio Blanco County Land Use Regulations on March 5, 2026, and voted unanimously (5-0) to recommend to the BOCC, approval of the LUR Amendments attached hereto as EXHIBIT A.

WHEREAS, based on the evidence, testimony, exhibits and presentations by County staff and all interested persons, and comments by the Planning Commission and BOCC, THE BOCC DOES FIND AS FOLLOWS:

1. That proper publication and public notice were provided as required by law for the hearing before the Planning Commission and the Board.
2. That the public hearings were complete, that all pertinent facts, matters and issues were submitted, and all interested persons were heard at the hearing.
3. That all exhibits were received into evidence, which included:
 - a. Copies of the legal notice of the hearing scheduled for March 5, 2026 and April 14, 2026;
 - b. Draft proposed Amendments to the Regulations are attached hereto as "EXHIBIT A;"
 - c. Testimony and exhibits presented by the general public and all interested persons, if any; and
 - d. Presentations made by County staff concerning the Amendments proposed to the Regulations as contained in EXHIBIT A, including any additional minor revisions identified during the public review and hearing process.
4. That the Board has taken into consideration the following:
 - a. The proposed amendments are in conformance with the Land Use Resolution; and
 - b. The changes requested promote the public necessity, health, safety and general welfare and is consistent with good land use and zoning practice.
5. That all requirements of law have been met.

NOW THEREFORE, BE IT RESOLVED AND ORDERED:

That the Land Use Regulations, as amended, are further amended as set forth in EXHIBIT A, which is incorporated herein by this reference.

That the Amendments are hereby declared to be effective upon the effective date of this Resolution.

That the County Attorney is authorized to make additional form and style revisions, including but not limited to spelling, numbering, statutory references and other conforming and non-substantive corrections, prior to public distribution and recording.

That the Rio Blanco County Land Use Regulations, as amended, and as further amended on May 5, 2026 shall be supplemented, replaced, superseded or amended by the Amendments only as set forth in EXHIBIT A; shall constitute the now currently enacted and effective version; and shall be made available for public inspection.

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 5th DAY OF MAY, 2026.

THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


Shawn Luce
Clerk to the Board

By: 
Callie Scritchfield, Chairwoman


Doug Overton, Commissioner


Jennifer O'Hearon, Commissioner

EXHIBIT A

Section 3-203 – Natural Medicine Establishments (Healing Centers) – Special Use Standards

The following standards apply to all Natural Medicine Establishments, including Healing Centers, as defined by the **Natural Medicine Health Act of 2022 (C.R.S. §§ 12-170-101 through 12-170-117)**, and licensed under the Colorado Department of Regulatory Agencies (DORA).

Nothing in this Section shall be construed to **conflict with or supersede applicable state law**.

A. Intent

The purpose of this Section is to regulate Natural Medicine Establishments to:

1. Promote the **health, safety, and general welfare** of Rio Blanco County residents;
2. Establish **reasonable, uniform standards** to prevent deleterious location or concentration of such Natural Medicine Establishments; and
3. Mitigate **potential secondary impacts** (noise, traffic, odors, and safety) on surrounding properties and uses.

Nothing in this Section is intended to restrict lawful adult access to natural medicine as authorized under the Colorado Natural Medicine Code (C.R.S. § 44-50-101 et seq.).

B. Location and Access Standards

1. **Zoning Districts**
Natural Medicine Establishments shall be permitted only in the **Industrial (I) Zoning District** and are prohibited in all other zoning districts.
2. **Proximity to Hospital**
Natural Medicine Establishments shall be located within **five (5) miles** of a legally recognized hospital. Distance is measured from the **nearest exterior wall** of the proposed establishment to the **nearest hospital property line**.
3. **Separation from Other Natural Medicine Establishments**
Natural Medicine Establishments shall not be located within **1,500 feet** of another Natural Medicine Establishment, measured between nearest exterior walls.
4. **Separation from Protected Uses**
Natural Medicine Establishments shall not be located within **1,000 feet** of:
 - a. Childcare homes or childcare centers
 - b. Schools or school property

Distance is measured from the nearest exterior wall of the proposed establishment to the **parcel boundary** of the protected use. Where applicable, the separation distance established in C.R.S. § 44-50-302(1)(d)(I) shall control if it is less restrictive.

5. **Separation from Residential Zoning Districts**

Natural Medicine Establishments shall not be located within **500 feet** of the boundaries of **RR (Rural Residential), CR (Compact Residential), or LR (Leisure Recreation)** zoning districts, measured from the nearest exterior wall to the zoning district boundary as shown on the **official County zoning map**.

C. Performance Standards

The following standards apply to all Natural Medicine Establishments:

1. **Indoor Operations**

- a. All participant sessions and business activities must occur **entirely within an enclosed building**.
- b. Doors, windows, and other openings must be designed or screened to **prevent visibility into interior areas from public or semi-public spaces**.

2. **Lighting and Visibility**

- a. Primary entrances, parking areas, and exterior walkways must be illuminated with **downward-facing lighting**.
- b. Lighting must provide safe passage after dark and **minimize glare onto adjacent properties**.

3. **Storage of Natural Medicine**

- a. All Regulated Natural Medicine and Products must be stored in **permanent, secured structures**; storage in trailers, tents, vehicles, or other temporary structures is prohibited.
 - b. Storage areas must be **locked and accessible only to licensed owners, handlers, or authorized personnel**, consistent with state rule 1 CCR 213-1-8-8025.
 - c. Inventory control and recordkeeping shall comply with **state inventory tracking and reporting requirements**.
 - d. All business and participant records must be **safeguarded against unauthorized access**.
-

4. Security

- a. Natural Medicine Establishments shall maintain a **fully operational security system**, including alarms, activated whenever the facility is closed to the public.
- b. A **video surveillance system** shall monitor entrances, exits, and storage areas containing Regulated Natural Medicine, as required by state rules.
- c. Access to restricted areas shall be limited to **authorized licensed personnel**.

5. Hazardous Materials and Processing

- a. The handling, storage, or processing of **hazardous materials** is governed exclusively by **state and federal law**, including the Natural Medicine Code and DORA rules.
- b. Local regulations shall **not conflict with or duplicate state safety standards**.
- c. On-site processing that would require **additional state permits** is prohibited unless expressly authorized by state law.
- d. Non-hazardous processing must be conducted **so that odors, emissions, or other impacts do not extend beyond the property boundaries**.

6. Administration and Restricted Areas

- a. **Restricted areas** (storage, handling, processing zones) must comply with **state definitions and standards**.
- b. **Participant session areas** must meet **state rules** for supervised consumption, safety, access control, and lighting.
- c. Nothing in this subsection shall impose **additional operational requirements** reserved to **state licensing authority**.

7. Compliance Statement

All Natural Medicine Establishments must comply with:

- The Colorado Natural Medicine Code (C.R.S. §§ 44-50-101 et seq.)
- Rules promulgated by **DORA / Natural Medicine Division**
- Local land-use and zoning standards in this Section

Nothing herein shall **prohibit, restrict, or conflict** with lawful operations authorized under state law.

8. Fire Suppression System(s) Requirements

All Natural Medicine Establishments must comply with:

- Current Rio Blanco County adopted International Fire Code (IFC) and Current Rio Blanco County adopted International Building Code (IBC).

Nothing herein shall **prohibit, restrict, or conflict** with IBC or IFC code.

9. Natural Medicine Staffing Qualifications

All Natural Medicine Establishments must comply with:

- The Colorado Natural Medicine Code (C.R.S. §§ 44-50-101 et seq.)
- Rules promulgated by **DORA / Natural Medicine Division**

Nothing herein shall **prohibit, restrict, or conflict** with lawful operations authorized under state law.

RESOLUTION NO. 2026-17
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, ACTING AS THE BOARD OF HEALTH, OF RIO BLANCO COUNTY, COLORADO REPEALING RESOLUTION 2018-26 BY THE ADOPTION OF THIS RESOLUTION PURSUANT TO THE COLORADO WATER QUALITY CONTROL COMMISSION REGULATION 43, 5 CCR 1002-43 INCLUDING THE DECISIONS SELECTED IN THE LOCAL REGULATION REVIEW SUBMITTAL FORM ATTACHED HERETO AS EXHIBIT A

WHEREAS, Rio Blanco County is a legal and political subdivision of the State of Colorado, for which the Board of County Commissioners (“BOCC”) is authorized to act; and

WHEREAS, the BOCC is authorized by Sections 29-20-101 through 104, 30-11-103, 30-28-111 through 115, 30-28-133 C.R.S. as amended and other powers authorized by the Constitution of the State of Colorado or Colorado State Statutes to adopt land use regulations governing the unincorporated areas of Rio Blanco County; and

WHEREAS, on the 18th day of June, 2018, the BOCC adopted Resolution 2018-26, adopting an amendment to the 2016 Rio Blanco County Land Use Resolution; and

WHEREAS, the BOCC is authorized by the provisions of § 30-28-116, C.R.S., as amended, and Section 1-102 of the 2016 Rio Blanco County Land Use Resolution to provide for the approval of amendments to the 2016 Rio Blanco County Land Use Resolution; and

WHEREAS, the BOCC, acting as the Board of Health, is authorized, pursuant to state enabling legislation including but not limited to § 25-10-101, et seq. C.R.S., and under the authority contained in the On-site Wastewater Treatment System Act to adopt regulations regarding On-site Wastewater Treatment Systems; and

WHEREAS, the requirements of the Colorado Water Quality Control Commission’s “On-Site Wastewater Treatment System Regulation, Regulation 43, 5 CCR 1002-43, effective date, June 15, 2025,” are made a part of these regulations and will apply except where identified as an option in Appendix A, or where these regulations are more stringent than Regulation 43, and included in these regulations. All aspects of an On-Site Wastewater Treatment System, including, but not limited to, permits, design, performance, location, construction, alteration, inspection, maintenance and use must be as provided in Regulation 43 and any additional requirements contained in these Regulations; and

WHEREAS, it is in the best interests of the health, safety, and welfare of the citizens of Rio Blanco County that this Resolution be adopted.

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners, acting as the Board of Health, of Rio Blanco County, Colorado as follows:

1. Rio Blanco County Resolution No. 2018-26 is hereby repealed and replaced by the adoption of this Resolution pursuant to the Colorado Water Quality Control Commission Regulation 43, 5 CCR 1002-43 including the decisions selected in the attached “Exhibit A”.
2. These regulations are adopted by the Board pursuant to and under authority contained in the On-site Wastewater Treatment System Act, 25-10-1041, et seq. C.R.S.
3. The Rio Blanco County Building Department is designated to implement and enforce these regulations.
4. These regulations apply to On-site Wastewater Treatment Systems (OWTS) as defined in section 25-10-103(12), C.R.S.
5. The purpose of these regulations is to establish the minimum standards for the location, design, construction, performance, installation, alteration and use of OWTS with a design capacity less than or equal to 2,000 gallons per day within Rio Blanco County.
6. These regulations apply to all OWTS in the unincorporated areas of the county and over all municipal corporations within the territorial limits of Rio Blanco County but not over the territory of any municipal corporation that maintains its own public health agency including: The Town of Rangely and The Town of Meeker.
7. An OWTS permit must not be issued to any person when the subject property is located within a municipality or special district that provides public sewer service, except where such sewer service to the property is not feasible in the determination of the municipality or special district, or the permit is otherwise authorized by the municipality or special district. [43.4(B)(11)].
8. The requirements of the Colorado Water Quality Control Commission’s “On-site Wastewater Treatment System Regulation, Regulation 43, 5 CCR 1002-43, Effective date, June 15, 2025”, are made a part of these Rio Blanco County On-site Wastewater Treatment Systems Regulations and will apply except where identified as an option of the local public health agency or where these regulations are more stringent than Regulation 43, 5 CCR 1002-43, and included in these Rio Blanco County On-site Wastewater Treatment Systems Regulations All aspects of an On-site Wastewater Treatment System including, but not limited to, permits, design, performance, location, construction, alteration, inspection, maintenance and use must be as provided in Regulation 43 and any additional requirements contained in these Rio Blanco County On-site Wastewater Treatment Systems Regulations.
9. The designated decisions for allowable options, if any, are identified in the attached “Exhibit A”.
10. Prior to installing, altering, expanding or repairing an OWTS, the applicant must obtain a

permit from Rio Blanco County Building Department.

11. An OWTS permit expires one year after the date of issuance if construction has not commenced. After expiration, a new application must be required to begin construction.

12. Any change in plans or specifications of the OWTS after the permit has been issued invalidates the permit unless the permittee receives written approval from the Rio Blanco County Building Department. After a permit is invalidated, a new application and subsequent permit is required to begin construction

13. Repair permits must identify a reasonable period of time in which the owner must make repairs prior to expiration of the permit.

14. When an application is denied by Rio Blanco County Building Department, an applicant may request review by the Board of Health.

15. Permit fees and fees for other services and tests associated with OWTS are set by the Board of Health, in conformance with section 43.4(B)(4) and (5) of Regulation 43 and 25-10-107, C.R.S.

16. A surcharge of \$20.00 will be collected for each permit issued by Rio Blanco County Building Department. This surcharge will be transmitted to the Colorado Dept. of Public Health and Environment for use in funding its OWTS program.

17. The Board of Health may approve a variance from a requirement of this Regulation. Variances cannot be granted by staff.

18. Approval of a variance must be based upon evidence presented by the applicant, or their designee, showing that the variance would not be injurious to the public health, water quality, or environment.

19. The applicant has the burden of proof to demonstrate that the variance is justified and will pose no greater risk to public health and the environment than would a system meeting these Regulations. The Board of Health must determine if this item has been addressed prior to granting a variance.

20. The Board of Health has the authority to impose site-specific requirements and conditions on any variance granted.

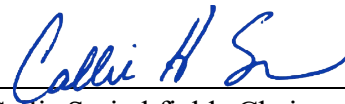
21. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of County Commissioners, acting as the Board of Health, of Rio Blanco County, Colorado, declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion herein, despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions would be declared invalid or unconstitutional.

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND
0 AGAINST, THIS 19th DAY OF MAY, 2026.

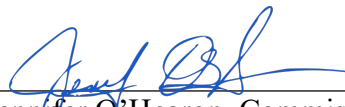
THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO,
ACTING AS THE BOARD OF HEALTH

ATTEST:


Shawn Luce
Clerk to the Board

By: 
Callie Scritchfield, Chairwoman


Doug Overton, Commissioner


Jennifer O'Hearon, Commissioner

Publisher's Affidavit and Proof of Publication

R I O B L A N C O Herald Times

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STATE OF COLORADO

COUNTY OF RIO BLANCO

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PUBLIC NOTICE

BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO

Notice is hereby given that the Board of County Commissioners of Rio Blanco County, Colorado will hold a public hearing to consider the proposed amendments to the Onsite Waste Water Treatment System (OWTS) Regulations. The hearing will be held on June 18, 2018 at 11:15 a.m. at the Rio Blanco County Annex Building, 17497 Highway 64 Rangely, Colorado.

Rio Blanco County staff recommends the approval of the proposed amendments to the Rio Blanco County Land Use Regulations Article 17. A copy of the proposed amendments to the OWTS Regulations and are available in the Rio Blanco County Planning Division.

Published: May 10, 2018
Rio Blanco Herald Times

I, Debbie Watson, do solemnly swear that I am the office manager acting on behalf of Samantha Turner, owner/publisher of the Rio Blanco Herald Times, formerly known as The Meeker Herald and The Rangely Times weekly newspapers; that the same is a weekly newspaper published in the County of Rio Blanco, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Rio Blanco for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provision of the Act of March 3, 1879, or any amendments thereof; and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated May 10 A.D. 2018, and that the last publication of said notice was in the issue of said newspaper dated, May 10 A.D. 2018.

In witness whereof I have hereunto set my hand this 10 day of May A.D. 2018.

Debbie Watson

Debbie Watson, office manager acting on behalf
of Samantha Turner, owner/publisher

Subscribed and sworn to before me, a notary public in
and for the County of Rio Blanco, State of Colorado, this
10 day of May A.D. 2018.

Patti J. Hoke

PATTI J. HOKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19994026925
My Commission Expires October 17, 2019

How to Use This Interactive Version

There are several features allowing quick easy navigation through this document. They are as follows.

Tabs on the right side are linked to their respective Articles. Clicking on the tab takes you to the first page of that Article.

The Table of Contents takes you to any section you click on.

The TOC symbol  takes you to the Table of Contents

The left arrow  at the bottom of the page takes you back one page

The right arrow  takes you to the next page.

The arrow  takes you back to the previous page viewed. This is helpful if you click on a link which moves you many pages away because you can then go back to where you were without having to remember what page you were on.

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ARTICLE 1 - GENERAL ADMINISTRATION

DIVISION 1 GENERAL PROVISIONS

Section 1-101 Title and Short Title.

These regulations, and all future amendments, shall be known as the Rio Blanco County Land Use Regulations (LUR), and are also referred to herein as "Land Use Code," or "Regulations."

Section 1-102 Authority.

It is the intention of the Rio Blanco County Board of County Commissioners (BOCC) in adopting these regulations to fully exercise all relevant powers conferred by the laws of the State of Colorado, including but not limited to:

- A. Colorado Constitution. All of the powers reserved to the County by the Colorado Constitution.
- B. State Enabling Legislation. All of the powers granted to the County by:
 1. [Section 16-13-301 et. seq., C.R.S., Restraint and Abatement of Nuisances;](#)
 2. [Section 24-65.1-101 et. seq., C.R.S., Areas and Activities of State Interest \(1041 regulations\);](#)
 3. [Section 24-67-101 et. seq., C.R.S., Planned Unit Development Act;](#)
 4. [Section 24-68-101 et. seq., C.R.S., Vested Property Rights Act;](#)
 5. [Section 25-1.5-101 et. seq., C.R.S., Public Health and Environment;](#)
 6. [Section 29-20-101 et. seq., C.R.S., Local Government Land Use Control Enabling Act;](#)
 7. [Section 30-11-101 et. seq., C.R.S., County Powers and Functions;](#)
 8. [Section 30-15-101 et. seq., Article 15, C.R.S., County Regulations Under Police Powers;](#)
 9. [Section 30-28-101 et. seq., C.R.S., County Planning Act;](#)
 10. [Section 34-1- Part 3, C.R.S., Preservation of Commercial Mineral Deposits;](#)
 11. [Section 35-3.5-101 et seq., C.R.S. Right to Farm;](#)
 12. [Section 38-30.5-101 et. seq., C.R.S., Conservation Easements;](#) and
 13. [Section 43-2-101 et. seq., C.R.S., State, County, Municipal and Public Roads.](#)

Section 1-103 Jurisdiction.

These regulations shall apply to all land within the unincorporated areas of Rio Blanco County as recorded by the State of Colorado. (Section 30-28-102, C.R.S.)

Section 1-104 Building and Land Use Permits.

No building or land use permit will be issued unless the plans for the proposed erection, construction, reconstruction, alteration, or use are in compliance with applicable provisions of these regulations. (Section 30-28-102, C.R.S.)

Section 1-105 Repealer, Enactment and Effective Date.

- A. Enactment and Effective Date. These regulations or separate Articles thereto, shall be enacted upon its approval by Resolution by the BOCC, after review and recommendation by the Rio Blanco County Planning Commission (PC), following public hearings. This Regulation shall take effect immediately upon publication after adoption by the BOCC, unless otherwise set forth in the Board's motion of approval.
- B. Repeal of County's Prior Land Use Regulations. Any prior Rio Blanco County LUR, or Articles and

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amendments thereto, are hereby repealed on the effective date of these regulations.

Section 1-106 Saving Provisions.

- A. Permit Applications Pending Review. The enactment or amendment of these regulations shall not apply to any permits that the County has approved under prior land use regulations or pending applications that the County has determined to be complete under prior land use regulations.
- B. Penalties Accruing or About to Accrue. The enactment or amendment of these regulations shall not be construed as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue.
- C. Waiver of Rights by County. The enactment or amendment of these regulations shall not be construed as waiving any right of the County under any provision existing prior to the adoption of these regulations.
- D. Vacation or Annulment of Rights Obtained by Individual. The enactment or amendment of these regulations shall not be construed as vacating or annulling any existing rights obtained by any [person](#) by lawful action of the County.

Section 1-107 Implementation of the Rio Blanco County [Master Plan](#) and Intergovernmental Agreements.

- A. Implementation of the Master Plan. Enactment, amendment and administration of these regulations shall be in accordance with and shall serve to implement the goals of the Master Plan.
- B. Implementation of Intergovernmental Agreements. Enactment, amendment and administration of these regulations shall be in accordance with, and shall serve to recognize any jointly adopted intergovernmental agreement.

Section 1-108 Interpretation, Rules of Construction of Language and Computation of Time.

- A. Interpretation of the Provisions of This Land Use Regulation.
 1. Minimum Required. The provisions of these regulations shall be regarded as the minimum requirements for the protection of the public health, safety, and general welfare.
 2. Liberal Construction. These regulations shall be liberally construed to further its underlying purposes.
 3. Conflict. If a conflict occurs between provisions of these regulations, or between provisions of these regulations and a state statute or other applicable codes and regulations, the more restrictive provision controls unless otherwise specified in these Regulations.
 4. Application of Requirements of these regulations. Unless otherwise specified in these Regulations, the requirements of these regulations are presumed to apply to actions related to a change in land use as defined by this Regulation.
- B. Rules of Construction of Language.
 1. Words and phrases shall be read in context and construed according to common usage. Words and phrases that have acquired a technical or particular meaning, by legislative definition or otherwise, shall be construed accordingly.
 2. The particular controls the general.
 3. The word "shall" and "must" are always mandatory. The words "may" and "should" are permissive.
 4. Unless the context clearly indicates otherwise, words used in the singular number include

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the plural and words used in the plural number include the singular.

5. If there is a conflict between figures and words expressing a number, the words govern.
- C. Computation of Time. In computing a period of days, the first day is excluded and the last day is included unless the last day of any period is a Saturday, Sunday or County legal holiday, in which case the last day shall be the next working day. Unless otherwise specified in these Regulations, the term "days" shall refer to calendar days.

Section 1-109 Incorporation and Interpretation of Maps.

- A. Official Zone District Maps. The location and boundaries of the zone districts established by these regulations are shown on the Rio Blanco County Zoning Map and incorporated into these regulations. The Zoning Map shall be maintained by the Assigned Staff and shall be located in the Planning Division of the Community Development Department and available on the County web site. It is the expressed intent of the BOCC that all unincorporated areas within Rio Blanco County be located within a zone district. (Sections 30-28-111 and 30-28-116, C.R.S.)
- B. Overlay District Maps - Regulatory. The location and boundaries of each Overlay District required by State and/or Federal Regulations are shown on Overlay District Maps and incorporated into these regulations.
 1. The [Floodplain](#) Overlay District Maps. The reports and maps listed below designate the location and boundaries of the Floodplain Overlay District. The Floodplain Overlay District Map shall be maintained by the Floodplain Administrator and shall be located in the Planning Division of the Community Development Department: (Sections 30-28-111 and 30-28-115, C.R.S.)
 - a. County-specific flood insurance studies and reports.
 - b. [Flood Insurance Rate Maps](#) (FIRM) [prepared for the County by the Federal Emergency Management Agency (FEMA)].
 - c. U.S. Geological Survey Flood-prone Area Maps.
 - d. Any further floodplain studies that have been approved by the BOCC with the prior concurrence of the Colorado Water Conservation Board (CWCB).
 2. Public Airport/[Heliport](#) Influence Area Overlay Map. The Public Airport Influence Area Overlay District Map shall be maintained by and be located in the Geographic Information System Office.
 3. Wetlands - As determined by certified delineation.
 4. Area of Critical Environmental Concern (ACEC). Areas designated as ACEC by the Bureau of Land Management (BLM).
 5. Critical Wildlife Habitat. Sage Grouse and ESA Species range.
- C. County Road Map. The County Road Maps are maintained by the Road and Bridge Department and located within the Rio Blanco County, Geographic Information System (GIS) Department.
- D. Interpretation of Zone District Boundaries. If for any reason the location of a zone district boundary line is not readily determinable from the Zoning Maps, the location of the zone district boundary line shall be determined by the Assigned Staff in accordance with the following provisions. Where more than one of the following provisions is applicable in any given situation, the first stated and applicable provision shall prevail over all other provisions:
 1. Where a zone district boundary line is given a position within or [abutting](#) a highway, road, street or [alley](#) right-of-way which does not appear to be located within any zone district (other than an overlay zone district), the zone district boundary line shall be deemed to be in

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the center of such right-of-way.

2. Where a zone district boundary line is shown as closely and approximately following subdivision plat [lot lines](#), municipal boundary or County boundary lines, the zone district boundary line shall be deemed to coincide with such known lot lines or boundaries.
 3. Where a parcel within a zone district has a boundary line shown by a specific dimension, that dimension shall control.
 4. Where a zone district boundary line is located with reference to a fixture, monument, or natural feature, the location of the boundary with respect to the attribute shall control.
 5. The location of a zone district boundary line located with reference to a natural feature shall be at the outer edge or boundary of the natural feature.
 6. In all other circumstances, the location of the zone district boundary line shall be determined by scaling from the Zoning Maps.
- E. Public Inspection of Maps. Copies of the maps and reports incorporated by this Section shall be kept on file and available for public inspection at the Geographic Information System (GIS) Department.

Section 1-110 Amendment to Text of This Land Use Regulation.

The process for amendments to the text of these regulations is set forth in [Section 4-208](#), Land Use Regulation Text Amendment.

- A. Appendices. Appendices listed in these regulations are adopted by a separate Resolution and may be amended as necessary by the BOCC.

Section 1-111 Severability.

- A. Provision Declared Invalid. If any provision of these regulations is declared invalid by a decision of any court of competent jurisdiction, the effect of such decision shall be limited to that provision which is expressly declared invalid and shall not affect any other provision of these regulations.
- B. Application to Tract of Land Declared Invalid. If the application of these regulations to any tract of land is declared to be invalid by a decision of any court of competent jurisdiction, then the effect of such decision shall be limited to the tract of land involved. Such decision shall not affect this or the application of any provision thereof to any other tract or land.

DIVISION 2 [VESTED PROPERTY RIGHTS](#)

Section 1-201 Purpose.

The purpose of this Division is to establish a system of vested property rights for these regulations as authorized by Section 24-68-101 et seq., C.R.S, as amended.

Section 1-202 Establishment of Vested Property Rights.

- A. General. Pursuant to these regulations, a vested property right shall be deemed established for a period of three (3) years or more, as per [Section 1-202.C](#), with the approval of a [Site Specific Development Plan](#) as defined in [Section 1-202.B](#) of this Division. When a Site Specific Development Plan is approved with a Land Use Change Permit, the permit shall confer upon the landowner the right to undertake and complete the development and use of the property under the terms and conditions of the Site Specific Development Plan. If the term of approval for the Site Specific Development Plan is extended pursuant to these Regulations, the term of vested property rights is extended to conform to the extended approval term.

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- B. [Site Specific Development Plan](#). For the purposes of this Section, the following final approvals shall constitute a Site Specific Development Plan establishing a vested property right.
1. A Final Plat; or a Final PUD Plan. Applications will follow the review procedures outlined in Articles 5 and 6.
 2. The document that triggers a vested property right shall be so identified at the time of its approval.
- C. [Development Agreement](#) and Extension of Vested Property Rights. The BOCC may enter into a development agreement with the landowner for the extension of vested property rights where, in the discretion of the Board, an extension is warranted due to project size and/or phasing of the development. The Board may also consider an extension of vested property rights for economic cycles and/or market conditions.
- D. Approval and Effective Date. A Site Specific Development Plan shall be deemed approved upon the effective date of the BOCC's approval action, following a public hearing conducted in accordance with these Regulations. The Board's approval of a Site Specific Development Plan may include such terms and conditions as may be reasonably necessary to protect the public health, safety and general welfare. The approval shall result in a vested property right, although failure to abide by such terms and conditions will result in forfeiture of the vested property right.
1. Within 14 days of approval of the Site Specific Development Plan by the BOCC, the County shall publish a notice of Site Specific Development Plan approval and creation of a vested property right in a newspaper of general circulation in Rio Blanco County.
 2. The period of time for exercise of vested property rights shall not begin to run until the date of publication of the notice.
- E. Exceptions to Vesting of Property Rights. Once established pursuant to these Regulations, a vested property right precludes any zoning or land use action by the County during the period of time that the property right is established to be vested that would alter, impair, prevent, diminish, or otherwise delay the development or use of the land subject to the Site Specific Development Plan consistent with the terms and conditions of the Site Specific Development Plan, except under one or more of the following conditions.
1. Landowner's Consent. With the consent of the affected landowner.
 2. Just Compensation Paid to Landowner. The affected landowner receives just compensation for all costs, expenses, and liabilities incurred by the landowner, including but not limited to all fees paid in consideration for financing and all architectural, planning, marketing, legal and other consultants' fees incurred after approval of the Site Specific Development Plan by the County, together with interest at the current market rate until paid. Just compensation shall not include any diminution in the value of the property which is caused by such action.
 3. Hazards. Upon the discovery of natural or man-made hazards on or in the immediate vicinity of the subject property, which hazards could not reasonably have been discovered at the time of the approval of the Site Specific Development Plan, and which hazards, if uncorrected, would pose a serious threat to the public health, safety and welfare.
 4. General Ordinances and Regulations. The establishment of a vested property right shall not preclude the application of ordinances, resolutions or regulations which are general in nature and are applicable to all property subject to land use regulations by the County, including but not limited to building, fire, plumbing, electrical and mechanical codes.

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DIVISION 3 DUTIES AND RESPONSIBILITIES OF REVIEW AND DECISION-MAKING BODIES**Section 1-301 Planning Commission.**

- A. Membership and Term. (Section 30-28-103, C.R.S.)
1. Appointment. The BOCC shall appoint up to seven PC members.
 2. Qualifications. All members must be residents of the County. No current member of the BOCC shall serve on the PC.
 3. Term of Office. The term of office for each member shall be three (3) years, and until their respective successors have been appointed. The terms of office shall be staggered by making the appointments so that approximately one-third of the members' terms expire each year. Members will be required to be interviewed by the BOCC for possible reappointment.
 4. Removal from Office. Any member of the PC may be removed for cause (misconduct, non-performance of duty) by the BOCC upon written request from the PC or the Public and after a public hearing. Planning Commission members may be removed by the BOCC at any time for failure to attend three consecutive meetings (not including excused absences) or for failure to attend 30 percent or more of the meetings within any 12 month period.
 5. Vacancy. Whenever a vacancy, by reason of death, resignation, or removal, occurs on the PC, the member's position shall remain vacant until a new member can be appointed by the BOCC. The vacancy shall be filled for the unexpired term in the same manner as the original appointment.
 6. Compensation. The members of the PC shall serve with compensation of \$50 per meeting and shall be reimbursed for travel, mileage and continuing education expenses authorized by the BOCC. (Section 30-28-103 (3), C.R.S.)
- B. Powers and Duties.
1. Development of the [Master Plan](#). The PC is responsible for the development and adoption of the Master Plan and any amendments to that Plan. (Section 30-28-106, C.R.S.)
 2. Advisory Body. The PC is an advisory body on matters including rezoning requests and certain land use change permit applications.
 3. Public Meetings.
 - a. The PC shall hold scheduled public meetings to take official action on the matters before the Commission. The meetings shall be noticed in compliance with the requirements for public notice set forth in this Regulation.
 - b. A majority of the active positions of the PC shall constitute a quorum necessary for official action.
 - c. The PC shall keep a record of its proceedings in accordance with State Statute, and the record shall be open to inspection by the public during the normal business hours for County offices.
 4. Rules of Conduct and Procedure. The procedures followed by the PC shall be set forth in the code of conduct/official bylaws adopted by the PC, and pursuant to Section 30-28-104, C.R.S., as amended.

Section 1-302 Board of Adjustment

- A. The Board of County Commissioners shall serve as the Board of Adjustment.
- B. Powers and Duties.
1. Variance. The Board of Adjustment (BOA) is the decision-making body for requests for vari-

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ance from zoning requirements of these regulations. (Section 30-28-118, C.R.S.)

- a. The BOA shall consider a request for variance based on the procedure set forth in [Section 4-209](#) Request for Variance. In order for the BOA to grant a variance, at least two members of the BOA must vote in favor of the [applicant](#).
- b. The BOA does not have the authority to grant the following:
 - (1) Variance from uses allowed in a zone district.
 - (2) Variance from any definition.
 - (3) Variance from the minimum or maximum [density](#) allowed in a zone district.
2. Appeal of Administrative Interpretation. The BOA may consider an appeal by any [person](#) aggrieved by a final written administrative interpretation or decision based upon or made in the course of the administration or enforcement of the zoning regulations of this Regulation. (Section 30-28-118, C.R.S.) The appeal process is set forth in [Section 4-210](#), Appeal of Administrative Interpretation.
 - a. Appeal to the BOA shall not be allowed for building use violations that may be prosecuted by the court pursuant to Section 30-28-124 (1)(b), C.R.S.
 - b. In order for the BOA to grant an appeal which overturns an administrative interpretation or decision, at least three members of the BOA must vote in favor of the appellant. (Section 3028-118 (3), C.R.S.) Updated RESOLUTION 2018-06
3. Public Meetings.
 - a. The BOA shall meet as called by the Chairman to take official action on the matters before the BOA. The meetings shall be open to the public, noticed in compliance with the applicable requirements for public notice set forth in this Regulation.
 - b. Two members of the BOA shall constitute a quorum necessary for official action.
 - c. The BOA shall keep a record of its proceedings, and the record shall be open to inspection by the public during the normal business hours for County offices.
4. Rules of Conduct and Procedure. The procedures followed by the BOA shall be set forth in the official bylaws adopted by the BOA, and pursuant to Section 30-28-117, C.R.S., as amended.

DIVISION 4 RIGHT TO FARM

It is the policy of the BOCC that ranching, farming, and all manner of agricultural activities and operations throughout Rio Blanco County are integral elements of and necessary for the continued vitality of the County's history, economy, landscape, lifestyle and culture. Given their importance to the County and the state, [agricultural lands](#) and operations are worthy of recognition and protection.

Section 1-401 Agricultural Activities and Operations Within the County Shall Not Be Considered To Be Nuisances.

Colorado is a "Right to Farm State" pursuant to Section 35-3.5-101, et seq., C.R.S. Landowners, residents, and visitors must be prepared to accept the activities, sights, sounds and smells of Rio Blanco County agricultural operations as a normal and necessary aspect of living in a county with a strong rural character and a healthy agricultural sector. Those with an urban sensitivity may perceive such activities, sights, sounds and smells as inconveniences, eyesores, noises and odors. However, state law and County policy provides that ranching, farming or other agricultural activities and operations within the County shall not be considered to be nuisances so long as they are operated in conformance with the law

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and in a non-negligent manner. Therefore, all landowners, residents and visitors must be prepared to encounter sounds, smells, lights, mud, dust, smoke, chemicals, machinery on public roads, livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides, any one or more of which may naturally occur as a part of legal and non-negligent agricultural operations.

Section 1-402 Rights and Responsibilities of All Landowners.

All owners of land, regardless of use, have rights and responsibilities under state and federal law. Residents and landowners are encouraged to learn about these rights and responsibilities and to act as good neighbors and citizens of the County.

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ARTICLE 2 - LAND USE CHANGE PERMIT

Section 2-101 Applicability.

The requirement for a land use change permit and the permit provisions set forth in this Article apply to any proposed change in land use, including divisions of land, for property located in unincorporated Rio Blanco County. (Section 30-28-102, C.R. S.)

Section 2-102 Permit Required for Land Use Changes.

Any [person](#) seeking a change in land use shall obtain an applicable land use change permit before commencing the use or activity associated with the land use change, unless the proposed use or activity is expressly exempted under [Section 2-104](#), Exemptions from Land Use Change Permit Requirements. Failure to obtain a land use change permit shall be a violation of the Rio Blanco County Land Use Regulations (LUR) and subject to the enforcement provisions in Article 12, Enforcement, Violations and Penalties.

- A. Land Use Changes Other Than a Division of Land. Land use changes not involving a division of land include Limited Impact Review, Major Impact Review, Rezoning, SU/BP, and SU/BPP. These land use changes follow the review procedures outlined in Article 4.
- B. Land Use Changes Involving a Division of Land. Land use changes that include a division of land and require approval of a Final Plat including, without limitation, Boundary Line Adjustment, Single Lot Creation, Minor Subdivision, Major Subdivision, and Planned Unit Developments (PUD). These land use changes follow the review procedures outlined in Article 5.

Section 2-103 Permit Runs With the Land.

Any land use change permit approved in compliance with this Regulation shall be binding upon and run with the land.

Section 2-104 Exemption from Land Use Change Permit Requirements.

The following uses and activities are exempt from the requirement to obtain a land use change permit if the proposed use or activity complies with applicable zone district regulations and use restrictions set forth in Article 3, Zoning. Exemption from land use change permit requirements is not an exemption from other federal, state and local permit requirements applicable to the proposed development or land use including, without limitation, building permits, development permits, access permits, grading permits, stormwater permits and air quality permits.

- A. Single Family [Dwelling](#). One single-family dwelling per legally established lot in compliance with this regulation.
- B. Accessory Structure to Single Family Dwelling. Construction of sheds and other structures that are Accessory Structures to the single-family dwelling and are smaller in size than that required by the County's building code.
- C. Excavation of Less Than 500 Cubic Yards. Excavations of less than 500 cubic yards of material where the excavation is not related to a permit required structure, project, or by state statute.
- D. Agricultural Operations. Agricultural operations include the following:
 1. Production, cultivation, growing and harvesting of crops and plants.
 2. Raising and breeding [livestock](#), excluding feedlots regulated by the State (pursuant to Section 35-53.5-105, C.R.S. and 40 CFR 412.10).
 3. Harvesting, storage, grading, packaging, processing distribution and sale of agricultural commodities occurring at the point of production.

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4. Construction of sheds, outbuildings and other accessory structures of any size that are necessary to agricultural operations and are used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry. (Section 30-28-205, C.R.S.)
5. Construction of internal roads, ponds, dams and ditches necessary to agricultural operations.
- E. Use by Right – Any implementation of a use by right as described in the Zoning Use Tables.

Section 2-105 Levels of Permit Review for Land Use Change Permits.

Land use change permits are subject to different levels of review, as follows:

- A. Land Use Changes Other Than a Division of Land. Unless otherwise exempted from review under these Regulations, a change in land use that does not involve division of land is subject to one of the following three levels of review, according to the level of impact. The level of review for a specific land use is set forth in [Section 3-202](#), Use Table or as determined by impact thresholds described in [Article 7, Standards](#).
 1. Administrative Review Process. A change in land use that will have insignificant or temporary impact is subject to the Administrative Review Process set forth in [Section 4-202](#).
 2. Limited Impact Review Process. A change in land use that will have limited or minimum impact is subject to the Limited Impact Review Process set forth in [Section 4-204](#).
 3. Major Impact Review Process. A change in land use that will have significant impact is subject to the Major Impact Review Process set forth in [Section 4-205](#).
- B. Land Use Changes Involving Division of Land.
 1. Subdivision. Unless otherwise provided by these Regulations, division of land shall be classified as Single Lot Creation, Minor Subdivision or Major Subdivision. (Section 30-28-133, C.R.S.).
 - a. Single Lot Creation Review Process. A division of land considered to be a single lot creation pursuant to [Section 5-201](#) shall be subject to the Single Lot Creation Review Process, which is an abbreviated subdivision review process set forth in Article 5, Section 5-201.
 - b. Minor Subdivision Review Process. A division of land considered to be a minor subdivision pursuant to [Section 5-202](#) shall be subject to the Minor Subdivision Review Process, which is an abbreviated subdivision review process set forth in Article 5, Section 5-202.
 - c. Major Subdivision Review Process. A division of land considered to be a major subdivision pursuant to [Section 5-203](#) shall be subject to the Major Subdivision Review Process set forth in Article 5, Section 5-203.
 2. Exception from Subdivision. A request for an exception from subdivision regulations shall be subject to the review process set forth in [Section 5-301](#).
- C. PUD. A change in land use which proposes a PUD shall be subject to the PUD Plan Review process set forth in [Article 6, Planned Unit Development](#). The regulatory provisions for PUD set forth in these regulations are pursuant to Section 24-67-101 et.seq., C.R.S.

Section 2-106 Fees

- A. Fees. Reasonable fees sufficient to cover the costs of administration, inspection, publication of notice and similar matters may be charged to [applicants](#) for permits, subdivision plat approvals, amendments, variances and other [administrative review](#). The amount of the fees charged is set forth by a separate Resolution and may be amended as necessary by the Board of County Commissioners (BOCC). (Section 30-28-114, C.R.S.) Such fees, as adopted may be posted on the County's web page.

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- B. Application Fees. All approvals sought pursuant to this regulation require the filing of an application and submittal of additional supporting material as may be requested and submission of the required initial fees, as listed in this Article.
- C. Initial Fees. Initial Fees are established as a product of the estimated average County staff time necessary for reviewing and processing an application and the average staff cost per hour for the County staff involved.

For the purpose of accounting for processing costs, County staff shall be required to keep an accurate record of the actual time required for the processing of each application pursuant to this regulation.

County costs incurred significantly over and above the initial fees shall be billed to the [applicant](#). Any billings must be paid prior to final consideration of a permit or license or prior to the execution of the written resolution confirming action on the application. In those cases where the fee is based on valuation, including materials and labor, the County reserves the right to determine the cost of a project through an independent consultant paid for by the applicant.

Additional third party, legal, or referral agency review may be required by these regulations and/or the Planning Division of the Community Development Department, the Natural Resources Department, the Planning Commission, the BOCC or by another County department. All related fees for these reviews will be invoiced to the applicant and must be paid before final approval of a permit, license, or plat.

Fees for staff activities for related post approval work will be billed to the applicant based on the established base fee and be due within 30 days from the date of the invoice.

The initial fee for application and processing of a proposal shall be due and payable with the submission of an application. All applications must include a completed Agreement for Payment Form. The Agreement for Payment Form establishes the applicant as being responsible for payment of all costs associated with processing the application and any post approval costs.

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ARTICLE 3 - ZONING

DIVISION 1 GENERAL PROVISIONS

Section 3-101 Establishment of Zone Districts.

The following zone districts are established, and all areas of Rio Blanco County are hereby divided into one of these districts. A – Agricultural; RR – Rural Residential; CR – Compact Residential; LR – Leisure Recreation; C – Commercial; I – Industrial; PUD – Planned Unit Development

A. A - AGRICULTURAL

Purpose and Description

The Agricultural District is primarily used for [agriculture](#), [forestry](#) and very low density residential uses. It is a rural area of the County that provides food and crop production, forestry resources, mining and extraction of oil, gas, and other minerals, open space, scenic vistas, and wildlife habitat.



Typical Use and Structure Types

- All types of single-family detached residential structures
- Farm structures such as barns, equipment sheds, lean-tos and silos
- Structures customarily accessory to residential uses such as garages, carports, gazebos, porches, and tool sheds
- Resource mining and extraction, and associated structures
- Structures associated with an approved non-residential or [home occupation](#) use including signs

Dimensional Standards

Minimum lot size	35 acres
Maximum residential density (dwelling units per land area) ¹	1 dwelling
Minimum road frontage ²	50 feet
Minimum front yard setback	30 feet
Minimum side yard setback	10 feet
Minimum rear yard setback	10 feet
Maximum structure height - Residential	50 feet
Maximum structure height resource mining and extraction associated structures	150 feet

NOTES:

¹ Additional [dwellings](#) may be permitted through the Limited Impact Review (see [Section 4-204](#))

² Road frontage is not required for residential and agricultural uses provided a dedicated easement of not less than 18 feet in width providing access to the county road has been recorded for the lot.

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B. RR - RURAL RESIDENTIAL**Purpose and Description**

Large lot single-family and rural agricultural uses on individual wells and septic systems characterize these areas.

**Typical Use and Structure Types**

- All types of single-family detached residential structures
- Farm structures such as barns, equipment sheds, lean-tos and silos
- Structures customarily accessory to residential uses such as garages, carports, gazebos, porches, and tool sheds
- Structures associated with an approved non-residential or [home occupation](#) use including signs

Dimensional Standards

Minimum lot size	2 acres
Maximum residential density (dwelling units per land area) ¹	1 dwelling
Minimum road frontage	50 feet
Minimum front yard setback	30 feet
Minimum side yard setback	10 feet
Minimum rear yard setback	10 feet
Maximum structure height	35 feet

¹ Additional dwellings may be permitted through the Limited Impact Review (see [Section 4-204](#))

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C. CR - COMPACT RESIDENTIAL

Purpose and Description

This district is for the development of single-family residences and multi-family dwellings. It applies to development of single-family residences generally on one acre or less in size and any projects for the development of multi-family dwellings.

**Typical Use and Structure Types**

- All types of single and multi-family residential structures
- Structures customarily accessory to residential uses such as garages, carports, gazebos, porches, and tool sheds
- Structures associated with an approved non-residential or [home occupation](#) use including signs

Dimensional Standards

Minimum lot size	5,000 square feet
Maximum residential density (dwelling units per land area)	As approved
Minimum front yard setback	25 feet
Minimum side yard setback	10 feet
Minimum rear yard setback	5 feet
Maximum structure height	35 feet

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D. LR - LEISURE RECREATION	
Purpose and Description	
This district is for the orderly arrangement of those land uses that provide services and support multiple leisure uses, such as hunting, in areas of scenic value, wildlife resources and forestry .	
	
Typical Use and Structure Types	
• All types of single family residential structures • Lodges, cabins • Structures customarily accessory to residential uses such as garages, carports, gazebos, porches, and tool sheds • Structures associated with an approved non-residential or home occupation use including signage	
Dimensional Standards	
Minimum lot size	5 acres
Minimum front yard setback	30 feet
Minimum side yard setback	10 feet
Minimum rear yard setback	10 feet
Maximum structure height	35 feet

Accessory dwellings may be permitted through the Limited Impact Review (see [Section 4-204](#))

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E. C –COMMERCIAL DISTRICT

Purpose and Description

This district is to promote orderly arrangement of commercial uses so they may have access and [infra-structure](#) support.

**Typical Use and Structure Types**

- All types of business and retail structures and permitted uses

Dimensional Standards

Minimum lot size	10,000 square feet
Minimum front yard setback	0 feet
Minimum side yard setback	0 feet
Minimum rear yard setback	0 feet
Maximum structure height	75 feet

Accessory dwellings may be permitted through the Limited Impact Review (see [Section 4-204](#))

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F. I – INDUSTRIAL DISTRICT		ART 1 ADMINISTRATION
Purpose and Description		ART 2 LAND USE CHANGE PERMIT
This district is to promote orderly arrangement of industries and industrial uses so they may have road access and infrastructure support.		ART 3 ZONING
		ART 4 PERMIT APPLICATION & REVIEW
Typical Use and Structure Types		ART 5 DIVISIONS OF LAND
All types of commercial and industrial structures and permitted uses		ART 6 PLANNED UNIT DEVELOPMENT
Dimensional Standards		ART 7 STANDARDS
Minimum lot size	10,000 square feet	ART 8 TEMPORARY LIVING QUARTERS
Minimum front yard setback	0 feet	ART 9 OIL AND GAS REGULATIONS
Minimum side yard setback	0 feet	ART 10 NONCONFORMITY
Minimum rear yard setback	0 feet	ART 11 SIGNS
Maximum structure height	150 feet	ART 12 ENFORCEMENT
Accessory dwellings may be permitted through the Limited Impact Review (see Section 4-204)		ART 13 FINANCIAL GUARANTEES
		ART 14 AREAS AND ACTIVITIES OF STATE INTEREST
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G. PUD – PLANNED UNIT DEVELOPMENT (SEE ARTICLE 6)		ART 1 ADMINISTRATION
Purpose and Description		ART 2 LAND USE CHANGE PERMIT
This district permits flexibility and creativity in site and building design and location in accordance with an approved plan as detailed in Article 6. Design excellence and the provision of public amenities shall be considered when establishing development standards for each new district established. (Note: all parts of Article 6 apply to this district.)		ART 3 ZONING
		ART 4 PERMIT APPLICATION & REVIEW
Typical Use and Structure Types		ART 5 DIVISIONS OF LAND
Residential, commercial, industrial, and natural resource extraction structures and uses		ART 6 PLANNED UNIT DEVELOPMENT
Dimensional Standards		ART 7 STANDARDS
Minimum lot size	As approved	ART 8 TEMPORARY LIVING QUARTERS
Minimum front yard setback	As approved	ART 9 OIL AND GAS REGULATIONS
Minimum side yard setback	As approved	ART 10 NONCONFORMITY
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Maximum structure height ¹	As approved	ART 12 ENFORCEMENT
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Zoning District	Minimum Lot Area	Maximum Residential Density ²	Minimum Road Frontage	Setbacks			Height ¹
				Front	Side	Rear	
A - Agriculture	35 acres	1/lot	50' ¹	30'	10'	10'	150'
RR – Rural Residential	2 acres	1/lot	50'	30'	10'	10'	35'
CR – Compact Residential	5,000 sf	1/lot	NA	25'	10'	5'	35'
LR – Leisure Recreation	5 acres	1/lot	NA	30'	10'	10'	35'
C - Commercial	10,000 sf	1/lot	NA	0'	0'	0'	75'
I – Industrial	10,000 sf	1/lot	NA	0'	0'	0'	150'
PUD – Planned Unit Development	As approved as part of the PUD						

¹ Residential height. Resource mining height limited to 150 feet.

² Additional and accessory dwellings may be permitted through the Limited Impact Review (see [Section 4-204](#); See also [Section 3-202](#) Residential Uses: Accessory Dwellings)

DIVISION 2 USE REGULATIONS

Section 3-201 Basic Requirements.

The following provisions apply in all zone districts.

- A. More than One [Principal Use](#). A parcel may be used for more than one principal use, except as follows.
 1. Multiple principal uses are permitted on a single lot. All of the uses must fall into the permitted use category for the district as identified in Table 3-302, Use Regulations. Each use is subject to applicable regulations within that use category, including the standards in Article 7 and any applicable use-specific standards.

Section 3-202 Use Regulations.

The following table lists all the [principal uses](#) addressed by these regulations. A principal use is the primary purpose or function for which the land, [building](#) or structure is used. Uses which are permitted by right are those principal uses which require no land use review, but do require building permits for all associated buildings. The uses requiring Administrative Review have to go through the process described in [Section 4-202](#). The uses requiring Limited Impact Review have to go through the process described in [Section 4-204](#). The uses requiring Major Impact Review have to go through the process described in [Section 4-205](#). See [Article 5](#) for subdivisions.

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Section 3-203 – Natural Medicine Establishments (Healing Centers) –Special Use Standards

The following standards apply to all Natural Medicine Establishments, including Healing Centers, as defined by the Natural Medicine Health Act of 2022 (C.R.S. §§ 12-170-101 through 12-170-117), and licensed under the Colorado Department of Regulatory Agencies (DORA).

Nothing in this Section shall be construed to **conflict with or supersede applicable state law**.

- A. Intent. The purpose of this Section is to regulate Natural Medicine Establishments to:
1. Promote the **health, safety, and general welfare** of Rio Blanco County residents;
 2. Establish **reasonable, uniform standards** to prevent deleterious location or concentration of such Natural Medicine Establishments; and
 3. Mitigate **potential secondary impacts** (noise, traffic, odors, and safety) on surrounding properties and uses.

Nothing in this Section is intended to restrict lawful adult access to natural medicine as authorized under the Colorado Natural Medicine Code (C.R.S. § 44-50-101 et seq.)

B. Location and Access Standards

1. **Zoning Districts**

Natural Medicine Establishments shall be permitted only in the **Industrial (I) Zoning District** and are prohibited in all other zoning districts.

2. **Proximity to Hospital**

Natural Medicine Establishments shall be located within **five (5) miles** of a legally recognized hospital. Distance is measured from the **nearest exterior wall** of the proposed establishment to the **nearest hospital property line**.

3. **Separation from Other Natural Medicine Establishments**

Natural Medicine Establishments shall not be located within **1,500 feet** of another Natural Medicine Establishment, measured between nearest exterior walls.

4. **Separation from Protected Uses**

Natural Medicine Establishments shall not be located within **1,000 feet** of:

- a. Childcare homes or childcare centers
- b. Schools or school property

Distance is measured from the nearest exterior wall of the proposed establishment to the parcel boundary of the protected use. Where applicable, the separation distance established in C.R.S. § 44-50-302(1)(d)(i) shall control if it is less restrictive.

5. **Separation from Residential Zoning Districts**

Natural Medicine Establishments shall not be located within **500 feet** of the boundaries of **RR (Rural Residential), CR (Compact Residential), or LR (Leisure Recreation)** zoning districts, measured from the nearest exterior wall to the zoning district boundary as shown on the **official County zoning map**.

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C. Performance Standards

The following standards apply to all Natural Medicine Establishments:

1. Indoor Operations

- a. All participant sessions and business activities must occur **entirely within an enclosed building.**
- b. Doors, windows, and other openings must be designed or screened to **prevent visibility into interior areas from public or semi-public spaces.**

2. Lighting and Visibility

- a. Primary entrances, parking areas, and exterior walkways must be illuminated with **downward-facing lighting.**
- b. Lighting must provide safe passage after dark and **minimize glare onto adjacent properties.**

3. Storage of Natural Medicine

- a. All Regulated Natural Medicine and Products must be stored in **permanent, secured structures**; storage in trailers, tents, vehicles, or other temporary structures is prohibited.
- b. Storage areas must be **locked and accessible only to licensed owners, handlers, or authorized personnel**, consistent with state rule 1 CCR 213-1-8-8025.
- c. Inventory control and record keeping shall comply with **state inventory tracking and reporting requirements.**
- d. All business and participant records must be **safeguarded against unauthorized access.**

4. Security

- a. Natural Medicine Establishments shall maintain a **fully operational security system**, including alarms, activated whenever the facility is closed to the public.
- b. A **video surveillance system** shall monitor entrances, exits, and storage areas containing Regulated Natural Medicine, as required by state rules.
- c. Access to restricted areas shall be limited to **authorized licensed personnel.**

5. Hazardous Materials and Processing

- a. The handling, storage, or processing of **hazardous materials** is governed exclusively by **state and federal law**, including the Natural Medicine Code and DORA rules.
- b. Local regulations shall **not conflict with or duplicate state safety standards.**
- c. On-site processing that would require **additional state permits** is prohibited unless expressly authorized by state law.
- d. Non-hazardous processing must be conducted **so that odors, emissions, or other impacts do not extend beyond the property boundaries.**

6. Administration and Restricted Areas

- a. **Restricted areas** (storage, handling, processing zones) must comply with **state definitions and standards.**
- b. **Participant session areas** must meet **state rules** for supervised consumption, safety, access control, and lighting.
- c. Nothing in this subsection shall impose **additional operational requirements** reserved to **state licensing authority.**

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7. Compliance Statement

- a. All Natural Medicine Establishments must comply with:
 - i. The Colorado Natural Medicine Code (C.R.S. §§ 44-50-101 et seq.)
 - ii. Rules promulgated by **DORA / Natural Medicine Division**
 - iii. Local land-use and zoning standards in this Section

Nothing herein shall **prohibit, restrict, or conflict** with lawful operations authorized under state law.

8. Fire Suppression System(s) Requirements

- a. All Natural Medicine Establishments must comply with:
 - i. Current Rio Blanco County adopted International Fire Code (IFC) and Current Rio Blanco County adopted International Building Code (IBC).

Nothing herein shall **prohibit, restrict, or conflict** with IBC or IFC code.

9. Natural Medicine Staffing Qualifications

- a. All Natural Medicine Establishments must comply with:
 - i. The Colorado Natural Medicine Code (C.R.S. §§ 44-50-101 et seq.)
 - ii. Rules promulgated by **DORA / Natural Medicine Division**

Nothing herein shall **prohibit, restrict, or conflict** with lawful operations under authorized under state law.

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ARTICLE 4 - PERMIT APPLICATION AND REVIEW PROCEDURES FOR LAND USE CHANGES NOT INCLUDING THE DIVISION OF LAND

DIVISION 1 BASIC REVIEW PROCEDURES

Section 4-101 Common Review Procedures.

Unless otherwise provided in these regulations, the following review procedures apply to all land use change applications described by this Article.

- A. **Pre-Application Conference.** All land use change applications begin with a pre-application conference between the [Applicant](#) and the Assigned Staff. The pre-application conference may be conducted either in person or by phone. Also, the pre-application conference may be optional for certain oil and gas land use applications, as determined by Table 4-1.
 1. **Purpose.** The pre-application conference is intended to provide information pertinent to the site and the proposal, to provide an understanding of the applicable review procedures and the standards to be met for approval of the application, to explain the application materials required for submittal, and to discuss applicable fees.
 2. **Procedure.** An Applicant for a land use change shall make a request for a pre-application conference through the Planning Division of the Community Development Department or the Natural Resources Department, whichever is applicable.
 3. **Scheduling of Pre-application Conference.** The Assigned Staff shall schedule a pre-application conference to be held within seven (7) business days from receipt of request for a pre-application conference unless a longer period is mutually agreed upon. The pre-application conference may be held at any mutually agreed upon location.
 4. **Materials.** Unless otherwise specified by these regulations, the Applicant shall bring a conceptual site plan to the conference. The conceptual site plan shall be of sufficient detail to accurately convey the concept, character, location, parcel size and the magnitude of the proposed development.
 5. **Participants.** In addition to the Planning Division of the Community Development Department Staff or the Natural Resources Department Staff, if the proposal raises potential issues for roads, access, parking, traffic, water supply, sanitation and/or natural resource protection, the appropriate Assigned Staff may be included in the pre-application conference.
 6. **Determination of Level of Review.** Upon recommendation of the Assigned Staff and within the standards set in [Section 2-105](#) of these regulations, the Assigned Staff shall determine the appropriate review process for the land use change that is being sought.
 7. **Staff Comments and Written Summary.** Any comments made by Assigned Staff during the pre-application conference are preliminary in nature and not binding. Formal comments cannot be made by staff until after the complete application is submitted and [adjacent](#) and/or nearby property owners and referral agencies have had an opportunity to comment. Within three (3) business days after the pre-application conference the Assigned Staff shall prepare a written summary which describes the review process and anticipated time frames, and sets forth any concerns or conflicts raised by the Applicant's proposal. The information provided in the written summary shall be valid for a period of six (6) months from the date of the written summary.
- B. **Consultant Review.** The Assigned Staff may determine that all or a portion of the review of a land use change application will be performed by an outside consultant after consideration of staff workload, complexity of the application and consultation with the [Applicant](#).

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- C. **Applicant** Responsible for Consultant and Referral Agency Review Fees. The costs of consultant and referral agency review are the responsibility of the Applicant. The costs of consultant and referral agency review shall be paid pursuant [Section 2-106](#), Fees.
- D. **Application.** Applications for a land use change shall be submitted to the County by the property owner, or any other person having a recognized interest in the land for which the development is proposed, or their authorized agent. Written authority or permission to act in an **Applicant's** behalf must be included with the application materials. Applications for land use change occurring on Federal or State owned property shall not require written authority or permission to act prior to application. Applicable Federal and State permitting will be undertaken by an Applicant concurrent with the Rio Blanco County land use change permit process.
- E. **Determination of Level of Review.** The Assigned Staff will make a determination of the appropriate review process for the land use change being sought. The Assigned Staff or Planning Commission may change the level of the review process on any application as additional information is received, consistent with these regulations.
- F. **Determination of Completeness.** Within 21 calendar days of receipt of the application materials, the Assigned Staff will determine whether the application is complete based on compliance with the requirements for the applicable review process.
1. **Application is Not Complete.** If the application is not complete, the Assigned Staff will inform the Applicant of the deficiencies in writing and will take no further action on the application until the deficiencies are remedied.
 2. **Application is Complete.** When the application is complete, the Assigned Staff will certify it as complete and mark it with the date of the determination of completeness.
- G. **Review by Referral Agency.**
1. **Comment Period.** Unless otherwise provided by these regulations, the comment period for referral agency review will be 21 calendar days from the date that the application is referred, unless an extension of not more than five (5) business days is approved by Assigned Staff for good cause and is issued in writing. A lack of response may be interpreted as no comment.
 2. **Review Fee by Referral Agency.** A referral agency may impose a fee for the review of a proposed land use change pursuant to [Section 4-101.C](#).
 3. **Referral Agencies.** Complete applications may be referred to the following agencies for review and comment:
 - a. Any local government or agency which has entered into an intergovernmental agreement or MOU with the County applicable to the area of the application.
 - b. State and Federal Agencies with interest in the area where the use will occur, including but not limited to:
 - Colorado Geologic Survey.
 - Colorado Department of Public Health and Environment (CDPHE)
 - Colorado Department of Transportation (CDOT)
 - Colorado Division of Water Resources.
 - Colorado Oil and Gas Conservation Commission (COGCC)
 - Colorado Parks and Wildlife (CPW)
 - The Colorado State Forest Service
 - Natural Resource Conservation Service (NRCS)
 - State Historic Preservation Office (SHPO)

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- U.S. Bureau of Land Management (USBLM)
 - U.S. Forest Service (USFS)
 - US Army Corp of Engineers (USACE)
 - c. The appropriate school district.
 - d. Any utility, local improvement or service district or ditch company.
 - e. County, district or regional health department, when applicable.
 - f. The applicable Soils Conservation District Board.
- H. Evaluation by Assigned Staff, Staff Review. The Assigned Staff will review the land use change application to determine if the proposal satisfies the applicable standards. The Assigned Staff will prepare a staff report discussing the application's conformance with the [Master Plan](#), whether the standards have been satisfied, issues raised through staff and referral review, [mitigation](#) requirements and recommended conditions for approval to ensure that standards are satisfied, and additional information pertinent to the review of the application.
1. Staff Report. At least five (5) calendar days prior to the date of a public hearing, the Assigned Staff will submit a staff report to the [Applicant](#) and to the hearing body. A copy of the staff report will also be available for public review prior to the hearing.
- I. Notice of [Public Hearing](#). Certain land use change applications will require a public hearing. Unless otherwise provided in these regulations or law, when a public hearing is required the following public notices are required:
1. Notice by Publication. At least 14 calendar days prior to the date of a scheduled public hearing before the PC, and at least 30 calendar days prior to the date of the scheduled public hearing before the BOCC, the Assigned Staff will cause notice of the public hearing to be published in a newspaper of general circulation in the County. Publication of said notice shall use a form prescribed by the County.
 2. Notice to [Adjacent Property Owners](#).
 - a. At least 14 calendar days prior to the date of a scheduled public hearing, the Assigned Staff will send a written notice of the public hearing to the owners of record of all adjacent property to the [project site](#). The notice shall include a vicinity map, the property's legal description, a short narrative describing the current zoning and proposed land use change, and an announcement of the date, time and location of the scheduled hearing.
 - b. If the project site is within ½ mile of an incorporated community boundary, noticing of the public hearing will be sent to the owners of record of all adjacent property within 500 feet of the project site. The notice shall include a vicinity map, the property's legal description, a short narrative describing the current zoning and proposed land use change, and an announcement of the date, time and location of the scheduled hearing.
 3. Proof of Notice. At the public hearing, the Assigned Staff shall provide proof of publication, and proof of notification of [adjacent property owners](#).
- J. Conduct of [Public Hearing](#). Public hearing proceedings will be conducted according to the following process:
1. Rights of All Persons. Any person may appear, in person at a public hearing and submit evidence, including oral testimony, either individually or as a representative of an organization. Comment also may be submitted in written form before or during the hearing, or within a designated period of time if the hearing is continued pursuant to paragraph 6 below.
 2. Time Limits for Testimony. The Planning Commission or BOCC may set reasonable time limits

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for testimony or presentation of evidence during the public hearing. Oral testimony may be limited based upon relevancy, redundancy or time constraints.

3. Order of Proceedings. The order of the proceedings will be as follows:
 - a. Confirmation of Adequate Public Notice. The Planning Commission or BOCC shall determine whether or not adequate notice has been accomplished pursuant to these regulations for notice of public hearing.
 - b. Staff Presentation. The Assigned Staff will describe the proposed land use change, summarize pertinent issues and [mitigation](#) measures, and identify the standards that apply and whether the application meets those standards.
 - c. [Applicant's](#) Presentation. The Applicant or Applicant's agent may make an oral or a written presentation on behalf of the application. The burden of proof is on the Applicant to demonstrate that the proposed land use change satisfies the applicable standards.
 - d. Questions by the Planning Commission or Board of County Commissioners. The Planning Commission or BOCC may ask questions of the staff, the Applicant, or members of the public in attendance at any time.
 - e. Public Comments and Questions. The Planning Commission or BOCC will hear public comments and questions following the presentation by the Applicant. Written comments that have been received before the hearing shall be reported by the Assigned Staff and acknowledged to be part of the hearing record. Those giving comments must state their name, address, and who they represent for the record.
 - f. Staff Response. The Assigned Staff may respond to any statement made by the Applicant, the public, the Planning Commission, or the BOCC.
 - g. Applicant Response. The Applicant may respond to any comments made by the public, the Assigned Staff, the Planning Commission, or BOCC.
4. Close of Public Testimony. At the conclusion of the public testimony, no further public comment shall be accepted.
5. Deliberation and Decision. Following the close of public testimony, the Planning Commission or BOCC shall proceed with deliberations. The recommendation or decision to approve, approve with conditions or deny the application shall be set forth in the minutes of the public hearing.
6. Continuation of Public Hearing. The Planning Commission or BOCC may continue the public hearing to a certain date and time. An [Applicant](#) shall have the right to request a continuance of the hearing. Any subsequent continuances shall be granted at the discretion of the Commission or Board upon a finding that good cause for the continuance has been shown.
7. Modification of Application at the Hearing. In response to issues and concerns raised at a Public Hearing, an [Applicant](#) may modify an application.
8. Record of Public Hearing. The hearing body shall record the public hearing by any appropriate means.
9. Decisions. The recommendation by the Planning Commission and the decision by the BOCC will be made on the following basis:
 - a. Approval of Application. If the application addresses issues identified and satisfies the applicable standards, the application may be approved; or
 - b. Denial of Application. If the application fails to address issues identified or fails to satisfy the applicable standards, the application may be denied; or
 - c. Conditional Approval of Application. The application may be approved with conditions

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determined to be necessary for compliance with applicable standards. Applicable Federal and State permitting will be undertaken by an [Applicant](#) concurrent with the Rio Blanco County land use change permit process. Conditional Approval of an Application may require providing proof to Rio Blanco County of Federal and State permits, once issued.

10. Record of Decision. The record of decision will include the following materials:

- a. The record of the public hearings.
- b. The application materials.
- c. Written materials submitted to the County by an individual or agency regarding the application.
- d. The Staff Report, and consultant and referral agency reports.
- e. Documentation of the recommendation by the Planning Commission and the decision of the BOCC. The Board's approval will be made by Resolution.

K. Ex-Parte Communications. Once an application has been received by the County, members of the Planning Commission and BOCC shall not engage in communications with any party regarding the application. It is the members' responsibility to immediately disclose an ex-parte or attempted ex-parte contact to the County Attorney. No ex-parte communication shall be considered by the Planning Commission or BOCC, or any of its members in making a decision on any application.

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DIVISION 2 REVIEW PROCEDURES.**Section 4-201 Outline of Process.**

The following process procedures shall apply as appropriate for each application type as specified in that application procedure.

Table 4-1 Review Procedures		Pre-application Conference	Application	Completeness	Schedule Public Hearing	Referral to Agencies	Staff Evaluation/Review	Recommendation	Decision	Notice	
										Mailed	Published
√ - Review Procedure S - Assigned Staff BOA - Board of Adjustment PC - Planning Commission BOCC - Board of County Commissioners											
4-202	Administrative	√	√	√		√	√		S	√	
4-203	Location and Extent Review	√	√	√	√	√ ¹	√		PC	√	√
4-204	Limited Impact	√	√	√	√	√ ¹	√		BOCC	√	√
4-205	Major Impact	√	√	√	√	√	√	PC	BOCC	√	√
4-206	Amendments to an Approved Land Use Change Permit	√	√	√		√	√		S	√	
4-207	Rezoning	√	√	√	√	√	√	PC	BOCC	√	√
4-208	LUR Text Amendment	√	√	√	√	√	√	PC	BOCC		√
4-209	Variance	√	√	√	√	√	√		BOA	√	√
4-210	Appeal of Administrative Interpretation	√	√	√	√		√		BOA		√

¹As needed. For some applications no referral will be needed, and for many applications only a select few potentially affected by the proposed development will be sent referrals.

²Pre-application conferences are optional for No Significant Impact Oil and Gas Operations

Section 4-202 Administrative Applications.

Applications for land use changes subject to Administrative Review as set forth in [Section 2-105.A](#) shall be reviewed by the Assigned Staff as follows.

- A. Process. (see Table 4-1)
- B. Written Notice of Decision. The Assigned Staff shall inform the [Applicant](#) of the approval, conditions of approval or basis for denial in writing within seven (7) calendar days of the date of decision. Notice of the Assigned Staff's decision shall also be provided to the Planning Commission and the BOCC.
- C. Call-up by Board of County Commissioners.
 1. A call-up may be initiated by the [Applicant](#), or any affected [Adjacent Property Owner](#).
 2. Call-ups shall be processed as follows:
 - a. A request for a call-up shall be submitted in writing to the County within 10 calendar days of the decision being challenged.
 - b. The request for a call-up will be scheduled at the next available Public Meeting. At this meeting, the Board shall, by a majority vote, decide whether to review the Staff decision.

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- c. Should it be decided that BOCC will review the Staff's decision, the Board shall schedule a Public Hearing and provide notice as required in the original application. Should it be decided that the Staff's decision will not be reviewed, the Staff's decision shall be final.
 - d. Review Criteria. The BOCC shall apply the same review criteria under which the original application was processed.
- D. Statement of Appeal. A written statement of the Staff's decision to be called-up or the interpretation to be appealed, the date of that decision or interpretation, and the reasons why the appellant believes that the decision or interpretation of the Staff is incorrect, including any materials or evidence to support the call-up or appeal.
- E. Review Criteria. An application shall comply with the applicable standards of these regulations.

Section 4-203 Location and Extent Review.

- A. Subject Projects. The following projects shall be subject to location and extent review as provided in Section 30-28-110, C.R.S.:
1. Roads, parks, or other public way, ground, or space;
 2. Public buildings or structures;
 3. [Public utilities](#), whether publicly or privately owned;
 4. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, sale, lease, or acquisition of land for any road, park, or other public way, ground, place, property, or structure.
- B. Review Process. Applications for a Location and Extent Review shall be processed according to Table 4-1, Review Procedures, with the following requirements:
1. The Planning Commission shall either approve or disapprove the application for a Location and Extent Review based on general conformance with the [Master Plan](#).
 2. In the event the Planning Commission finds the application is not in general conformance with the Master Plan and disapproves the application, the following apply:
 - a. For public and charter school projects, the Planning Commission may request a Public Hearing before the board of education, pursuant to C.R.S. § 22-32-124(1)(a) or (1.5)(a).
 - b. For all other projects, the [Applicant](#) may appeal the disapproval to the applicable governing body in accordance with C.R.S. § 30-28-110(1)(b) or (c).
- C. Review Criteria. The Planning Commission shall determine whether the project is in general conformance with the Master Plan.

Section 4-204 Limited Impact Applications.

Applications for land use change subject to Limited Impact Review as set forth in [Section 2-105.A](#) shall be subject to the following review process.

- A. Process. (see Table 4-1)

Section 4-205 Major Impact Applications.

Applications for land use change subject to Major Impact Review as set forth in [Section 2-105.A](#) shall be subject to the following review process.

- A. Process. (see Table 4-1)

Section 4-206 Amendments to an Approved Land Use Change Permit.

Any proposal to change a land use change permit approved under this Regulation shall require an ap-

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plication to the Assigned Staff for Amendment of an approved land use change permit. The Assigned Staff shall review the application to determine whether the proposed change constitutes a Substantial Modification to the approved plan.

- A. Staff Decision. Within 30 calendar days from the date of determination of completeness, the Assigned Staff shall make a determination as to whether the proposed change(s) constitutes a Substantial Modification to the approved plan.
 1. No Substantial Modification. If the Assigned Staff determines that the change does not constitute a Substantial Modification to the approved land use change permit, the Assigned Staff may approve the proposed amendment to the land use change permit.
 2. Substantial Modification. If the Assigned Staff determines that the change constitutes a Substantial Modification by not meeting the requirements Minor Modification below in C, the site plan shall be considered a new site plan subject to full review under the applicable review process for the land use change application.
- B. Written Notice of Decision. The Assigned Staff shall inform the [Applicant](#) of the decision in writing within seven (7) calendar days from the date of the decision. Notice of the Assigned Staff's decision shall also be provided to the Planning Commission and the BOCC.
- C. Review Criteria. Minor Modifications are those that deviate from standards or rearrange/reconfigure elevations, structures, parking areas, landscape areas, drainage facilities, utilities, or other site improvements in an approved Land Use Change Permit, and that meet all of the following criteria as applicable:
 1. Comply with all requirements of these regulations;
 2. Do not conflict with the [Master Plan](#);
 3. Do not change the character of the development;
 4. Do not alter the basic relationship of the development to [adjacent](#) property;
 5. Do not change the uses permitted;
 6. Do not require amendment or abandonment of any easements or rights-of-way;
 7. Do not increase the [density](#)(development rights); and
 8. Do not decrease the amount of the following to an amount below the minimum required in the applicable zone district:
 - a. Amount of dedicated [Open Space](#);
 - b. The size of or change in the locations, lighting, or orientation of originally approved signs; and

Section 4-207 Rezoning.

Rezoning may be initiated by the Board of County Commissioners, the Planning Commission, the Assigned Staff, or an [Applicant](#) for a land use change. The rezoning request may be processed concurrently with a land use change application and review process.

- A. Process. (see Table 4-1)
- B. Review Criteria. An application for rezoning shall demonstrate with substantial evidence that an error exists in the Official Zone District Map, or meet the following criteria:
 1. The proposed rezoning would result in a logical and orderly development pattern;
 2. The area to which the proposed rezoning would apply has changed or is changing to such a degree that it is in the public interest to encourage a new use or [density](#) in the area;
 3. The proposed rezoning addresses a demonstrated community need with respect to facilities,

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services, or housing; and

4. The proposed rezoning is in general conformance with the [Master Plan](#) and in compliance with any applicable intergovernmental agreement.
- C. Effective Date. Unless otherwise specified by the BOCC, an approved amendment to the text of these regulations shall become effective upon publication after the Board's decision.

Section 4-208 Land Use Regulation (LUR) Text Amendment.

Amendments to the text of these regulations may be initiated by the BOCC, the Planning Commission, the Assigned Staff, or an [Applicant](#) for a text amendment.

- A. Process. (see Table 4-1)
- B. Review Criteria. An application for a text amendment to these regulations shall meet the following criteria:
 1. The proposed text amendment does not conflict with the [Master Plan](#); and
 2. The proposed text amendment does not conflict with State law.
- C. Effective Date. Unless otherwise specified by the BOCC, an approved amendment to the Official Zone District Map shall become effective upon publication after the Board's decision.

Section 4-209 Request for Variance.

Variances are deviations from the zoning requirements set forth in Article 3, that would not be contrary to the public interest when, owing to special circumstances or conditions i.e. exceptional topographic conditions, narrowness, shallowness or the shape of a specific piece of property, or the literal enforcement of the provisions of these regulations would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. Variance requests are heard by the Board of Adjustment. A variance request may also be heard as a portion of a land use change application. Section 30-28-118 C.R.S.

- A. Process. (see Table 4-1)
- B. Review Criteria. The following standards shall be satisfied for approval of a request for variance from specific regulatory provisions of these regulations:
 1. There exist exceptional or extraordinary physical circumstances of the subject property such as, but not limited to, irregularity, narrowness, shallowness, or slope;
 2. Because of these physical circumstances, the strict application of these regulations would create an exceptional or undue hardship upon the property owner;
 3. The hardship is not self-imposed;
 4. The variance, if granted, will not adversely affect the use of [adjacent](#) property as permitted under these regulations;
 5. The variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of these regulations and the [Master Plan](#); and
 6. The variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Rio Blanco and is in accordance with the Master Plan and any applicable intergovernmental agreement affecting land use or development.
- C. Written Notice of Decision. The Assigned Staff shall inform the [Applicant](#) of the approval, conditions of approval, or basis for denial in writing within five (5) calendar days of the date of the decision by the Board of Adjustment.

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Section 4-210 Appeal of an Administrative Interpretation.

The appeal shall be filed with the Assigned Staff within 30 calendar days of the date of the written interpretation.

- A. Process. (See Table 4-1)
- B. Review Criteria. The Assigned Staff and the Board of Adjustment shall use the best facts and evidence available to make an Administrative Interpretation of these regulations.

DIVISION 3 SUBMITTAL REQUIREMENTS

Table 4-2 Application Submittal Requirements																			
Section	Application Type	Application Form ¹	Application Narrative ²	Vicinity Map ³	Site Plan ⁴	Grading and Drainage Plan ^{5*}	Landscape Plan ^{6*}	Impact Analysis ^{7*}	Weed Plan ^{8*}	Statement of Appeal ⁹	Agreement for Payment ¹⁰	Application Fees ¹¹	Impact Fees ¹²	Development Agreement ¹³	Improvements Agreement ¹⁴	Storm Water Management Plan ¹⁵	On and Off site Improvements ^{16*}	Traffic Study ^{17*}	Water Supply Plan ^{18*}
4-202	Administrative	√	√	√	√	√	√	√	√			√	√						
4-203	Location and Extent Review	√	√		√								√						
4-204	Limited Impact	√	√	√	√	√	√	√	√			√	√	√	√	√	√	√	√
4-205	Major Impact	√	√	√	√	√	√	√	√		√	√	√	√	√	√	√	√	√
4-206	Amendments to an Approved Land Use Change Permit	√	√									√	√						
4-207	Rezoning	√	√	√			√					√	√						
4-208	LUR Text Amendment	√	√									√	√						
4-209	Variance	√	√	√								√	√						
4-210	Appeal of Administrative Interpretation	√								√		√	√						
Notes:										¹⁰ Agreement for Payment - Section 4-301.B.6									
¹ Application form - Section 4-301.B.1										¹¹ Application Fees - Section 4-301.B.7									
² Application Narrative - Section 4-301.B.2										¹² Impact Fees - Section 4-301.B.8									
³ Vicinity Map - Section 4-301.B.3.b										¹³ Development Agreement - Section 4-301.B.9									
⁴ Site Plan - Section 4-301.B.3.d										¹⁴ Improvements Agreement - Section 4-301.B.10									
⁵ Grading and Drainage Plan - Section 4-301.B.3.h										¹⁵ Storm Water Management Plan - Section 4-301.B.11									
⁶ Landscape Plan - Section 4-301.B.3.i										¹⁶ On and Off site Improvements - Section 4-301.B.12									
⁷ Impact Analysis - Section 4-301.B.4										¹⁷ Traffic Study - Section 4-301.B.13									
⁸ Weed Plan - Section 4-301.B.5										¹⁸ Water Supply Plan - Section 4-301.B.3.j									
⁹ Statement of Appeal - Section 4-202.D																			
√ - Required																			

* As needed. For some applications these will be required. Assigned Staff will determine need at the pre-application conference.

Section 4-301 Application Materials.

The following are the materials required for applications. The Assigned Staff may waive or alter any of these requirements if they are determined to be inappropriate or unnecessary in determining whether

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the application satisfies applicable standards. A waiver shall apply only to the specific application for which it was requested and shall not establish a precedent for approval of other requests. See the specific requirements in Table 4-2.

- A. Professional Qualifications. One or more of the following professionals may be required for the preparation and certification of certain documents, maps or plans.
 1. Civil Engineer. Improvement plans and reports for water supply, sanitation, drainage, utilities, soils grading, roads, structures and other civil engineering required to satisfy the development standards of these regulations shall be prepared and certified by a professional engineer qualified in the specific discipline and licensed by the State of Colorado.
 2. Surveyor. All documents containing land survey descriptions shall be prepared and certified by a Colorado Professional Land Surveyor.
 3. Geologist. Geology reports shall be prepared by either a member of the American Institute of Professional Geologists, a member of the Association of Engineering Geologists, or a qualified geotechnical engineer licensed in the State of Colorado.
 4. Other. Other professionals retained by the [Applicant](#) to provide studies and analyses required by these regulations shall demonstrate qualification in the specific field, to the satisfaction of the reviewing body.
 5. Professional Qualifications shall be the same as required by the U.S. Government or State of Colorado agencies for preparation of documents for an SU/BP or SU/BPP land use change application.
- B. Description of Application Materials. The following basic materials are required for applications for a land use change permit:
 1. Application Form. Application forms shall be obtained from the County. Completed application forms and accompanying materials shall be submitted to the appropriate department by the owner, or any other person having a recognized fee title interest in the land for which a land use change is proposed, or by any agent acting with written authorization of the owner.
 - a. Authorized Agent. If the [Applicant](#) is not the owner of the land, the Applicant shall submit a letter signed by the owner consenting to the submission of the application.
 - b. Applicant is Not the Sole Owner. If the Applicant is not the sole owner of the land, the Applicant shall submit a letter signed by all other owners or an association representing all the owners, by which all owners consent to or join in the application.
 - c. Applicant is an Entity. If the Applicant is an entity or a trust, the Applicant shall submit a letter consenting to submission of the application signed by a person authorized to act on behalf of the entity.
 - d. Notification of Mineral Rights Ownership – Certification of notification of mineral right holder(s) (if other than the Applicant) or a waiver by the mineral right holder(s) as required by Section 24-65.5-103 et. seg., C.R.S. must be included. By statute, notification is not required for pipelines and power lines.
 - e. Names and Addresses of [Adjacent Property Owners](#) - If the application requires mailed notice, provide a list of the names and mailing addresses of adjacent property owners. This information can be obtained from the County Assessor's Office. Adjacent properties listed shall be in accordance with [Section 4-101.I.2](#) of this Article.
 2. Application Narrative. Each application must include a narrative, or project description including a statement of need, and detailed information about the project such as timeline for development, hours of operation, number of employees, project size (acreage of the site),

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size of proposed [buildings](#) and structures (sq. footage, height), similar related attributes such as parking lot size, access roadway information, and overall capacity (i.e. gallons, barrels) or numbers of units or equipment (i.e. number of residential units, number of compressor units, pipeline size/length etc.), and an explanation of all functional aspects of the proposed facility such as the processes, activities, function, operations and maintenance that will occur as part of the project.

3. Maps and Plans.

- a. Requirements for Maps and Plans. The following are basic requirements for any map or plan submitted under the application and review procedures of these regulations.
 - i. Name or identifying title of the proposed development or use.
 - ii. Total area of the site, in acres.
 - iii. Name of the [Applicant](#) and all parties involved in preparation of the map.
 - iv. Date of preparation, revision box, written scale, graphic scale, and north arrow.
 - v. The scale of the map must be sufficient to clearly show the features and general location of the proposed land use change.
- b. Vicinity Map. An 8 ½" x 11" vicinity map locating the parcel in the County. The vicinity map shall clearly show the boundaries of the subject property, and all property within a 3-mile radius of the subject property.
- c. Digital Copies of the Required Maps. Digital copies of the maps may be submitted for use in the public hearings and updating of the County GIS data.
- d. Site Plan. The site plan shall include the following elements depending on the nature of the proposed project: (for SU/BP and SU/BPP see Article 9 requirements)
 - i. Quarter section, section, township and range of the property.
 - ii. Boundary lines and dimensions of the subject property.
 - iii. Existing and proposed topographic contours at vertical intervals sufficient to show the topography affecting the development and storm drainage.
 - iv. Significant on-site features including: natural and artificial drainage ways, wetland areas, ditches, hydrologic features and aquatic habitat; geologic features and hazards including slopes, alluvial fans, areas of subsidence, rock outcrops and rockfall areas, radiological and seismic hazard areas, soil types and landslide areas; vegetative cover; dams, reservoirs, excavations, and mines; and any other on-site and off-site features that may influence the development.
 - v. Existing and proposed parking areas, driveways, emergency turn-outs and emergency turnarounds, sidewalks and paths, shown by location and dimension.
 - vi. Existing and proposed roads, railroad tracks, irrigation ditches, fences and utility lines on or adjacent to the parcel, shown by location and dimension.
 - vii. Uses and grantees of all existing and proposed easements and rights-of-way on or adjacent to the parcel, shown by location and dimension.
 - viii. Area of the individual parcels, and the total square feet of existing [buildings](#), driveways and parking area.
 - ix. Zone district in which the site is located.
 - x. Location and dimension of all structures, existing and proposed, and distance of structures from property lines.
 - xi. Elevation drawings showing existing grade, [finished grade](#), and [height](#) of the pro-

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- posed structures above existing grade.
- xii. Existing wastewater systems, wells, and springs including the location of all components.
 - xiii. Description of the proposed wastewater treatment system, including location and specifications for all components.
 - xiv. Description of the source and capacity of the water supply, including location and size of wells and/or water lines to serve the proposed use.
 - xv. Location and size of signs for the purpose of identification, advertising and traffic control.
 - xvi. Additional information that may be reasonably requested by the Assigned Staff to enable an adequate evaluation of the proposal.
- e. Sketch Plan Map. The [applicant](#) shall submit a copy of the sketch plan map at a suitable size which is legible and suitable for non-technical review of the proposal. The sketch plan map shall include the following information and supplemental materials. The Assigned Staff may require, or the applicant may wish to submit, a more detailed version of all or part of the sketch plan map.
- i. Legal description of the property.
 - ii. Boundary lines, and dimensions of the subject property, including land survey data, if available.
 - iii. Existing and proposed topographic contours at vertical intervals sufficient to show the topography affecting the development and storm drainage.
 - iv. Significant on-site features including: natural and artificial drainage ways, wetland areas, ditches, hydrologic features and aquatic habitat; geologic features and hazards including slopes, alluvial fans, areas of subsidence, rock outcrops and rockfall areas, radiological and seismic hazard areas, soil types and landslide areas; vegetative cover; dams, reservoirs, excavations, and mines; and any other on-site and off-site features that influence the development.
 - v. Existing and proposed parking areas, driveways, emergency turnouts and emergency turnarounds, sidewalks and paths, shown by location and dimension.
 - vi. Existing and proposed roads, railroad tracks, irrigation ditches, fences and utility lines on or adjacent to the parcel, shown by location and dimension.
 - vii. Schematic and narrative representation of the proposed land use including:
 - A. Existing and proposed zoning of land to be subdivided;
 - B. Total proposed subdivision area;
 - C. Approximate [lot sizes](#);
 - D. Total number, and general location of proposed [dwelling units](#);
 - E. Location, size and use of major improvements;
 - F. Total number of square feet of proposed nonresidential floor space;
 - G. Recreation areas and open space;
 - H. School sites;
 - I. Approximate location of wastewater treatment system, including location and size of leach field, service lines, and treatment facilities to serve the proposed use if any;

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- J. Source and capacity of the water supply, including approximate location and size of well(s) and/or water lines to serve the proposed use; and
- K. Utilities and service facilities.
- f. Preliminary Plan Map. The Preliminary Plan Map shall include the following information and supplemental materials.
 - i. The Preliminary Plan Map shall be scaled as follows. To the extent practicable, the Preliminary Plan Map shall show the entire area proposed for subdivision on one 24" x 36" sheet.

Subdivision Lot Area	Scale
Less than 10,000 sq. ft.	1 inch equals 50 feet or less
10,001 sq. ft. – 2 acres	1 inch equals 100 feet or less
More than 2 acres	1 inch equals 200 feet or less

- ii. Legal description of the property.
- iii. Site data in chart form presenting:
 - A. Total area of the proposed subdivision; total area of the developed [buildings](#), driveways and parking areas; total area of non-residential floor space.
 - B. Total number of proposed lots; breakdown of the lot total by number of lots per use (i.e. residential use, business or commercial and industrial use, and other public and non-public uses).
 - C. Total number of proposed off-street parking spaces.
 - D. Total number of [dwelling units](#); total number of dwelling units per structure proposed.
 - E. Total gross [density](#) proposed.
- iv. Boundary lines, corner pins, and dimensions of the subject property, including land survey data to identify the parcel with section corners, distance and bearing to corners, quarter corners, township and range.
- v. Topography at the following minimum contour intervals.
 - A. Subdivision with one or more lots less than two (2) acres in size, topography shown at two-foot contour intervals.
 - B. Subdivision with all lots two (2) acres or greater in size, topography shown at five (5) foot contour intervals.
 - C. Areas having slopes 30% or more, or other significant topographic conditions, topography shown at 5-foot contour intervals.
- vi. Significant on-site features including: natural and artificial drainage ways, wetland areas, ditches, hydrologic features and aquatic habitat; geologic features and hazards including slopes, alluvial fans, areas of subsidence, rock outcrops and rockfall areas, radiological and seismic hazard areas, soil types and landslide areas; vegetative cover; dams, reservoirs, excavations, and mines; and any other on-site and off-site features that influence the development.
- vii. Known, identified or designated 100 year [floodplains](#) and localized areas subject to periodic flooding. The distance between the mean identifiable high water mark of any creeks, streams or rivers and the nearest proposed development within the site

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shall also be shown.

- viii. Public access to site, and internal circulation. Location, dimension, alignment and names of all existing and proposed streets, drives, [alleys](#) and roads on or adjoining the property. The general location and right-of-way width for all arterials and collectors shall be shown.
- ix. The location of and preliminary engineering for any existing or proposed wastewater systems, water mains, culverts, storm drains, sidewalks, gutters, fire hydrants along with the width and depth of pavement or sub-grading to be provided, the depth of burial of all underground lines, pipes and tubing and typical cross sections of the proposed grading of roadways and sidewalks.
- x. Uses and grantees of all existing and proposed easements and rights-of-way on and adjacent to the property, shown by location and dimension.
- xi. The location, use and gross square footage of proposed structures within the subdivision.
 - A. Anticipated number of employees for proposed commercial or industrial uses.
- xii. [Building envelopes](#) in hazardous areas to protect trees and other natural resources, if deemed appropriate by the Assigned Staff.
- xiii. Location and layout of lots and blocks, with lots and blocks numbered consecutively, and the dimensions and acreage of each lot.
- xiv. Areas for landscaping, and delineation of the type and extent of vegetative cover on the site.
- xv. Zoning districts on the site and any zoning changes to be requested.
- xvi. Existing land uses and zoning on adjoining properties.
- xvii. Public or private sources of utility services and facilities.
- xviii. Location and dimension of land to be held in common, [open space](#) devoted to community use, and land to be dedicated to County.
- xix. Supplemental Information: The Preliminary Plan Map shall be accompanied by the following information.
 - A. A copy of a current certificate from a title insurance company or an attorney licensed to practice law in the State of Colorado setting forth the names of all owners of property included within the proposed subdivision and a list of all mortgages, judgments, liens, easements, contracts and agreements of record which shall affect the property within the proposed subdivision.
 - B. A corporate property owner or corporate applicant shall provide evidence of registration or incorporation in the State of Colorado.
 - C. A list from the County Assessor's office of current property owners of record and their complete mailing address for property adjacent to the boundaries of the proposed subdivision. This distance provision may be expanded up to one (1) mile in the case of large subdivisions and other special circumstances that so warrant, based upon the Assigned Staff determination.
 - D. A list of the owners of subsurface [mineral interests](#) and their lessees, if any, on the proposed site and their complete mailing addresses.
 - E. Description of proposed phasing plan, if applicable.
- g. Final Plat. The Final Plat shall contain the following information, in a format prescribed by the County. The Final Plat shall be prepared in a clear and legible manner on reproduc-

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ible film stock measuring 24" x 36" with clear margins of two (2) inches on the left hand side and one-half inch on the remaining sides.

- i. Final Plat shall be scaled at 1 inch to 200 feet.
- ii. The name and address of the owner(s) of record of the land being platted and the same information for the applicant(s), if other than the owners,
- iii. The name, address and seal of the certifying registered land surveyor and the other individuals preparing the Final Plat.
- iv. Legal description of the property.
- v. The township, range, section and quarter section(s).
- vi. Location and full description of all monuments as required by this Code and by Title 38, Article 51, C.R.S.
 - A. Permanent monuments shall be set on the external boundary of the subdivision pursuant to Section 38-51-101, C.R.S.
 - B. Block and lot monuments shall be set pursuant to Section 38-51-101, C.R.S.
 - C. Information adequate to locate all monuments shall be noted on the plat.
- vii. Boundary lines, corner pins, and dimensions of the subject parcel(s), including land survey data to identify the subject parcel by section corners, distance and bearing to these corners, quarter corner and township and range.
- viii. The lengths of all arcs, radii and tangents. Sufficient data shall be shown for all curved lines on the plat to enable reestablishment of the curves in the field.
- ix. Lot location and layout.
 - A. All lots and blocks shall be numbered consecutively.
 - B. The dimensions of all lots and the acreage of each lot shown to two decimal places.
 - (a) No ditto marks shall be used for dimensions.
 - (b) All unidentified angles will be presumed to equal 90 degrees.
- x. Location and width of existing and proposed roadways, road rights-of-way and parking areas within the site.
 - A. All street and road names shall be shown.
 - B. If any road in the subdivision is a continuation or approximately a continuation of an existing public road, the conformity or the amount of conformity of the new road to the existing roads shall be accurately shown.
- xi. Names and widths of all existing or recorded streets and roads intersecting the plat boundaries or paralleling them within 200 feet, the names and map numbers of all bordering subdivisions, and any municipal limits within 200 feet of the boundaries of the plat.
- xii. Area of the site, area of individual parcels, and areas of all development including developed driveways, parking and [buildings](#).
- xiii. The boundary lines and dimensions, shown accurately, of all easements, alleyways, sidewalks or paths, and similar features, including all other rights-of-way not otherwise or explicitly mentioned.
- xiv. The purpose and owner(s) of all easements and statements from all utility companies, as applicable, that the stated services will be provided to the proposed development

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after platting. A plat note may be necessary to provide complete information regarding the purpose of the easement.

- xv. The boundary lines and dimensions, shown accurately, of all property to be reserved and dedicated, with the means of access to such property clearly shown and its intended uses noted.
- xvi. A legally acceptable land description and dedication block placed on the plat by the applicant dedicating streets, rights-of-way, public sites and other such features. The transfer to the County of dedicated land shall take place by a legally acceptable instrument prior to or concurrent with Final Plat acceptance, but before recording of the Final Plat.
- xvii. The names of abutting subdivisions or, in the case of abutting unplatted property, the notation "unplatted" shall appear.
- xviii. Identification of lots with slope in excess of 30 percent and any other lots where special studies are required prior to obtaining a development permit.
- xix. Delineation of all known, identified or designated 100 year floodplains and localized areas subject to periodic inundation along the required stream setback lines, if any.
- xx. Design and layout of all water and wastewater service lines, treatment facilities and other elements of the wastewater system, including the location of soil percolation tests as applicable.
- xxi. All lands within the boundary of the subdivision shall be accounted for as a lot, tract, parcel, open space, street, right-of-way, alley and so forth, and all areas of such lands shall be shown on the plat to the nearest one hundredth of an acre.
- xxii. All plat notes required by the County under Preliminary Plan approval or as a condition of Final Plat Approval.
- xxiii. Supplemental information.
 - A. A copy of a current certificate from a title insurance company or an attorney licensed to practice law in the State of Colorado attesting to the accuracy and validity of the title to the property being platted and stating that the applicant is the land owner or is duly authorized by the land owner(s). The certificate shall be submitted within seven calendar days of the application submittal date.
 - (a) The certificate or certification shall also list all mortgages, liens, judgments, easements, contracts, and agreements of record regarding the land to be platted and the BOCC may require, at its discretion, that the holders of such mortgages, liens, judgments, easements, contracts or agreements shall be required to join in and approve the application for Final Plat approval before such Final Plat is accepted for review.
 - (b) All other exceptions from title shall be delineated.
 - B. The Final Plat shall include executed certificates, notices, and statements in the standard format provided by the County, including the following certifications.
 - (a) Certificate for acceptance by BOCC.
 - (b) Certification by County Surveyor and Surveyor.
 - (c) Owners and Mortgagee certification.
 - (d) Certificate for County Clerk and Recorder.
- h. Grading and Drainage Plan. A grading and drainage plan showing the locations of existing and proposed drainage structures or natural drainage features affecting the site. (See

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Sections 7-203 Erosion and 7-204 Drainage)

- i. Landscape Plan. The landscape plan shall including the following elements: (See [Section 7-303](#) Landscaping Standards)
 - i. Topographic information at two-foot contour intervals within 100 feet if any proposed structures.
 - ii. Location of all [lot lines](#) and improvements to the property, and location of any easements of record.
 - iii. The type, location, size and number of vegetation that will be retained or installed; specified seed mixtures.
 - iv. A description of the proposed program to maintain the landscaping after it has been installed.
- j. Water Supply Plan. The plan shall include the following elements, in graphic or written form.
 - i. Evidence that an [adequate water supply](#) sufficient in terms of quality, quantity and dependability shall be available to the proposed land use.
 - A. Evidence of ownership or right of acquisition or use of existing and proposed water rights.
 - B. Historic use and estimated yield of claimed water rights.
 - C. Amenability of existing water right to change in use.
 - D. Evidence that the public or private water owners can and will supply water to the proposed land use, including the amount of water available for use by the providers, the feasibility of extending service to the area, proof of the legal dependability of the proposed water supply, and representation that all the necessary water rights have been obtained or will be obtained.
 - E. Total gross [density](#) proposed and number of [dwelling units](#) as a ratio to the total [development area](#).
 - ii. If a central supply and distribution system is to be provided, a general description of the system, as designed by a qualified licensed professional engineer. The description shall include the following information.
 - A. The legal entity that will own and operate the water system.
 - B. The proposed method of financing the water system.
 - iii. If connection is to be made to an existing public water system, a letter of commitment for service from an authorized representative of the entity that owns and operates the system.
 - A. The letter shall include evidence that the existing water system possesses an adequate legal water supply to serve the proposed land use.
 - iv. If an individual water system is proposed, a report indicating the availability of potable groundwater at reasonable depths throughout the proposed development and the expected quality and long-term yield of the proposed wells. The report shall be prepared by a qualified licensed professional engineer.
 - v. If applicable, a Plan of Augmentation and a plan for subdivision water supplies, with supporting documentation prepared by a qualified licensed professional engineer.
- k. Wastewater Plan. The Wastewater Plan shall include the following elements, in graphic or written form.

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- i. A general description of the proposed collection system and treatment facilities, designed by a qualified licensed professional engineer. The following information shall be included.
 - A. A copy of the completed Colorado Department of Health Waste Water Treatment Plant Site Location Approval Application.
 - B. Description of the legal entity that will own and operate the collection and treatment facilities.
 - C. Description of the proposed method of financing the collection and treatment facilities.
- ii. If the proposed land use is to be served by an existing public collection system and treatment facilities, evidence that provision has been made for adequate service to the proposed land use, in compliance with state and local regulations.
 - A. Evidence that the existing collection system and treatment facilities can and will provide adequate service for the proposed land use.
 - B. A letter of commitment for service from an authorized representative of the entity that owns and operates the system. The letter shall include evidence that the facility and system is adequate to serve the proposed land use.
 - C. Description of the legal entity that owns and operates the collection and treatment facilities.
 - D. Description of the proposed method of financing the collection and treatment facilities.
- iii. If individual sewage disposal systems are proposed, the following information shall be provided.
 - A. Evidence that the individual sewage disposal systems will comply with the County's Onsite Wastewater System Requirements and requirements of the Colorado Department of Public Health, Water Quality Control Commission.
 - B. Documentation of soil classification and other studies required to determine maximum seasonal groundwater level and depth to bedrock, in compliance with requirements of CDPHE and the County's Individual Sewage Disposal Requirements.
 - (a) Test locations shall be indicated on the plat.
 - (b) Tests shall be performed by a qualified licensed professional engineer.
 - (c) A proposed management plan for operation and maintenance of on-site systems.
- 4. Impact Analysis. The Impact Analysis shall provide a description of the impacts that the proposed land use change may cause, based upon the standards that the proposed use must satisfy. The Impact Analysis shall include a complete description of how the [Applicant](#) will ensure that impacts will be mitigated and standards will be satisfied. The following information shall be included in the Impact Analysis unless specifically waived by the Assigned Staff in writing:
 - a. Adjacent Land Use. Existing use of adjacent property and neighboring properties within 1500' radius.
 - b. Soil Characteristics. A description of soil characteristics of the site which have a significant influence on the proposed use of the land.
 - c. Drainage Features. A description of the existing drainages and impoundments, natural and man-made.

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- d. **Geology and Hazard.** A description of the geologic characteristics of the area including any potential natural or man-made hazards, and a determination of what effect such factors would have on the proposed use of the land. (Sections 30-28-106 and 30-28-136, C.R.S.)
 - e. **Effect on Existing Water Supply and Adequacy of Supply.** Evaluation of the effect of the proposed land use on the capacity of the source of water supply to meet existing and future domestic and agricultural requirements and meeting the [adequate water supply](#) requirements of [Section 7-104](#).
 - f. **Effect on Groundwater and Aquifer Recharge Areas.** Evaluation of the relationship of the subject parcel to [floodplains](#), the nature of soils and subsoils and their ability to adequately support waste disposal, the slope of the land, the effect of sewage effluents, and the pollution of surface runoff, stream flow and groundwater.
 - g. **Environmental Impacts.** Determination of the existing environmental conditions on the parcel to be developed and the impacts of development on those conditions, including the following:
 - i. Determination of the short term and long term impact on flora and fauna.
 - ii. Determination of the effect on significant archaeological, cultural, and historic resources. (Section 24-80-401 et seq. C.R.S., Section 24-80.1-101 et seq C.R.S., Federal Section 106 (36 CFR Part 800) if applicable)
 - iii. Determination of the effect on designated environmental resources, including critical [wildlife habitat](#).
 - iv. Impacts on wildlife and domestic animals through creation of hazardous attractions, alteration of existing native vegetation, blockade of migration routes, use patterns or other disruptions.
 - v. Depending on anticipated impacts, [Applicants](#) for development on private lands not otherwise subject to National Environmental Policy Act (NEPA) may be required to have completed by a Qualified Professional an environmental impact analysis. The increased analysis will be required only if recommended by the Assigned Staff.
 - h. Evaluation of any potential radiation hazard that may have been identified by the State or County Health Departments.
 - i. **Nuisance.** Impacts on adjacent land from generation of vapor, dust, smoke, noise, glare or vibration, or other emanations.
 - j. **Reclamation Plan.** A reclamation plan consistent with the standards in [Section 7-208](#).
5. **Weed Plan.** A weed management plan shall be submitted. It shall consist of approximate maps and a narrative of the approach of weed control and/or eradication. The map should indicate the location of the existing weeds that are listed on the State of Colorado Noxious Weed List. The substance of the plan, maps, and narrative of management activities shall be sufficient enough so the plan has the likelihood of succeeding in noxious weed control. (35-5.5-101 et seq., C.R.S.)
 6. **Agreement for Payment Form for Consultants.** Each application must include a completed and signed Agreement for Payment form.
 - a. **Payment of Consultant Fees.** Pursuant to [Section 2-106.C](#), Consultants, the cost of consultant and referral agency review are the responsibility of the [Applicant](#).
 - b. The County may require a deposit for payment of consultant and referral agency review fees, based upon estimated consultant review costs, at the time of application and in addition to the application fees.

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- c. The County may suspend the application approval process pending payment of consultant costs.
 - d. Fees will be tracked and discussed with the Applicant throughout the application process.
- 7. Application Fees. Any application must be accompanied by the appropriate fees. Fees are set forth by separate Resolution.
- 8. Impact Fees. The application must include a calculation and payment of applicable impact fees as described in the Impact Fee Resolution and Fee Schedule.
- 9. Development Agreement. The BOCC may enter into a development agreement with the [Applicant](#) specifying the terms and conditions of approval for an extended vested rights period. The Applicant must submit a draft development agreement containing the following information, in a form acceptable to the County Attorney's Office. The development agreement shall be signed by the Applicant, the BOCC, and all owners of the subject property. The development agreement must include the following:
 - a. Phasing schedule; and
 - b. Language establishing a vested property right pursuant to the provisions of [Section 1-202](#), Establishment of Vested Property Rights.
- 10. Improvements Agreement.
 - a. Purpose. Whenever there are [Public Improvements](#) identified as requirements of project, the BOCC, prior to issuance of any Land Use Change Permit or approval of a Subdivision, shall require the [Applicant](#) to file a guarantee of financial security deemed adequate by the BOCC and payable to the County pursuant to Article 13, and to execute an improvements agreement. The purpose of the financial guarantee and improvements agreement is to ensure the following:
 - i. The project or public improvements are completed.
 - ii. The Applicant performs all improvements, [mitigation](#) requirements, and permit conditions in connection with the construction, operation, and termination of the project or development.
 - iii. The Applicant addresses responsibility for increased impacts on public facilities and services as a result of the construction, operation, and termination of the project or development.
 - iv. In the event that the project or development is suspended, curtailed, or abandoned, the County can complete the project or development and necessary improvements, or restore the property to its original condition or an acceptable condition at no additional cost to the County.
 - v. Compliance with Design Standards. The improvements shall adhere to design standards of the County or prevailing engineering practices as required by the BOCC.
 - vi. Provisions for Timely Completion. The agreement shall make reasonable provision for completion of the specified improvements in a specified time period, with appropriate phasing, as a condition of acceptance by the BOCC.
 - b. Amount and Types of Security. Security shall equal in value the cost of improvements to be completed, but shall not be required on the portion of a development subject to Plat restriction. The amount of security may be incrementally reduced as improvements are completed. The improvements agreement may include any one or a combination of types of security or collateral, as approved by the BOCC, and the [Applicant](#) may substitute security in order to release portions of a Subdivision for sale pursuant to C.R.S. §

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30-28-101(11). A letter of credit or cash deposit is typically required for [public improvements](#). Depending on the circumstances, however, the BOCC may accept the following types of security or collateral:

- i. Restrictions on the conveyance, sale, or transfer of any lot, lots, tract, or tracts of land within the Subdivision as set forth in the Plat or as recorded by separate instrument;
 - ii. Performance or property bonds;
 - iii. Private or public escrow agreements;
 - iv. Letters of credit;
 - v. Deposits of certified funds; and
 - vi. Other similar surety agreements.
- c. Necessary Provisions. The improvements agreement must address the following if applicable to the project:
- i. Necessary deeds or transfer of property;
 - ii. Provisions for construction of improvements;
 - iii. Performance guarantees and letters of credit;
 - iv. Payment of sewer and water tap fees;
 - v. Payment of any other necessary fees;
 - vi. Transfer of water rights;
 - vii. Transfer of roads and improvements, rights-of-way, and other common elements;
 - viii. Agreements to provide digital and hard copies of "as built" plans;
 - ix. Methods of providing perpetual maintenance of common property and equipment;
 - x. Provision for a Homeowner Association, including final covenants/restrictions and HOA materials;
 - xi. Process for amending the improvements agreement; and
 - xii. Covenants and enforcement provisions.

11. Storm Water Management Plan. For those projects for which a storm water management plan and permit is required by State Regulation. Evidence of that approved permit must be included. (See [Section 7-203](#) Erosion and Sedimentation Control)

12. Calculation of On-Site and Off-Site Improvements and Fees.

- a. A written narrative shall be included for on-site improvements to be donated or constructed relating to traffic control and accommodation or open space.
- b. A written narrative and site plans shall be provided for improvements for any off-site County road segments and intersections necessary to maintain the level of service.
- c. A written narrative and site plans shall be provided for improvements for any state highway intersections deemed necessary by CDOT.

13. Traffic Study. For applications exceeding the below thresholds, a Traffic Study must be submitted. The Traffic Study shall contain a Basic Traffic Analysis and, depending on the results of that analysis, a Detailed Traffic Analysis where certain thresholds are exceeded. Both the Basic and Detailed Traffic Analyses shall contain sections addressing projected construction and development traffic impacts. A Detailed Traffic Analysis shall be prepared by a registered professional with experience in Transportation Engineering, utilizing existing County Data, the Manual on Uniform Traffic Control Devices, and current standards as applied by the Colorado Department of Transportation, as applicable.

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- a. Information Requirements for a Basic Traffic Analysis.
 - i. Maps. A map or maps depicting the parcel or activity area, showing existing and proposed internal roads, adjoining roads, access points and activity areas for construction activity, access points for the finished development, all County roads within a 1 mile radius of the development, and the nearest proximate intersections with state or federal highways likely to receive traffic impacts from the development.
 - ii. Existing Land Use and Traffic. A written narrative of existing land uses on the parcel, with current trip generation estimates at existing access points, the current status of those access points regarding County driveway permits, any permits for access to a state highway, railroad crossings, access easements and their legal status and other appropriate current traffic information and legal constraints that may apply.
 - iii. Proposed Land Use and Traffic. A written narrative of proposed land uses and likely trip generation projections for each, based on current trip generation manuals or other credible and defensible analysis, both for the construction phase(s) and the completed development, with a breakdown of traffic into heavy trucks and 'other,' for existing, temporary or proposed new access points.
 - iv. Construction Phases. A written narrative of the construction phase(s) of the development including staging and storage areas, temporary access points, duration, types and frequency of heavy truck traffic, access road segments to be impacted, any projected County or state permits required, projected lane closures or traffic interruption, and a statement of intended [mitigation](#) measures to minimize disruption and damage.
 - v. Average Daily Traffic Count Information. Depict existing Average Daily Traffic Count information for all County road segments and state or federal highway intersections at the appropriate map scale, and show on the same map the likely increase in average daily truck traffic for construction activity and average daily traffic for the completed development. Where a development has two (2) or more access points, show anticipated trip distribution and assignment for each access point, provide a narrative rationale for the projected allocation of trips by access points and road segment.
- b. Thresholds Requiring a Detailed Traffic Analysis. If the Basic Traffic Analysis shows that any of the following thresholds are exceeded, such determination to be made by the County, a Detailed Traffic Analysis shall be required:
 - i. Traffic volumes projected at any intersection with a state or federal highway exceed current volumes by 20%, as determined by CDOT using current traffic counts and CDOT approved methodology.
 - ii. Traffic volumes projected on any County road segment exceed current volumes by 30%.
 - iii. Traffic volumes on any road segment identified or contained within an approved Municipal Street Plan within a one-mile radius exceed current volumes by 30%.
- c. Elements of a Detailed Traffic Analysis. In addition to the information provided in the Basic Traffic Analysis, the following information shall be provided in a Detailed Traffic Analysis. The Detailed Traffic Analysis must show the highest probable volumes from the proposed uses and densities to be allowed at build out. County Data shall be consulted to determine levels of service and capacity definitions and information as currently available and applicable to County roads.
 - i. Access points to and from the development shall be analyzed for AM and PM [peak hour](#) use for turning movements to determine the necessity for traffic control and

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- signalization, geometrics including turning lanes, and acceleration and deceleration lanes, and signage.
- ii. County road segments where traffic is expected to increase by over 30% shall be characterized in detail by current level of service, roadway condition and type, lane width, shoulder characteristics and condition, available right-of-way, speed limits, any weight limits, existing safety concerns and considerations, likely increases in maintenance requirements, and status for improvement in the County Capital Improvements Plan. Probable maintenance and improvement cost estimates shall be provided.
- iii. County road intersections where traffic is expected to increase by over 30% shall have information provided about existing traffic control and signalization, AM and PM [peak hour](#) utilization with turning movements, projections for levels of service, and recommended modifications for intersection geometrics including turning lanes, control or signalization devices, acceleration or deceleration lanes and advance signage where appropriate. Probable cost estimates shall be provided.
- iv. State or federal highway intersections where traffic is expected to increase by over 20% shall have information provided about existing traffic control and signalization, AM and PM [peak hour](#) utilization with turning movements, through movements as applicable, projections for levels of service, and recommended modifications for intersection geometrics including turning lanes, control or signalization devices, acceleration or deceleration lanes and advance signage. Consultation with the Colorado Department of Transportation is required and shall be documented. Probable cost estimates shall be provided.
14. Emergency Response Plan - The emergency response plan may address fire protection, hazardous spills, and serious injury responses. Include proposed signage, access/evacuation routes, health care facilities anticipated to be used, and current name and contact information for emergency responder agencies.

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ARTICLE 5 - DIVISIONS OF LAND

DIVISION 1 GENERAL PROVISIONS

Section 5-101 Types of Land Division.

Division of land into two or more parcels is classified by the County as either a Single Lot Creation, Minor Subdivision, or Major Subdivision.

Section 5-102 Final Plat Approval Required.

The division of land into two or more parcels is a subdivision and subject to the regular subdivision review processes indicated herein, unless specifically exempted under Division 3, Exceptions to Subdivision Regulations. Other adjustments to platted or unplatted parcels, such as consolidation or boundary line adjustments, are also subject to review processes outlined in Divisions 3, Exceptions to Subdivision Regulations, and Division 5, Amended Final Plat – Plat Adjustments, Vacations or Consolidations, as applicable. (Sections 30-28-133 and 30-28-301, et seq., C.R.S.)

Section 5-103 Sales Prohibited Prior to Final Plat Approval and Recording.

Sales of lots are prohibited prior to Final Plat approval and recording and shall be enforced in accordance with [Article 12, Division 3](#), Subdivision Regulation Enforcement.

DIVISION 2 SUBDIVISIONS

Subdivisions are classified as Single Lot Creations, Minor Subdivisions, or Major Subdivisions.

Section 5-201 Single Lot Creation.

Single Lot Creation review is available on tracts of land when all of the following applies: a) the parcel to be subdivided is not a previously platted lot or tract, b) one (1) minimum two (2) acre or greater lot/parcel is proposed to be created, and c) the remaining acreage of the parent parcel will be 35 acres or larger. The review process for Single Lot Creation is set forth in [Section 5-401](#), Single Lot Creation Review Process. If one or more of these criteria cannot be met, the Minor Subdivision review process shall be utilized. If the land is currently zoned Agricultural, and the subdivision creates parcels less than 35 acres, a rezoning to Rural Residential is required.

Section 5-202 Minor Subdivision.

Minor Subdivision review is required if the subdivision falls under one of the following categories described in this section. The review process for Minor Subdivisions is set forth in [Section 5-402](#), Minor Subdivision Review Process. A minor subdivision allows 2-5 lots including the remaining acreage of the legal parent parcel, if the remaining acreage is less than 35 acres. If the land is currently zoned Agricultural, and the subdivision creates parcels less than 35 acres, a rezoning to Rural Residential is required.

Section 5-203 Major Subdivision.

All other divisions of land not included under Single Lot Creations, or Minor Subdivisions are considered Major Subdivisions. The review process for Major Subdivisions is set forth in [Section 5-403](#), Major Subdivision Review Process.

DIVISION 3 EXCEPTIONS TO SUBDIVISION REGULATIONS

Certain divisions of land are not subject to these subdivision regulations if the division is not defined as a subdivision by Section 30-28-101(10), C.R.S., or if the Board of County Commissioners (BOCC), pursu-

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ant to Section 30-28-101(10)(d), determines that such a division is not within the purposes of the state subdivision regulations or the subdivision regulations these regulations.

Section 5-301 Exceptions to Subdivision Regulations.

The terms "subdivision" and "subdivided lands" shall not apply to any division of land described as follows:

- A. Boundary or Lot Line Adjustments – Revisions to boundary lines or [lot lines](#) under the following conditions. Refer to [Section 5-501](#) for the approval criteria for boundary or lot line adjustments.
 1. Unplatted Lots, Parcels or Tracts: Adjustments of common boundary lines or lot lines between [contiguous](#) legally pre-existing unplatted lots, parcels or tracts of land shall not:
 - a. increase the number of parcels;
 - b. create a new non-conforming lot, parcel or tract of land under the applicable zoning;
 - c. increase an existing non-conformity of any legally non-conforming lot, parcel, or tract of land;
 - d. result in the loss of access;
 - e. create lots, parcels or tracts of land that are less than 35 acres; Division by state highways or county roads can create a parcel less than 35 acres. RESOLUTION 2018-06
 - f. affect parcels not within the same zoning district, without first being rezoned. Division by state highways or county roads does not require rezoning of parcels. Rezoning of parcels from Agricultural to Rural Residential, when required by sections 5-201- Single Lot Creation or 5-202 Minor Subdivision, shall be a prerequisite for receiving a building permit from Rio Blanco County

The review process Boundary Line Adjustments is outlined in [Section 5-502](#).

2. Platted Lots, Parcels or Tracts: Adjustments of common boundary lines or lot lines between [contiguous](#) legally pre-existing platted lots, parcels or tracts of land shall not:
 - a. increase the number of parcels previously recorded;
 - b. create a new non-conforming lot, parcel or tract of land under the applicable zoning;
 - c. increase an existing non-conformity of any legally non-conforming lot, parcel, or tract of
 - d. result in the loss of access;
 - e. affect parcels not within the same zoning district, without first being rezoned.

The review process for amending a previously recorded Final Plat is outlined in Section 5-502 Amended Final Plat.

- B. Exception Plat – Subdivision exception plats for the purpose of correcting legal descriptions maybe created pursuant to C.R.S. Section 30-28-301, et seq.
- C. [Correction Plats](#) – Corrections of technical errors in approved and recorded final plats. Technical errors include errors to legal descriptions, acknowledgments, dedication language, plat notes and other items which do not constitute substantial modification of the approved plat. The review process for amending technical errors on a previously recorded Final Plat is outlined in [Section 5-501](#) A. Refer to [Section 5-501.A](#) for approval criteria for technical correction plats. (C.R.S Section 25-51-10)
- D. Consolidation of Certain Properties – Combination into one lot, parcel, or tract of land of one or more unplatted lots, parcels, and/or tracts of land owned by the same entity that have the same zoning and share a common boundary line. The process outlined in [Section 5-302](#), Request for An Exception shall be followed. When combining, consolidating, or vacating lot lines, lots, blocks, parcels, or tracts of land, in a platted subdivision or changing the boundary of a platted subdivision, the processes outlined in the Division 5 shall be followed.

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- E. Division by Public Road – Division of a lot, mining claim, parcel, or tract of land that is divided by a public road right-of-way.
- F. Public Construction – Any lot, parcel or tract of land created for a public building or facility.
- G. Conserve Land – Any lot, parcel or tract of land created for use as [open space](#) when held in a permanent [conservation easement](#).
- H. Easements – The creation of easements for access, utilities, ditches, public and private roads, driveways and trails, and conservation easements.
- I. Any of the following may be created and/or conveyed in their entirety without constituting a subdivision, as defined herein:
 - 1. A parcel described by metes and bounds or aliquot description in a deed, conveyance, installment land contract or similar document, or a described portion of a mining claim or Government Lot, effective prior to January 1, 1973.
 - 2. Any Government Lot created by patent from the Federal Government.
 - 3. Leases, not to exceed a total of 99 years, including extension and renewal options, if any, of [agricultural land](#) and [buildings](#) for agricultural uses only.
 - 4. Leases, not to exceed a total of 50 years, including extension and renewal options.
 - 5. Leases, not to exceed a total of 20 years, including extension and renewal options, if any, of dwelling units or mobile home spaces, or other residential sites and properties, in all agricultural, residential and mobile home zone districts. Leases of mobile home spaces in legally existing and approved mobile home parks are exempt from such time limitation.

Section 5-302 Request for An Exception.

Divisions of unplatted land that may not be subject to subdivision review are identified in Section 5-301, Exceptions to Subdivision Regulations. An application requesting an exception to the subdivision regulations and approval of the Final Plat shall be subject to the following review process. This process applies only to unplatted lots, parcels or tracts of land. If one of the affected properties is platted, the process outlined in Section 5-501 shall be followed. When common boundary lines are adjusted which results in a parcel(s) less than 35 acres, the Single Lot Creation or Minor Subdivision review processes outlined in Section 5-401 and 5-402 shall be followed. Division by state highways or county roads of unplatted lots, parcels or tracts can create a parcel less than 35 acres. . Updated RESOLUTION 2018-06

A. Review Process.

- 1. Pre-Application Conference. The initial consultation with staff shall be held in accordance with the provisions of [Section 4-101.A](#), Pre-Application Conference.
- 2. Application and Submittal Materials. (See [Section 4-301](#) Application Materials) The minimum application materials required for Request for An Exception are the following:
 - a. Completed Application Form and Payment of Applicable Fees
 - b. Vicinity Map
 - c. Proof of Legal Creation. For unplatted properties smaller than 35 acres, the [applicant](#) is required to provide written proof that the parcel was legally created by (1) deed of conveyance prior to August 17, 1972; (2) approval by the BOCC; or (3) otherwise legally established as a separate lot, parcel, or tract of land.
 - d. Proof of Surface Ownership. Submit satisfactory [proof of ownership](#).
 - e. Certification of Notification of Mineral Owners, as required by Section 24-65.5-101, et seq. C.R.S.
 - f. Access. Demonstration that the land proposed for an Exception has legal and physical access to a public street, road, or right-of-way by conventional vehicles.

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- g. Method of Wastewater Disposal
 - i. Written Narrative explaining reason for request for exception from subdivision regulations.
3. Determination of Completeness. The Assigned Staff shall review the application for determination of completeness in accordance with the provisions of [Section 4-101.F](#), Determination of Completeness.
4. Evaluation by Assigned Staff, Staff Review (Review by applicable County Departments). Upon determination of completeness, the Assigned Staff shall review the application for compliance with the approval criteria set forth in [Section 7-501](#), Basic Criteria. Concurrently, the Assigned Staff shall distribute the complete application to applicable County Departments for review and comments. Based on review of the approval criteria and Department comments, the Assigned Staff shall prepare a staff report pursuant to [Section 4-101.H](#).
5. Administrative Review and Approval by Assigned Staff. The Assigned Staff shall provide his decision in writing as to the approval, approval with conditions or denial of the application based upon compliance with the standards set forth in [Section 7-501](#), Basic Criteria.
 - a. Approval of Application. If the application satisfies the applicable standards, the application shall be approved.
 - b. Denial of Application. If the application fails to satisfy the applicable standards, the application may be denied; or
 - c. Conditional Approval of Application. The application may be approved with conditions determined necessary for compliance with applicable standards.
6. Submittal of Plat for Signature by Assigned Staff. The plat shall be submitted to the Assigned Staff for signature after issuance of written approval of the application. All conditions of approval shall be met prior to submitting the plat for signature by Staff.
 - a. The plat shall be signed by all owners of record and all parties with an interest in the subject property.
7. Recordation. The plat shall be recorded by County staff or designee in the office of the Rio Blanco County Clerk and Recorder within ten calendar days from the date of signature by Assigned Staff.
8. Conveyance. The entire separate portions of the divided lot, mining claim, parcel or tract of land lying on each side, or to the middle, of the public road, may be conveyed individually after the recording of the appropriate plat.

DIVISION 4 SUBDIVISION REVIEW PROCESS

Section 5-401 Single Lot Creation Review Process.

The Single Lot Creation Review Process is a simplified plat review process for divisions that meet the basic criteria identified in [Section 5-201](#), Single Lot Creation. Once a Single Lot Creation plat has been recorded in the Rio Blanco County Clerk and Recorder office, any further division of the original parcel or the platted lot must be approved through the appropriate subdivision review process, pursuant to the provisions of this Land Use Regulation, as amended. If the land is currently zoned Agricultural, and the subdivision creates parcels less than 35 acres, a rezoning to Rural Residential is also required.

A. Review Process.

1. Pre-Application Conference. The initial consultation with staff shall be held in accordance with the provisions of [Section 4-101.A](#), Pre-Application Conference.
2. Sketch Plan Review (optional). The process for Sketch Plan Review is set forth in [Section 5-404](#), Sketch Plan Review.

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3. Application and Submittal Materials. The minimum application materials required for a land use change subject to Single Lot Review are the following:
 - a. Completed Application Form and Fees
 - b. Sketch Plan (optional)
 - c. Vicinity Map
 - d. Written Narrative explaining reason for the request
 - e. Proof of Legal Creation. Properties eligible for this review process must be larger than 35 acres with the resulting remaining acreage of the parent parcel being 35 acres or larger.
 - f. [Proof of Ownership](#). Submit satisfactory proof of ownership.
 - g. Access. Demonstration that the land has legal and physical access to a public street, road, or right-of-way by conventional vehicles.
 - h. Water Supply. Adequate evidence that the proposed water supply is sufficient in terms of quality, quantity, and dependability, in accordance with Section 30-28-133(3)(d), C.R.S. (See [Section 7-104](#))
 - i. Weed Management Plan (see [Section 4-301.B. 5.](#))
 - j. Final Plat
4. Determination of Completeness. The Staff shall review the application for determination of completeness in accordance with the provisions of [Section 4-101.F](#), Determination of Completeness.
5. Schedule Public Hearing. Upon a determination of completeness, the Staff shall schedule the application for consideration in a public hearing by the Planning Commission and the BOCC. The public notice of the hearing shall be made pursuant to [Section 4-101.I](#), Notice of Public Hearing.
6. Evaluation by Staff, Staff Review Including Review by applicable County Departments. Upon determination of completeness, the Staff shall review the application for compliance with the applicable standards set forth in Article 7- Division 4- Subdivision Standards and Design Specifications and [Section 5-406](#), Final Plat Review.. Concurrently, the Staff shall distribute the complete application to Referral Agencies and applicable County Departments for review and comments.
 - a. Staff Report. A staff report shall be prepared pursuant to [Section 4-101.H](#).
 - b. Review by Referral Agencies and applicable County Departments. The Assigned Staff's evaluation of the application shall include comment by referral agencies and applicable County Departments received under [Section 4-101.G](#), Review by Referral Agency.
7. Review and Recommendation by Planning Commission. An application for Minor Subdivision shall be considered by the Planning Commission at a public hearing, after proper notice, conducted pursuant to [Section 4-101.J](#) Conduct of Public Hearing.
 - a. Recommendation by Planning Commission. The Planning Commission shall recommend to the BOCC to approve, approve with conditions or deny the application based upon compliance with the applicable standards in Article 7, and conditions for plat approval set forth in [Section 7-501, Basic Criteria](#).
8. Review and Action by BOCC. An application for Single Lot Creation shall be considered by the BOCC at a public hearing, after proper notice, conducted pursuant to [Section 4-101.J](#), Conduct of Public Hearing.
 - a. Decision by BOCC. The BOCC shall approve, approve with conditions or deny the application based upon compliance with the applicable standards in Article 7, and conditions

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for plat approval set forth in [Section 7-501, Basic Criteria](#).

- i. Approval of Application. If the application satisfies the applicable standards, the application shall be approved. Pursuant to Section 30-28-136 (1)(g), C.R.S., no plan shall receive the approval of the BOCC unless the County's Public Health and Environment Department has made a favorable recommendation regarding the proposed method of sewage disposal.
 - ii. Denial of Application. If the application fails to satisfy the applicable standards, the application may be denied; or
 - iii. Conditional Approval of Application. The application may be approved with conditions determined necessary for compliance with applicable standards.
- b. Submittal of Final Plat for Signature by BOCC. The approved Final Plat shall be submitted to the BOCC for signature after approval of the final plat. All conditions of approval shall be met prior to submitting the plat for signature by the BOCC.
- C. Recordation. The Final Plat shall be recorded by County staff or designee in the office of the Rio Blanco County Clerk and Recorder within 10 calendar days from the date of signature by the BOCC.
1. Completion of Conditions of Approval. The [applicant](#) must complete all conditions of final plat approval prior to recording the plat and associated documents.
 2. Effective Upon Recording. The plat does not become effective until it is properly filed for recording with the County Clerk and Recorder.
 3. Public Sale of Lots. A Single Lot Creation becomes complete and eligible for public sale of the lot and development only after the plat and associated documents are recorded.

Section 5-402 Minor Subdivision Review Process.

The Minor Subdivision Review Process is a shortened plat review process for divisions of land identified as minor subdivision in [Section 5-202](#), Minor Subdivision. A legal parent parcel or the legal original un-subdivided tract of land proposed for division by this method is eligible for review under the Minor Subdivision process. Once a Minor Subdivision plat has been recorded in the Rio Blanco County Clerk and Recorder's office, any further division of the platted lots must be approved through the appropriate subdivision review process, pursuant to the provisions of these Land Use Regulations.

A. Review Process.

1. Pre-Application Conference. The initial consultation with staff shall be held in accordance with the provisions of [Section 4-101.A](#), Pre-Application Conference.
2. Sketch Plan Review (optional). The process for Sketch Plan Review is set forth in [Section 5-404](#), Sketch Plan Review.
3. Application and Submittal Materials. The minimum application materials required for a land use change subject to Minor Subdivision Review are the following:
 - a. Completed Application Form and Fees
 - b. Sketch Plan (optional)
 - c. Vicinity Map
 - d. Written Narrative explaining reason for request for subdivision
 - e. Proof of Legal Creation. For properties smaller than 35 acres, the [applicant](#) is required to provide written proof that the parcel was legally created by (1) deed of conveyance prior to August 17, 1972; (2) approval by the BOCC; or (3) otherwise legally established as a separate lot, parcel, or tract of land.

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- f. [Proof of Ownership](#). Submit satisfactory proof of ownership.
 - g. Access. Demonstration that the land proposed for a Minor Subdivision has legal and physical access to a public street, road, or right-of-way by conventional vehicles. A Rio Blanco Road Access Permit may be required.
 - h. Water Supply. Adequate evidence that the proposed water supply is sufficient in terms of quality, quantity, and dependability, in accordance with [Section 7-104](#). Cisterns may be used to meet this requirement. See.
 - i. Wastewater disposal (see [Article 17- On-site Wastewater Treatment Regulations](#))
 - j. Weed Management Plan (see [Section 4-301.B.5](#))
 - k. Final Plat
4. Determination of Completeness. The Assigned Staff shall review the application for determination of completeness in accordance with the provisions of [Section 4-101.F](#), Determination of Completeness.
 5. Schedule Public Hearings. Upon a determination of completeness, the Assigned Staff shall schedule the application for consideration in public hearings by the Planning Commission and the BOCC. The public notices of the hearings shall be made pursuant to [Section 4-101.I](#), Notice of Public Hearing.
 6. Evaluation by Assigned Staff, Staff Review Including Review by applicable County Departments. Upon determination of completeness, the Assigned Staff shall review the application for compliance with the applicable standards set forth in Article 7- Division 4- Subdivision Standards and Design Specifications and [Section 5-406](#), Final Plat Review. Concurrently, the Assigned Staff shall distribute the complete application to Referral Agencies and applicable County Departments for review and comments.
 - a. Staff Report. A staff report shall be prepared pursuant to [Section 4-101 .H](#).
 - b. Review by Referral Agencies and applicable County Departments. The Assigned Staff's evaluation of the application shall include comment by referral agencies and applicable County Departments received under [Section 4-101.G](#), Review by Referral Agency.
 7. Review and Recommendation by Planning Commission. An application for Minor Subdivision shall be considered by the Planning Commission at a public hearing, after proper notice, conducted pursuant to [Section 4-101.J](#) Conduct of Public Hearing.
 - a. Recommendation by Planning Commission. The Planning Commission shall recommend to the BOCC to approve, approve with conditions or deny the application based upon compliance with the applicable standards in Article 7, and conditions for plat approval set forth in [Section 7-501, Basic Criteria](#).
 8. Review and Action by BOCC. An application for Minor Subdivision shall be considered by the BOCC at a public hearing, after proper notice, conducted pursuant to [Section 4-101.J](#), Conduct of Public Hearing.
 - a. Decision by BOCC. The BOCC shall approve, approve with conditions or deny the application based upon compliance with the applicable standards in Article 7, and conditions for plat approval set forth in [Section 7-501, Basic Criteria](#).
 - i. Approval of Application. If the application satisfies the applicable standards, the application shall be approved. Pursuant to Section 30-28-136 (1)(g), no plan shall receive the approval of the BOCC unless the County's Public Health and Environment Department has made a favorable recommendation regarding the proposed method of sewage disposal.

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- ii. Denial of Application. If the application fails to satisfy the applicable standards, the application may be denied; or
- iii. Conditional Approval of Application. The application may be approved with conditions determined necessary for compliance with applicable standards.
- b. Submittal of Final Plat for Signature by BOCC. The approved Final Plat shall be submitted to the BOCC for signature after approval of the final plat. All conditions of approval shall be met prior to submitting the plat for signature by the BOCC.
- C. Recordation. The Final Plat shall be recorded by County staff or designee in the office of the Rio Blanco County Clerk and Recorder within 10 calendar days from the date of signature by the BOCC.
 - 1. Completion of Conditions of Approval. The [applicant](#) must complete all conditions of final plat approval prior to recording the plat and associated documents.
 - 2. Effective Upon Recording. The plat does not become effective until it is properly filed for recording with the County Clerk and Recorder.
 - 3. Public Sale of Lots. A subdivision becomes complete and eligible for public sale of lots and development only after the plat and associated documents are recorded.

Section 5-403 Major Subdivision Review Process.

- A. Pre-Application Conference. The initial consultation with staff shall be held for each stage of the Major Subdivision review in accordance with the provisions of [Section 4-101.A](#), Pre-Application Conference.

Section 5-404 Sketch Plan Review (Optional).

The purpose of the optional Sketch Plan review is for the [applicant](#), County and public to evaluate and discuss at a conceptual level the feasibility and design characteristics of the proposed division of land.

- A. Review Process.
 - 1. Application and Submittal Materials. The minimum application materials required for Sketch Plan Review are the following:
 - a. Completed Application Form and Fees
 - b. Vicinity Map
 - c. Sketch Plan
 - d. Land Suitability Analysis
 - 2. Determination of Completeness. The Assigned Staff shall review the application for determination of completeness in accordance with the provisions of [Section 4-101.F](#), Determination of Completeness.
 - 3. Schedule Public Meeting for Conceptual Review by Planning Commission. Upon a determination of completeness, the Assigned Staff shall schedule the application for review in a public meeting by the Planning Commission. The public notices of the meeting shall be made pursuant to [Section 4-101.J](#), Notice of Public Hearing.
 - 4. Evaluation by Assigned Staff. Upon determination of completeness, the staff shall review the application for compliance with the applicable standards at a conceptual level. Concurrently, the staff shall distribute the complete application to applicable County Departments for review and comments. Based on review of the applicable standards and Department comments, the Assigned Staff shall prepare a staff report pursuant to [Section 4-102.H](#).
 - 5. Sketch Plan Review by Planning Commission. The Planning Commission shall conduct a

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conceptual review of the proposal's feasibility and design characteristics based upon compliance with applicable standards.

- a. Written Notice of Sketch Plan Review Comments. The Staff shall provide the [applicant](#) with written notice of the Planning Commission's conceptual review comments and recommendations.
- b. Recommendations are Preliminary. The Planning Commission's review comments and recommendations are preliminary, based on conceptual review, and are not binding upon formal review of the application. Also, it shall not constitute, or be deemed to constitute, any other approval or vested property rights.

Section 5-405 Preliminary Plan Review.

The preliminary plan review process will consider the feasibility and design characteristics of the proposed land division based on the applicable standards set forth in Article 7, Standards. The preliminary plan process will also evaluate preliminary engineering design.

A. Review Process.

1. Application and Submittal Materials. The minimum application materials required for Preliminary Plan review are the following:
 - a. Completed Application Form and Fees
 - b. Vicinity Map
 - c. Preliminary Plan Map
 - d. Open Space Plan, preliminary
 - e. Draft Open Space Management Plan
 - f. Conceptual Landscape Plan
 - g. Impact Analysis, including a traffic analysis
 - h. Land Suitability Analysis
 - i. Preliminary Engineering Reports and Plans
 - i. streets, trails, walkways and bikeways
 - ii. engineering design and construction features for any bridges, culverts or other drainage structures to be constructed
 - iii. identification and [mitigation](#) of [geologic hazards](#)
 - iv. wastewater collection, and water supply and distribution system
 - v. soil suitability information
 - vi. groundwater drainage
 - vii. Erosion and Sediment Control Plan
 - viii. Water Supply Plan
 - ix. Wastewater Plan
 - j. Weed Management Plan (see [Section 4-301.B.5.](#))
 - k. Draft Improvements Agreement, Covenants and Restrictions and By-laws
2. Determination of Completeness. The Assigned Staff shall review the application for determination of completeness in accordance with the provisions of [Section 4-101.F](#), Determination of Completeness.
3. Schedule Public Hearing by Planning Commission. Upon a determination of completeness, the staff shall schedule the application for review by the Planning Commission. Scheduling

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of the public hearing will not be unreasonably delayed. Public notice of the hearing shall be made pursuant to [Section 4-101.I](#), Notice of Public Hearing.

4. Evaluation by Assigned Staff. Upon determination of completeness, the Assigned Staff shall review the application for compliance with the applicable standards set forth in Article 7, Standards. Concurrently, the staff shall distribute the complete application to Referral Agencies and applicable County Departments for review and comments.
 - a. Staff Report. The Assigned Staff shall prepare a staff report pursuant to [Section 4-101.H](#).
 - b. Review by Referral Agencies and applicable County Departments. The Assigned Staff evaluation of the application shall include comment by referral agencies and applicable County Departments received under [Section 4-101.G](#), Review by Referral Agency.
5. Review and Recommendation by the Planning Commission. A preliminary plan shall be considered by the Planning Commission at a public hearing, after proper notice, conducted pursuant to [Section 4-101.J](#), Conduct of Public Hearing.
 - a. Recommendation by Planning Commission. The Planning Commission shall recommend approval, approval with conditions or denial of the application based upon compliance with the applicable standards set forth in Article 7, Standards.
 - i. Recommendation of Approval. If the application satisfies the applicable standards, the Planning Commission shall recommend that the application be approved.
 - ii. Recommendation of Denial. If the application fails to satisfy the applicable standards the Planning Commission may recommend that the application be denied; or
 - iii. Recommendation of Conditional Approval. The Commission may recommend approval with conditions determined necessary for compliance with the applicable standards.
6. Schedule Public Hearing by BOCC. Staff shall schedule the application for consideration by the BOCC. Public notice of the hearing shall be made pursuant to [Section 4-101.I](#), Notice of Public Hearing.
7. Review and Action by the BOCC. The final decision to approve, approve with conditions or deny a preliminary plan shall be made by the BOCC following a public hearing.
 - a. Decision by BOCC. Following the public hearing conducted pursuant to [Section 4-101.J](#), Conduct of Public Hearing, the BOCC shall approve, approve with conditions or deny the application based upon compliance with the applicable standards in [Article 7, Standards](#).
 - i. Approval of Preliminary Plan. If the application satisfies the applicable standards, the application shall be approved. Pursuant to Section 30-28-136 (1)(g), C.R.S., no plan shall receive the approval of the BOCC unless the County's Public Health and Environment Department has made a favorable recommendation regarding the proposed method of sewage disposal.
 - ii. Denial of Preliminary Plan. If the application fails to satisfy the applicable standards, the application may be denied; or
 - iii. Conditional Approval of Preliminary Plan. The application may be approved with conditions determined necessary for compliance with applicable standards.

Section 5-406 Final Plat Review.

Unless otherwise provided by these Land Use Regulations, the [applicant](#) must receive preliminary plan approval, or approval with conditions before beginning the final plat process. The purpose of Final Plat review is for the applicant to submit a permanent, comprehensive and accurate public record of the subdivision, including the precise size, shape and location of lots, blocks, streets, easements, open

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spaces and other parcels of land within the development, together with all applicable covenants, conditions, use restrictions and design and development standards. The Final Plat shall substantially conform in all respects to the Preliminary Plan approved by the County, and incorporate all modifications and conditions imposed by the BOCC. Assigned Staff may waive any site plan requirements they feel are not applicable to a specific application.

A. Review Process.

1. Consultation with Assigned Staff (optional). The initial consultation with staff shall be held in accordance with the provisions of [Section 4-101.A](#), Pre-Application Conference.
2. Application and Submittal Materials. The minimum application materials required for final plat review are the following:
 - a. Completed Application Form and Fees
 - b. Vicinity Map
 - c. Final Plat
 - d. Final Engineering Reports and Plans
 - i. streets, trails, walkways and bikeways
 - ii. engineering design and construction features for any bridges, culverts or other drainage structures to be constructed
 - iii. [mitigation](#) of [geologic hazards](#)
 - iv. wastewater collection, and water supply and distribution system
 - v. soil suitability information
 - vi. groundwater drainage
 - vii. Erosion and Sediment Control Plan
 - viii. final cost estimates
 - e. Landscape Plan
 - f. Open Space Plan
 - g. Open Space Management Plan
 - h. Letter of Intent for service from the sanitation service provider
 - i. A Contract for Service is required prior to Final Plat signing
 - i. Final Improvements Agreement, Covenants and Restrictions and By-laws
3. Determination of Completeness. The Assigned Staff shall review the application for determination of completeness in accordance with the provisions of [Section 4-101.F](#), Determination of Completeness.
4. Schedule Public Hearing. Upon a determination of completeness, the Assigned Staff shall schedule the application for consideration by the BOCC. Public notice of the hearing shall be made pursuant to [Section 4-101.I](#), Notice of Public Hearing.
5. Evaluation by Assigned Staff. Upon determination of completeness, the Assigned Staff shall review the Final Plat for compliance with Article 7- Division 4- Subdivision Standards and Design Specifications and [Section 5-406](#), Final Plat Review. Concurrently, the staff shall distribute the complete application to Referral Agencies and applicable County Departments for review and comments.
 - a. Staff Report. The Assigned Staff shall prepare a staff report pursuant to [Section 4-101.H](#).
 - b. Review by Referral Agencies and applicable County Departments. The Assigned Staff evaluation of the application shall include comment by referral agencies and applicable

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County Departments received under [Section 4-101.G](#), Review by Referral Agency.

6. Review and Action by the BOCC. A Final Plat shall be considered by the BOCC at a public hearing, after proper notice, conducted pursuant to [Section 4-10.J](#), Conduct of Public Hearing.
 - a. Decision by BOCC. The BOCC shall approve the Final Plat if it satisfies the approval conditions is in compliance with [Section 5-406](#), Final Plat Review.
 - i. Approval of Final Plat. If the Final Plat satisfies the applicable standards, the Final Plat shall be approved. Pursuant to Section 30-28-136 (1)(g), C.R.S., no plan shall receive the approval of the BOCC unless the County's Public Health and Environment Department has made a favorable recommendation regarding the proposed method of sewage disposal.
 - ii. Denial of Final Plat. If the Final Plat fails to satisfy the applicable standards, the Final Plat may be denied; or
 - iii. Conditional Approval of Final Plat. The Final Plat may be approved with conditions determined necessary for compliance with applicable standards.
 - b. Submittal of Final Plat for Signature by BOCC. The approved Final Plat shall be submitted to the BOCC for signature after approval of the final plat. All conditions of approval shall be met prior to submitting the plat for signature by the Chairman of the BOCC.
- B. Recordation. The Final Plat shall be submitted to assigned staff to be filed for recording with the County Clerk and Recorder within 10 calendar days from the date of signature by the Chairman of BOCC.
 1. Approval of Improvements Agreement. The Final Plat shall not be signed until the BOCC has approved an Improvements Agreement.
 2. Effective Upon Recording. The Final Plat does not become effective until it is properly filed for recording with the County Clerk and Recorder.
 3. Public Sale of Lots. A subdivision becomes complete and eligible for public sale of lots and development only after the Final Plat and associated documents are recorded.

DIVISION 5 AMENDED FINAL PLAT – PLAT ADJUSTMENTS, VACATIONS OR CONSOLIDATIONS

Section 5-501 Amended Final Plat.

An amended final plat is used primarily, but not exclusively, to a) combine two (2) or more platted lots in the same filing of the same subdivision and that have the same zoning; or b) relocate the boundary line between two (2) or more platted lots in the same filing of the same subdivision and that have the same zoning provided no additional buildable lots are created; c) change a platted [building envelope](#); d) insignificant change in the boundary of the platted subdivision; or e) otherwise alter in an insignificant manner a recorded Final Plat. The review process for these types of amendments is outlined in [Section 5-502](#) below, unless otherwise indicated. In all cases, plat notes, if any, shall be carried forward to, and appear on, the amended final plat. When restrictive plat notes are affected by the proposed amendments or the [applicant](#) is requesting to amend or delete a restrictive plat note, the same review process for the subdivision's original approval shall be followed instead.

- A. Technical Corrections Plat. Pursuant to Section 30-28-133(9), C.R.S., a Technical Corrections Plat may be used solely to correct one or more technical errors in a previously approved Final Plat.
- B. Combine Platted Lots. Provided no public or private easements of record are affected, two or more [contiguous](#) individual lots in a legally platted subdivision with the same zoning may be combined. When public or private easements of record are affected, the same review process

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for the subdivision's original approval shall be followed instead.

- C. **Boundary Line Adjustments.** Adjusting the platted boundary lines between contiguous legally preexisting lots, parcels or tracts of land which does not increase the number of parcels previously recorded nor does it create a new non-conforming lot, parcel or tract of land under the applicable zoning or increase an existing non-conformity of any legally non-conforming lot, parcel or tract of land does not require a subdivision process. This Boundary Line Adjustment applies to previously platted lots, parcels or tracts of land. Updated RESOLUTION 2018-06
- D. **Vacations.** Provided no public or private easements of record are affected, interior lot lines, or a block or blocks within a platted subdivision may be vacated. When vacating the entire subdivision or vacating a portion of the platted subdivision, including any public or private easements or rights-of-way, the same review process for the subdivision's original approval shall be followed instead.
- E. **Transfers of land made outside of platted subdivisions** for the purpose of relocating common boundary lines between adjoining properties are considered an exception to this section if no parcel or lot is created that is less than 35 acres. To be approved as an exception for relocation of common boundary lines, the survey plat must bear signatures of all landowners whose parcels are changed by the boundary line relocation. The survey plat must show that the exception was used only to change the location of a boundary line dividing two parcels, and must clearly distinguish the prior boundary location (shown for example, by a dashed or broken line) from the new boundary (shown, for example, by a solid line). Grantees of land transferred under this subsection must take title to the land transferred under the same name as they hold title to their land adjoining said property. No separate or new parcel may be created hereunder

Section 5-502 Request for Amended Final Plat.

An application requesting approval of an amended final plat shall be subject to the following review process. This process applies only to previously platted lots, parcels or tracts of land.

A. Review Process.

1. **Pre-Application Conference.** The initial consultation with staff shall be held in accordance with the provisions of Section 4-101.A, Pre-Application Conference.
2. **Application and Submittal Materials.** The minimum application materials required for amending a final plat are the following:
 - a. Completed Application Form and Fees
 - b. Vicinity Map
 - c. Amended Final Plat
 - d. Copy of Previously Recorded Final Plat.
 - e. Written Narrative explaining reason for request for the amended final plat.
 - f. Any additional information as determined by County Staff.
3. **Determination of Completeness.** The Assigned Staff shall review the application for determination of completeness in accordance with the provisions of Section 4-102.F, Determination of Completeness.
4. **Evaluation by Assigned Staff.** Upon determination of completeness, the Assigned Staff shall review the application for compliance with Section 5-406, Final Plat Review. Concurrently, the staff shall distribute the complete application to referral agencies and applicable County Departments for review and comments. Based on review of the approval criteria and Department comments received, the Assigned Staff shall provide a recommendation to the BOCC to approve, approve with conditions or deny the application. A hearing before the BOCC only applies to previously platted lots, parcels or tracts of land. Updated RESOLUTION 2018-06

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5. Action by BOCC. The BOCC shall approve, approve with conditions or deny the application based upon compliance with Section 5-406, Final Plat Review..
- Approval of Application. If the application satisfies the applicable standards, the application shall be approved.
 - Denial of Application. If the application fails to satisfy the applicable standards, the application may be denied; or
 - Conditional Approval of Application. The application may be approved with conditions determined necessary for compliance with applicable standards.
6. Submittal of Amended Final Plat for Signature by BOCC Chairperson. The amended final plat shall be submitted to the BOCC Chairperson for signature after approval of the amended final plat. All conditions of approval shall be met prior to submitting the plat for signature by the Chairperson.
- The amended final plat shall be signed by all affected owners of record.
7. Recordation. The amended final plat shall be filed by Assigned Staff for recording with the County Clerk and Recorder within 10 calendar days from the date of signature by the BOCC Chairperson.

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ARTICLE 6 - PLANNED UNIT DEVELOPMENT

Planned Unit Developments are authorized by Title 24, Article 67, C.R.S.

DIVISION 1 [RELATIONSHIP TO LUR AND MASTER PLAN](#)

Section 6-101 Allowed Uses.

The BOCC may approve any use that is allowed in the underlying zone district where the PUD is located, and any other use that is in general conformity with the [Master Plan](#) and compatible with the site's physical and environmental characteristics.

Section 6-102 Waiver or Modification of Requirements.

The BOCC may waive or modify specifications, standards and requirements such as [density](#), setbacks, height restrictions, land dedications, improvement standards and related requirements that would otherwise apply to a particular land use, if the waiver or modification furthers the objectives of these PUD regulations.

Section 6-103 Relationship to Zoning and Subdivision.

The PUD is a type of customized zoning district. If a PUD consists of individual lots, subdivision plat approval is also required and may be pursued concurrently.

Section 6-104 Concurrent Submittal.

Any area proposing separate ownership of parcels within a PUD will, at some time, be required to be reviewed per Article 5, Divisions of Land. The review of a proposed division of land may occur concurrently with the review of the PUD so long as the PUD zoning decision is made prior to the approval of the Subdivision Preliminary Plan.

Section 6-105 Concurrent Comprehensive Plan Amendment and PUD Zoning Submittal.

A PUD zoning request may be processed simultaneously with a Master Plan amendment so long as the Planning Commission makes a final decision on the Master Plan Amendment prior to a making a recommendation to the BOCC on action to be taken on the proposed PUD zoning.

DIVISION 2 [PROCEDURES](#)

Section 6-201 Outline of Procedure.

The PUD Review Process consists of the following procedures:

- Pre-application Conference
- Preliminary PUD Plan Review
- Final PUD Plan Review
- Recordation

Section 6-202 Review Procedures.

- A. Pre-application Conference. A Pre-application Conference shall be held in accordance with the provisions of [Section 4-101.A](#), Pre-application Conference.
 1. Concept Narrative. The [applicant](#) shall present a Concept Narrative of the proposed PUD in sufficient detail to accurately convey the general concept of the proposal. Detail shall include:
 - a. Concept Description. Location of property; existing zoning, use and [density](#); proposed zoning, use, densities and [lot sizes](#); existing zoning and use of surrounding property,

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including densities; existing and proposed access; existing and proposed source of water; existing and proposed wastewater treatment system; phasing if entire project is not being done at one time; unique features on the site which might enhance the site and proposed use; a discussion of the anticipated impacts and proposed [mitigation](#).

- b. Additional Information Required. At the request of the Assigned Staff, the applicant shall provide any reasonable additional conceptual information needed to help clarify the proposal being made.

B. Preliminary PUD Plan Review. The following procedures apply to the Preliminary PUD Plan Review. The Assigned Staff may allow combined review of the Preliminary PUD Plan and the Final PUD Plan.

1. Application. The application materials required for Preliminary PUD Plan Review are set forth in [Section 6-302.A](#).
2. Determination of Completeness. The Assigned Staff shall review the Preliminary PUD Plan for completeness in accordance with the provisions of [Section 4-101.F](#), Determination of Completeness.
3. Schedule Public Hearing. Upon a determination of completeness, the Assigned Staff shall schedule the Preliminary PUD Plan for consideration by the Planning Commission.
 - a. Public hearing by the Planning Commission shall be held within 60 calendar days of the date of determination of completeness.
 - b. Public notice of the hearing shall be made pursuant to Section 24-67-104(e)/ 30-28-116, C.R.S.
4. Evaluation by Director/Staff Review. Upon determination of completeness, the Assigned Staff shall review the Preliminary PUD Plan for compliance with the applicable standards set forth in [Section 6-203](#), PUD Approval Standards.
 - a. Staff Report. A staff report shall be prepared pursuant to [Section 4-101.H](#).
 - b. Review by Referral Agencies. The Assigned Staff evaluation of the Preliminary PUD Plan shall include comment by referral agencies received under [Section 4-101.G](#), Review by Referral Agency.
5. Review and Recommendation by the Planning Commission.
 - a. Public Hearing. A Preliminary PUD Plan shall be considered by the Planning Commission at a public hearing, after proper notice, conducted pursuant to [Section 4-101.J](#), Conduct of Public Hearing. The public hearing shall not continue for more than 40 days from the date of commencement without the written consent of the [applicant](#) (see 24-67-105.5(3), C.R.S.).
 - b. Recommendation by Planning Commission. The Planning Commission shall review the Preliminary PUD Plan based upon compliance with the standards set forth in [Section 6-203](#), PUD Approval Standards.
 - i. Recommendation of Approval. If the Preliminary PUD Plan satisfies the applicable standards, the Planning Commission shall recommend that the Preliminary PUD Plan be approved;
 - ii. Recommendation of Denial. If the Preliminary PUD Plan fails to satisfy the applicable standards the Planning Commission may recommend that it be denied, or
 - iii. Recommendation of Conditional Approval. The Commission may recommend approval with conditions determined necessary for compliance with the applicable standards.

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6. BOCC Decision. The Assigned Staff shall schedule the Preliminary PUD Plan for consideration by the BOCC.
 - a. Public hearing by the BOCC shall be held within 45 calendar days of the date of the Planning Commission recommendation. The public hearing shall not continue for more than 40 days from the date of commencement without the written consent of the [applicant](#) (see 24-67-105.5(3), C.R.S.).
 - b. Public notice of the hearing shall be made pursuant to [Section 4-101.I](#), Notice of Public Hearing, and subsection B.3.b above.
 - c. Review and Action by the BOCC. The BOCC shall make a final decision to approve, approve with conditions or deny the Preliminary PUD Plan at a public hearing.
 - d. Decision by Board. Following a public hearing conducted pursuant to [Section 4-101.J](#), Conduct of Public Hearing, the BOCC shall approve, approve with conditions or deny the Preliminary PUD Plan based upon compliance with the standards set forth in [Section 6-203](#), PUD Approval Standards.
 - i. Approval of Preliminary PUD Plan. If the Preliminary PUD Plan satisfies the applicable standards, it shall be approved;
 - ii. Denial of Preliminary PUD Plan. If the Preliminary PUD Plan fails to satisfy the applicable standards, it may be denied, or
 - iii. Conditional Approval of Preliminary PUD Plan. The Preliminary PUD Plan may be approved with conditions determined necessary for compliance with applicable standards.
- C. Final PUD Plan Review. The following review procedures apply to Final PUD Plan Review.
 1. Application. The application materials required for PUD Final Plan Review are set forth in [Section 6-302.A](#).
 2. Determination of Completeness. The Assigned Staff shall review the Final PUD Plan for completeness in accordance with the provisions of [Section 4-101.F](#), Determination of Completeness.
 3. Schedule Public Hearing. Upon a determination of completeness, the Assigned Staff shall schedule the Final PUD Plan for consideration by the BOCC.
 - a. Public hearing by the BOCC shall be held within 45 calendar days of the date of determination of completeness. The public hearing shall not continue for more than 40 days from the date of commencement without the written consent of the [applicant](#) (see 24-67-105.5(3), C.R.S.).
 - b. Public notice of the hearing shall be made pursuant to [Section 4-101.I](#), Notice of Public Hearing, and sub B.3.b above.
 4. Evaluation by Director/Staff Review. Upon determination of completeness, the Assigned Staff shall review the Final PUD Plan for compliance with the standards set forth in [Section 6-203](#), PUD Approval Standards, and prepare a staff report pursuant to [Section 4-101.H](#).
 5. Review and Action by the BOCC. The BOCC shall make a final decision to approve, approve with conditions or deny a Final PUD Plan at a public hearing.
 6. Decision by Board.
 - a. Public hearing. Following a public hearing conducted pursuant to [Section 4-101.J](#), Conduct of Public Hearing, the BOCC shall approve, approve with conditions or deny the Final PUD Plan based upon compliance with the standards set forth in [Section 6-203](#), PUD Approval Standards.

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- i. Approval of Final PUD Plan. If the Final PUD Plan satisfies the applicable standards, it shall be approved;
- ii. Denial of Final PUD Plan. If the Final PUD Plan fails to satisfy the applicable standards, it may be denied, or
- iii. Conditional Approval of Final PUD Plan. The Final PUD Plan may be approved with conditions determined necessary for compliance with applicable standards.

7. Time Limits.

- a. Any required public hearing on any Preliminary or Final PUD Plan shall be conducted expeditiously and concluded when all those present and wishing to testify have done so. No public hearing shall continue for more than 40 days from the date of commencement without the written consent of the [applicant](#). Any continuation of a public hearing shall be to a date certain. (Reference: 24- 67-105.5(3), C.R.S.)
- b. Unless withdrawn by the applicant, any Preliminary or Final PUD Plan that has been neither approved, conditionally approved, nor denied within a time certain mutually agreed to by the county and the applicant at the time of filing shall be deemed approved. Such time period may be extended by the county to receive a recommendation from an agency to which a planned unit development was referred, but such extension shall not exceed 30 days unless the agency has notified the county that it will require additional time to complete its recommendation. (Reference: 24-67-105.5(4), C.R.S.)

D. Revisions to Zoning District Maps. Approval of a PUD Final Plan shall be recorded on the Official Zoning Maps filed in the Planning Department as soon as practicable after the PUD becomes effective.

E. Recordation.

- 1. Completion of Conditions of Approval. The [applicant](#) must complete all conditions of Final PUD Plan approval prior to recording the Final PUD Plan and associated documents.
- 2. Approval of PUD Development Guide. The Final PUD Plan may not be filed for recording until the Board has approved a PUD Development Guide (see [Section 6-302.B.8](#)).
- 3. Effective Upon Recording. The Final PUD Plan does not become effective until it is properly filed for recording with the County Clerk and Recorder.
- 4. Public Sale of Lots. A PUD becomes complete and eligible for public sale of lots and development only after the Final PUD Plan and associated documents are recorded.

Section 6-203 PUD Approval Standards.

In addition to the applicable standards set forth in [Article 7, Standards](#), the following approval standards apply to PUD applications.

- A. Conformity with [Master Plan](#) and Intergovernmental Agreements. The PUD shall generally conform to the County's Master Plan and applicable intergovernmental agreements.
- B. Relationship to Surrounding Area. The PUD should be compatible with the scale, intensity and type of uses located on adjacent property.
- C. Lots.
 - 1. The minimum [Lot Size](#), the minimum setback, and the maximum Lot Coverage may be modified from the zone district.
 - 2. Each lot shall contain an acceptable building site, unless the lot is specifically reserved for use that does not allow for a structure.
- D. Street Circulation System. The PUD shall provide an adequate internal street circulation system

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designed for the type of traffic generated, safety, separation from living areas, convenience and access. Private internal streets may be allowed, provided that adequate access for police and fire protection is maintained. Bicycle traffic shall be provided for when the site is used for residential purposes.

- E. Pedestrian Circulation. The PUD shall provide pedestrian ways throughout the PUD that allow residents to walk safely and conveniently among areas of the PUD.
- F. [Open Space](#). The PUD shall include at least 500 square feet of common open space per dwelling unit. If the use is predominately commercial or industrial, in which case common areas such as pedestrian plazas, gathering areas, fountains and similar features may be included in lieu of open space. Common open space in the PUD Zone District shall be owned and maintained in perpetuity by an organization or entity established specifically for such ownership and maintenance purposes.
- G. Housing Variety. The PUD shall provide for variety in housing types, price and ownership forms.
- H. Compliance with Preliminary PUD Plan Approvals. The Final PUD Plan complies with all conditions of Preliminary PUD Plan approval.
- I. Adequacy of Supporting Materials. The Final PUD Plan meets all planning, engineering, and surveying requirements of these Regulations for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
- J. Taxes. All taxes applicable to the land have been paid, as certified by the County Treasurer's Office.
- K. Phasing. Each phase within a PUD shall be planned and related to existing surrounding and available facilities and services so that failure to proceed to a subsequent phase will not have a substantially adverse impact on the prior and future phases of the PUD or its surroundings.

DIVISION 3 PUD REQUIREMENTS

Section 6-301 Basic Requirements.

Materials shall be prepared by qualified professionals as applicable. The professional qualifications for preparation and certification of documents required by these PUD regulations are set forth in [Section 4-301.A](#).

Section 6-302 Application Materials.

- A. Submittal Requirements. Following are the application materials required for a PUD. The Assigned Staff may waive or alter any of these requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
 - 1. Application Form and Fees
 - 2. Vicinity Map
 - 3. Preliminary PUD Plan
 - a. Site Plan
 - b. Written Description
 - c. Impact Analysis
 - d. Erosion Control and Drainage Report
 - e. PUD Development Guide
 - f. Development Agreement (see [Section 4-301.B.9](#))

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4. Final PUD Plan

- a. Site Plan
- b. Street/Road Plans and Profiles
- c. Covenants, Conditions, Restrictions
- d. PUD Development Guide, approved
- e. Development Agreement, approved

B. Description of Submittal Requirements.

1. Application Form. Application forms for a land use change application proposing PUD development shall be obtained from the Planning Division of the Community Development Department. Completed application forms and accompanying materials shall be submitted to the Assigned Staff by the owner for which a land use change is proposed, or their authorized agent.
 - a. [Applicant](#) is not the owner. If the applicant is not the owner of the land the applicant shall submit a letter signed by the owner consenting to the submission of the application.
 - b. Applicant is not the sole owner. If the applicant is not the sole owner of the land, the applicant shall submit a letter signed by the other owners or an association representing the owners consenting to or joining in the application.
2. Fees.
 - a. Generally. The application must be accompanied by the appropriate fees. A schedule of fees is available through the Planning Division of the Community Development Department.
 - b. Payment of Consultant Fees. Pursuant to [Section 4-101.B](#), Consultants, the cost of consultant and referral agency review are the responsibility of the applicant.
 - i. The County may require a deposit for payment of consultant and referral agency review fees, based upon estimated consultant review costs, at the time of application and in addition to the application fees.
 - ii. The County may suspend the application review process pending payment of consultant costs.
3. Basic Requirements for Maps and Plans. The following are basic requirements for the maps and plans submitted under these application and review procedures.
 - a. Name or identifying title of the proposed development or use.
 - b. Total area of the site, in acres.
 - c. Name, address and telephone number of the applicant, person preparing the map or plan, designer, engineer, surveyor, and any other consultants of the applicant.
 - d. Date of preparation, revision box, written scale, graphic scale, and north arrow.
4. Vicinity Map. An 8 ½ x 11 vicinity map locating the parcel in the County. The vicinity map shall clearly show the boundaries of the subject property, and all property within a 3-mile radius of the subject property.
5. Site Plan, Preliminary PUD Plan. The site plan for a Preliminary PUD Plan shall include the following information.
 - a. Prepared on standard 24 x 36 sheets.
 - b. Adjacent land owned by the applicant that is not part of the proposed request and the

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current and intended use of the land.

- c. Topography at 10-foot contours, with delineation of areas having slopes 20% or more and other significant topographic conditions at more defined contours.
 - d. Public access to site, and internal circulation. The widths, lines, and names of all existing and proposed streets, drives, [alleys](#) and roads on or affecting the site, and names of existing streets and alleys, if known, on or adjoining the property. The general location and right-of-way widths for all arterials and collectors shall be shown.
 - e. Existing land uses and zoning on adjoining properties.
 - f. Public or private sources of utility services and facilities.
 - g. Areas for landscaping.
 - h. Location of all land uses and proposed densities, where applicable.
 - i. Proposed use and gross square footage of structures and anticipated number of employees if commercial or industrial uses.
 - j. Depiction of all natural and man-made water courses, retention areas, streams and lakes. Any known 100-year flood plains affecting the property shall also be delineated as per the national [Flood Insurance Rate Map](#) or those maps provided by the US Army Corps of Engineers or another recognized source.
 - k. Land to be held in common, open space devoted to community use, and land to be dedicated to County. (See [Section 7-406](#), Standards for Public Sites and Open Space and [Section 7-607](#), Additional Standards Applicable to Park, Open Space or Greenbelt)
 - l. Water supply plan approved by the State Division of Water Resources. (See [Section 7-104](#))
 - m. [Building envelopes](#) in hazardous areas to protect trees and other natural resources, if deemed appropriate by Assigned Staff.
 - n. Signature block.
6. Final PUD Plan. The Final PUD Plan shall include:
- a. Location or vicinity map to scale.
 - b. Drawing at a scale of 1 inch equals 100 feet or a scale approved by the Assigned Staff which clearly shows the entire proposal. Photo Mylar shall be used with outer dimensions of 24 x 36.
 - c. Legal description.
 - d. Primary control points, or descriptions and "ties" to such control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
 - e. Location and description of monuments.
 - f. Tract boundary lines, right -of-way lines of streets, easements, and other rights- of-way, and property lines of residential lots and other sites, with accurate dimensions, bearings or deflection angles and radius, arcs, and central angles of all curves.
 - g. Names and right-of-way width of each street or other right - of-way, even if for private maintenance and responsibility.
 - h. Uses and grantees of all existing and proposed easements and rights-of-way on or adjacent to the parcel, shown by location and dimension.
 - i. Statement by owner dedicating streets, rights-of-way, and any sites for public use.
 - j. Number to identify each lot or site, such as lot and block numbers.
 - k. Purposes of sites other than residential lots that are dedicated or reserved. See [Section](#)

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[7-406](#), Standards for Public Sites and Open Space and [Section 7-607](#), Additional Standards Applicable to Park, Open Space or Greenbelt)

- l. Gross and net acreage of individual lots or sites, calculated to two decimal places.
 - m. Flood plains and [building envelopes](#).
 - n. Certification of title showing the applicant is the [land owner](#) or option-holder.
 - o. Certification by the project surveyor certifying to the accuracy of the survey and plat.
 - p. Certification of Planning Department.
 - q. Certification for approval of the BOCC.
 - r. Certification for the County Clerk and Recorder.
 - s. Streets/roads plans and profiles.
 - t. Covenants, Conditions, Restrictions.
 - u. Estimated construction costs and proposed method of financing of the streets and related facilities, water distribution system, sewage collection system, storm drainage facilities, and such other utilities as may be required of the applicant by the County.
 - v. PUD Development Guide.
 - w. Development Agreement.
 - x. Erosion control and drainage report.
 - y. Mechanism for maintaining and preserving open space and common areas.
 - z. Certification of taxes paid.
7. PUD Written Description. A written description of the proposal shall include the following information.
- a. The names and addresses of owner, applicant and representative.
 - b. General project concept and purpose of the request.
 - c. Relationship of the proposed PUD development to the existing land uses and adjacent property land uses.
 - d. The staging and timing for the proposed development.
 - e. General conformity with the [Master Plan](#).
 - f. Source of and legal right to water. Written confirmation of service availability from a water and sanitation district if the property lies within the district boundaries.
 - g. Method of wastewater treatment and disposal.
 - h. Type or method of fire protection.
 - i. The names and addresses of mineral rights owners on the affected property and mineral rights lessees; names and addresses of water rights owners.
 - j. Description of natural and manmade hazards.
 - k. Discussion of impacts on services, including but not limited to County services, town services and schools.
 - l. Discussion of impacts on existing flora and fauna, air quality, wildlife, historical lands or sites, drainage or mineral extraction.
8. PUD Development Guide. Any PUD must submit a PUD Development Guide prior to approval of the PUD. The PUD Development Guide may also be incorporated into any Development Agreement.
- a. The PUD Development Guide shall generally conform with the goals and policies of the

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[Master Plan](#) and any intergovernmental agreement affecting land use or development.

- b. The PUD Development Guide shall contain landscape design guidelines that include design criteria for the construction of parks, trails, rights-of-ways and all other land held in common.
 - c. The PUD Development Guide shall propose development and site design standards and requirements for the PUD development. Appropriateness of standards and requirements for development shall be evaluated on the basis of the environmental and impact assessment, referral agency response, professional and academic reports and studies, adjacent land uses and natural environment, locations and other information available to the County. The current and future owners and their assigns shall be required to develop the proposed project in accordance with the approved and recorded PUD Plan.
9. Impact Analysis. The requirements for an Impact Analysis are set forth in [Section 4-301.B.4](#).

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ARTICLE 7 - STANDARDS

This Article sets forth the minimum standards for proposed land use changes. These standards are in addition to any use restrictions and regulations in Article 3, Zoning that may apply.

DIVISION 1 BASIC APPROVAL STANDARDS FOR LAND USE CHANGE PERMITS.

The following standards apply to all proposed land use changes, including divisions of land, unless elsewhere in these Land Use Regulations a use is exempt from one or more standards.

Section 7-101 Compliance with Applicable Zone District Regulations.

The land use change must comply with the applicable zone district use restrictions and regulations in Article 3, Zoning.

Section 7-102 Compliance with the Rio Blanco County Master Plan and Intergovernmental Agreements.

The land use change is consistent with applicable provisions of the Rio Blanco County Master Plan, 2011, as amended, and any intergovernmental agreements between the County and a municipality that applies to the area where the use will occur.

Section 7-103 Compatibility.

The nature, scale, and intensity of the use or activity are compatible with adjacent land uses.

Section 7-104 Source of Water.

If applicable, the land use shall be served by an adequate, reliable and legal physical water supply to serve the use in compliance with safe drinking water standards.

- A. BOCC Determination. The BOCC, pursuant to C.R.S. § 29-20-301, et seq., shall not approve an application for a Land Use Change Permit, including divisions of land, unless it determines in its sole discretion, after considering the application and all of the information provided, that the [Applicant](#) has satisfactorily demonstrated that the proposed water supply will be adequate. Nothing in this section shall be construed to require that the Applicant own or have acquired the proposed water supply or constructed the related [infrastructure](#) at the time of the application.
- B. Determination of Adequate Water. The BOCC's sole determination as to whether an Applicant has an [Adequate Water Supply](#) to meet the water supply requirements of a proposed development shall be based on consideration of the following information:
 1. Documentation required by the Water Supply Plan per [Section 4-301.B.3.j](#);
 2. A letter from the State engineer commenting on the documentation provided in the Water Supply Plan per [Section 4-301.B.3.j](#); and
 3. Any other information deemed relevant by the BOCC to determine, in its sole discretion, whether the water supply for the proposed development is adequate, including without limitation, any information required to be submitted by the Applicant pursuant to these regulations or State statutes. (see Section 30-28-133(3)(d), C.R.S.)

Section 7-105 Central Water Distribution and Wastewater Systems.

If applicable, the land use change shall be served by water distribution and wastewater systems that are adequate to serve the proposed use and [density](#).

- A. Water Distribution System. The land use shall be served by a water distribution system that is

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adequate to serve the proposed use and density.

1. Central Water Distribution System Preferred. Where water service through an existing public water system is not physically or economically feasible, a central water distribution system is preferred over individual wells.
2. Central Water Distribution System Required. The following conditions require connection to a central water system.
 - a. Proximity to Central System. The property is located within 400 feet of a central water system, the system is available and adequate to serve the proposed development, and connection is practicable and feasible.
 - b. Six (6) or More [Dwelling Units](#). One or more central water distribution systems will be required for residential developments consisting of six (6) or more dwelling units.
- B. Wastewater System. The land use shall be served by a wastewater system that is adequate to serve the proposed use and density.
 1. Central Wastewater System Preferred. Every effort shall be made to secure a public wastewater system extension. Where connections to an existing public wastewater system are not physically or economically feasible, a central collection system and treatment plant is preferred.
 2. Central Wastewater System Required. The following conditions require connection to a central wastewater system.
 - a. Proximity to Central System. The property is located within 400 feet of a central wastewater system, the system is available and adequate to serve the proposed development, and connection is practicable and feasible.
 - b. OWTS Not Suitable. The property is not suitable for an onsite wastewater treatment system (OWTS). OWTS are not allowed on parcels less than one acre in size except as allowed by variance issued pursuant to Article 17.
 - c. 15 or more Dwelling Units. A central wastewater system will be required for residential developments consisting of 15 or more dwelling units.

Section 7-106 Adequate [Public Utilities](#).

Adequate public utilities must be available to serve the land use change.

Section 7-107 Access and Roadways.

The Rio Blanco County Subdivision Road Standards and Specifications are made a part of these regulations by reference. All access and roadways shall be reviewed by the Rio Blanco County Road and Bridge Department. Rio Blanco County will not design or specify Roads to be constructed on Federal property.

- A. Compliance with County Road Standards. All new roads and access shall be constructed in conformance with the Rio Blanco County Subdivision Road Standards and Specifications, and any additional standards for roadway and access applicable to the specific land use and set forth in this Article 7.
 1. For land use proposing division of land, multi-unit residential development, and commercial and industrial use, the standards for roadway design and arrangement are set forth in [Section 7-305](#), Roadway and Access Standards.
 2. Additional roadway and access standards for campgrounds/RV parks are set forth in [Section 7-602](#), Additional Standards Applicable to Campgrounds/RV Parks.
- B. Access to Public [Right-of-Way](#). All lots and parcels shall have access to a public right-of-way.

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- C. **Safe Access.** Access to and from the use shall be safe and in conformance with access standards set forth in the Rio Blanco County Subdivision Road Standards and Specifications. Where the land use change requires improvements to state or federal highways, the developer shall be responsible for paying for those improvements.
- D. **Adequate Capacity.** Roads serving the proposed use shall have the capacity to accept the additional traffic generated by the use safely and efficiently. The use shall not cause traffic congestion or unsafe traffic conditions, and all impacts to the County and state roadway system shall be mitigated through roadway improvements or impact fees, or both.

Section 7-108 No Significant Risk from [Natural Hazards](#).

The use is not subject to significant risk from natural hazards and will not exacerbate existing natural hazards.

- A. **Platting of Land Subject to Natural Hazards Prohibited or Restricted.** Land subject to identified natural hazards such as falling rock, landslides, snow slides, mud flows, radiation, flooding or high water tables, shall not be platted for any use other than open space or an uninhabitable portion of a lot unless [mitigation](#) is proposed by a qualified professional engineer licensed by the State of Colorado and approved by the County.

DIVISION 2 NATURAL RESOURCE PROTECTION STANDARDS FOR LAND USE CHANGE PERMITS.

Unless otherwise specified, the following Natural Resource Protection Standards shall apply to all land use changes.

Section 7-201 [Agricultural Lands](#).

- A. **No Adverse Effect to Agricultural Operations.** Land use changes on lands adjacent to or directly affecting agricultural operations shall not adversely affect existing agricultural operations. Proposed division and development of the land shall minimize the impacts of residential development on agricultural lands and agricultural operations, and maintain the opportunity for agricultural production on the most productive and viable parcels of land.
- B. **Fences.** Fences may be constructed as provided by the Colorado Revised Statutes by the landowner, HOA or responsible party.
- C. **Irrigation Ditches.**
 - 1. **Maintenance.** Where irrigation ditches cross or adjoin the land proposed to be developed, the developer shall insure that the use of those ditches, including maintenance, can continue uninterrupted.
 - 2. **Rights-of-Way.** The land use change shall not interfere with the ditch rights-of-way.
 - 3. **Maintenance Easement.** A maintenance easement of at least 25 feet from the edges of the ditch banks shall be preserved and indicated on any final plat for subdivision, or the final development plan for any non-subdivision use. When approved in written form by the ditch owner(s), that distance may be decreased.

Section 7-202 Protection of Water Quality from Pollutants.

The following regulations shall apply to all land use changes. At a minimum, all hazardous materials shall be stored and used in compliance with applicable state and federal hazardous materials regulations.

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Section 7-203 Erosion and Sedimentation.

Land disturbing activities shall meet all applicable state and federal regulations for erosion and sedimentation control.

- A. Incorporate Drainageways. Significant drainageways shall be incorporated in site development as open space, wildlife areas, and trails. Whenever possible, drainageways should be left in a natural state.

Section 7-204 Drainage.

- A. Site Design to Facilitate Positive Drainage. Lots shall be laid out to provide positive drainage away from all buildings.
- B. Coordination with Area Storm Drainage Pattern. Individual lot drainage shall be coordinated with the general storm drainage pattern for the area.

Section 7-205 Air Quality.

The land use change shall not cause air quality to be reduced below acceptable levels established by the Colorado Air Pollution Control Division.

Air quality controls shall meet all applicable state and federal regulations.

Section 7-206 Areas Subject to Wildfire Hazards.

The following standards shall apply to land use changes in areas subject to wildfire hazards. (See Rio Blanco County Community Wildfire Protection Plan)

- A. Location Restrictions. Development associated with the land use change shall not be located in any area designated as a severe wildfire hazard area. Development can occur in a severe wildfire hazard area if fuels can be modified to achieve a re-designation of the hazard area as reviewed and approved by the local fire agency.
- B. Development Does Not Increase Potential Wildfire Hazard. The proposed land use change shall be developed in a manner that does not increase the potential intensity or duration of a wildfire, or adversely affect wildfire behavior or fuel composition.
- C. Roof Materials and Design. Roof materials shall be made of non-combustible materials or other materials as recommended by the local fire agency.
- D. Safety Areas in Residential Development. Areas designated by the applicable fire protection district as temporary public evacuation areas during fires shall be indicated by permanent signs along roads in the [development area](#). These areas shall also be designated on the final plat, or on the final development plan for land use change subject to Major Impact review.
- E. [Cul-de-Sac](#). Cul-de-sacs shall be designed in accordance with requirements of the applicable fire code
- F. Road Grade. All roads in wildfire hazard areas shall be designed in accordance with requirements of the applicable fire code and the Rio Blanco County Road and Bridge Standards.

Section 7-207 [Natural Hazards](#) and [Geologic Hazards](#).

- A. Protection from natural and geologic hazards.
 - 1. Land use allowed in areas subject to Natural Hazards and Geologic Hazards shall be developed in a manner designed to eliminate or mitigate the potential effects of hazardous site conditions.
 - 2. Above-ground utilities located in hazard areas shall be protected by barriers or diversion techniques approved by a qualified professional engineer. The determination to locate utili-

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ty facilities above ground shall be based upon the recommendation and requirements of the utility service provider and approved by the County.

- B. Development in Landslide Hazard Areas. Development may be permitted to occur in landslide hazard areas if the development complies with the recommendations of a qualified professional engineer, or qualified professional geologist, and approved by the County.
- C. Development in Rockfall Hazard Areas. Development may be permitted to occur in rockfall hazard areas if the [applicant](#) demonstrates that the development cannot avoid such areas and the development complies with the recommendations of a qualified professional engineer, or a qualified professional geologist, and approved by the County.
- D. Development in Alluvial Fan Hazard Area. Development may be permitted to occur in an alluvial fan if the applicant demonstrates that the development cannot avoid such areas, and the development complies with recommendations of a qualified professional engineer, or qualified professional geologist, and approved by the County.
- E. Slope Development. Development on slopes 20% or greater may be permitted to occur if the applicant demonstrates development complies with recommendations of a qualified professional engineer, or qualified professional geologist, and approved by the County.

Section 7-208 Reclamation.

- A. Reclamation of Disturbed Areas. These standards shall apply to any activity that requires a Land Use Change Permits, division of land, or other Rio Blanco County permitted activity. Areas disturbed during development or areas on which activities requiring a permit are conducted shall be restored as natural-appearing landforms that blend in with adjacent undisturbed slopes.
 - 1. Contouring and Revegetation. Abrupt angular transitions and linear placement on visible slopes shall be avoided. Areas disturbed by grading shall be contoured so they can be revegetated, and shall be planted and shall have vegetation established and growing within two growing seasons, using species with a diversity of native and/or desirable non-native vegetation capable of supporting the post-disturbance land use.
 - 2. Application of Top Soil. Top soil shall be stockpiled and placed on disturbed areas.
 - 3. Retaining Walls. Retaining walls made of wood, stone, vegetation or other materials that blend with the natural landscape shall be used to reduce the steepness of cut slopes and to provide planting pockets conducive to revegetation.
 - 4. Slash Around Homes. To avoid insects, diseases and wildfire hazards all vegetative residue, branches, limbs, stumps, roots, or other such flammable lot-clearing debris shall be removed from all areas of the lot in which such materials are generated or deposited, prior to final building inspection approval.
 - 5. Removal of Debris. Within 6 months of substantial completion of soil disturbance all brush, stumps and other debris shall be removed from the site, unless otherwise required by local, state or federal permit requirements.

DIVISION 3 SITE PLANNING AND DEVELOPMENT STANDARDS.

Unless a use is explicitly identified elsewhere in these regulations as being exempt, the following standards shall apply to all uses, divisions of land and PUDs. Single-family dwelling units are specifically exempt from these Division 3 standards. These standards shall apply in addition to the basic standards set forth in Divisions 1 and 2 of this Article.

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Section 7-301 Compatible Design.

The design of development associated with the land use change shall be compatible with the existing character of adjacent uses.

- A. Site Organization. The site shall be organized in a way that considers its relationship to streets and lots.
- B. Operational Characteristics. The operations of activities on the site shall be managed to avoid nuisances to adjacent uses relating to hours of operation, parking, service delivery, and location of service areas and docks.
 1. Objectionable Emissions. Dust, odors, gas, fumes, and glare shall not be emitted at levels that are objectionable to adjacent property.
 2. Noise. Shall not exceed State noise standards pursuant to CRS. Article 12 of Title 25, unless the use is regulated by the Colorado Oil and Gas Conservation Commission (COGCC). In this case, the use shall be subject to COGCC Rules regarding noise abatement.
 3. Hours of Operation. Hours of operation shall be established to minimize impacts to adjacent land uses.

Section 7-302 Off-Street Parking and Loading Standards

- A. Off-Street Parking Required. All uses shall be required to provide the number of off-street parking spaces that complies with the standards set forth in Table 7-302 A, Minimum Off-Street Parking Standards By Use.
 1. Multiple Uses. If two (2) or more [principal uses](#) occupy a single parcel or structure, the number of required off-street parking spaces for the parcel or structure shall be the cumulative total for each principal use of the parcel or structure.
 2. Shared Parking or Loading Areas. A parking or loading space that is required by these Regulations shall not be a required parking or loading space for another use, unless it can be shown that the shared use will not result in a shortage of parking at any time. Use of approved shared parking or loading spaces, based upon the following conditions, may reduce the number of off-street parking spaces by up to 20% of the total required for all uses.
 - a. The peak use periods for the required parking or loading space will not overlap with one another.
 - b. The shared use arrangement for parking or loading spaces shall be for two (2) or more uses located on the same site or adjoining sites.
 3. Required Fractional Spaces. When any calculation of the number of required off-street parking spaces results in a fractional space being required, such fraction shall be rounded up to the next higher number of spaces.
 4. Uses Not Listed. The number of required off-street parking and loading spaces for any use not specifically listed in Table 7-302.A, Minimum Off-Street Parking Standards By Use shall be determined by the Board of County Commissioners, considering a report and recommendation by the Assigned Staff.

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TABLE 7-302 A - MINIMUM OFF-STREET PARKING STANDARDS BY USE

USE	PARKING STANDARD
Single-Family or Two-Unit Residential Dwelling	2 spaces per dwelling unit ¹
Multi-Unit Residential Dwelling 1 bedroom or studio	2 spaces per dwelling unit ¹
Multi-Unit Residential Dwelling 2 to 3 bedrooms	2.5 spaces per dwelling unit ¹ 3 spaces per dwelling unit ¹
Multi-Unit Residential Dwelling 4 or more bedrooms	2.5 spaces per dwelling unit ¹ 3 spaces per dwelling unit ¹
Bed and Breakfast	1 space per rental unit offered for guest accommodations ³
Lodging Unit (including hotel, motel, lodge, boarding house, and similar use)	1 space per room
Retail, Service, Commercial, and Office	1 space per 250 sq. ft. of net leasable floor area ²
Restaurant	1 space per every 4 seats
Auditorium and Public Assembly Areas	1 space per 100 sq. ft. of floor area used for seating or assembly
Public Facilities and Health Facilities (excluding Auditorium and public assembly facilities)	1 space per 300 sq. ft. of floor area ²
Manufacturing Establishment	1 space per 1,000 sq. ft. of floor area
Wholesale Establishment, Warehouse, Rail, or Truck Freight Terminals	1 space per 2,000 sq. ft. of floor area
NOTES: ¹ The parking requirement for a studio or one-bedroom dwelling unit shall be two (2) spaces per unit. ² Net leasable areas include only those areas that are designed to be leased to a tenant and occupied for commercial or office purposes, exclusive of any area dedicated to foyers, bathrooms, stairways, circulation corridors, and mechanical areas and storage areas used solely by tenants on the site. ³ Guest parking requirements are in addition to any parking required for the primary residential dwelling unit.	

- B. Off-Street Loading Required. Buildings or structures that are designed to receive and distribute materials and merchandise by truck, or that are substantially altered so as to receive and distribute materials and merchandise by truck, shall provide and maintain off-street loading berths or loading spaces in sufficient number to meet their own needs. Where the property or use is served or designed to be served by tractor-trailer delivery vehicles, the standards in Table 7-302 B, Minimum Off Street Loading Requirements shall be used in establishing the minimum number of off-street loading berths required:

TABLE 7-302 B - MINIMUM OFF-STREET LOADING REQUIREMENTS

GROSS FLOOR AREA OF THE BUILDING	NUMBER OF REQUIRED BERTHS OR SPACES
Up to 10,000 Sq. Ft.	1
Greater than 10,000 Sq. Ft.	2

- C. Continuing Obligation. The provision and maintenance of off-street parking and loading spaces that comply with these Regulations shall be a continuing obligation of the property owner.
- D. Prohibited Uses of Required Spaces. Required parking spaces shall be available only for the parking of operable passenger automobiles of residents, guests, customers, patrons, and em-

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employees of the use for which they are required. Prohibited uses of required parking spaces shall be as follows:

1. **Inoperable Vehicles or Materials.** Materials or inoperable vehicles shall not be stored in required parking spaces.
 2. **Delivery Vehicles.** Delivery vehicles or trucks used in conducting the business or use shall not be parked in required parking spaces during business hours.
 3. **Vehicles for Sale.** Vehicles shall not be displayed for sale in any parking area required for a non-residential use, except for the casual display of a vehicle by its owner, when the owner is an employee or customer using the premises.
 4. **Repair Work.** Repair work shall not be conducted in any parking area required for a non-residential use if the repairs render a vehicle inoperable for more than 24 hours.
 5. **Commercial Vehicles on Residential Property.** Commercial vehicles or heavy equipment used in a business operation shall not be parked in required parking spaces for a residential use, unless the commercial vehicle is used for an allowed [home occupation](#) or is a company vehicle used for commuting that is parked overnight.
- E. **Location of Required Parking Spaces.** Required off-street parking spaces shall be located on the same lot or an adjacent lot.
- F. **Loading and Unloading.** Loading and unloading of vehicles serving commercial and industrial uses shall be conducted on private property and not on any street or [alley](#).
- G. **Parking and Loading Area Surface.**
1. **Surface Materials.** Off-street parking and loading areas shall have a durable, all weather surface made of materials that are suitable for the uses to which the area will be put, and are compatible with the character of the proposed development and the surrounding land use. Appropriate parking and loading surface materials may include asphalt, concrete, paving blocks, and gravel surface. Grass ring surface may be used for temporary or emergency purposes.
 2. **Grading.** Parking and loading surfaces shall be designed to ensure proper drainage.
 3. **Striping.** Paved surfaces shall be striped to demarcate the parking spaces for all commercial lots and for residential lots containing over four contiguous spaces.
- H. **Minimum Dimensions of Parking Areas.**

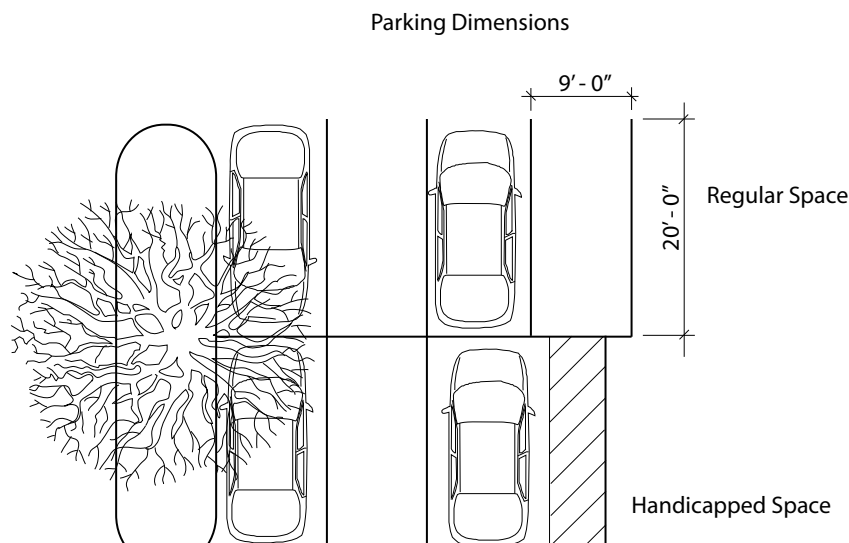


Figure 7-302 A, Parking Space Dimensions

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1. The minimum dimension of a regular parking space shall be 9' x 20'.
 2. The length of a parking space may be reduced to 18 feet, including wheel stop, if an additional area of two feet in length is provided for the front overhang of the car, provided that the overhang shall not reduce the width of an adjacent walkway to less than four feet.
- I. Handicapped or Accessible Parking.
1. Design and Construction. Design and construction of handicapped or accessible parking shall be in accordance with the ICC.
- J. Tandem Parking.
1. Conditions for Tandem Parking to Meet Off-Street Parking Standards. Tandem parking (a vehicle parking directly behind another) that meets the following conditions may be applied to meet the off-street parking standards of these Regulations.
 - a. Use of the space does not impede the movement of other vehicles on the site.
 - b. Tandem spaces serving multi-family dwelling units are assigned to the same dwelling unit.
 2. Credit Limited to One (1) Space. A tandem parking space may be used to obtain credit for one (1) required parking space.
 3. Tandem Parking Prohibited in Parking Structure. Tandem parking shall not be allowed when required parking is located within a parking structure or within a garage that serves multiple dwelling units.
- K. Minimum Dimensions of Loading Berths. The minimum dimension of any loading berth shall be 10 feet wide by 35 feet long, with a vertical clearance of 14 feet. If the typical size of vehicles used in connection with the proposed use exceeds these standards, the dimensions of these berths shall be increased accordingly.
- L. Backing Onto Public Streets Prohibited. All parking areas shall be located and designed in conjunction with a driveway, so that vehicles exiting from a parking space shall not be required to back onto the right-of-way of a public street. Vehicles exiting from a parking space for a single-family or two-unit residential dwelling may back onto a residential street. Vehicles exiting from a parking space for any use may back onto the right-of-way of an [alley](#) adjacent to the property.
- M. Unobstructed Access. Each required parking space shall have unobstructed access from a road or [alley](#), or from an aisle or drive connecting with a road or alley, except for approved residential tandem parking.
- N. Access Driveways. Access driveways for required off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and the maximum safety of pedestrian and vehicular traffic on the site.
1. Minimum Width of Access Driveways.
 - a. The minimum width of the access driveway for a commercial or industrial use shall be 12 feet for a one-way drive and 24 feet for a two-way drive.
 - b. The minimum width of the access driveway for a residential use shall be 10 feet for a one-way drive and 20 feet for a two-way drive.
 2. Clear Vision Area Requirements for Access Driveways. Access driveways shall have a minimum clear vision area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining said lines through points 20 feet from their intersection. Landscaping restrictions for a clear vision area are set forth in [Section 7-303.A.6](#).

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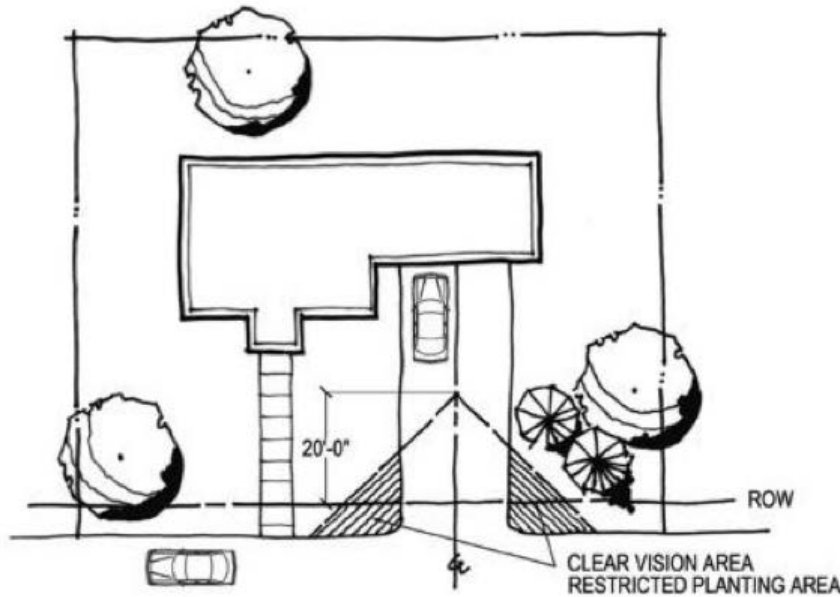


Figure 7-302 B, Clear Vision Areas

- O. Parking and Loading Area Landscaping and [Illumination](#). Off-street parking and loading areas for non-residential uses located adjacent to residential uses or residential zoning districts shall be landscaped to minimize disturbance to residents, including installation of perimeter landscaping, proper screening of loading areas with opaque materials and control of illumination. The landscaping and screening shall comply with the standards of [Section 7-303.A.7](#), Landscaping Within Off-Street Parking Areas. Lighting shall comply with the standards of [Section 7-303.B](#), Lighting Standards.

Section 7-303 Landscaping and Lighting Standards.

A. Landscaping.

1. General Standards for Multi-Family and Non-Residential Uses

- Applicability.** This section shall apply to all major subdivisions and non-residential development. It does not apply to agricultural uses.
- Maintenance.** All plant materials must be kept in a healthy condition.
- Restoration and Revegetation of Disturbed Areas.** All portions of the site where existing vegetative cover is damaged or removed, that are not otherwise covered with new improvements, shall be successfully revegetated with a mix of native, adaptive and drought tolerant grasses and ground covers. The density of the reestablished vegetation must be adequate to prevent soil erosion and invasion of weeds after two growing seasons.
- Planning for the Protection of Existing Trees and Shrubs.** The landscape plan shall be designed so that healthy trees, native vegetation and natural or significant rock outcroppings and other valuable features are preserved and integrated within planting areas. Existing healthy trees and shrubs that are preserved shall count towards the landscaping standards of this Division. Any existing trees and shrubs designated by the developer as remaining and shown on the landscape plan shall be protected during construction.
- Landscaping Must Be Located On-Site.** All required landscaping must be located on the property it serves unless an agreement is executed to permit landscaping on adjacent properties.
- Location of Plantings With Regard to Right-of-Ways.** All required landscaping must be

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located outside of any adjacent right-of-way or public easement unless a written waiver is received from the Assigned Staff.

- g. Fire Hydrants and Utilities. Landscaping shall not obstruct fire hydrants or utility boxes and shall be installed so it will not grow into any overhead utility lines.
2. Consistency with Character and Ecosystem Required. Landscaping in a major subdivision or planned unit development shall be consistent with the character of the development, the unique ecosystem and specific environment in which the development is located.
3. Minimum Size. To ensure healthy plant materials are installed in new development, trees and shrubs shall comply with the quality standards of the Colorado Nursery Act (1973) Title 35, Article 36, C.R.S., as amended.
 - a. Deciduous Trees. Deciduous trees shall be a minimum of one and a half inches (1-1/2") in caliper measured four (4) inches above the ground.
 - b. Coniferous Trees. Coniferous trees shall be a minimum of four (4) feet in height, measured from the top of the root ball to the top of the tree.
 - c. Ornamental Trees. Ornamental trees shall be a minimum of one and one-half (1.5) inches in caliper, measured four (4) inches above the ground.
 - d. Shrubs and Vines. Shrubs shall be a minimum of one (1) foot in height at time of planting. Vines shall be in a minimum one (1) gallon container.
4. Minimum Number of Trees and Shrubs. Trees and shrubs must be grouped in strategic areas and not spread thinly around the site. Where screening is required, plant materials must be sufficient to create a semi-opaque wall of plant material between the property and the adjoining area to be screened.
5. Parking and Storage Prohibited. Areas required as landscaping shall not be used for parking, outdoor storage and similar uses, but may be used for snow storage if designed in compliance with [Section 7-304](#), Snow Storage Standards.
6. Obstruction Prohibited.
 - a. Clear Vision Area. Clear vision areas shall be designated in compliance with [Section 7-305](#), provisions of the Rio Blanco Road Standards, applicable requirements of the Colorado Department of Transportation, and as otherwise deemed necessary for public health and safety. Plant materials shall be limited to 30 inches in height within the clear vision area to avoid visibility obstructions or blind corners at intersections.

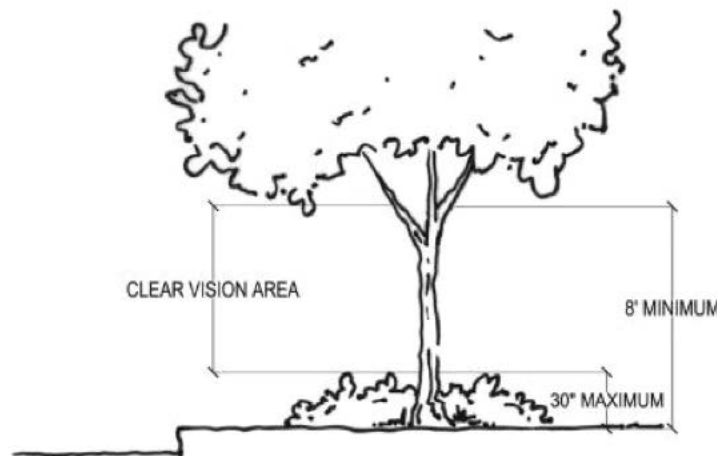


Figure 7-303 A, Clear Vision Areas

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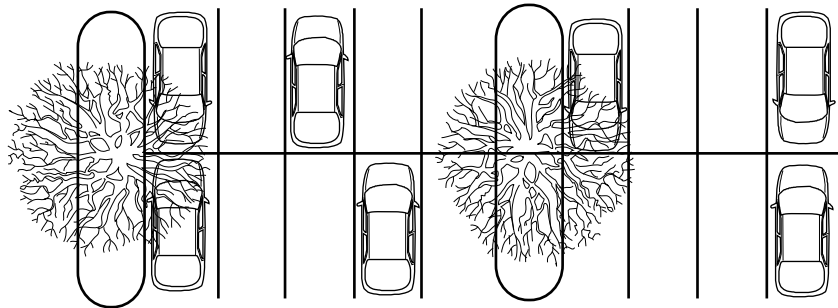
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7. Landscaping Within Off-Street Parking Areas. All off-street parking areas containing 15 or more spaces shall provide landscape buffers when adjacent to street rights-of-way. Landscape buffers may be achieved through the use of earthen berms, shrubs, trees or other appropriate materials to effectively screen the parking area from the rights-of-way.
- a. Interior Parking Areas. Planting shall be established to break up the interior of all parking areas. Landscape planting islands shall be a minimum of eight feet (8') in width and length to ensure adequate room for planting.

Parking Lot Landscaping



One tree per 10 parking spaces

Figure 7-303 B, Planting

- B. Lighting Standards. Any outdoor light used for the [illumination](#) of parking areas, loading areas and recreation areas, or for any other private or public purpose, shall meet the following conditions.
1. Downcast lighting. Exterior lighting shall be designed so that light is directed downward, towards the interior of the subdivision or site.
 2. Shielded Lighting. Exterior lighting shall be fully shielded or arranged in a manner so that concentrated rays of light will not shine directly onto other properties or into a right-of-way.
 3. Hazardous Lighting. The direct or reflected light from any light source shall not create a traffic hazard. Colored lights shall not be used in such a way as to be confused or construed as traffic control devices.
 4. Flashing Lights. Blinking, flashing or fluttering lights, or other illuminated device which has a changing light intensity, brightness, or color shall be prohibited in all zoning districts.
 5. Height Limitations. There are no height limitations for light sources. Compliance with the Lighting Standards above is required.

Section 7-304 Snow Storage Standards.

The following standards shall apply on any property that contains two-unit or multi-unit residential development, commercial or industrial uses, or a common outdoor parking area established pursuant to [Section 7-302](#), Off-Street Parking and Loading Standards.

- A. Designated Snow Storage Area Required. A designated area, sufficient to store snow from the entire parking area, shall be provided. As a general guideline, and considering the varying elevations and snowfall amounts throughout the County, it is anticipated that a minimum area equivalent to two and one-half percent (2.5%) of the total area of the required off-street parking and loading area, including access drives, shall be designated to serve as a snow storage area.
- B. Storage in Parking Spaces Prohibited. Required off-street parking and loading areas shall not be

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used for snow storage.

- C. Storage in Yards and Open Space Permitted. Snow stored in a required yard or open space shall not be located in a manner that restricts access or circulation, or obstructs the view of motorists.
- D. Storage on Public Roadways Prohibited. The traveled area of public roadways shall not be used for snow storage.
- E. Drainage. Adequate drainage shall be provided for the snow storage area to accommodate snow melt and to ensure it does not drain onto adjacent property.

Section 7-305 Roadway and Access Standards.

All roadways and access shall comply with the construction specifications contained in the Rio Blanco County Subdivision Road Standards and Specifications and included in the Table 7-305 below.

Table 7-305 Road and Access Design Standards			
Standard (in feet)	Minor Collector	Rural/Residential Collector	Local
Minimum ROW Width	80'	60'	60'
Driving Surface Width	24'	24'	24'
Shoulder	4' gravel	3'	2'
Number of lanes	2	2	2
Utility easement		10' each side	
Speed Limit	31 – 55 mph	25 – 55 mph	15 – 40 mph
Maximum Grade	7%	8%	9%
Minimum Stopping Site Distance	300' – 650' *	300' – 650' *	300'

* Based on speed – different standards on vertical and horizontal curves (see RBC Subdivision Road Standards and Specifications - Section IV C and D)

- A. Driveway Standards. Driveways shall be constructed to provide safe ingress and egress and adequate access for emergency responders to protect the health, safety and welfare of the community.
 - 1. Driveways surfaces shall be all season, and capable of supporting any emergency vehicles that may be required to respond. Driveway sub grade shall be scarified and compacted to a minimum depth of 12 inches below [finished grade](#) and shall be free of roots, sod, weeds, wood, ice, snow, or other deleterious matter, the surface must consist of a minimum of 4" of Class 6 (3/4 minus) gravel surface over the compacted subgrade.
 - 2. Cut and fill slopes. Cut slopes shall not be greater than (1) foot horizontal to (1) foot vertical and (4) feet high. Fill slopes shall not be greater than two (2) feet horizontal to one (1) foot vertical and four (4) feet high. Slopes exceeding these cut or fill requirements must be certified as stable in its finished state by a Colorado licensed Engineer or shall be designed by a Colorado licensed Engineer.
 - 3. Maximum grade shall be 12% straight and 10% on curves.
 - 4. Width shall be 14' where straight and 16' on curves with a 150' or less centerline radius.
 - 5. Turnouts required every 400' unless the driveway is less than 600'. Turnouts must meet the same surface requirements of the driveway.
 - 6. Turnarounds are required within 150' of the structure on driveways longer than 400'.

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7. Minimum overhead clearance of 13'6" must be maintained.
 8. Minimum inside driveway curve shall be 30'.
 9. Driveways must have a clear space on each side of 2' without brush, trees, rocks, or unmovable obstructions. (clear spaces are not required to be gravel surfaced)
 10. Driveway access to County Roads or State Highways must comply with the requirements of those agencies.
 11. Driveways in flood hazard areas must comply with Article 18 of the Rio Blanco County Land Use Regulations.
 12. Driveway drainage shall be designed to not adversely affect the drainage on a roadway and any adjacent properties.
 13. Bridges associated with driveways must be constructed meeting the requirements of the Rio Blanco County Building Code and these regulations if in a flood hazard area.
- B. [Well Pad Access Road](#). Well Pad Access Roads are not considered Driveways or Roads and are not required to be constructed in compliance with Table 7-305

Section 7-306 Utility Easement Standards.

Adequate gas, electric power, telephone and any other utilities shall be available to serve the land use.

- A. Approval of Utility Easement by Utility Company. Utility easements shall be subject to approval by the applicable utility companies and, where required, additional easements shall be provided for main switching stations and substations. The [applicant](#) shall work with the utility companies to provide reasonably sized easements in appropriate locations.
- B. Utility Location. Unless otherwise provided in these Regulations, the following conditions shall apply to the location of utility services.
 1. Underground Location. All utilities except major power transmission lines, transformers, switching and terminal boxes, meter cabinets and other appurtenant facilities shall be located underground throughout the development, unless it is demonstrated to the satisfaction of the Board of County Commissioners that compliance is impractical or not feasible and will result in undue hardship.
 2. Easement Location. All utility lines, including appurtenances, shall be placed either within public road rights-of-way or within the subdivision easements or rights-of-way provided for the particular facilities.
 3. Dimensional Requirements.
 - a. Easements centered on common [rear lot lines](#) shall be at least 16 feet wide.
 - b. Where an easement [abuts](#) a rear lot line which is not the rear lot line of another lot, or which is on the perimeter of the development, the easement width shall be 10 feet or more.
 - c. Where easements are combined with a water course, drainage way, channel, or stream and the use would be in conflict with drainage requirements or wetlands, an additional utility easement of at least 10 feet in width shall be provided.
 - d. Multiple use of an easement is encouraged to minimize easements.
 - e. Where inclusion of utilities within the rear lot lines is impractical due to topographical or other conditions, perpetual unobstructed easements at least 10 feet in width shall be provided alongside lot lines with satisfactory access to the road or rear lot lines.
- C. Final Plat Requirements. The final plat shall note all easements, shall include notation regarding the purpose and ownership of the easement, and the use or uses for each easement shall be

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designated on the final plat to avoid use conflicts.

- D. Construction and Installation of Utilities. Applicants shall make the necessary arrangements with each service utility for the construction and installation of required utilities. Utilities shall be installed in a manner that avoids unnecessary removal of trees or excessive excavations, and shall be reasonably free from physical obstructions.
- E. Conflicting Encumbrances. Easements shall be free from conflicting legal encumbrances.

DIVISION 4 SUBDIVISION STANDARDS AND DESIGN SPECIFICATIONS

Section 7-401 General Subdivision Standards.

- A. Maintenance of Common Facilities. Maintenance of common facilities shall be accomplished either through covenants and a homeowners association, a separate maintenance agreement, or some other perpetual agreement.

Section 7-402 Subdivision Lots.

All lots in the subdivision shall conform to the following specifications:

- A. Developable Lots. The division of land shall result in the creation of lots which can be developed for use in conformance with these regulations.
 - 1. The division of land does not create lots which are illegal or nonconforming lots under these Regulations. Any existing lot that is nonconforming shall not increase its degree of nonconformity.
 - 2. The proposed building lots shall contain safe, adequate building sites capable of complying with applicable use restrictions and standards set forth in these Regulations.
 - a. Appropriate for Location. Lot characteristics shall be appropriate for the location of the development. The minimum [lot size](#) allowed by the applicable zone district requirements may be increased for lots developed in areas posing a potential hazard to health or safety due to soil conditions or geology.
 - b. Appropriate for Use. Lot characteristics shall be appropriate for the type of use allowed.
 - i. Depth and width of lots shall be adequate to provide for the required off-street parking and loading facilities required by the type of use and development contemplated.
 - ii. The width of residential corner lots shall be sufficient to accommodate the required building setback from both roads.
- B. Lots Have Access to Public Roadways. All lots shall front on and have access to a public right-of-way or approved private access easement.
- C. Double Frontage Lots Avoided. Lots with double frontage shall be avoided except where essential and unavoidable to provide separation from major arterials, incompatible land uses or topographical or other environmental considerations.
- D. Side [Lot Line](#) Alignment. [Side lot lines](#) shall be substantially at right angles or radial to street [right-of-way](#) lines.
- E. Lot Configuration - [Cul-de-Sacs](#). Wedge shaped lots or lots fronting on cul-de-sacs shall be a minimum of 30 feet in width at the front property line.
- F. Lot Division by Boundaries, Roads or Easements Prohibited. No lots shall be divided by County or municipal boundaries or roads. Utility, access or drainage easements shall not divide a lot.

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Section 7-403 Subdivision Blocks.

Subdivision block lengths and widths shall be appropriate to the types of land use anticipated in the subdivision, consistent with the applicable zoning district provisions and compatible with the terrain.

- A. Block Size Adequate for Proposed Use. The size of blocks shall be adequate to accommodate the proposed use.
- B. Block Size Adequate for Access and Safety. The size of blocks shall be designed for convenient access, vehicular and pedestrian circulation, and control and safety of street traffic.
- C. Block Size Adequate to Accommodate Proposed Onsite Wastewater Treatment Systems. The size of blocks shall be adequate to accommodate leaching fields where Onsite Wastewater Treatment systems are proposed.
- D. Block Size Adequate to Accommodate Both Proposed Wells and Onsite Wastewater Treatment Systems. The size of blocks shall be adequate for the location of domestic wells where Onsite Wastewater Treatment systems are used.
- E. Accommodation for Future Subdivision. When a tract is to be subdivided into larger parcels than ordinary building lots, such parcels shall be so arranged to allow the opening of future rights-of-way and logical further subdivision of the tract and adjoining lands.

Section 7-404 Fire Protection.

Fire protection shall be provided in accordance with the Rio Blanco County Fire Code.

Section 7-405 Survey Monuments.

Permanent survey monuments shall be set within all subdivisions pursuant to Sections 38-51-104 and 38-51-105, C.R.S.

- A. Monuments Located Within Streets. Monuments located within streets shall be No. 5 rebar steel, 30 inches or longer in length, placed so that their tops are six (6) inches below the final street surface. When a street is paved or otherwise surfaced, all such monuments within the paved or surfaced area shall be fitted with monument boxes of sturdy construction and monuments set after paving or surfacing shall also be provided with sturdy monument boxes.

Section 7-406 Standards for Public Sites and Open Space.

- A. Dedication of Public Land. For all major subdivisions and PUDs, the Board of County Commissioners shall require reservation or dedication of public sites and open space for schools and parks that are reasonably necessary to serve the residents of the proposed subdivision and future residents. In lieu of a dedication of sites and land areas, the Board may allow payment of a sum of money not exceeding the full market value of such sites and land areas, or a combination of land dedication and payment in lieu of dedication.
- B. Final Plat Requirements.
 1. All dedicated lands shall be designated on the final plat and deeded to Rio Blanco County or the appropriate agency at the time of recordation of the final plat.
 2. Title insurance, provided by a title insurance company authorized to do business in the State of Colorado and acceptable to the Board of County Commissioners, shall be required at the time of recordation of the final plat.
 3. A certificate of representations and warranties concerning title and usability of the property, in a form acceptable to the Board of County Commissioners, shall be required at the time of recordation of the final plat.
- C. Amount of Public Land Dedicated. The proportion of land to be reserved or dedicated for public sites and open space shall be based upon the size, location and characteristics of the proposed

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subdivision, the current and likely future uses of the surrounding area, and the impact of the subdivision on [public services and facilities](#). The amount of land dedicated for public purposes shall be roughly proportionate to the impacts of the subdivision.

1. Road Dedications. The following road dedications shall be required for development.
 - a. Unless specifically approved as private rights-of-way and so designated on the final plat, all roads, streets, [alleys](#) or other public traffic ways located within the subdivision and benefiting current or future residents of the subdivision shall be dedicated as public rights-of-way. Roads, streets, alleys or other public traffic ways will not be accepted as County Roads unless the Board of County Commissioners specifically designates and accepts them as such.
 - b. Land for rights-of-way for perimeter streets and roads shall be dedicated to Rio Blanco County.
 - c. When, due to topography, hazards or other design constraints, additional road width is necessary to provide for the public safety by cut and/or fill area, drainage area, or other road appurtenances along roadways, then dedication or right-of way in excess of the minimum standards set forth in these Regulations shall be required.
2. Public Site and [Open Space](#) Dedication. The following considerations shall be applied in determining which land areas are appropriate for dedication as public sites and open space.
 - a. Continuity. The continuity of open space links, trails, and other major components of the recreation system.
 - b. Compliance with Rio Blanco Master Plan and Intergovernmental Agreements. Compliance with applicable provisions of the Rio Blanco Master Plan and intergovernmental agreements with adjoining municipalities.
 - c. Suitability. The suitability of proposed land dedications for, recreation and open space needs. Considerations shall include site conditions such as size, shape, topography, geology, presence and condition of ground cover and timber, condition of soil, drainage, location, access, and the availability of water to lands proposed for recreation uses.
 - d. Protection of Unique Site Features and Natural Resources. Protection of natural and historical features, scenic vistas, watersheds, air quality, timber and wildlife.

DIVISION 5 EXCEPTIONS TO SUBDIVISION REGULATIONS

Section 7-501 Basic Criteria.

The following basic subdivision exception criteria shall apply to all proposed exceptions to subdivision regulations.

- A. Not Within the Purposes of Subdivision Statutes or This Land Use Code. The division of land created by the exceptions to subdivision regulations process is not within the purposes of the state subdivision statutes or these regulations.
- B. Compliance with Land Use Regulations. The development and use of parcels created through the exceptions to subdivision regulations process complies with the land use regulations and applicable standards of these regulations.
- C. [Adequate Water Supply](#). The lots created by the land division must have a legal, adequate and dependable potable water supply, in compliance with the requirements of these Land Use Regulations set forth in [Section 7-104](#), Source of Water.
- D. Adequate Water Distribution and Wastewater Disposal System. The lots created by the land division must have an adequate water distribution system and wastewater disposal system in

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compliance with the requirements of these Land Use Regulations set forth in [Section 7-105](#), Central Water Distribution and Wastewater Systems

- E. Adequate Access. The lots created by the land division must have legal and adequate access in compliance with the requirements of these Land Use Regulations set forth in [Section 7-107](#), Access and Roadways.
- F. Hazards. The land division must not create hazards identified in [Section 7-206](#) and [Section 7-207](#), or exacerbate existing hazards.
- G. Consistency with the Rio Blanco County Master Plan and Intergovernmental Agreements. The proposed exception to subdivision regulations is consistent with applicable provisions of the Rio Blanco County Master Plan and any intergovernmental agreements between the County and a municipality that apply to the area where the division of land will occur.

DIVISION 6 ADDITIONAL USE STANDARDS

Section 7-601 Additional Standards Applicable to Aircraft [Landing Strip](#) or Helistop, Privately Owned.

- A. Basic Requirements.
 - 1. Privately owned aircraft landing strips or helistops shall comply with the applicable development standards set forth in these regulations, and with the standards for landing strips and [heliports](#)/helistops must comply with all applicable state and federal requirements including FAA standards.

Section 7-602 Additional Standards Applicable to [Campground](#) / [Recreational Vehicle \(RV\) Park](#).

The following standards shall apply to applications for both a new campground/RV park and additions to an existing campground/RV park.

- A. Site Improvements.
 - 1. Access. The campground / RV park shall have access to a public road.
 - 2. Drainage. The campground / RV park shall be located on a well- drained site that is free from stagnant pools of water.
 - 3. Landscaping. Landscaping shall be provided in compliance with the requirements of [Section 7-303](#).
 - a. The campground / RV park shall be adequately landscaped to provide a buffer from adjacent uses and roadways, and to prevent erosion.
- B. Obstruction of Roadways or Walkways Prohibited. Camping units and recreational vehicles shall not be installed or parked in any manner that any part of the RV or unit would obstruct or block any portion of a roadway or walkway.
- C. Driveways. All recreational vehicle spaces shall abut upon a driveway, graded for drainage and maintained in a rut free and dust free condition, which provides unobstructed access to a public street or highway. The minimum unobstructed width of such driveways shall be 15 feet for one-way traffic or 25 feet for two-way traffic. No parking shall be allowed on the driveways.
- D. Water Supply and Distribution and Wastewater Systems.
 - 1. Comply with Standards. A domestic water supply that is in compliance with the drinking water standards set forth in [Section 7-104](#), Source of Waters, and [Section 7-105](#), Central Water Distribution and Wastewater Systems of these Regulations shall be provided in each camp-

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ground/RV park.

- E. Fire Protection. Adequate fire protection shall be provided and shall be in compliance with all applicable fire codes and standards. All campgrounds shall be equipped at all times with fire extinguishing equipment in good working order.
- F. Service Buildings. All service buildings, recreation buildings and other community service facilities such as management offices, repair shops and storage areas, sanitary facilities, laundry facilities, indoor recreation areas, and commercial uses supplying essential goods or services for the exclusive use of park occupants shall meet the requirements of the Rio Blanco Building Code.

Section 7-603 Additional Standards Applicable to [Group Home Facilities](#).

- A. Location Restrictions
 - 1. Location Shall Not Create a Concentration of Group Homes in Neighborhood. A group home facility shall not be located within 300 feet of another group home facility.
 - a. Separation by Physical Barrier. The County may permit two such facilities to be located closer than three hundred feet apart if they are separated by a physical barrier such as an arterial collector, a commercial district, or a topographic feature.
 - 2. Health, Safety and Welfare of the Community. The location and operation of the group home facility does not constitute a direct threat to the health, safety or welfare of the community.
- B. [Transitional Housing](#).
 - 1. Parking Requirements. The facility shall provide one off-street parking space for each dwelling unit on the site.
 - 2. Density. The maximum number of dwelling units shall be the same as is allowed within the underlying zoning district. For an Industrial zoning district, the number of dwelling units allowed shall not exceed one dwelling unit for each 1,600 square feet of lot area on the site.

Section 7-604 Additional Standards Applicable to [Home Occupation](#).

- A. Home Occupation is Incidental to Residential Use. The primary residence of the person(s) conducting the home occupation activity is located on the property, and all home occupation activities shall remain incidental and secondary to the use of the property for residential purposes.
- B. Activity Confined to Same Lot as Primary Residence. At all times the home occupation activity shall be located on the same lot as the primary residence of the person conducting the home occupation.
- C. Activity Contained Within a Closed [Building](#). The home occupation activity shall be contained within a closed building, except for home day care.
- D. Activity Does Not Interfere with Provision of Required Parking for Primary Use. The location of the home occupation shall not interfere with the provision of mandatory parking spaces for that property.
- E. Activities Conducted by Persons Residing at Location. All home occupation activities must be conducted by the person(s) who reside at the location. The activity may be supported by no more than one person living off-site, such as an employee, independent contractor, officer, agent, partner, volunteer, or any person serving in any other capacity for the benefit of the home occupation.
- F. Activity Does Not Create Nuisance. The home occupation activity shall not result in any objectionable noise, fumes, dust or electrical disturbance.

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- G. Activity Does Not Increase Traffic Volumes. The home occupation activity shall not result in substantial increase in traffic volumes in the immediate neighborhood.
- H. Storage Meets Code Standards. All storage shall meet the requirements for storage, set forth in [Section 7-608](#), Additional Standards Applicable to Storage Areas and Facilities.
- I. Window or Outdoor Display of Goods Prohibited; Retail Sales Prohibited. No home occupation activity may include any window or outdoor display of goods, any stock in trade or any other commodities. No home occupation activity may conduct retail sales on the premises.
- L. Signage Must Comply with Sign Regulations of these Regulations. Any signs advertising a home occupation activity must comply with the regulations for signs, set forth in [Section 11-106](#) of Article 11, Signs.

Section 7-605 Additional Standards Applicable to Small Animal Boarding

- A. Basic Requirements.
 - 1. Noise. All [kennels](#) shall be enclosed within a [building](#) that prevents any sounds in excess of the maximum permissible noise levels for residential zone districts, set forth in Section 25-12-103, C.R.S.
 - 2. Waste Disposal.
 - a. Adequate Disposal System. The feces and urine waste shall be stored in a sealed container capable of being pumped for disposal by a commercial hauler.
 - b. Prevention of Surface and Groundwater Contamination. All liquid and solid wastes shall be stored and removed for final disposal in a manner that protects against surface and groundwater contamination.
 - c. On-Site Disposal Prohibited. No permanent disposal of any waste shall be allowed on-site.
 - d. Measures to Protect Health and Safety. Animal and food wastes, bedding, debris and other organic wastes shall be disposed of so that vermin infestation, odors, disease hazards and nuisances are minimized. Such wastes shall be removed at least weekly, or more frequently, from the facility and hauled by a commercial hauler to an approved [solid waste disposal](#) site.

Section 7-606 Additional Standards Applicable to [Manufactured Homes](#) Located in a Manufactured Home Park or on a Legal Parcel.

- A. Certification. All manufactured homes located in a manufactured home park or on a legal parcel after adoption of these regulations shall meet the following certification requirements, excluding homes permitted as Temporary Living Quarters. Updated RESOLUTION 2018-06
 - 1. The manufactured home shall have certification pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401, et seq., as amended).
 - 2. Manufactured homes first occupied in Rio Blanco County after 1972 shall have affixed a data plate and heating certificate stating compliance with the following standards.
 - a. The home is designed to comply with federal mobile or manufactured home construction and safety standards in force at the time of manufacture.
 - b. The home is designed for Colorado structural and wind zone requirements.
 - c. The home is designed for Colorado outdoor winter design temperature zones.
 - d. The heating equipment installed in the home has capacity to maintain an average 70° F temperature inside the home with an outdoor temperature of -20° F.

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B. Design.

1. The exterior shall be of brick, wood, or cosmetically equivalent siding and roof shall be pitched.
2. Prior to delivery to site, manufactured home shall meet, on an equivalent performance engineering basis, unique public safety requirements of the Building Code such as snow load, wind shear and energy conservation factors.

C. Foundation Required. The manufactured home shall be installed on a foundation meeting the following requirements.

1. Adequate Foundation for Placement and Anchoring. The manufactured home shall be installed on a permanent, engineered foundation adequate for placement and anchoring of a manufactured home.
2. Ground Anchors. Ground anchors and tie downs shall be placed at least at each corner of the foundation, and able to sustain a minimum tensile strength of 2,800 pounds. Anchoring shall be sufficient to secure the manufactured home against uplift, sliding, rotation and overturning.
3. Foundation Approval Prior to Delivery of Manufactured Home. The foundation shall be approved by the Building Official prior to delivery of the manufactured home to the site.

D. Storage Areas and [Buildings](#).

1. Area Below Manufactured Home. The space below each manufactured home shall be kept clean and free from refuse. Such space may be used for storage provided the ground is covered with an [impervious material](#) and the area is maintained to prevent harboring of rodents. No flammable materials shall be stored beneath a manufactured home.
2. Storage Buildings. Storage buildings shall be designed in a manner which enhances the appearance of the manufactured home and shall be constructed in a professional manner from durable materials. The area occupied by storage buildings shall be included in the calculations that determine if the proposed development complies with limits on impervious surface coverage.
3. Liquid Propane Tanks. Liquid propane tanks shall be stored in accordance with the requirements of the adopted Fire Code.
4. Firewood. Firewood stored outdoors shall not encroach into the setback area between manufactured homes.

E. Manufactured Home Complete with Utility Hook-Ups. The manufactured home shall be complete with sanitary, heating and electrical systems and be ready for occupancy when delivered to the site except for minor assembly.

F. Skirting. Skirting shall be installed, and shall be provided with doors to permit convenient access to sewer, water and gas connections. Skirting material shall be weatherproof, fire-resistant and durable. The inspection panels shall be not less than four square feet in area, and having no less than 18 inches in the least dimension.

Section 7-607 Additional Standards Applicable to Park, [Open Space](#) or Greenbelt.

A. Basic Requirements. Unless otherwise provided in these Regulations, open space and greenbelt areas shall not be considered synonymous with required yard areas or lands that are unusable or undevelopable.

1. Open Space may include:

- a. Areas within the community designated for the common use of the residents of an indi-

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vidual development and/or the community at large.

- b. Areas designated for preservation and protection of environmental resources including floodplains, natural drainage ways, and wetland areas.
- c. Areas impacted by subsidence.
- d. Areas designated for agricultural preservation.
- e. Areas of archaeological and historic significance.

2. Open Space shall not include:

- a. Required setback areas around [oil and gas production](#) facilities;
- b. Private yards;
- c. Required parking lot landscaping associated with all uses, except parking specifically designated for access to open space areas and within commercial/industrial projects.

- B. Designation. Land dedicated or reserved as a park, open space or greenbelt shall be designated as such on the plat or other document recorded to formalize the project approval.
- C. Ownership. Documentation of ownership and responsibility for maintenance shall be recorded with the plat or other document recorded to formalize the project approval.

Section 7-608 Additional Standards Applicable to Storage Areas and Facilities.

- A. Storage of Hazardous Materials. Flammable or explosive solids or gases shall be stored according to the manufacturer's standards and shall comply with the national, state and local fire codes.
- B. Materials and Wastes Contained on Property. No materials or wastes shall be deposited on the property in a form or manner that may be transferred off the property by any reasonably foreseeable natural cause or force.
- C. Outdoor Storage Enclosed or Concealed. Outdoor storage facilities shall be enclosed or have adequate provisions to conceal these facilities from adjacent property.
- D. Use and Storage of Heavy Equipment.
 - 1. Loading and unloading activity shall be conducted on private property and not on any public row.
 - 2. Storage area is not located any closer than 300 feet from an existing residential dwelling.
 - 3. Equipment storage will be enclosed in area with screening at least 8 feet in height and obscured from view at the same elevation or lower.

Section 7-609 Additional Standards Applicable to Telecommunications Facilities Greater than 50 feet in Height

- A. Shared Facilities. Shared use/co-location of wireless communication facilities on existing structures, towers or buildings in a manner that precludes the need for the construction of a free-standing structure of its own shall be used unless it can be demonstrated to the satisfaction of the Board of County Commissioners that shared use/co-location is not feasible or practical. Owner approval of co-location is required and must be demonstrated at the time of application.
- B. New Towers and Facilities. No new transmission tower greater than 50 feet in height and associated facility shall be allowed unless the [applicant](#) demonstrates to the satisfaction of the County that no existing tower, structure or utility facility can be used by the applicant. To gain approval to construct a new transmission tower or facility, the applicant must demonstrate that:
 - 1. No existing transmission tower, facility or utility structure is located within a distance which

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- meets the applicant's engineering requirements; or
2. No existing transmission tower, facility or utility structure is located within a distance which meets the applicant's engineering requirements and which has sufficient structural strength or space available to support the applicant's [telecommunication facility](#) and related equipment; or
 3. The applicant's proposed telecommunication facility will not cause unreasonable electromagnetic or other interference with the antennas on existing towers, structures or utility structures or the antennas of existing transmission towers, facilities or utility structures or that such existing facilities would interfere with the applicant's uses such that co-location is not possible; or
 4. No owner of existing towers, structures or utility structures, within a distance that meets the applicant's engineering requirements, will allow the applicant to place its telecommunication facility thereon.
- C. **Structural and Engineering Standards.** The applicant shall submit evidence concerning structural and engineering standards prepared by a qualified professional engineer licensed by the State of Colorado. The safety of the property and the neighborhood shall be protected.
- D. **Interference.** Every transmission tower and telecommunication facility shall meet the regulations of the Federal Communications Commission (FCC) regarding physical and electromagnetic interference.
- E. **Health Standards.** Transmission towers and telecommunication facilities shall meet applicable health and safety standards for electromagnetic field (EMF) emissions as established by the FCC and/or any other federal or state agency having jurisdiction.
- F. **Public Utility Structures.** Transmission towers or telecommunication facilities mounted on existing structures of public utilities that have a franchise or other written permission from the County and use concealed transmission towers and telecommunication facilities are allowed in all non-residential zoning districts, unless otherwise specified by these regulations. The County may approve the placement, extension or replacement of a transmission tower or telecommunication facility on an existing public utility structure up to 50 feet above the highest point on the same; the County may waive public notice and other submittal requirement if the Director believes that the public interest will not be harmed by such a waiver.
- G. **Design, Materials and Color.** Transmission towers and telecommunication facilities shall be designed and maintained to minimize visual impact; carry gravity and wind loads required by law. At a minimum, the transmission towers and facilities shall meet the following design standards:
1. Architecturally integrated with existing buildings, structures and landscaping, including height, color, style, massing, placement, design and shape.
 2. Located on existing vertical infrastructure such as utility poles and public building or utility structures.
 3. Roof mounted antennas shall be located as far away as feasible from the edge of the building. Antennas attached to the building should be painted or otherwise treated to match the exterior of the building.
 4. Equipment shelters and antennas shall not extend more than 10 feet from the top of the building unless expressly approved by the County.
 5. Located in areas where the existing topography, vegetation, buildings or other structures provide screening.
- H. **Lighting and Signage.** Only lighting required by a federal agency is allowed. Only signage that is required by state or federal law is allowed. No advertising shall be allowed.

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- I. Exterior Transmission Tower or Telecommunication Facility Equipment Building(s) or Cabinet(s). Exterior tower or telecommunication facility equipment building(s) or cabinet(s) shall not contain more than 400 square feet of gross [floor area](#), shall not be more than 12 feet in height, and shall maintain the minimum setback, landscaping and screening requirements of the zone in which it is located.
- J. Modification or Demolition. Any transmission tower or telecommunications facility being modified, demolished or rebuilt shall be in compliance with the standards adopted in these regulations.
- K. Maintenance. Every owner of a transmission tower or telecommunications facility shall take special care to operate, repair and maintain all such facilities so as to prevent failures and accidents which cause damage, injuries or nuisances to the neighborhood and public. All wires, cables, fixtures and other equipment shall be installed in compliance with the requirements of the National Electric Safety Code and all FCC, FAA, state and local regulations, and in such a manner that will not interfere with radio communications, electronic transmissions or all other electromagnetic communications or otherwise cause a safety hazard.
- L. Abandonment. The wireless telecommunication facility owner shall remove all wireless telecommunications facilities which are not in use for any six (6)-month period, within three (3) months of the end of such six (6) month abandonment. As a part of such removal, the owner shall re-vegetate the site so that it is compatible with the neighborhood. The Board of County Commissioners shall only determine abandonment after the owner has had notice and an opportunity to be heard.
- M. Federal Aviation Agency ("FAA") Form. The applicant shall submit FAA Form 7460-1, Notice of Proposed Construction or Alteration, except that such form shall not be required for the following:
 - 1. An amateur radio antennae if owned and operated by a federally licensed amateur radio operator or used exclusively for a receive-only antennae.
 - 2. Any existing tower and antennae provided a building permit was issued for a tower or antennae prior to the adoption of these regulations.
 - 3. Any emergency telecommunications facilities used exclusively for emergency services including, but not limited to, police, fire and operation of governmental entities.
 - 4. Any antennae used for Federal Communications Commission (FCC) licensees engaged in AM, FM or television broadcasting.
 - 5. If the proposed use is not required to file the FAA Form 7460-1.
- N. Telecommunications Act. All telecommunications facilities shall comply with the standards of these regulations, all applicable standards of the Federal Telecommunications Act of 1996, and all applicable requirements of the Federal Aviation Administration (FAA).

Section 7-610 Additional Standards Applicable to [Recreational Vehicles](#)

- A. Recreational Vehicle use during the course of a construction project. A single Recreational Vehicle can be occupied on the same privately owned [Legal Parcel](#) as a Rio Blanco County Building Permit has been issued upon. Upon issuance of a Temporary Certificate of Occupancy by Rio Blanco County, the recreational vehicle will be required to be unoccupied. One of the conditions of issuance of a Certificate of Occupancy by Rio Blanco County will be the verification that the recreational vehicle is unoccupied. The use requires a waste disposal plan approved by the Building Official.

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- B. Recreational Vehicle use on single lots. Recreational Vehicles on privately owned Legal parcels are allowed to be occupied for a maximum of 120 calendar days between from April 1 and through November 30. The use of a Recreational Vehicle for longer than 120 days during this time period will require the issuance of a Land Use Change Permit as per these Regulations. This use does not include Campgrounds as defined by these Regulations.

Recreational Vehicles may be utilized as a residence if the following conditions are met:

1. Installation on a parcel 35 acres or larger.
2. Connection to potable water provided by a central water distribution system, water well or cistern.
3. Connection to sanitary sewer provided by a central wastewater system or On-site Wastewater Treatment system with associated permit issued by Rio Blanco County as per Article 17 of the Rio Blanco County Land Use Regulations.
4. Connection to electricity via a public utility company connection.

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ARTICLE 8 - TEMPORARY LIVING QUARTERS

Section 8-101 Temporary Living Quarters (TLQs).

All Temporary Living Quarters, constructed or installed in Rio Blanco County related to commercial, industrial and transportation will require a TLQ or Temporary Building Permit. TLQs located on well pads related to oil & gas or mineral extraction projects will not require a TLQ or Temporary Building Permit when included with a Special Use/Building Permit (SU/BP) pursuant to Section 9-201 of these regulations.

Section 8-102 TLQs are divided and defined in three distinct categories as follows:

- A. Type 1: Small On-site Quarters. These are for under 25 workers housed at the work location or in the case of oil and gas drilling, on the well pad. These quarters are temporary structures such as manufactured housing or recreational vehicles. On-pad quarters require an Administrative Review pursuant to [Section 4-202](#) of these regulations. Off-pad quarters require an Limited Impact Review pursuant to [Section 4-204](#) of these regulations. A separate building permit is also required for off-pad quarters.
- B. Type 2: Small Central Location Quarters. These quarters are for up to 50 workers and are located away from the work site or well pad. These quarters are temporary structures such as manufactured housing or recreational vehicles. These quarters require a Major Impact Review pursuant to [Section 4-205](#) of these regulations. A separate building permit is also required.
- C. Type 3: Large Central Location Quarters. These quarters are for in excess of 50 workers, located away from the work site or well pad. These quarters are permanent structures. These quarters require a Major Impact Review pursuant to [Section 4-205](#) of these regulations. A separate building permit is also required.

Section 8-103 The following provisions apply to all three types of TLQs with exceptions as noted.

A. General Requirements.

1. On or before 30 days after the date the land use change permit expires all housing structures and associated [infrastructures](#) shall be removed. The reclamation and re-vegetation plan submitted within the application materials shall then be implemented.
2. Off-pad Type 1 and Type 2 TLQs, except licensed motor homes, recreational vehicles and camp trailers, and all type 3 TLQs require a Rio Blanco County building permit and certificate of occupancy before occupancy.
3. All TLQs must be located on property owned by or leased for the period of the permit by the [Applicant](#), except TLQs located on Federal land which must have an approved Right Of Way issued by the BLM or U.S. Forest Service.
4. TLQ sites must be related to one or more commercial, industrial, transportation, oil & gas, or mineral extraction projects.

B. Time Limitations.

1. TLQs permitted by a SU/BP expire with the completion of the associated wells.
2. Land use change permits issued for Type 2 TLQs are for a maximum of two years. For good cause shown, a permit may be extended annually by Administrative Review. Applications for extensions must be made on forms provided by the County. Approval of annual extensions will be granted for good cause provided the Applicant is in compliance with the terms and conditions of the existing land use change permit as well as in compliance with these regulations.
3. Type 3 TLQs are issued for multiple years and do not require annual extensions. These TLQs re-

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quire only annual Administrative Reviews for determination of whether there is compliance with the terms and conditions of the land use change permit and these regulations.

C. Application Process.

1. Type 1 TLQ (on-pad) are included in the SU/BP and permitted by Administrative Review as described in Article 8-102. On-pad TLQs supporting regional oil and gas operations will also be permitted by Administrative Review through a separate TLQ or Temporary Building Permit application
2. Type 1 TLQ (off-pad) are permitted by the Administrative Review process through a separate TLQ or Temporary Building Permit application
3. Type 2 and Type 3 TLQs are permitted by the Limited or Major Impact Review process as described in Section 2-105.
4. Additional information required for Type 2 and Type 3 TLQ applications.
 - a. A statement of the estimated total length of time the TLQ will be at the proposed location.
 - b. Complete details of the Wastewater System proposed to service the TLQ. (See requirements in Section 7-105).
 - c. Complete details of waste disposal system proposed to service the proposed TLQ. (See requirements in Article 17).

Cl. Requirements Related To The Operation Of TLQs

1. Water Systems.

- a. Water Systems proposed to service TLQs must comply with all applicable state, local , and Colorado Department of Public Health and Environment (CDPHE) laws and regulations.

2. Wastewater Systems.

- a. Any on-pad or off-pad TLQ or Temporary Building supplied with water shall be required to obtain an OWTS permit.
- b. All systems must comply with Colorado Department of Public Health and Environment (CDPHE) Article 43. An OWTS with design capacity less than or equal to 2,000 gpd must comply with regulations adopted by Rio Blanco County pursuant to this regulation on the OWTS Act. An OWTS with design capacity greater than 2,000 gpd must comply with this regulation, site location and design approval in section 25-8-702, C.R.S./ and the discharge permit requirements in the Water Quality Control Act, 25-8-501, et seq. C.R.S.
- c. All on-pad TLQ OWTS systems must be vault and haul

3. Fire Protection

- a. Must comply with state fire regulation building regulations detailed in the National Fire Protection Association Standards (NFPA) and the current local county code.

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4. Waste Disposal

- a. Bear-proof refuse containers must be provided for trash. At least one 30 gallon (4 cubic feet) container must be provided for each unit or the equivalent in a central trash collection facility. These containers must be durable, washable, non-absorbent metal or plastic with tight-fitting locking lids.
- b. For Type 2 and 3 TLQs, a central bear-proof wire fenced trash storage site with a covered top may be used as an alternative to or in addition to individual containers.
- c. Trash must be disposed of not less than once weekly.
- d. Outdoor food storage is prohibited unless facilities that prevent the attraction of animals to the TLQ site are provided.
- e. Visual screening of trash facilities may be required.

5. Reclamation

- a. In all instances, reclamation provisions of a Surface Use Agreement, or on Federal property an Environmental Assessment, will supersede County standards for this section.
- b. All disturbed areas affected by TLQ sites must be reclaimed as nearly as practicable to their original condition and shall be maintained to control dust, noxious weeds and minimize erosion. Reclamation shall occur no later than three months after termination of the TLQ unless the Planning Department extends the time period because of conditions outside the control of the Applicant.
- c. For disturbed areas not regulated by the ECMC, the following regulations apply:
 - i. Revegetation of crop lands. All segregated soil horizons removed from crop lands shall be replaced to their original relative positions and contour, and shall be tilled adequately to re-establish a proper seedbed. The area shall be treated if necessary and practicable to prevent invasion of undesirable species and noxious weeds, and to control erosion. Any perennial forage crops that were present before disturbance shall be reestablished.
 - ii. Revegetation of non-crop lands. All segregated soil horizons removed from non-crop lands shall be replaced to their original relative positions and contour as near as practicable to achieve erosion control and long-term stability, and shall be tilled adequately in order to establish a proper seedbed. The disturbed area then shall be reseeded in the first favorable season. Reseeding with species consistent with the adjacent plant community is encouraged. In the absence of an agreement between the Applicant and the affected surface owner as to what seed mix should be used, the Applicant shall consult with a representative of the local soil conservation district to determine the proper seed mix to use in re-vegetating the disturbed area.

6. Revocation and Penalties

- a. Failure to comply with the requirements or conditions of a TLQ, permitted by Rio Blanco County may be grounds for revocation pursuant to Article 12 of these regulations.

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ARTICLE 9 - OIL AND GAS REGULATIONS

DIVISION 1 GENERAL PROVISIONS

Section 9-101 Authority.

These Oil and Gas Regulations are authorized by, inter alia, Section 30-28-101, C.R.S., et seq.; Section 30-28-201, C.R.S., et seq.; and Section 29-20-101, C.R.S. et seq. These regulations are not intended to supersede state laws, federal laws, regulations, and rules pertaining to oil and/or gas development, but rather are meant to supplement those requirements where appropriate.

All Oil and Gas permitting will require a pre-application meeting with the Rio Blanco County Community Development department.

Section 9-102 Applicability.

These Regulations shall apply to all [Oil and Gas Operations](#) on public or private land in the unincorporated areas of Rio Blanco County.

Section 9-103 Oil and Gas Permit Required.

No person shall engage in, cause, allow or conduct any Oil and Gas Operations prior to obtaining an Oil and Gas Permit from Rio Blanco County unless the Operations fall within the exemptions in Section 9-104.

Section 9-104 [Oil and Gas Operations](#) Exempted From Permit Requirements.

The following Oil and Gas Operations are exempt from the Oil and Gas Permit requirements of these Regulations:

- A. Mapping Activities. Mapping activities that do not result in any significant surface disturbance.
- B. Operation and Maintenance of Existing Oil and Gas Operations. Operation and maintenance of well sites, wells, pipelines, and other Oil and Gas operations that were established before the effective date of these Regulations. Ordinary repairs, replacement, and maintenance relative to these Operations, shall be allowed to continue, so long as these Operations otherwise remain legal and comply with applicable state and federal permit requirements.
- C. Damage or Destruction. An existing oil or gas operation that is damaged or destroyed or through any manner, may be restored, regardless of the extent of damage or destruction.

Section 9-105 Existing [Oil and Gas Operations](#) (Permit Required).

- A. Extension, Expansion and Alteration of Existing Oil and Gas Operations. Existing Oil and Gas Operations altered, extended or expanded resulting in increased impacts shall comply with the requirements of these Regulation
- B. Relocation of Existing Oil and Gas Operations. An existing oil or gas operation shall not be relocated within Rio Blanco County, in whole or in part, unless the relocation is in compliance with the requirements of these Regulations.

Section 9-106 Classification of Impact Review for Oil and Gas Permit.

Unless the Operation falls within the exemptions in [Section 9-104](#), Oil and Gas Operations shall be classified and reviewed within one of the three following classes of Oil and Gas Permits. For purposes of determining the classification of impact review, all proposed land use applications of the [applicant](#) within unincorporated Rio Blanco County shall be taken into consideration.

- A. Administrative Review Oil and Gas Operation. An application for an Oil and Gas Permit for a No Significant Impact Oil and Gas Operation shall be subject to Administrative review by the Assigned Staff. An Oil and Gas Operation shall be classified as a No Significant Impact Oil and Gas Operation if

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it consists of the following elements:

1. The construction, drilling, operation and maintenance of any number of wells, or injection wells, on a single pad, as permitted by the Colorado Energy and Carbon Management Commission (ECMC). County permitting for the well pad and [production facilities](#) on the pad is accomplished by the Well Pad Special Use/Building Permit (SU/BP) process and application form as set forth in [Section 9- 202](#) and must meet the standards set forth in [Section 9- 401](#). Pipelines directly connecting wells to collection system(s) (up to five miles in length) may be included in the Well Pad SU/BP application if permitted at the same time as the well pad. Any future pipelines to be installed after SU/BP approval will require a separate SU/BPP approval.
 2. The construction and use of any pipelines 12" or less in diameter; not more than 5 miles in length; and are not associated with SUBP application. These pipelines are permitted via a Pipeline SU/BPP as described in [Section 9-301](#).
 3. Temporary storage and [construction staging areas](#) or five (5) acres or less of off pad disturbance, not including pipelines.
 4. Conversion of an existing natural gas well to an injection well shall be considered an amendment to the existing permit and will consist of an administrative review if applicable.
- B. Limited Impact Oil and Gas Operation. An application for an Oil and Gas Permit for a Limited Impact Oil and Gas Operation shall be subject to the review process in [Section 4-204](#), and requires a public hearing and decision by the BOCC. An Oil and Gas Operation shall be considered a Limited Impact Oil and Gas Operation if it consists of the following elements:
1. The Oil and Gas Operation will consist solely of the installation or construction of off pad processing, compression facilities, storage yards and/or [construction staging areas](#) disturbing greater than five acres but less than fifteen acres.
 2. Pipelines 20" or less in diameter up to 10 miles in length permitted as a Pipeline SU/BP described in [Section 9-301](#).
 3. The Oil and Gas Operation, without mitigation, in its proposed location is unlikely to have any significant adverse impact to the County, taking into consideration the standards for Oil and Gas Operation in [Section 9-401](#).
 4. See Section 3-302, Use Regulations- Industrial Uses/[Contractors Storage Yard](#) that is synonymous with a permanent laydown area.
- C. Major Impact Oil and Gas Operation. An Oil and Gas Operation that is not classified or reviewed as a No Significant Impact Oil and Gas Operation or a Limited Impact Oil and Gas Operation shall require review as a Major Impact Oil and Gas Operation or Major Impact Pipeline SU/BP, as applicable. An application for a permit for a Major Impact Oil and Gas Operation or Major Impact Pipeline SU/BP shall be subject to the review process set forth in Section 4-205. The application requires public hearings before the PC and the BOCC with a recommendation from the PC, and a final decision by the BOCC.

Section 9-107 Expiration of Permit.

- A. Commencement of Operation. No Significant Impact Oil and Gas Operations land use change permits shall not have an expiration date. Construction of facilities approved via Limited Impact or Major Impact Oil and Gas Operation must be commenced within (3) three years from the date of permit approval under these Regulations or the permit shall expire and be of no further force or effect.
- B. The term of a permit issued pursuant to this Article may be extended upon application by the permittee and approved by the Board of County Commissioners. An application for an extension must be filed not later than 30 days prior to the end of the initial term.

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Section 9-108 Transfer of Permit.

An Oil and Gas Permit and/or a SU/BP may be transferred only with the written approval of the Assigned Staff. The proposed transferee must agree to comply with all the requirements, terms, and conditions contained in the permit and these Regulations, and appropriate state and federal regulations and conditions. In considering the transfer, the Assigned Staff, in consultation with the permittee(s), will determine whether such requirements, terms, and conditions remain sufficient to protect the health, welfare and safety of the public and the environment. The transferee must provide a guaranty of financial security in at least the same amount as the original permittee.

DIVISION 2 OIL AND GAS WELL PAD SPECIAL USE/BUILDING PERMIT**Section 9-201 Requirements for Oil and Gas Well Pad SU/BP**

- A. All drilling activities related to exploration and production of oil or natural gas in Rio Blanco County whether on Federally owned, State of Colorado owned or privately owned surface land require a Well Pad SU/BP as follows:
- B. A separate Well Pad SU/BP must be obtained for each new pad location before commencement of construction of the pad or access road. The original and additional individual wells are permitted as needed under the original Well Pad SU/BP with the submittal of well information and payment of fees. Any number of wells may be permitted on each pad.
- C. Temporary Living Quarters (TLQs) for up to 24 people (Type 1) are permitted as a part of the SU/BP process.
- D. Well Pad SU/BPs issued pursuant to this Section are valid from start of construction of the pad or the access road to final reclamation of the site.
- E. All applicable fees must be paid before a Well Pad SU/BP can be issued.
- F. Use Tax must be calculated, accounted, and paid after the project has been deemed completed as required by the Use Tax resolution.
- G. All production equipment and structures, regardless of size, which by standard practice are placed on a well pad and covered by the Well Pad SU/BP, do not require separate building permits. All equipment and structures permitted with the Well Pad SU/BP must be constructed to Industry standards.
- H. All production buildings must meet Colorado Division of Housing requirements, if applicable. (Section 24-32-3301 et. seq., C.R.S.)
- I. All equipment and buildings permitted with the Well Pad SU/BP must comply with all Floodplain regulations and LUR requirements.
- J. All drilling activities must be conducted in accordance with all applicable Federal, State of Colorado, and Rio Blanco County laws, rules, and regulations, including all required conditions of approval of the Well Pad SU/BP.

Section 9-202 Well Pad SU/BP Application Process

- A. A complete application for a Well Pad SU/BP as required herein, must be filed with the Rio Blanco Building Division of the Community Development Department no later than thirty days prior to the date of estimated commencement of construction of the well pad or [Well Pad Access Road](#).
- B. Application forms are provided by the Rio Blanco Building Division of the Community Development Department or are available on the County Web site.
- C. An application for a Well Pad SU/BP is not considered complete until the [applicant](#) provides the

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information and documentation required in the application form.

Section 9-203 Miscellaneous Provisions for Well Pad SU/BP

- A. By acceptance of a Well Pad SU/BP, the [applicant](#) grants permission to Rio Blanco County, its agents and employees, the right to inspect the site without notice, during regular business hours and in compliance with Company safety procedures, to assess compliance with the permit.
- B. Bear-proof refuse containers must be provided at all well pads for all trash.

DIVISION 3 PIPELINES

Section 9-301 Pipeline Special Use/Building Permit (SU/BP)

- A. All off pad pipelines, unless permitted under a Well Pad SU/BP, require a Pipeline SU/BP. Permitting is accomplished through an Administrative, Limited Impact, or Major Impact review process ed in [Section 9-106](#).
- B. The design, construction, cover, and reclamation of all pipelines and gathering lines for [oil and gas operations](#) are subject to the requirements of the ECMC. Evidence of compliance with ECMC requirements must be provided to the County by the [applicant](#) as part of the County Pipeline SU/BP application process for any oil and gas facility proposing to include pipelines or gathering lines.
- C. A map showing the as-built location of any approved pipeline or gathering system must be provided to the County Building Division of the Community Development Department for recording in the records of the County Clerk and Recorder. Locations must be accurate to within 10 feet. The location of any pipelines and gathering lines which are proposed for abandonment must also be recorded in the records of the County Clerk and Recorder upon completion of abandonment.
- D. Failure to provide the map showing as-built locations is cause for cancellation of a Pipeline SU/BP.
- E. Water Tanks and [Storage Pits](#) are considered appurtenant facilities and are included in the SU/BPP process.

DIVISION 4 APPLICATION AND REVIEW PROCEDURES FOR OIL AND GAS PERMITS

Section 9-401 Application Submittal Requirements for Oil and Gas Permits.

- A. Basic application materials required for each level of review; Administrative, Limited, and Major, are describe in Article 4, Division 2.

Section 9-402 Coordination with State and/or Federal Requirements.

- A. A copy of the Application for Permit to Drill (APD) or other application submitted to the ECMC, and/or federal Environmental Assessment (EA) or Environmental Impact Statement (EIS) may be submitted to satisfy one or more of the submittal requirements if it contains information sufficient to demonstrate compliance with this LUR.
- B. Final action by the County on an Oil and Gas Permit application may be delayed until any required EA, EIS or required permit by a State or Federal agency is issued, so that the County will have the benefit of the analysis and determinations made by other entities in reaching its own decision.

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Section 9-403 Basic Permit Review Procedures for [Oil and Gas Operations](#).

- A. Review procedures for Oil and Gas Operations which include a land use change, other than those covered by a SU/BP, are given in Article 4, Division 1, Basic Review Land Use Change Applications and Article 4, Division 2, Review Procedures for Land Use Change Applications.
- B. Review of a SU/BP is by Administrative Review by the Assigned Staff.

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ARTICLE 10 - NONCONFORMITY

Section 10-101 Generally.

Any parcel of land, use, easement, [structure](#), sign or feature lawfully existing on the date of any text change in these regulations, or on the date of a zoning map change that does not conform to the requirements of the zoning district in which it is located may be continued and maintained in accordance with the provisions of this Article and other applicable provisions of these regulations. Nonconformities may continue as prescribed, but the provisions of this Article are designed to curtail substantial investment in nonconformities and to bring about their eventual conformity or elimination.

Section 10-102 Nonconforming Parcels.

A nonconforming parcel is a parcel existing legally at the time of the passage of these regulations which does not by reason of design or dimensions conform to the regulations of the zoning district in which it is situated. A parcel established after the passage of these regulations which does not conform to regulations of the zoning district in which it is situated shall be considered an illegal nonconforming parcel and is a violation of these regulations. Legal nonconforming parcels may continue only in accordance with the following provisions.

- A. Vacant Parcels. Vacant parcels for which plats or deeds have been recorded in the office of the Rio Blanco County Clerk and Recorder, which fail to comply with the minimum area or other dimensional requirements of the zoning districts in which they are located may be used for any of the uses permitted in the zoning district in which it is located,
- B. Recombination of Nonconforming Parcels. When the owner of a nonconforming parcel also owns land adjacent to the nonconforming parcel, and the adjacent land or portion thereof can be combined with the nonconforming parcel to create a conforming parcel or a more conforming parcel (without creating other nonconformities).

Section 10-103 Nonconforming Uses.

A legal nonconforming use is a use existing legally at the time of the passage of these regulations which does not by reason of use conform to the regulations of the zoning district in which it is situated. A use established after the passage of these regulations which does not conform to regulations of the zoning district in which it is situated shall be considered an illegal nonconforming use and is a violation of these regulations. Legal nonconforming uses of land or structures may continue only in accordance with all of the following provisions.

- A. Expansion Prohibited. A nonconforming use shall not be expanded. Expansion shall include a physical expansion that results in increased capacity or activity associated with the use, an extension of the hours of operation or number of days of activity and any similar change in activity or location.
- B. Relocation Restricted. A nonconforming use shall not be moved from one location on a site to another location on the same site unless the property owner can demonstrate to the satisfaction of the Assigned Staff that the relocation of the use will not increase the impacts of such use on the public, will not adversely affect adjacent properties, and will not have the effect of making the nonconformity more permanent.
- C. Change of Use Must Conform. A nonconforming use shall not be changed to any other use unless the new use conforms to the standards of the zoning district in which it is located. Once a nonconforming use is changed to a conforming use, a nonconforming use shall not be re-established.
- D. Reestablishment Restricted. A legal nonconforming use, when discontinued or abandoned,

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shall not be resumed. Discontinuance or [abandonment](#) shall be defined as follows:

1. When land used for a legal nonconforming use shall cease to be used in a bona fide manner for six (6) calendar months.
 2. When a [building](#) designed or arranged for a nonconforming use ceases to be used in a bona fide manner as a legal nonconforming use for a continuous period of six (6) consecutive calendar months.
- E. Reversion Prohibited. A legal [nonconforming use](#) if changed to a conforming use may not thereafter revert or be changed back to a nonconforming use.

Section 10-104 Nonconforming [Structures](#), Excluding Signs.

A legal nonconforming structure is a structure, including a [building](#), existing legally at the time of the passage of these regulations which does not by reason of design or dimensions conform to the regulations of the zoning district in which it is situated. A structure established after the passage of these regulations which does not conform to regulations of the zoning district in which it is situated shall be considered an illegal nonconforming structure and is a violation of these regulations. Legal nonconforming structures may continue only in accordance with all of the following provisions.

- A. Continuation Permitted. A nonconforming structure, devoted to a use permitted in the zoning district in which it is located, may continue only in accordance with the provisions of this Section.
- B. No additional Units. An existing nonconforming residential structure may be enlarged or altered provided that no additional dwelling units result therefrom. Any such enlargement or alterations shall be in compliance with all yard requirements and standards of the zoning district and use.
- C. Repair and Maintenance Permitted. Normal repair and maintenance may be performed to allow the continuation of a nonconforming structure. Structural changes ordered by an authorized official in order to insure the safety of the structure shall be permitted.
- D. Certain Enlargements Permitted. Any nonconforming structure may be enlarged if the expansion does not increase the nonconformity of the structure, provided the use contained within the structure is a conforming use.
- E. Changes for Conversion Permitted. Structural changes necessary to convert a nonconforming use to a conforming use shall be permitted in compliance with these regulations.
- F. Movement Restricted. A nonconforming structure shall not be moved unless it thereafter conforms to the standards of the zoning district in which it is located.
- G. Repair and Restoration Restricted. A nonconforming structure, destroyed or damaged so that less than 50 percent of its [floor area](#) is destroyed, may be repaired or restored if:
 1. Restoration or reconstruction of the structure must be commenced within 12 months after the date on which the structure was damaged or destroyed. Any new portion of the structure shall conform to the standards of the regulations for the zoning district in which it is located.
 2. The total amount of space devoted to a nonconforming use is not increased and the degree of nonconformity in the structure is not increased.
- H. Conformation Required. If the Assigned Staff determines the [building](#) or structure has been damaged in excess of 50 percent of the [floor area](#), future use of the building and site shall conform to the regulations of the zoning district in which it is located. However, any building or structure listed on the National Register of Historic Places or any building certified as a state historic building may be rebuilt or restored to its original dimensions or the dimensions of the building or structure before such damage occurred, provided such restoration conforms to the

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United States Secretary of Interior Standards for Rehabilitation.

- I. Replacement Restricted. A nonconforming structure shall not be replaced with another nonconforming structure regardless of the degree of nonconformity.

Section 10-105 Nonconforming Signs.

- A. A legal nonconforming sign is a sign existing legally at the time of the passage of these regulations which does not by reason of design, dimensions or location conform to the regulations of the zoning district in which it is located. A sign erected or created after the passage of these regulations which does not conform to regulations of the zoning district in which it is situated shall be considered an illegal nonconforming sign and is a violation of these regulations. Legally nonconforming signs shall be allowed to continue as a legally nonconforming sign for a period of eight (8) years from the effective date of these regulations, under the following conditions:
 - B. Increase in Nonconformity Prohibited. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign. Without limiting the generality of the foregoing, no nonconforming sign may be enlarged, reduced or altered in such a manner as to increase the nonconformity. Nor may illumination be added to any nonconforming sign.
 - C. Movement and Replacement Restricted. A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with these regulations.
 - D. Reconstruction Limited. If a nonconforming sign structure is destroyed by natural causes or accident, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of these regulations, and the remnants of the former sign structure shall be cleared from the land.
 - E. Message Change Permitted. The message of a nonconforming sign may be changed so long as this does not create any new nonconformities, expansion of existing nonconformities.
 - F. Removal after Eight (8) Years. The nonconforming sign shall be removed or brought into compliance with the applicable County land use regulations at the end of the eight-year period.
 - G. Abandonment. If a nonconforming sign remains blank for a continuous period of 180 calendar days, that sign shall be deemed abandoned and shall, within six (6) months after such abandonment, be altered to comply with this Article or be removed by the sign owner, owner of the property where the sign is located, or other person having control over such sign. For purposes of this Section, a sign is "blank" if any of the following apply:
 1. It advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that is no longer operating or being offered or conducted.
 2. The advertising message it displays becomes illegible in whole or substantial part.
 3. The advertising copy paid for by a party other than the sign owner or promoting an interest other than the rental of the sign has been removed.
 - H. Conformity Required. The following types of nonconforming signs or signs that are nonconforming in any of the following ways shall be altered to comply with the provisions of this article or removed within 90 days after the effective date of these regulations:
 1. Enterprise or activity that is no longer operating or being offered or conducted.
 2. Portable signs and temporary signs.
 - I. Removal Required. Nonconforming signs, if present anywhere on the site, shall be removed prior to issuance of a land use change permit, or commencement of new construction on the site.

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Section 10-106 Additional Requirements.

- A. Additional Requirement for Nonconforming Accessory Uses and Structures. No nonconforming accessory use or accessory structure shall continue after the principal use or structure is terminated by [abandonment](#), discontinuance, damage, or destruction unless such accessory use or accessory structure thereafter is made to conform to the standards for the zoning district in which it is located.
- B. Changes of Tenancy or Ownership. There may be a change in tenancy or ownership of an existing nonconforming use or structure provided there is no change in the nature or character of such nonconforming use or structure except as provided herein and all other applicable requirements of these regulations are met (e.g., parking, screening, landscaping, etc.).

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ARTICLE 11 - SIGNS

DIVISION 1 GENERAL PROVISIONS

Section 11-101 Applicability.

The regulatory provisions of this Article shall apply to the display, construction, erection, alteration, use, maintenance and location of all signs within the unincorporated areas of Rio Blanco County.

Section 11-102 Sign Permit Required.

Unless specifically exempted by provisions of these Regulations, all signs require a Sign Permit, issued by the Assigned Staff, prior to installation or placement. Modification or deviation from the terms or conditions of an approved Sign Permit is prohibited without approval of the Staff.

Section 11-103 Temporary Signs.

- A. Temporary Signs Do Not Require Permit. The following temporary signs and advertising devices are allowed in all zone districts and do not require a sign permit. Temporary signs shall be subject to compliance with the restrictions set forth in [Section 11-105](#), Prohibited Signs.
 1. Construction Sign. Individual signs for the participating building contractors, subcontractors, participating professional firms, participating lending institution and property owners located on a construction site. Each sign shall not exceed 32 square feet total area of signs. No more than four (4) signs shall be permitted. All signs shall be removed no later than seven (7) days after the issuance of the Certificate of Occupancy for the project.
 2. Temporary Political Campaign Signs. Signs announcing candidates seeking public office, and signs relating to ballot issues:
 3. [Real Estate Signs](#). One (1) real estate sign on the lot being offered for sale, rent or lease. The real estate sign shall be removed no later than seven (7) days after the closing of the real estate conveyance.
 4. Garage Sale Signs. One (1) garage sale sign not exceeding six (6) square feet of [sign area](#) for all sign faces, which is installed on the lot or series of [contiguous](#) lots under the same ownership on which the garage sale is located, shall be installed not more than seven (7) days prior to the garage sale, and removed no later than two (2) days after the garage sale.
 5. Community Event and Non-Profit Fund Raising Signs. Signs announcing any public, charitable, educational, or religious event or function, with a total sign area of not more than 20 square feet for all sign faces. Such signs shall be installed for a period of not more than 21 days prior to and shall be removed not later than seven (7) days after the event.
 6. Temporary Decorations and Displays. Temporary decoration or displays which are clearly incidental to and are customarily associated with any national, local or religious holiday or celebration.
- B. Restricted Location. Unless otherwise allowed by these Regulations, temporary signs must be placed only on private property, located outside any right-of-way or easement, and placed to avoid any sight obstruction for motorists, cyclists and pedestrians.

Section 11-104 Signs That Do Not Require a Sign Permit.

The following signs and advertising devices do not require a sign permit. Signs and advertising devices that do not require a sign permit shall comply with the restrictions set forth in [Section 11-105](#), Prohibited Signs.

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- A. Government Signs and Notices.
 1. Government signs for local, state and federal agencies, including "Neighborhood Watch" signs.
 2. Official government notices posted by government officers in the performance of their duties by a landowner required to post a public notice by government officials.
- B. Signs Warning of Hazardous or Dangerous Conditions.
 1. Temporary or permanent signs erected by a public utility company or construction company to warn of dangerous or hazardous conditions.
 2. Warning signs such as "No Trespassing," "Danger," and "Do Not Enter."
- C. Building Identification and Commemorative Signs. Building name, date of erection, monumental citations and commemorative tablets when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent-type construction and located as an integral part of the structure.
- D. Residential Signs. Personal [identification signs](#) for places of residence, provided that there is a maximum of one (1) per residence and the sign does not exceed a maximum [sign area](#) of two (2) square feet.
- E. Membership Signs. Identification signs identifying membership in organizations such as the Farm Bureau, provided each sign does not exceed a maximum sign area of two (2) square feet.
- F. Vehicle Signs and Advertising Devices. Signs permanently affixed to a vehicle, such as advertisements painted on trucks and cars, unless the vehicle is parked specifically for advertising purposes, in violation of [Section 11-105](#), Prohibited Signs.
- G. Gasoline Pump Signs. Signs over gas pumps which indicate gas prices, provided that these signs shall be limited to one (1) per pump island and shall be no larger than four (4) square feet per sign face, with a maximum of two (2) sign faces per pump island.
- H. Art Displays. Works of fine art which do not serve to identify a product or business and which are not displayed in conjunction with a commercial enterprise that may benefit or realize direct commercial gain from the display.
- I. Directional Traffic Signs. Directional traffic signs which do not exceed four (4) square feet per sign face, do not exceed six (6) feet in height above ground level, and which do not carry any commercial messages or advertisements.
- J. Signs Identifying a Place of Religious Assembly. Signs identifying a building as a place of religious assembly or as a religious institution, provided that:
 1. The sign is not larger than 90 square feet of total sign area in a residential or agricultural zone district, or 150 square feet of total sign area in a commercial or industrial zone district.
 2. The sign otherwise complies with restrictions and conditions set forth in these Regulations.

Section 11-105 Prohibited Signs.

The following signs and advertising devices are prohibited in all zone districts.

- A. Structurally Unsafe Signs. Signs that are structurally unsafe or hazardous.
- B. Signs Blocking Ingress or Egress. Signs that prevent free ingress or egress from any door, window or fire escape. No sign shall be attached to a standpipe or fire escape, except those signs that may be required by other codes, regulations, or ordinances for public safety.
- C. Signs Obstructing Visibility. Signs that obstruct or interfere with traffic signs or signals, or that impair visibility in the public right-of-way, or that are located within a clear vision area.
- D. Signs with Moving Parts. Signs with visible moving, revolving or rotating parts, flashing or

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fluttering lights or other illuminating devices that have a changing brightness or intensity or color, or any mechanical movement or apparent movement achieved by electrical, electronic or mechanical means, except time, temperature and date signs or holiday decorations.

- E. Displays With Open Light Bulbs. External displays, other than temporary decorative holiday lighting, consisting of unshielded or open light bulbs.
- F. Signs Without Adequate Clearance from Power Lines. Signs that have been constructed or maintained with less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by state law or required by the utility provider.
- G. [Off-Premises Signs](#). Signs not located upon the property or business identified or advertised by the sign, and signs located in the public right-of-way or easement, unless the Board of Adjustment determines that an off-site sign is necessary to promote the interests of the use to which it relates.
 - 1. An off-site sign shall otherwise conform to these regulations and the regulations applicable for the zone district in which the sign is located.
- H. Vehicle Signs. Signs placed on vehicles or trailers that are parked or located for the apparent purpose of advertising a product, service or activity or to direct people to a business or activity located on the premises or nearby.
- I. Obsolete Signs. Signs that are located on property that becomes vacant and unoccupied for a period of six months or more, or signs that pertain to a time, event or purpose that no longer applies. The sign face of an obsolete sign shall be removed by the owner of the sign or the owner of the property. The following types of signs shall be excepted from these provisions.
 - 1. Exception for Change of Ownership. Signs displayed on a business temporarily suspended because of a change of ownership or management of the business shall not be construed to be obsolete unless the property remains vacant or the business is closed for a period of 12 months or more.
 - 2. Exception for Seasonal Business. Permanent signs displayed on a business that is open only on a seasonal basis shall not be construed to be obsolete unless the property remains vacant or the business is closed for 12 months or more.
- J. Signs Imitating or That May Be Construed To Be Traffic Signals.
 - 1. Signs which imitate an official traffic sign or signal or which contain the words "stop," "slow" or other similar words.
 - 2. Signs which are of a size, location, movement, content, coloring or manner of [illumination](#) that may be confused with or construed as a traffic-control device.
- K. More than One Sign Per Lot. More than one sign per lot, unless otherwise allowed by these Regulations.

Section 11-106 Signs for [Home Occupation](#).

- A. One Exterior Sign Allowed. A home occupation conducted in compliance with the regulatory provisions of this Code shall be allowed one exterior advertising sign identifying the home occupation, meeting the following conditions:
 - 1. Area of Sign Face. The sign shall be no larger than one square foot in total area of signs.
 - 2. Location. The sign shall be located on-site, mounted flat against the exterior wall of a principal or accessory structure, or located on or in a windowpane or door panel.
 - 3. Compliance. Unless otherwise provided in these Regulations, the sign shall comply with the conditions and restrictions for signs in the applicable zone district, set forth in the [Sign Table](#)

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at Section 11- 301.

Section 11-107 Development Identification Signs.

- A. New Development. A sign proposed to identify a development is subject to review and approval by the Board of County Commissioners as part of the land development review and approval process. An approved plan establishing compliance with the regulatory provisions shall be required for final plat approval. There is a limit of one (1) freestanding and one (1) identification sign.
- B. Existing Development. Existing commercial and industrial uses that are legally platted or subdivisions shall be allowed one (1) freestanding sign per development and one (1) identification sign for each business located in the development. The sign height and area of the sign face shall be in compliance with the sign code provisions applicable to the underlying zone district.

DIVISION 2 SIGN PERMIT APPLICATION, REVIEW, AND APPROVAL

Section 11-201 Application and Review Process.

- A. Application Materials. Any application for a sign permit shall include the following materials. The Assigned Staff may require additional materials or information as deemed necessary to properly evaluate the proposed sign.
 1. Application Form and Fees. The owner of the property on which the sign is to be located, or the owner's authorized agent shall make the application for a sign permit. The permit fee shall be established by resolution of the Board of County Commissioners and the fee schedule provided to the applicant by the Assigned Staff. Application shall be made on forms provided by the Assigned Staff and shall include the following information.
 - a. The name, address and phone number of the applicant.
 - b. The physical address of the property.
 - c. Zoning of the property.
 - d. The nature of the principal use to be identified by the proposed sign.
 2. Scale Drawing of the Sign. A scale drawing of the proposed sign, that includes exact dimensions and area calculations, text, and color and materials proposed for the sign.
 3. Site Plan. A site plan, drawn to scale, showing the proposed location and orientation of the sign. The site plan shall include all easements and rights-of-way of record that may affect or be affected by the location of the proposed sign.
 4. Description of Sign Illumination. A detailed description of the sign illumination. This may be shown on the scale drawing of the proposed sign. Description of illumination shall include target illumination levels, hours of operation, control methods, lamp and luminaire information, and manufacturer description.
 5. Building Permit Required. A building permit and any associated trade permits applicable are required for the construction and installation of signs.
 6. No sign shall be permitted to overhang a public right-of-way.
- B. Review and Approval.
 1. Determination of Completeness. The Assigned Staff shall determine whether the application is complete, based upon the requirements for application materials set forth in A above. Determination of completeness shall occur within 21 calendar days after submittal.

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- a. Application is Not Complete. If the application is not complete, the Assigned Staff shall inform the applicant of the deficiencies in writing and shall take no further action on the application until the deficiencies are remedied.
- b. Application is Complete. If the application is complete, the Assigned Staff shall certify it as complete and stamp it with the date of determination of completeness.
2. Evaluation. Upon determination of completeness, the Assigned Staff shall review the application for compliance with [Section 11-203](#), Sign Permit Review Criteria.
 - a. Notice to [Adjacent Property Owners](#). Notice to adjacent property owners shall be required if the Assigned Staff determines that the proposed sign is likely to affect adjacent property owners. If notification is required, the applicant shall mail a written notice by certified mail, return receipt requested, to the owners of record of all property adjacent to the property. The notice shall include a vicinity map, the property's legal description, a description of the land use and proposed sign, and the contact information and deadline for comments to be submitted. The comment period for adjacent property owners shall be within 21 calendar days from the date of the notice.
3. Staff Decision. Within 10 business days of the date of determination of completeness, or close of the comment period if the application is referred for comment, the Assigned Staff may approve, approve with conditions or deny the application for Sign Permit. The Staff decision shall be based upon compliance with [Section 11-203](#), Sign Permit Review Criteria.
 - a. Approval of Application. If the application satisfies all of the applicable standards, the application shall be approved. The application may be approved with conditions determined necessary for compliance with applicable standards.
 - b. Denial of Application. If the application fails to satisfy all of the applicable standards, the application shall be denied.
4. Written Notice of Decision. The Assigned Staff shall inform the applicant and [adjacent property owners](#) of the approval, conditions of approval or basis for denial in writing within five (5) working days of the date of decision. Notice of the Staff decision shall also be provided to the Board of County Commissioners.

Section 11-202 Variance.

The [applicant](#) for a sign permit may apply to the Board of Adjustment for a variance from provisions of these Regulations. The process for application and review of a variance request is set forth in [Section 4-209](#).

Section 11-203 Sign Permit Review Criteria.

- A. [On-Premises Advertising](#). The sign identifies or advertises the legally established principal use of the lot on which the sign is located.
- B. Dimensions. The size and height of the sign complies with standards set forth in the [Sign Table](#), Section 11-301.
 1. Where a sign has two display faces, the combined area of each side shall be considered the total area of signs for that sign.
- C. Changeable Message. Signs with a changeable message shall remain motionless for no less than one (1) minute.
- D. [Illumination](#).
 1. No Impact to Neighboring Property. Illuminated signs shall not cause glare or otherwise adversely impact residential areas.

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2. No Impact to Traffic. Neither the direct or reflected light from any light source illuminating the sign shall create a traffic hazard to operators of motor vehicles on public thoroughfares or approaches to public thoroughfares. Colored lights shall not be used at any location or in a manner so as to be confused with or construed as a traffic control device.

E. Location.

1. The sign will be entirely located on private property.
2. The sign will not create an obstruction for traffic or create any hazard for motorists, cyclists or pedestrians.

F. Safety. The sign shall be constructed in a manner that does not present a hazard situation.

1. Wind Load. Signs over 10 feet in height and/or 40 square feet in surface area shall be engineered to withstand a wind loading of a minimum of 30 pounds per square foot of sign area without failure of the face retention system or sign structure.
2. Electrical Wiring. Electrical wiring for the sign shall be underground in the case of [freestanding signs](#), and behind the sign cabinet in the case of wall or [projecting signs](#).
3. Support. Roof signs, signs mounted on marquees, or projecting signs shall be engineered in such a manner that no guy wires are needed for support, other than for the sign structure itself.
4. Protection of Anchors and Supports. Anchors and supports shall be protected when near driveways, parking lots or similar locations where they could be damaged by moving vehicles. Signs attached to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts or approved expansion screws of sufficient size and anchorage to safely support the loads applied. No anchor or support of any sign, except flat wall signs, shall be connected to or supported by a parapet wall that is not braced.

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DIVISION 3 USE RESTRICTIONS, CONSTRUCTION AND MAINTENANCE**Section 11-301 Sign Requirements.**

Table 11-1 Signs							
Zoning District	Structural Types of Signs	Sign Type				Max Height (feet)	Max Sign Area per Face (sq. ft.)
		Business	Construction	Identification	Temporary		
A, RR, CR	Freestanding	X	X	X	X	4'	32 sq. ft.
	Wall	X	X	X	X	NA	2.5 sq. ft.
LR	Freestanding	X	X	X	X	20'	90 sq. ft.
	Wall	X	X	X	X	NA	2 sq. ft. per lineal foot of building, no more than 32 sq. ft.
	Projecting	X	X	X	X	NA	
	Suspended	X	X	X	X	NA	
	Roof	X	X	X	X	Not to exceed peak	
C, I	Freestanding	X	X	X	X	30'	150 sq. ft.
	Wall	X	X	X	X	NA	2 sq. ft. per lineal foot of building, no more than 64 sq. ft.
	Projecting	X	X	X	X	NA	
C, I	Suspended	X	X	X	X	NA	
	Roof	X	X	X	X	Not to exceed peak	

Section 11-302 Maintenance.

Signs and sign structures shall be maintained at all times in a state of good repair, with all braces, bolts, clips, supporting frame and fastenings free from deterioration, insect infestation, rot, rust or loosening. All signs shall be kept neatly finished, including all metal parts and supports that are not galvanized or constructed of rust resistant metals.

Section 11-303 Changes to Advertising Copy.

Changing the advertising copy or message on an advertising structure, unless a structural change is made, is permitted.

DIVISION 4 ENFORCEMENT OF SIGN PERMIT REGULATIONS

Unless otherwise provided by these Regulations, violations of the regulatory provisions in this Article

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are subject to the applicable provisions for inspection, notice of violation, abatement of violation and penalty set forth in [Article 12](#), Enforcement, Violation and Penalties.

Section 11-401 Complaint and Verification of Violation.

- A. Verify Violation. Upon complaint made or filed by a member of the public or by a County official or employee, the Assigned Staff shall verify the complaint as a violation.
- B. Authority to Enter and Inspect. The Staff's authority to enter and inspect property for the purpose of verifying a violation of these regulations shall be governed by the same procedures set forth in [Section 12-202](#), Inspection and Administrative Action against Violations.:

Section 11-402 Notice of Violation.

- A. Notice of Violation. If the Assigned Staff verifies a complaint as a violation, the Assigned Staff shall serve written notice of the violation to the property owner of record, pursuant to [Section 12-202](#), Inspection and Administrative Action against Violations.
- B. Response. The property owner shall have 10 calendar days from the date of service of the notice of violation in which to correct the alleged violation or to file an appeal with the Board of Adjustment.

Section 11-403 Remedies.

- A. Repair or Removal of Hazardous Signs. The Assigned Staff shall order the repair, alteration, painting or removal, at the owner's expense, of any sign that constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence or [abandonment](#).
 1. The Assigned Staff shall send, or post a notice requiring compliance within 30 days. The removal shall be at the expense of the owner of the sign or premises.
- B. Removal of Abandoned or Obsolete Sign. The Assigned Staff shall provide notice ordering the removal of any sign that has been abandoned or determined to be obsolete.
- C. Removal of Prohibited Sign. The Assigned Staff shall order the removal of any prohibited sign(s) within five (5) days of service of written notification.
- D. Revocation of Sign Permit. If the Assigned Staff finds that the sign under any permit issued does not comply with the information supplied in the permit application and/or is in violation of these Regulations, or finds that there has been any misrepresentation in connection with the application for the permit, the Assigned Staff shall revoke the permit.
 1. The permit holder shall have five (5) business days in which to reply to the notice of revocation.
- E. Preservation of Remedies. The remedies as provided in this Article, and as may be available under other applicable regulations of the County or pursuant to state or federal law, are not exclusive in any way, and may be pursued by the County singularly or in combination to achieve the most expeditious abatement of a violation.

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ARTICLE 12 - ENFORCEMENT, VIOLATIONS AND PENALTIES

DIVISION 1 GENERAL PROVISIONS

Section 12-101 Enforcement Authority.

- A. All provisions of these regulations have been adopted in accordance with the procedures required by Sections 30-28-111, 112, 113, and 116, C.R.S., as amended, and may be enforced provided herein, and/or by:
- Section 30-28-110, (3)(a), C.R.S. - Recording of Plat Required
 - Section 30-28-110, (4), C.R.S. - Selling of Lots before Final Plat Approval
 - Section 30-28-114, C.R.S. - Enforcement by Withholding Building Permits
 - Section 30-28-124, C.R.S. - Criminal Penalties
 - Section 30-28-124.5, C.R.S. - Civil Remedies
 - Section 30-28-133, C.R.S. - Enforcement of Subdivision Regulations
 - Section 30-28-137, (1,2,3), C.R.S. - Enforcement of Subdivision Improvement Agreement
 - Section 30-28-137, (4), C.R.S. - Enforcement of Plat Notes
 - Section 24-67, et seq., CRS - Planned Unit Development Enforcement
 - Section 25-10-110, C.R.S. - Individual Sewage Disposal Systems
 - Section 25-1-506, C.R.S. - County or District Public Health Agency
 - Section 25-1-518, C.R.S. - Nuisances
- B. In addition to the remedies specified above, all provisions of these regulations may be enforced by any legal or equitable means recognized by the Colorado State Statutes and Colorado Court Rules, as amended.

Section 12-102 Unlawful to Violate This Land Use Regulation.

It is unlawful to erect, construct, reconstruct, or alter any [building](#), structure or individual sewage disposal system (ISDS), or use any building, structure, or land in unincorporated Rio Blanco County in violation of these regulations, as amended.

Section 12-103 Enforcement Officials

Provisions of these regulations shall be enforced by the BOCC and by their authorized staff through their authority granted by Colorado law. The County Assigned Staff, the Environmental Health Officer, the County Weed Inspector, the County Building Official, the County Engineer, or their authorized representatives (Enforcement Officials) are hereby delegated the power to enforce all provisions of the LUR, adopted building codes, adopted regulation of areas and activities of state interest, including, without limitation, any condition imposed on approval, and may utilize any remedies authorized under Colorado Law and/or the provisions of these regulations.

Section 12-104 Non-liability of County.

These regulations shall not be construed to hold Rio Blanco County or any of its employees or officials acting within the scope of their employment in any manner responsible or liable for any damages to persons or property resulting from any inspection or enforcement as herein authorized or resulting from any failure to so inspect or enforce, or resulting from the issuance or denial of any building permit or the institution of or failure to institute any court action as herein required or authorized. In enacting these regulations the BOCC intends to preserve all rights of the County, its agencies and departments, and its elected and appointed officials and employees, to immunity from liability as set forth in the Colorado Governmental Immunity Act, Section 24-10-101, et seq. C.R.S.

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DIVISION 2 ZONING REGULATION ENFORCEMENT**Section 12-201 Building Permit Requirements.**

The Building Official shall not issue any building permit unless the following requirements are met:

- A. The plans for the proposed erection, construction, reconstruction, alteration, or use fully conform to all applicable provisions of these regulations, including but not limited to any existing approval granted under these regulations;
- B. The Rio Blanco County Environmental Health Department has issued a permit for or has otherwise approved the sanitation system to serve the proposed structure or use, if applicable;
- C. The County Engineer has approved the access for the proposed structure or use pursuant to these regulations and the County Road and Bridge Standards and Specifications; and
- D. The proposed plans comply with all applicable provisions of the Rio Blanco County Building Code.

Section 12-202 Inspection and Administrative Action against Violations

- A. The Enforcement Officials or their authorized representatives are empowered, in conformity with the requirements of this subsection to inspect and examine any **building**, other structure, or parcel or other area of land (collectively, 'premises'), concerning which they have reasonable cause to believe that a use exists or construction or alteration work is being performed, or has been performed, in violation of the applicable provisions of these regulations.
 1. When an Enforcement Official or authorized representative has reasonable cause to believe that a violation of these regulations is likely to exist on a premises, and that entry onto the premises is necessary to verify the violation, the Enforcement Official shall first make a reasonable effort to locate the owner or other person having charge or control of the premises, or portion thereof desired to be inspected, and request consent to enter and inspect the premises.
 2. If entry is denied, the County shall have the authority to discontinue application processing, revoke approved permits and applications, and/or to seek an order from the proper court of jurisdiction to obtain entry.
 3. If the owner or other person in charge or control of the premises cannot be located or if entry is refused, the enforcing official may seek entry by submitting a sworn affidavit to the proper court of jurisdiction, setting forth facts sufficient to support a reasonable belief that the violation is likely to exist, and that further investigation of the premises is warranted. Any subsequent entry and inspection shall be conducted in accordance with an administrative search warrant issued by the court.
- B. Consent to enter or an administrative search warrant shall not be required in the following circumstances:
 1. To conduct inspections during regular County business hours under an applied for or issued building permit, for work authorized under that permit prior to the issuance of a final Certificate of Occupancy;
 2. To conduct inspections during regular County business hours within the scope of another official applied for or issued County permit which grants express or implied consent to enter and inspect;
 3. To make observations of the premises in plain view from public property or from portions of the premises which are open or accessible to the public, or in which the owner or occupant otherwise lacks a reasonable expectation of privacy;

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4. To make observations of the premises from private property when the owner of the private property gives consent to do so; or
5. In emergency situations when an Enforcement Official has a reasonable belief that the public health or safety is in imminent danger and could be jeopardized by any delay in securing entry.

Section 12-203 Remedies

- A. Written Order. If a violation is found to exist, an Enforcement Official shall by written order direct that such remedial action be taken forthwith as will result in full compliance with the applicable provisions of these regulations or any permit issued pursuant to these regulations. Provided, however, the issuance of such order shall in no way or manner be deemed a prerequisite to the institution of such enforcement proceedings as are set forth in this Article 12. Provided further, that compliance with such order shall not necessarily be deemed to be a defense to any alleged violation of these regulations in any court action instituted seeking full compliance therewith.
- B. Cease and Desist Orders. After notice of a violation and an opportunity to correct the violation, an Enforcement Official may halt work on any land where there is a violation of a provision of these regulations or of a permit issued hereunder, through issuance of a cease and desist order. All work shall immediately halt upon issuance of such order.
- C. Revocation of Permits. Failure to comply with the requirements or conditions of approval of a permit may be grounds for revocation of the subject permit.
- D. Withholding Permits. In addition to any other enforcement remedy specified in these regulations, an Enforcement Official may withhold or demand the withholding of the issuance of any building permit or other permit under these regulations, or may refuse to accept or process any application or authorization for a structure, activity, or use, involving any property on which a violation of these regulations has been determined to exist.
- E. Fees for Permits. Fees for development initiated before required permits are obtained are double the applicable fee(s) plus an additional \$100 per day from the day of initiation of the development to the day of permitting.

Section 12-204 Acceleration of Enforcement Process to Protect Public Health, Safety and the Environment.

The enforcement process set forth in this Article may be accelerated if the Enforcement Official makes a written finding that the public health, safety, welfare, or the environment could be endangered by a continuing violation. After such finding is made, the County Attorney shall take immediate action to end the threat to the public health, safety, welfare, or the environment through, but not limited to, ex-parte restraining orders as authorized under the Colorado Rules of Civil Procedure and/or action by local law enforcement or public safety agencies as deemed appropriate and necessary.

Section 12-205 Abatement by the County.

- A. Authorization for Abatement by County. If the alleged violator fails to comply with the County's requirements for correction of the violation, an Enforcement Official may request that the BOCC, at a public meeting, authorize the Enforcement Official to arrange for an abatement of the violation.
 1. Notice of Public Meeting. At least 14 calendar days prior to the date of the public meeting, an Enforcement Official shall provide notice of the public meeting to the alleged violator by certified mail, return receipt requested to both the address in the County tax records and the property address, if different.

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- B. Execution of Warrant and Abatement of Violation. Upon authorization by the BOCC for abatement by the County, the Enforcement Official shall seek an administrative entry and seizure warrant from the Rio Blanco County Court or the Rio Blanco County District Court having jurisdiction over the subject property.
1. Within 10 calendar days following the date of issuance of an administrative warrant the Enforcement Official shall abate the violation in accordance with the direction of the Court. A copy of the issued warrant shall be provided to the land use permit holder and/or property owner, as applicable. Proof of the execution of the warrant, including a written inventory of any property impounded by the County, shall be submitted to the Court.
 2. The proposed method of abatement may be accomplished through the use of County staff or by contract with a private party.
- C. Cost of Abatement. A bill for the reasonable costs of abatement plus an inspection fee of five percent (5%) of that cost shall be sent certified mail, return receipt and regular mail to the land use permit holder and/or property owner of record, applicable, at both the address in the County tax records and the property address, if different. Payment of the bill shall be due within 30 days of the date of the bill.
- D. Collection of Unpaid Bill for Cost of Abatement by County. If the bill is unpaid after 30 calendar days, the Enforcement Official through the County Clerk may certify the bill to the County Treasurer, who shall collect the assessment together with a 10% penalty for the cost of collection, in the same manner as other County taxes are collected.

Section 12-206 Judicial Action against Violations

- A. Unless an Enforcement Official or the BOCC determines that immediate legal action is necessary to prevent imminent harm to the health, safety, or welfare of the public or to prevent a violation from occurring, the enforcing official shall provide written notice of the alleged violation to the alleged violator at least ten days prior to requesting that the County Attorney proceed with judicial enforcement action.
- B. Violations of these regulations are misdemeanors and shall be punished by a fine in an amount not to exceed \$100.00 for each violation, such fine to inure to Rio Blanco County, or by imprisonment in the County jail for not more than 10 days, or by both such fine and imprisonment, or by such other remedy as may be specified by amendment to Section 30-28-124, C.R.S., as amended. Each day during which such violation continues shall be deemed a separate offense.
- C. Civil remedies for violations of these regulations may include civil penalties, injunction, mandamus, abatement or any other appropriate action to prevent, enjoin, abate, or remove the violation. Civil fines may be recovered in the same civil action where injunction, mandamus and/or abatement is sought, or separate proceedings may be instituted seeking varying forms of relief, as provided in Section 30-28-124.5, C.R.S., as amended, or any other applicable provision of law may allow.

Section 12-207 Stay of Judicial Enforcement

- A. Appeals to the Board of Adjustment (BOA)
1. A determination by an Enforcement Official that a violation of these regulations exists may be appealed to the BOA as set forth in [Section 1-302](#) of these regulations.
 2. Unless an Enforcement Official or the BOCC determines that immediate legal action is necessary to prevent imminent harm to the health, safety, or welfare of the public or to prevent a violation from occurring, judicial enforcement action against the violator will be stayed in the event of a timely appeal to the BOA until a final decision is rendered by the BOA, and, if

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applicable, any reviewing court.

- B. Permit Applications. Unless an Enforcement Official or the BOCC determines that immediate legal action is necessary to prevent imminent harm to the health, safety, or welfare of the public or to prevent a violation from occurring, the County Attorney shall stay, or request that the Court stay, any judicial enforcement action if:
1. a complete application for a permit or other approval is submitted to the Planning Division of the Community Development Department that, if approved would fully resolve all violations; and
 2. the application is for a use or activity that may be approved under the current provisions of these regulations; and
 3. the application is for a use or activity that is not the same or similar to an application or permit that was previously denied; and
 4. in the opinion of the Enforcement Official or the BOCC, the application is being pursued diligently and in good faith; and
 5. in the opinion of the County Attorney, the application was filed in good faith and not for the purpose of causing unreasonable delay or confusion in an ongoing enforcement action.
 6. unless otherwise ordered by the Court, the stay shall remain in effect until a final decision is reached on the application or permit.

DIVISION 3 SUBDIVISION REGULATION ENFORCEMENT

Section 12-301 Requirement for County Subdivision Approval

- A. No division of land constituting a subdivision under applicable state law shall occur unless it has been approved under these regulations, or has received approval from the BOCC for a subdivision exception or subdivision exemption plat.
- B. Any subdivider or agent of a subdivider who transfers legal or equitable title or sells any subdivided land before a final plat, as required, for such land has been approved and recorded pursuant to these regulations or applicable state law, is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than \$1000.00 nor less than \$500.00 for each parcel of or interest in such land which is sold or transferred. All fines collected under this provision shall be credited to the General Fund of the County. No person shall be prosecuted, tried, or punished under this provision unless the indictment, information, complaint, or action for the same is instituted prior to the expiration of eighteen months after the recordation or filing in the office of the Rio Blanco County Clerk and Recorder of the instrument transferring or selling such illegally divided land. (Section 30-28-110(4)(a), C.R.S.)
- C. The BOCC shall have the power to bring an action to enjoin any person from selling subdivided land before a final plat for such subdivided land has been approved and recorded pursuant to these regulations or applicable state law. (Section 30-28-110(4)(b), C.R.S.)
- D. In addition to any other enforcement remedy specified in these regulations and/or the Rio Blanco County Building Code, an Enforcement Official may demand the withholding of the issuance of any permit under these regulations and/or the Rio Blanco County Building Code. Rio Blanco County may refuse to accept or process any application or authorization for a structure, activity, or use, involving any property which is determined to have been divided without the required County approval. (Section 30-28-110(4)(a), C.R.S.)
- E. Properties that were divided in violation of regulations or resolutions in effect at the time of

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such division shall be further subdivided only if the proposal includes provisions which bring the entire original parcel, including the area previously divided in violation of regulations or resolutions into compliance with current zoning or subdivision requirements.

Section 12-302 Subdivision Regulation Enforcement

A. Enforcement of Subdivision Regulations Process and Platting Requirements

1. No sketch plan, preliminary plan or final plat for proposed subdivided land shall be recommended for approval or conditional approval by the Planning Commission and approved or conditionally approved by the BOCC, unless it conforms to the provisions of Article 5, Subdivision Regulations.
2. The BOCC or the Planning Commission may take appropriate action to deny or to suspend or withdraw any approval of a plan or plat, or to require certain corrective measures to be taken, following a determination that the information provided by the [applicant](#) or developer upon which such approval was based is materially false or inaccurate or that new significant information has been brought to the Planning Commission's or BOCC's attention. Such action may occur at any step in the platting process up to the approval of the final plat by the BOCC, and shall take place at a regular or a special public hearing. The Planning Commission or BOCC shall determine at the hearing the nature and extent of the alleged false or inaccurate information, shall consider any new significant information that has been brought to its attention, and shall have power, upon good cause being shown, to deny the plat or plan or suspend or withdraw any approval or require corrective measures to be taken. No action to deny or to suspend or withdraw an approval or require corrective measures shall be taken until after a public hearing where adequate notice and opportunity to be heard are given to the applicant or developer, any successor property owners, and any affected [adjacent property owners](#), referral agencies, or service providers.
3. If it is determined after any final plat is approved or filed for recording that the plat approval was based on inaccurate, false, or misleading information of a material nature, the BOCC may take appropriate action to withdraw or reconsider the approval, to require corrective measures, or to void the plat, after a public hearing where adequate notice and opportunity to be heard are given to the applicant or developer, any successor property owners, and any affected [adjacent property owners](#), referral agencies, or service providers.
4. The BOCC or any purchaser of any lot, lots, tract, or tracts of land subject to a plat restriction which is the security portion of a subdivision improvements agreement shall have the authority to bring an action in any district court to compel the enforcement of any subdivision improvements agreement on the sale, conveyance, or transfer of any such lot, lots, tract, or tracts of land or of any other provision of Part 1, Article 28, Title 30, C.R.S., as amended. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of title of any subdivided lot, lots, tract, or tracts of land contrary to the provisions of any such restriction set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County. (Section 30-28-137(3), C.R.S., as amended.)
5. In addition to any other remedy set forth in Part 1, Article 28, Title 30, C.R.S., as amended, the BOCC or any purchaser of any subdivided lot, lots, tract, or tracts of land in a recorded plat shall have the authority to bring an action for injunctive relief to enforce any plat restriction (including all obligations contained in documents required to be executed and recorded as part of the final plat approval and all commitments of record of the applicant or developer related to the County's approval of the final plat), plat note, plat map, or provision of a subdivision improvements agreement, and for damages arising out of failure to adhere to any

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such plat restriction, plat note, plat map, or provision of a subdivision improvements agreement. The BOCC is not required to bring any action authorized in this provision. (Section 30-28-137(4), C.R.S., as amended.)

6. In addition to any other enforcement remedy specified in these regulations, an Enforcement Official may withhold or demand the withholding of the issuance of any permit under these regulations and/or the Rio Blanco County Building Code. Rio Blanco County may refuse to accept or process any application or authorization for a structure, activity, or use, involving any property for which a final plat has not been approved or recorded, or which is the subject of a violation of the final plat approval, including any plat note or restriction or any condition of the County's final plat approval.
- B. Temporary Cessation on Acceptance of Applications for Approval of Subdivided Land while Planning Studies or Regulatory Amendments in Process
1. If the BOCC determines at a public meeting that changes in the Article 5, Subdivision Regulations, related land use regulations, or the [Master Plan](#) (including but not limited to a proposed or existing comprehensive development plan under Section 29-20-105, C.R.S., as amended), that are under active consideration by the Planning Commission, the BOCC, or the County staff, are such that owners of property will attempt to circumvent the provisions under consideration by applying for approvals of Sketch Plan, Preliminary Plan and/or Final Plat prior to the effective date of the proposed change, then the BOCC may, by resolution, order the Assigned Staff to not accept applications for proposals that violate the provisions under consideration and order the Planning Commission and BOCC not to approve or conditionally approve any application that violates the provisions under consideration. Such resolution may be passed as an emergency measure without public notice. The resolution shall be effective for no more than six months; unless a reasonably longer time is specified in the resolution as necessary to complete actively pursued studies or is expressly authorized by intergovernmental agreement.

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ARTICLE 13 - FINANCIAL GUARANTEES

Section 13-101 Financial Guarantee and Improvements Agreement Required.

- A. Before any Land Use Change Permit is approved for a land use subject to the Subdivision (Article 5) or PUD (Article 6) provisions of this Code, the [applicant](#) shall:
 1. File a guarantee of financial security deemed adequate by the Board of County Commissioners and payable to the County, and
 2. Execute an Improvements Agreement regarding the conditions and improvements identified as requirements of project approval.
- B. The purpose of the financial guarantee and Improvements Agreement is to ensure that:
 1. The Project is Completed and (if applicable) Reclaimed. The Project is completed, including reclamation of property as applicable.
 2. The Permit Conditions are Fulfilled. The applicant performs all improvements, [mitigation](#) requirements and permit conditions in connection with the construction, operation and termination of the Project.
 3. The Applicant Addresses its Responsibility for Impacts to Public Facilities and Services. The applicant addresses responsibility for increased demand on public facilities and services as a result of the construction, operation and termination of the Project.
 4. Funds are Available to the County to Complete Project, If Necessary. If the Project is suspended, curtailed or abandoned, the County can complete the Project and necessary improvements, or restore the property to its original condition or an acceptable condition at no cost to the County.

Section 13-102 Amount of Financial Guarantee.

In determining the amount of the financial guarantee, the Board shall consider the following factors:

- A. The estimated cost of completing the Project and or returning property to its original condition or to a condition acceptable to the County, as applicable.
- B. The estimated cost of performing all [mitigation](#) requirements and permit conditions in connection with the construction, operation or termination of the project.
- C. Estimated Cost.
 1. The estimated cost shall be based on the [applicant's](#) cost estimate and the following considerations:
 - a. The County's estimated cost for the County to bring in personnel and equipment to complete any unperformed purpose of the financial guarantee;
 - b. Contingency costs.
 - c. Consultant fees, including engineering and legal fees.
 - d. The duration of project construction or activity and a reasonable projection of increased project cost due to inflation, if appropriate.
 2. The Board may require, as a condition of the permit, that the amount of financial security be adjusted based upon bids received for construction of the Project in compliance with permit conditions.

Section 13-103 Form of Financial Guarantee.

The form of the financial guarantee:

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- A. May be in any form acceptable to the Board, and
- B. Shall be set forth in an Improvements Agreement executed by the County and the [Applicant](#).

Section 13-104 Release of Guarantee.

The financial guarantee may be released if:

- A. The permit has been surrendered to the Board before commencement of any physical activity on the [Project site](#); or
- B. The Project has been abandoned and the site has been returned to its original condition or to a condition acceptable to the County; or
- C. The Project has been satisfactorily completed; or
- D. A phase or phases of the Project have been satisfactorily completed allowing for partial release of the financial guarantee consistent with project phasing and as agreed to in the Improvements Agreement.

Section 13-105 Cancellation of the Financial Guarantee.

A financial guarantee may be canceled only upon written consent by the Board. The Board may grant a request to cancel all or a portion of a financial guarantee if canceling the guarantee will not detract from the purposes of the security.

Section 13-106 Forfeiture of Financial Guarantee.

- A. Notice and Response. If the Board determines that a financial guarantee should be forfeited because of any violation of the permit, the Board shall provide written notice to the surety and to the permit holder.
 - 1. Notice Requirements.
 - a. The County shall send by certified mail, return receipt requested, a written notice of forfeiture of financial guarantee to the surety and to the permit holder.
 - b. Notices shall be mailed to the last known address of the [applicant](#) and of the surety.
 - c. The notice shall contain the following information.
 - i. The reason for forfeiture of the financial guarantee, specifying each permit violation with references to the section or sections of these regulations or the improvements agreement violated.
 - ii. The permit holder's right to respond by request for a public hearing by the Board, and notice of automatic forfeiture if the permit holder does not respond.
 - iii. The deadline for response by the permit holder.
 - 2. Response. The permit holder may request a hearing by the Board, by written request to the Assigned Staff within 30 calendar days of receipt of the notice of forfeiture of financial guarantee.
 - a. If the permit holder submits a timely request for hearing by the Board, the Assigned Staff shall schedule a public hearing within 45 calendar days of receipt of the permit holder's request for hearing by the Board.
 - b. If the permit holder does not submit a timely request for hearing by the Board, the Board shall order the financial guarantee forfeited.
- B. Public Hearing and Action by the Board.
 - 1. Notification of Hearing. At least 30 calendar days prior to the date of the scheduled public hearing before the Board of County Commissioners, the assigned staff shall publish a notice

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of public hearing in a newspaper of general circulation in the Project area.

2. Notice to [Adjacent Property Owners](#). At least thirty 30 calendar days prior to the date of the scheduled public hearing, the assigned staff shall send by certified mail, return receipt requested, a written notice of the public hearing to the owners of record of all adjacent property within a one mile radius, at the permit owners expense. The notice shall include a vicinity map, the property's legal description, and an announcement of the date, time and location of the scheduled hearing to consider forfeiture of the financial guarantee.
3. Action by Board of County Commissioners.
 - a. The Board of County Commissioners shall conduct a public hearing pursuant to [Section 4-101.J](#) (Conduct of Public Hearing).
 - b. The permit holder may present statements, documents, and other information for consideration by the Board with respect to the alleged violation(s) and forfeiture of financial guarantee.
 - c. The Board shall either withdraw the notice or enter an order for forfeiture of the financial guarantee.
- C. Default and Use of Financial Guarantee.
 1. If there is a failure to perform its obligations under the improvement agreement by the permit holder, the Board may use the financial guarantee (performance bond, letter of credit, cash, escrow account, or other suitable guarantee) perform the permit obligations of the permit holder.
- D. Inadequate Revenue and Cost Recovery. If the forfeiture results in inadequate revenue to cover the costs of accomplishing the purposes of the financial guarantee, the County shall take any steps deemed proper to recover those costs.

Section 13-107 Substitution of Surety

- A. If the license to do business in Colorado of any surety upon a security filed pursuant to this Article is suspended or revoked by the State of Colorado , the [applicant](#) shall substitute a good and sufficient surety licensed to do business in Colorado on or before the effective date of the suspension or revocation.
- B. If the permit holder fails to make a timely substitution, the Board shall suspend the permit until proper substitution is made.

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ARTICLE 14 - AREAS AND ACTIVITIES OF STATE INTEREST

DIVISION 1 GENERAL

Section 14-101 Purpose.

The purpose of these Regulations is to identify and designate certain areas and activities of state interest and to enact guidelines for their administration, in a manner that is consistent with the statutory requirements and criteria in C.R.S. Section 24-65.1-101, et seq.

Section 14-102 Authority.

These Regulations are authorized by, inter alia, 24-65.1-101, et seq.; 30-28-101, et seq.; 29-20-101, et seq.; and 24-32-111, C.R.S.

Section 14-103 Applicability.

- A. These Regulations and Guidelines for Areas and Activities of State Interest shall apply to the [designation](#) and regulation of any area or activity of state interest wholly or partially in the unincorporated areas of Rio Blanco County that has been or may hereafter be designated by the Board of County Commissioners.
- B. These Regulations and Guidelines shall apply to all Matters of State Interest designated by the County whether located on private or public lands within the unincorporated areas of Rio Blanco County. Designations of areas and activities are limited to those uses requested by any political subdivision, agency, instrumentality or corporation of the State of Colorado or the United States government, or private development regulated by the Federal or State governments, such as the Public Utility Commission.

Section 14-104 Findings

- A. The Board of County Commissioners finds that:
 1. The notice and public hearing requirements of Section 24-65.1-404, C.R.S. have been followed.
 2. These Regulations and Guidelines are necessary because of the intensity of current and foreseeable development pressures on and within Rio Blanco County, the dangers that would result from uncontrolled conduct of such activity or development in an area of state interest, and the advantages of conduct of such activity in a coordinated manner.

Section 14-105 Relationship with Other Requirements

- A. Where these Regulations and Guidelines overlap with the County's requirements for zoning special use approval, Divisions of Land, or Exceptions To Subdivision Regulations, these Regulations and Guidelines shall control, and a separate review process under special use review, zoning, or division of land shall not be required, unless expressly stated to the contrary in these regulations. Where these Regulations and Guidelines overlap with other applicable County requirements, the most restrictive shall apply. All applicable regulations shall be followed and all required County permits or approvals shall be obtained.
- B. Review or approval of a project by a federal or state agency does not obviate, and will not substitute for, the need to obtain a permit for that project under these Regulations and Guidelines. However, where in the opinion of the Board, federal or state review and approval processes adequately address the impacts that these Regulations and Guidelines are designed to address, the County may agree to rely on that review and approval.

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Section 14-106 Designated Matters of State Interest

- A. Areas of State Interest. The following areas are designated to be of state interest and subject to the guidelines and regulatory provisions of this Article 14.
1. Mineral resource areas.
 2. Areas containing or having a significant impact upon historical, natural, or [archaeological resources](#) of statewide importance.
 3. Areas around a key facility.
 - a. Areas around an Airport.
 - b. Areas around [Major Facilities of a Public Utility](#).
- B. Activities of State Interest. The following activities are designated to be of state interest and subject to the regulatory provisions of this Article 14.
1. Site selection and construction of major facilities of a public utility.
 2. Efficient utilization of [municipal and industrial water projects](#).
 3. Site selection and development of [solid waste disposal sites](#).

Section 14-107 Exemptions

- A. Statutory Exemptions. These Regulations and Guidelines shall not apply to any development in an Area of State Interest or any Activity of State Interest if any one of the following is true:
1. As of May 17, 1974,
 - a. The specific development or activity was covered by a current building permit issued by the County;
 - b. The specific development or activity was directly approved by the electorate of the state or the County, provided that approval by the electorate of any bond issue by itself shall not be construed as approval of the specific development or activity;
 - c. The specific development or activity is on land which has been finally approved by the County, with or without conditions, for Planned Unit Development or land use similar to a Planned Unit Development;
 - d. The specific development or activity is on land which was either zoned or rezoned in response to an application which contemplated the specific development or activity; or
 - e. The specific development or activity is on land for which a development plan has been conditionally or finally approved by the appropriate governmental authority.
- B. Specific Exemptions. The regulatory provisions of this Article shall not apply to any of the following:
1. Replacement of an existing water diversion structure without change in the point of diversion or point of use of the water, or yield from the diversion.
 2. Irrigation facilities used for agricultural purposes.
 3. Upgrade of an existing Water or Wastewater Project where the primary purpose of the system is to serve existing development.
 4. Improvements and upgrades to existing Water and Wastewater Project facilities that are maintenance or other upgrades required by federal, state, or local regulations provided the improvements or upgrades do not expand levels of service beyond design capacity or alter the location of the facility.
 5. Development in areas around an Airport if the Project proposes development that meets all of the following criteria

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- a. All [buildings](#) and structures are less than 35 feet in [height](#); and
- b. All proposed development occurs on property located entirely outside the Approach Surface; and
- c. The proposed development does not involve industrial, mining or similar uses that emit smoke, dust or steam; sanitary [landfills](#) or [water impoundments](#); or radio, radiotelephone, television or similar transmission facilities or electrical transmission lines; and
- d. The proposed development does not involve the creation of wetlands or wetland mitigation, enhancement or restoration.

Section 14-108 Relationship to Other Regulations.

- A. Inconsistencies or Conflict with Other Regulations and Plans.
 1. If any provision of these Regulations and Guidelines for Areas and Activities of State Interest is found to be inconsistent or in conflict with provisions of any other regulation or enactment, the Rio Blanco Master Plan, or the statutory criteria for administration of Matters of State Interest set forth in §§ 24-65.1- 202 and 204, C.R.S., the more stringent standards or requirements shall control.
- B. Compliance with Other Applicable County, State and Federal Requirements Not Waived. Compliance with these Regulations for Areas and Activities of State Interest does not waive the requirements to comply with any other applicable state, local or federal law or regulation.
- C. No Intent to Conflict. These regulations shall not be applied to create an operational conflict with any state or federal laws or regulations.
 1. Coordinated Review. The [applicant](#) may request that the County application and review process be coordinated with the applicable state or federal agency review process. The County will eliminate redundant application submittal requirements and will coordinate its review of the application with that of other agencies, as appropriate.
 2. Coordinated Permit Conditions. To the extent practicable and appropriate, the County will coordinate its approval of the application, including the terms and conditions of such approval, with that of other agencies.

Section 14-109 Severability.

If any section, subsection, sentence, clause or phrase of these Regulations and Guidelines is held to be invalid or unconstitutional by a court of law, such decision shall not affect the validity of these Regulations and Guidelines as a whole or any part other than the part declared invalid.

DIVISION 2 DESIGNATION PROCESS FOR AREAS AND ACTIVITIES OF STATE INTEREST

Section 14-201 Applicability of Designation Process.

The designation process set forth in these Regulations for Areas and Activities of State Interest shall apply to the designation of any [Matter of State Interest](#) after the effective date of these Regulations.

Section 14-202 Board of County Commissioners to Make Designation.

The Board of County Commissioners may in its discretion propose designations and amendment or revocation of designations of Matters of State Interest.

Section 14-203 Effect of Determination, Moratorium Until Final Designation.

After a matter is determined to be of state interest pursuant to these Regulations, no person shall engage in development in such area and no such activity shall be conducted until the designation is

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finalized and guidelines for such area or activity are finally adopted.

Section 14-204 Public Notice and Designation Hearing by Board of County Commissioners.

A request for designation of a Matter of State Interest shall be considered by the Board of County Commissioners at a properly noticed public hearing.

- A. Notice of Proposed Designation and Designation Hearing. The Board of County Commissioners shall prepare a Notice of the proposed designation and designation hearing, which shall include:
 1. The time and place of the hearing.
 2. The place where materials relating to the proposed designation and regulations for the administration thereof may be examined.
 3. The telephone number where inquiries may be answered.
 4. A description of the area or activity proposed to be designated as a [Matter of State Interest](#), in sufficient detail to provide reasonable notice for property or land use which would be included.
- B. Publication of Notice. No less than 30 calendar days but no more than 60 calendar days before the designation hearing, the Board of County Commissioners shall publish the Notice in a newspaper of general circulation in the County, and shall mail the Notice by first class mail to each of the following:
 1. Persons on the mailing list established pursuant to paragraph C below.
 2. In the discretion of the Board of County Commissioners, members of the news media and any other person considered likely to be affected by the proposed designation.
 3. In the discretion of the Board, any other local governmental jurisdiction that would be directly or indirectly affected by the proposed designation.
- C. Factors to be Considered at Designation Hearing. At the designation hearing, the Board of County Commissioners shall consider and receive into the public record such evidence, as the Board deems appropriate, including testimony and documents addressing the following factors.
 1. The intensity of current and foreseeable development pressures.
 2. The reasons why the particular area or activity is of state interest, the dangers that would result from uncontrolled development of any such area or uncontrolled conduct of such activity, and the advantages of development of such area or conduct of such activity in a coordinated manner.
 3. The boundaries of any area proposed for designation.
 4. The matters and considerations set forth in any applicable guidelines for identification and designation.
 5. The applicable criteria for administration of the proposed area or activity as set forth in these Regulations and Guidelines and 24-65.1-201, et seq., C.R.S.
 6. Applicable policies of the Rio Blanco Master Plan, and any duly adopted intergovernmental agreements affected by the area or activity under consideration.
 7. The extent to which other governmental entities regulate the area or activity proposed to be designated.
 8. All testimony, evidence and documents taken and admitted at the public hearing.
 9. The recommendations of the Planning Commission [if the County's process includes Planning Commission review and recommendation].
- D. Action by Board of County Commissioners. At the conclusion of the designation hearing, or

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within 30 calendar days of the conclusion of the designation hearing, the Board shall take action by resolution to adopt, adopt with modifications, or reject the proposed designations.

1. In the event the Board finally determines that an area or activity is a [Matter of State Interest](#), it shall be the Board's duty, acting by resolution, to designate the Matter of State Interest and adopt regulations for the administration thereof.
 2. Each resolution designating a Matter of State Interest adopted by the Board shall include the following:
 - a. Boundaries. The Resolution shall specify the boundaries of the designated Area of State Interest or boundaries of the area in which an Activity of State Interest has been designated.
 - b. Findings. The Resolution shall state the reasons why the Board finds that the particular area or activity is of state interest. Findings shall be based upon the factors considered pursuant to Section 14-204 C, above.
 3. If the proposed designation is rejected, the Board may at its discretion regulate the matter under any other available land use control authority or it may reject regulation of the matter entirely.
- E. Record of Designation Proceedings. The record of designation shall include the following materials.
1. Notice of the hearing;
 2. Certificate of publication of the notice;
 3. Written testimony presented by any persons at the public hearing;
 4. An audio recording of the hearing; and
 5. The written resolution or order making appropriate findings supporting any designation and adopting the accompanying guideline and regulation.
- F. Recordation with County Clerk. The resolution adopted by the Board of County Commissioners designating a Matter of State Interest shall be certified by the Board to the County Clerk and Recorder for filing in the same manner as any document affecting real property.
- G. Combined Designation and Permit Hearing.
1. If a person proposes to engage in development in an Area of State Interest or to conduct an Activity of State Interest not previously designated and for which regulations have not been adopted, the Board of County Commissioners may hold a combined hearing to determine and designate the [Matter of State Interest](#), adopt the regulations and approve or deny the Permit.
- H. Applications for Multiple Activities or Development in More Than One Area of State Interest. When approval is sought to conduct more than one Activity of State Interest and/or engage in development in more than one Area of State Interest, the applications for all such activities or developments may be submitted and reviewed simultaneously, to the extent feasible and practicable.

DIVISION 3 PERMIT APPLICATION AND REVIEW PROCESS

Section 14-301 Permit Required.

No person may engage in development in a designated area of state interest or conduct a designated activity of state interest without either first obtaining a Permit or a Finding of No Significant Impact under these Regulations and Guidelines.

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- A. Compliance Required for Final Plat Approval. If a development or activity subject to these Regulations and Guidelines is proposed as an integral part of a Subdivision or Planned Unit Development, the [applicant](#) shall comply with these Regulations and Guidelines prior to obtaining final plat approval.
- B. Compliance Required for Building Permit. No Building Permit shall be issued by the County for an activity or development subject to these Regulations and Guidelines without the applicant having first obtained a Finding of No Significant Impact or a Permit under these Regulations and Guidelines.

Section 14-302 [Permit Authority](#) Established.

The Board of County Commissioners shall serve as the Permit Authority. The Permit Authority shall exercise all powers and duties granted it by these Regulations and Guidelines.

Section 14-303 Levels of Permit Review and Determination of Level of Review.

- A. Levels of Permit Review. There are two possible levels of permit review for a proposed project: a Finding of No Significant Impact; or, Major Permit Review.
- B. Determination of Level of Permit Review. The Assigned Staff determine the appropriate level of permit review based upon the Pre-Application Conference and submittals.
 - 1. Finding of No Significant Impact (FONSI). The Assigned Staff make a Finding of No Significant Impact, and a Permit under these Regulations and Guidelines will not be necessary, if the construction or operation of the activity, without mitigation, in its proposed location is unlikely to have any significant adverse impact to the County. The Staff decision shall take into consideration the approval standards set forth in Division 5, Permit Approval Standards.
 - 2. Major Permit Review. If the Assigned Staff determines that a Finding of No Significant Impact is not appropriate based upon review of the Pre-Application submittals and the information obtained at the Pre-Application Conference, then the Project shall be subject to Major Permit Review.
- C. Notice of Determination of Level of Permit Review. The Determination of Level of Permit Review shall be made by the Assigned Staff within a reasonable time following the Pre-Application Conference.
 - 1. Written Notice. Within five (5) calendar days of the Determination of Level of Permit Review, the Assigned Staff shall notify the [applicant](#), the Board, and the County Attorney, in writing, of the determination. The notice shall include a description of the project and the procedure for requesting reconsideration of the Assigned Staff determination.
 - 2. Publication of Notice of Staff Determination of Level of Permit Review. A notice of the Assigned Staff Determination of Level of Permit Review shall be published once in a newspaper of general circulation in the County, not more than 14 calendar days after the date of determination. The notice shall describe the Project and the procedure for requesting reconsideration of the Assigned Staff determination.
- D. Reconsideration of Staff Determination of Level of Permit Review.
 - 1. [Call-up by the Board](#). The Board may, at its discretion, review and amend the Staff determination at the next regularly scheduled meeting of the Board for which proper notice can be accomplished following the date of written notice of determination.
 - 2. Request for Reconsideration. Any [affected party](#) may request that the Board reconsider the Assigned Staff determination at the next regularly scheduled meeting for which proper notice can be accomplished following the request. The request shall be in writing, within seven (7) calendar days following the date of written notice of determination.

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- E. Change in Level of Permit Review. At any time prior to the final decision on an application, the Assigned Staff may decide that information received subsequent to the Pre-Application Conference indicates that the nature and scope of the impacts of the Project are such that a different level of permit review is required.
1. If a different level of permit review is required, the Assigned Staff shall immediately notify the applicant, the Board, and the County Attorney in writing.
 2. The Assigned Staff decision to change the level of permit review shall be subject to the reconsideration provisions in paragraph D of this Section.

Section 14-304 Consultant and Referral Agency Review.

The following provisions for referral review apply to all applications proposing to engage in an activity of state interest or development in an area of state interest.

1. Consultant Review. The County may retain legal and technical consultants to review all or a portion of the application.
2. Referral Agency Review. The Assigned Staff may send a copy of the complete application to and seek review comments from any local, state or federal agency that may have expertise or an interest in impacts that may be associated with the Project.
3. [Applicant](#) Responsible for Consultant and Referral Agency Review Fees. The costs of consultant and referral agency review are the responsibility of the applicant.
 - a. The County may require a deposit for payment of consultant and referral agency review fees, based upon estimated review costs, at the time of application and in addition to the application fees.
 - b. The County may suspend the application review process pending payment of review fees.

Section 14-305 Major Permit Review Process.

- A. Outline of Process. The Major Permit Review process shall consist of the following procedures:
1. Pre-Application Conference
 2. Application
 3. Determination of Completeness
 4. Staff Review
 5. Planning Commission Review
 6. Public Hearing and Decision by the Board of County Commissioners
- B. Review Process.
1. Pre-Application Conference.
 - a. An application for permit to engage in an activity or development subject to these Regulations and Guidelines shall begin with a Pre-Application Conference between the [applicant](#) and the Assigned Staff. Participants in the Pre-Application Conference shall include appropriate staff to address potential issues raised by the Project.
 - b. At the conference, the Assigned Staff shall explain the regulatory process, the application fee and requirements and begin to evaluate the level of permit review that will be required.
 2. Materials. At or before the Pre-Application Conference, the applicant shall submit a brief explanation of the Project, including the following materials.

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- a. The applicant's name, address and phone number. If the applicant is not the owner of the property where the activity or development will occur, applicant shall also provide the name, address and phone number of the property owner and documentation that the property owner consents to the activity or development.
 - b. Map prepared at an easily readable scale as required by Assigned Staff:
 - i. Boundary of the proposed activity or development.
 - ii. Relationship of the proposed activity or development to surrounding topographic and cultural features such as roads, streams and existing structures.
 - iii. Proposed building(s), improvements and [infrastructure](#).
 - iv. Topographic information in intervals not less than 40 feet.
 - c. Written summary of the project that is sufficient for determining the Level of Permit Review that will be required for the application.
3. Application. The application materials required for an application for permit to engage in an activity of state interest or development in an area of state interest are set forth in Division 4, Permit Application Submittal Requirements.
 4. Determination of Completeness. An application shall not be accepted unless it is complete. Within 28 calendar days of receipt of the application materials, the Assigned Staff shall determine whether the application is complete based on compliance with the submittal requirements set forth in Division 4, Permit Application Submittal Requirements.
 - a. Application is Not Complete. If the application is not complete, the Assigned Staff shall inform the applicant of the deficiencies in writing and shall take no further action on the application until the deficiencies are remedied. If the applicant fails to correct the deficiencies within 60 calendar days, the application shall be considered withdrawn and returned to the applicant.
 - b. Application is Complete. If the application is complete, the Assigned Staff shall certify it as complete and stamp it with the date of Determination of Completeness.
 - c. Extension of Time for Determination of Completeness. The Assigned Staff may extend the time to complete review for Determination of Completeness, up to an additional 30 working days. The extension of time for Determination of Completeness shall be based upon the following considerations.
 - i. Scope of Application. The scope of application is sufficient to require additional time for the Assigned Staff to review the application for a Determination of Completeness.
 - ii. Staff Workload. The Department's workload due to the volume and scope of pending land use change applications justifies the need for an extension of time to review the application for a Determination of Completeness.
 5. Schedule Public Hearing. Not later than 30 calendar days after receipt of a complete application for a Permit, the Assigned Staff shall set a date for public hearing by the Planning Commission and the BOCC.
 6. Notice of Public Hearing.
 - a. Notice by Publication. No less than 30 calendar days but no more than 60 calendar days prior to the date of the public hearing, the applicant shall have published a notice of public hearing in a newspaper of general circulation in the area that the Project is located. The notice shall follow a form prescribed by the County. Notice of the Planning Commission hearing will also be set within the time frame from notice until the BOCC hearing, but not less than seven days from the date of the BOCC hearing notice.

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- b. Notice to [Adjacent Property Owners](#). At least 30 calendar days but no more than 60 calendar days prior to the date of the public hearing, the applicant shall send by certified mail, return receipt requested, a written notice of the public hearing to the owners of record of all adjacent property. The notice shall include a vicinity map, the property's legal description, a short narrative describing the Project, and an announcement of the date, time and location of the scheduled hearing(s).
7. Review by Planning Commission, Referral Agencies and Consultants.
 - a. The Planning Commission shall hold a hearing and provide a recommendation to the Board on the application prior to the Board's hearing. Notice of any hearing before the Planning Commission shall be published no less than seven days before the Planning Commission hearing date in a newspaper of general circulation in the County.
 - b. The Assigned Staff may refer the application to consultants and referral agencies for review, pursuant to this Section.
8. Staff Review. The Assigned Staff shall review the application to determine if the Project satisfies the applicable standards set forth in Division 5, Permit Approval Standards. The Assigned Staff shall prepare a staff report discussing whether the standards have been satisfied, issues raised through staff and referral review, [mitigation](#) requirements and recommended conditions for approval to ensure that approval standards are satisfied, and additional information pertinent to review of the application.
 - a. Staff Report. Seven (7) calendar days, or greater, prior to the date of a public hearing, the Assigned Staff shall submit a staff report to the applicant and to the Board. A copy of the staff report shall also be available for public review prior to the hearing.
9. Review and Action by the Board of County Commissioners. The Board of County Commissioners shall consider the application at a public hearing, upon proper public notice.
 - a. Conduct of Public Hearing.
 - i. The Board shall conduct the hearing in a manner to afford procedural due process to the applicant and any person who supports or opposes the issuance of the Permit.
 - ii. The Board shall hear relevant testimony and receive relevant evidence, including the recommendations of the Assigned Staff.
 - iii. The Board may impose reasonable time limits on presenters and witnesses.
 - b. Decision by Board. Following a public hearing, the Board of County Commissioners shall approve, approve with conditions or deny the application based upon compliance with the applicable standards in Division 5, Permit Approval Standards.
 - i. Approval of Application. If the application satisfies the applicable standards, the application shall be approved.
 - ii. Denial of Application. If the application fails to satisfy the applicable standards, the application may be denied; or
 - iii. Conditional Approval of Application. The application may be approved with conditions determined necessary for compliance with applicable standards.

Section 14-306 Technical Revisions and Permit Amendments.

Any change in the construction or operation of the Project from that approved by the Board shall require staff review and a determination of technical revision or permit amendment.

- A. Technical Revisions. A proposed change shall be considered a technical revision if the Assigned Staff determines that:

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1. There will be no increase in the size of the area affected or the intensity of impacts as a result of the proposed change(s); or
 2. Any increase in the area or intensity of impacts is insignificant.
- B. Permit Amendments. Changes other than technical revisions shall be considered permit amendments. A permit amendment shall be subject to review as a new permit application.
- C. Staff Review of Proposed Changes. The following information and materials shall be submitted by the permittee for staff review of the proposed changes.
1. Documentation of the current permit approval.
 2. As-built drawings of the project, if available.
 3. Drawings and plans of proposed changes to the project.
 4. Statement of need for proposed changes.
 5. Description of additional or changed mitigation plans.
- D. Notice of Staff Determination.
1. Written Notice. Within five (5) working days of the date of determination, the Assigned Staff shall notify the applicant, the Board, and the County Attorney, in writing, regarding the determination of whether the change is a technical revision or permit amendment.
 2. Publication of Notice of Staff's Determination of Level of Permit Review. A notice of the Staff determination shall be published once in a newspaper of general circulation in the County, not more than 14 calendar days after the date of determination.
- E. Reconsideration of Staff Determination of Whether Change is a Permit Amendment or a Technical Revision.
1. [Call-up by the Board](#) of County Commissioners. The Board may, at its discretion, review and amend the Staff determination of whether the change is a permit amendment or a technical revision at the next regularly scheduled meeting for which proper notice can be accomplished, following the date of written notice of the determination.
 2. Request for Reconsideration. Any [Affected Party](#) may, within seven (7) calendar days of the date of written notice of determination, request that the Board reconsider the Assigned Staff determination at its next regularly scheduled meeting for which proper notice can be accomplished. The Board may review and/or amend the Assigned Staff determination at its discretion.

Section 14-307 Review of [Major Facilities of a Public Utility](#).

Any application for Permit which relates to the location, construction or improvement of a [Major Electrical](#) or Natural Gas Facility as contemplated by § 29-20-108, C.R.S., as amended, shall be subject to the Major Permit Review process and to the following special requirements imposed by state law, pursuant to § 29-20-108, C.R.S.

- A. Outline of Process.
 1. Major Permit Review
 2. Statutory Requirements for Notice, Action and Appeal
- B. Review Process.
 1. Major Permit Review. The process for Major Permit Review is set forth in [Section 14-305](#), Permit Review Process.
 - a. Application Materials. The application materials required for Major Facilities of a Public Utility are set forth in [Section 14-409](#).

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2. Notice. A public utility or power authority shall notify the Assigned Staff of its plans to site a [Major Electrical or Natural Gas Facility](#) prior to submitting the permit application, but in no event later than filing a request for a certificate of public convenience and necessity pursuant to Article 5 of Title 40, C.R.S., or an annual filing with the public utilities commission that proposes or recognizes the need for construction of a new facility or the extension of an existing facility. If a public utility or power authority is not required to obtain a certificate of public convenience and necessity pursuant to Article 5 of Title 40, C.R.S., or file annually with the public utilities commission to notify the public utilities commission of proposed construction of a new facility or the extension of an existing facility, then the public utility or power authority shall notify the County of its intention to site a Major Electrical or Natural Gas Facility when such utility or authority determines that it intends to proceed to permit and construct the facility.
3. Consultation with County. The public utility or power authority shall consult with the County to identify the specific routes or geographic locations under consideration and attempt to resolve land use issues that may arise from the contemplated permit application.
4. Alternatives Analysis. In addition to the alternative described within its permit application, the public utility or power authority shall consider and present reasonable siting and design alternatives or explain why no reasonable alternatives are available.
5. Final Application. Any application submitted by a public utility or power authority which relates to the location, construction or improvement of a Major Electrical or Natural Gas Facility as contemplated by Section 29-20-108, C.R.S. and which is presented only to the Board of County Commissioners for review shall be considered to be a "final application" pursuant to Section 29-20-108, C.R.S., on which final County action shall be taken within 90 calendar days from Determination of Completeness.
6. Review and Decision on Application for Major Electrical and Natural Gas Facilities. Within 90 calendar days from the date the application is determined to be complete, the County shall decide whether to approve, approve with conditions or deny the application for Major Electrical or Natural Gas Facility. If the County does not take final action within such time, the application shall be deemed approved. Nothing in these provisions shall be construed to supersede any timeline set by agreement between the County and a public utility or power authority applying for a Permit for Major Electrical or Natural Gas Facilities under these Regulations and Guidelines.
 - a. Determination of Completeness. For purposes of this Section B.6, Determination of Completeness shall be pursuant to the requirements of these Regulations and Guidelines, set forth in [Section 14-305.B.4](#).
7. Appeal of Denial of Application for Major Electrical or Natural Gas Facility. If the County denies a Permit or application of a public utility or power authority that relates to the location, construction, or improvement of Major Electrical or Natural Gas Facilities, or if the County imposes requirements or conditions upon such Permit or application that will unreasonably impair the ability of the public utility or power authority to provide safe, reliable, and economical service to the public, the public utility or power authority may appeal the County action to the public utilities commission for a determination under 40-4-102, C.R.S., so long as one or more of the following conditions exist:
 - a. The public utility or power authority has applied for or has obtained a certificate of public convenience and necessity from the public utilities commission pursuant to 40-5-101, C.R.S., to construct the Major Electrical or Natural Gas Facility that is the subject of the local government action;
 - b. A certificate of public convenience and necessity is not required for the public utility or

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power authority to construct the Major Electrical or Natural Gas Facility that is the subject of the local government action; or

- c. The public utilities commission has previously entered an order pursuant 40-4-102, C.R.S., that conflicts with the local government action.

DIVISION 4 PERMIT APPLICATION SUBMITTAL REQUIREMENTS

Section 14-401 Description of Submittal Requirements.

The following submittal requirements shall apply to any application for a permit to conduct an Activity of State Interest or engage in development in an Area of State Interest subject to these Regulations and Guidelines. The Assigned Staff may waive one or more of the submittal requirements when the submittal information would not be relevant to a determination as to whether the proposed project complies with the applicable standards for approval.

- A. Professional Qualifications. The professional qualifications for preparation and certification of certain documents required by these Regulations and Guidelines are as follows.
 1. Civil Engineer. Improvement plans and reports for water supply, sanitation, drainage, utilities, soils, grading, roads, structures and other civil engineering required to satisfy the requirements of these Regulations and Guidelines shall be prepared and certified by a professional engineer qualified in the specific discipline and licensed by the State of Colorado.
 2. Surveyor. All documents containing land survey descriptions shall be prepared and certified by a certified Colorado Professional Land Surveyor.
 3. Geologist. Geology reports shall be prepared by either a member of the American Institute of Professional Geologists or a member of the Association of Engineering Geologists.
 4. Other. Other professionals retained by [applicant](#) to provide studies and analysis required by these Regulations and Guidelines shall demonstrate qualification in the specific field, to the satisfaction of the Board.
- B. Application Fees.
 1. The application shall be accompanied by an application fee in the amount set forth in the most current Rio Blanco County Community Development Department Fee Schedule..
 2. The County will take no action on the application package until all fees and expenses related to the application review process have been paid.
- C. Application. The application form for a Permit to engage in a designated Activity of State Interest or development in an Area of State Interest shall be obtained from the County.
 1. Authorized Applicant. Completed application forms and accompanying materials shall be submitted to the Assigned Staff by the owner, or any agent acting through written authorization of the owner.
 - a. Authorized Agent. If the applicant is not the owner of the land, or is a contract purchaser of the land, the applicant shall submit a letter signed by the owner consenting to the submission of the application.
 - b. Applicant is Not the Sole Owner. If the applicant is not the sole owner of the land, the applicant shall submit a letter signed by all other owners or an association representing all the owners, by which all owners consent to or join in the application.
 2. Information Describing the Applicant.
 - a. Names.

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- b. Addresses.
 - c. Email addresses.
 - d. Fax number.
 - e. Organization form, and business of the applicant and, if different.
 - f. The owner of the project.
 - g. Authorization of the application by the Project owner, if different than the applicant.
 - h. Documentation of the applicant's financial and technical capability to develop and operate the Project, including a description of the applicant's experience developing and operating similar projects.
 - i. The names, addresses and qualifications, including areas of expertise and experience with projects directly related or similar to that proposed in the application package, of individuals who are or will be responsible for constructing and operating the Project.
 - j. Written qualifications of those preparing reports and providing certifications required by these Regulations and Guidelines.
3. Information Describing the Project.
- a. Detailed plans and specifications of the Project.
 - b. Detailed map(s) showing the location of existing and proposed structures together with proposed and existing transportation corridors and zoning classification, within a 2000' radius.
 - c. Description of all conservation techniques to be used in the construction and operation of the project.
 - d. Discussion of the alternatives to the Project that were considered and rejected by the applicant, including the general degree of feasibility of each alternative.
 - e. Schedules for designing, permitting, constructing and operating the Project, including the estimated life of the Project.
 - f. The need for the Project, including existing and proposed facilities that perform the same or related function, and population projections or growth trends that form the basis of demand projections justifying the Project.
4. Property Rights, Permits and Other Approvals.
- a. Description of property rights that are necessary for or that will be affected by the Project, and documentation establishing property rights and easement and right -of-way agreements connected with the property.
 - b. A list and copies of all other federal, state and local permits and approvals that have been or will be required for the Project, together with any proposal for coordinating these approvals with the County's permitting process.
 - i. For major electrical or natural gas facilities, documentation that the public utility or power authority has applied for or obtained a certificate of public convenience and necessity from the Public Utilities Commission, pursuant to Section 40- 4-102, C.R.S. and Section 29-20-108, C.R.S.
 - A. Description of the water to be used by the Project and alternatives, including: the source, amount and quality of such water; the applicant's right to use the water, including adjudicated decrees, and application for decrees; proposed points of diversion and changes in the points of diversion; and, the existing uses of the water. If an augmentation plan for the Project has been decreed or an application for

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such plan has been filed in court, the applicant shall submit a copy of that plan

1. For purposes of [Water and Wastewater Projects](#) involving storage, the applicant shall be the owner of the water rights to be stored in the facility. Applicant shall provide documentation of the applicant's ownership of the water rights to be stored in the facility.
- B. Copies of all official federal and state consultation correspondence prepared for the Project; a description of all [mitigation](#) required by federal, state and local authorities; and copies of any draft or final environmental assessments or impact statement required for the Project.
5. Technical and Financial Feasibility of the Project.
 - a. The estimated construction costs and period of construction for each development component, and the total mitigation costs for the Project.
 - b. Revenues and operating expenses for the Project.
 - c. The amount of any proposed debt and the method and estimated cost of debt service.
 - d. Details of any contract or agreement for revenues or services in connection with the Project.
 - e. Description of the persons or entities who will pay for or use the Project and/or services produced by the development and those who will benefit from any and all revenues generated by it.
6. Socioeconomic Impact Analysis. A comprehensive analysis of the socioeconomic impact of the Project. Descriptions in this section shall be limited to the Area of impact of the project, and shall include an analysis of existing conditions, supported with data, and a projection of the impacts of the Project in comparison to existing conditions. The analysis shall include a description of how the applicant will comply with the applicable standards set forth in Division 5, Permit Approval Standards of these Regulations and Guidelines.
 - a. Land Use.
 - i. Description of existing land uses within and adjacent to the Project.
 - ii. Description of provisions from local land use plans, comprehensive plans/master plans, and intergovernmental agreements that are applicable to the Project, and an assessment of whether the Project will be consistent with or further the objectives of those provisions.
 - iii. Description of impacts and [net effect](#) that the Project would have on existing and future land use patterns.
 - b. Local Government Services.
 - i. Description of existing capacity of and demand for local government services including roads, schools, water and wastewater treatment, water supply, emergency services, transportation, [infrastructure](#) and other services necessary to accommodate development.
 - ii. Description of the impacts and net effect of the Project on the capability of local governments that are affected by the Project to provide services.
 - c. Financial Burden on County Residents.
 - i. Description of the existing tax burden and fee structure for government services, including assessed valuation, mill levy, rates for water and wastewater treatment, and costs of water supply.
 - ii. Description of impacts and net effect of the Project on existing tax burden and fee

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structure for government services applicable to County residents.

- d. Local Economy.
 - i. Description of the local economy, including revenues generated by the different economic sectors and the value or productivity of different lands.
 - ii. Description of impacts and net effect of the Project on the local economy; the use of land for agricultural, development and recreational purposes; and the opportunities for economic diversification.
- e. Housing
 - i. Description of existing seasonal and permanent housing including number, condition and cost of dwelling units.
 - ii. Description of the impact and net effect of the Project on housing during both the construction and operation stages of the Project.
- f. Recreational Opportunities.
 - i. Description of present and potential recreational uses in the area of the County where the Project will be located, including the number of recreational visitor days for different recreational uses and the revenue generated by types of recreational uses.
 - ii. Map depicting the location of recreational uses in the area of the County where the Project will be located such as fishery stream segments, access points to recreational resources, hiking and biking trails, and wilderness areas.
 - iii. Description of the impacts and net effect of the Project on present and potential recreational opportunities and revenues to the local economy derived from those uses.
- g. Areas of Paleontological, Historic or Archaeological Importance.
 - i. Map and description of all sites of paleontological, historic or archaeological interest.
 - ii. Description of the impacts and net effect of the Project on sites of paleontological, historic or archaeological interest.
7. Environmental Impact Analysis. Description of the existing natural environment and an analysis of the impacts of the Project on the natural environment. Descriptions in this section shall be limited to the area of impact of the project. The analysis shall include a description of how the applicant will comply with the applicable approval standards set forth in Division 5, Permit Approval Standards of these Regulations and Guidelines.
 - a. Air quality.
 - i. Description of the airsheds that will be affected by the Project, including the seasonal pattern of air circulation and microclimates.
 - ii. Map and description of the ambient air quality and state air quality standards of the airsheds that will be affected by the Project, including particulate matter and aerosols, oxides, hydrocarbons, oxidants and other chemicals, temperature effects and atmospheric interactions.
 - iii. Descriptions of the impacts and net effect that the Project would have on air quality during both construction and operation under both average and worst case conditions.
 - b. Visual Quality.
 - i. Map and description of ground cover and vegetation, forest canopies, waterfalls and streams, viewsheds, scenic vistas, unique landscapes and land formations or other natural features of visual importance.

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- ii. Map and description of existing and proposed buildings, including structure design and materials to be used for the Project.
- iii. Descriptions of the impacts and net effect that the Project would have on visual quality.
- c. Surface Water Quality and Quantity.
 - i. Map and description of all surface waters that will be affected by the Project, including:
 - A. Description of provisions of the applicable regional water quality management plan that applies to the Project and assessment of whether the Project would comply with those provisions.
 - B. Description of applicable state water quality standards for water bodies that will be affected by the Project.
 - ii. Map and description of existing points of diversion for municipal, agricultural, industrial, and recreational uses of water within the County.
 - iii. Descriptions of the immediate and long-term impact and net effects that the Project would have on the quantity and quality of surface water under both average and worst case conditions.
 - iv. Description and net effects that the Project would have on municipal, agricultural, industrial, and recreational uses of water within the County, both under average and worst case conditions.
- d. Groundwater Quality and Quantity.
 - i. Map and description of all groundwater, including any aquifers that will be affected by the Project. At a minimum, the following information shall be provided:
 - A. Seasonal water levels in each subdivision of the aquifer affected by the Project.
 - B. Artesian pressure in aquifers and a description of how the Project may affect adjacent communities and users on wells.
 - C. Groundwater flow directions and levels.
 - D. Existing aquifer recharge rates and methodology used to calculate recharge to the aquifer from any recharge sources.
 - E. For aquifers to be used as part of a water storage system, methodology and results of tests used to determine the ability of the aquifer to impound groundwater and the aquifer storage capacity.
 - F. Seepage losses expected at any subsurface dam and at stream-aquifer interfaces and methodology used to calculate seepage losses in the affected streams, including description and location of measuring devices.
 - G. Existing groundwater quality and classification.
 - H. Location of all water wells and their uses.
 - ii. Description of the impacts and net effect of the Project on groundwater under both average and worst case conditions.
- e. Water Quantity
 - i. Map and/or description of existing stream flows and reservoir levels.
 - ii. Map and/or description of existing Colorado Water Conservation Board held minimum stream flows.

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- iii. Descriptions of the impacts and net effect that the Project would have on water quantity under both average and worst case conditions.
- iv. Statement of methods for efficient utilization of water.
- f. [Floodplains](#), Wetlands and [Riparian](#) Areas.
 - i. Map and description of all floodplains, wetlands, and riparian areas that will be affected by the Project, including a description of each type of wetlands, species composition, and biomass.
 - ii. Description of the source of water interacting with the surface systems to create each wetland (i.e., side-slope runoff, over-bank flooding, groundwater seepage, etc.).
 - iii. Description of the impacts and net effect that the Project would have on the floodplains, wetlands and riparian areas.
- g. Terrestrial and Aquatic Animals and Habitat.
 - i. Map and description of terrestrial and aquatic animals that will be affected by the Project including the status and relative importance of game and non-game wildlife, [livestock](#) and other animals; a description of streamflows and lake levels needed to protect the aquatic environment; description of threatened or endangered animal species and their habitat.
 - ii. Map and description of critical [wildlife habitat](#) and livestock range that will be affected by the Project including migration routes, calving areas, summer and winter range, and spawning beds.
 - iii. Description of the impacts and net effect that the Project would have on terrestrial and aquatic animals, habitat and food chain.
- h. Terrestrial and Aquatic Plant Life.
 - i. Map and description of terrestrial and aquatic plant life that will be affected by the Project including the type and density, and threatened or endangered plant species and habitat.
 - ii. Descriptions of the impacts and net effect that the Project would have on terrestrial and aquatic plant life.
- i. Soils, Geologic Conditions and [Natural Hazards](#).
 - i. Map and description of soil, geologic conditions, and natural hazards, including soil types, drainage areas, slopes, avalanche areas, debris fans, mud flows, rock slide areas, faults and fissures, seismic history, and wildfire hazard areas.
 - ii. Descriptions of the risks to the Project from natural hazards.
 - iii. Descriptions of the impact and net effect of the Project on soil and geologic conditions in the area.
- j. Nuisance. Descriptions of noise, glare, dust, fumes, vibration, and odor levels caused by the Project.
- k. Hazardous Materials Description.
 - i. Description of all hazardous, toxic, and explosive substances to be used, stored, transported, disturbed or produced in connection with the Project, including the type and amount of such substances and their location, the practices and procedures to be implemented to avoid accidental release and exposure, and any foreseeable impacts to the environment of such substances.
 - ii. Location of storage areas designated for equipment, fuel, lubricants, chemical and

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waste storage with an explanation of spill containment measures.

- I. Balance Between Benefits and Losses.
 - i. Description of foreseeable benefits to the County created by the Project.
 - ii. Description of foreseeable losses to the County created by the Project.
- m. Monitoring and Mitigation Plan.
 - i. Description of all [mitigation](#) for the Project.
 - A. Description of how and when mitigation will be implemented and financed.
 - B. Description of impacts that are unavoidable and cannot be mitigated.
 - ii. Description of methodology used to measure impacts of the Project and effectiveness of proposed mitigation measures.
 - iii. Description, location and intervals of proposed monitoring to ensure that mitigation will be effective.
- n. Additional Information May Be Necessary. The Assigned Staff may request that the applicant supply additional information related to the Project as may be necessary for the Board to make a determination on whether the Project satisfies approval standards.

Section 14-402 Additional Submittal Requirements Applicable to Mineral Resource Areas.

- A. In addition to the submittal requirements in [Section 14-401](#), the following submittal requirements apply to applications proposing to develop land use in Mineral Resource Areas.
 - 1. Aerial photographs, if available, that reasonably portray the current condition of the area affected by the permit application. The area affected by the permit shall be outlined on the aerial photograph.
 - 2. List of the owners of mineral rights that will be affected.
 - 3. Type and location of mineral resources on and/or under the property.
 - 4. Analysis of the commercial feasibility of extracting the mineral resource.
 - 5. Map or maps portraying the geologic conditions of the area with specific attention to the designated mineral resource deposit. If appropriate or needed, subsurface geologic cross sections shall also be utilized to portray the geologic conditions at depth. If possible, the geologic maps shall be at the same scale and in the same format as the development plan maps.
 - 6. For applications proposing development of a mineral resource area without the intention of exploration or extraction of minerals, the following information shall be submitted.
 - a. Evidence that the proposed development will not present an obstacle to extraction of the mineral resource on or under the subject property; or
 - b. Evidence that the proposed development will be of greater economic value than the minerals present.

Section 14-403 Additional Submittal Requirements Applicable to Historical, Paleontological and [Archaeological Resource](#) Areas.

- A. In addition to the submittal requirements in [Section 14-401](#), the following submittal requirements apply to applications proposing to develop land use in Historical, Paleontological and Archaeological Resource Areas.
 - 1. A state historical site survey form, completed by a qualified professional acceptable to the

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State Historic Preservation Officer, for all designated historical, paleontological and archaeological resources affected by the development.

2. A description of the mitigating efforts that will be taken to preserve the designated resource.
3. Plans and procedures for notification to the State Historical Society and State Archaeologist upon discovery of historical, paleontological or archaeological resources.

Section 14-404 Additional Submittal Requirements Applicable to Natural Resource Areas – Significant Wildlife Habitat.

- A. In addition to the submittal requirements in [Section 14-401](#), the following submittal requirements apply to applications proposing to develop land use in Significant Wildlife Resource Areas.
 1. Survey of the wildlife species and habitat existing within the Area of impact of the project, prepared by a qualified professional.
 2. Analysis of the effects of the proposed land use upon wildlife species and habitat needs within the Area of impact of the project.
 3. Description of how the applicable habitat needs will be met and conflict with those needs will be avoided during construction and operation of the proposed land use. Where conflicts are unavoidable, the description shall include proposed measures to minimize the extent and degree of conflict, including compensation through replacement or enhancement of habitat on an alternate site.

Section 14-405 Additional Submittal Requirements Applicable to Natural Resource Areas – Shorelands of Major Publicly-Owned Reservoirs.

- A. In addition to the submittal requirements in [Section 14-401](#), the following submittal requirements apply to applications proposing to develop land use in Natural Resource Areas comprised of shorelands.
 1. Documentation of preliminary review and approval of the proposed land use by the following state agencies:
 - a. Colorado Division of Water Resources.
 - b. Colorado Water Conservation Board.
 - c. Colorado Division of Parks and Wildlife.
 2. Site plan locating the proposed land use with respect to the boundaries of public lands, and the boundaries of any associated [floodplain](#).
 3. A description of the potential impacts upon public lands.
 4. Documentation of historical flooding activity and a description of the potential adverse impacts of the associated floodplain.

Section 14-406 Additional Submittal Requirements Applicable to Land Use in Areas Around an Airport or Heliport.

- A. In addition to the submittal requirements in [Section 14-401](#), the following submittal requirements apply to applications proposing to develop land use in areas around Airports and Heliports:
 1. A map or drawing showing the location of the subject property in relation to [Airport Imaginary Surfaces](#).
 2. Elevation profiles and a site plan including:

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- a. Location of existing and proposed structures in relation to Airport or Heliport Imaginary Surfaces
- b. Height of all existing and proposed structures, measured in feet above mean sea level.
3. Written Agreements from the Airport/Heliport Sponsor and the FAA, if a height exception is requested.
4. A declaration of anticipated noise levels for property located within Noise Area of impact of the project boundaries.
 - a. For noise sensitive land use located in areas where the noise level is anticipated to be at or above 55 Ldn, the [applicant](#) shall demonstrate that a noise abatement strategy will be incorporated into the building design that will achieve an indoor noise level equal to or less than 55 Ldn.
5. An Avigation and [Hazard](#) Easement dedicated to the Meeker - Coulter Field Airport, in a form acceptable to the Meeker - Coulter Field Airport. The Avigation Easement shall allow unobstructed passage for aircraft and ensure safety and use of the airport for the public.
 - a. The Avigation and Hazard Easement shall be recorded in the office of the Rio Blanco County Clerk and Recorder.
 - b. Applicant shall provide a copy of the recorded instrument prior to issuance of a building permit.

Section 14-407 Additional Submittal Requirements Applicable to Areas Around [Major Facilities of a Public Utility](#).

- A. In addition to the submittal requirements in [Section 14-401](#), the following submittal requirements apply to applications proposing to develop land use in areas around Major Facilities of a Public Utility.
 1. Site plan showing the following:
 - a. Relationship of the subject property to the facility.
 - b. Relationship of the proposed land use to the boundaries of the facility's control zone.
 2. Description of any relationship between the proposed land use and the facility.

Section 14-408 Additional Submittal Requirements Applicable to Site Selection and Construction of Major New Domestic Water and Wastewater Treatment Systems, and Major Extensions of Existing Domestic Water and Wastewater Treatment Systems.

- A. In addition to the submittal requirements in [Section 14-401](#), the following submittal requirements apply to applications proposing Site Selection and Construction of Major New Domestic Water and Wastewater Treatment Systems, and Major Extensions of Existing Domestic Water and Wastewater Treatment Systems.
 1. Description of existing domestic water and wastewater treatment facilities in the vicinity of the Project, including their capacity and existing service levels, location of intake and discharge points, service fees and rates, debt structure and service plan boundaries, and reasons for and against hooking on to those facilities.
 2. Description of how the Project will affect urban development, urban densities, and site layout and design of stormwater and sanitation systems.
 3. Description of other water and wastewater management agencies in the Project area and reasons for and against consolidation with those agencies.

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4. Description of how the Project may affect adjacent communities and users on wells.

Section 14-409 Additional Submittal Requirements Applicable to Major Facilities of a Public Utility.

- A. In addition to the submittal requirements in [Section 14-401](#), the following submittal requirements apply to applications proposing Major Facilities of a Public Utility.
1. Detailed plans for the facility including, but not limited to, the associated system capacity and proposed service area plans and maps.
 2. Description of existing and proposed service in the area to be served.
 3. Description of the distribution network for the area proposed to be served.
 4. Map and description of areas around the Project and likelihood of nearby activities disrupting utility services.
 5. Description of how the Project will affect existing community patterns.
 6. Description of the applicable provisions of the Rio Blanco Master Plan and any applicable intergovernmental agreements, and the Project's compliance with those provisions.

Section 14-410 Additional Submittal Requirements Applicable to Municipal and Industrial Water Projects.

- A. In addition to the submittal requirements in [Section 14-401](#), the following submittal requirements apply to Municipal and Industrial Water Projects.
1. Description of demands that the Project expects to meet and basis for projections of that demand.
 2. Map and description of other municipal and industrial water projects in the vicinity of the Proposed Project, including their capacity and existing service levels, location of intake and discharge points, service fees and rates, debt structure and service plan boundaries and reasons for and against hooking on to those facilities.
 3. Verification that the Project will not conflict with federal, state, regional or local planning policies or regulations applicable to land or water resources.
 4. Description of efficient water use, recycling and reuse technology the Project intends to use.
 5. Description of the proposed methods by which stormwater and wastewater will be prevented from contaminating aquifers, if municipal or industrial wastewaters or stormwater disposal methods are not subject to regulation by state and/or federal statutes or regulations.

Section 14-411 Additional Submittal Requirements Applicable to Site Selection and Development of Solid Waste Disposal Sites.

- A. In addition to the submittal requirements in [Section 14-401](#), the following submittal requirements apply to applications proposing Site Selection and Development of Solid Waste Disposal Sites.
1. Analysis of capacity of existing [landfills](#) in the County, remaining life of existing landfill, and the need for a new major solid waste disposal site.
 2. Report on wind conditions for the site.
 3. Description of potential pollution problems related to the site.
 4. Description of efforts to recycle waste and conservation practices to be employed at the site.
 5. Expected effect and impact on nearby property owners and on current land uses, compared with alternate locations.

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DIVISION 5 PERMIT APPROVAL STANDARDS**Section 14-501 Application of Standards.**

Approval of a Permit to engage in activities of state interest or development in areas of state interest shall be based on whether the Project satisfies the approval standards. In determining whether the Project satisfies applicable standards, the Board shall take into consideration the construction, operation and cumulative impacts of the Project. A project cannot be segmented to avoid the requirements of these Regulations and Guidelines. If a project is to be phased over time or is composed of distinguishable elements, the impacts of all phases or elements of the development must be considered together when determining whether the project satisfies the applicable approval standards.

Section 14-502 Basic Approval Standards.

A. The following basic standards shall apply for these regulations

1. Necessary Permits Will Be Obtained. Documentation that prior to site disturbance associated with the proposed project, the [Applicant](#) can and will obtain all necessary property rights, permits, and approvals. The BOCC may, at its discretion, defer making a final decision on the application until outstanding property rights, permits, and approvals are obtained.
2. Expertise and Financial Capability. The Applicant has the necessary expertise and financial capability to develop and operate the proposed project consistent with all requirements and conditions.
3. Technical and Financial Feasibility. The proposed project is technically and financially feasible. This determination may include, but is not limited to, the following considerations:
 - a. Amount of debt associated with the proposed activity;
 - b. Debt retirement schedule and sources of funding to retire the debt;
 - c. Estimated construction costs and construction schedule;
 - d. Estimated annual operation, maintenance and monitoring costs; and
 - e. Market conditions.
4. Compatibility with Surrounding Land Uses. The proposed operation will be located so as to mitigate cumulative impacts to roads, air, and water quality.
5. Risk From [Natural Hazards](#). The proposed project is not subject to significant risk from natural hazards. This determination may include, but is not limited, to the following considerations:
 - a. Faults and fissures;
 - b. Unstable slopes including landslides, rock slides, and Avalanche Areas;
 - c. Expansive or evaporative soils and risk of subsidence;
 - d. Wildfire hazard areas; and
 - e. Floodplains.
6. Consistent Plans. The proposed project will be in conformance with the Comprehensive Plan, municipal master plans, and any other applicable plan.
7. Effect on Local Government Services. The proposed project will not have a [significant adverse effect](#) on the capability of local government to provide services or exceed the capacity of service delivery systems. This determination may include, but is not limited, to the following considerations:
 - a. Existing and potential financial capability of local governments to accommodate development related to the proposed activity;
 - b. Current and projected capacity of roads, schools, [infrastructure](#), housing, and other ser-

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- ices and impact of the proposed activity upon the capacity;
- c. Changes caused by the proposed activity in the cost of providing education, transportation networks, water treatment and wastewater treatment, emergency services, or other governmental services or facilities;
 - d. Changes in short- or long-term housing availability, location, cost, or condition;
 - e. Need for temporary roads to access the construction of the proposed activity;
 - f. Change in demand for public transportation; and
 - g. Change in the amount of water available for future water supply in the County.
8. Housing. The proposed project will not have a [significant adverse effect](#) on housing availability or cost.
 9. Financial Burden. The proposed project will not create an undue financial burden on existing or future residents of the County. This determination may include, but is not limited to, the following considerations:
 - a. Changes in assessed valuation;
 - b. Tax revenues and fees to local governments that will be generated by the proposed activity;
 - c. Changes in tax revenues caused by [agricultural lands](#) being removed from production;
 - d. Changes in costs to water users to exercise their water rights;
 - e. Changes in costs of water treatment or wastewater treatment;
 - f. Effects on wastewater discharge Permits;
 - g. Inability of water users to get water into their diversion structures; and
 - h. Changes in total property tax burden.
 10. Effect on Economy. The proposed project will not Significantly Degrade any sector of the local economy. This determination may include, but is not limited to, the following considerations:
 - a. Changes to projected revenues generated from each economic sector;
 - b. Changes in the value or productivity of any lands; and
 - c. Changes in opportunities for economic diversification.
 11. Recreational Experience. The proposed project will not have a [significant adverse effect](#) on the quality or quantity of recreational opportunities and experience. This determination may include, but is not limited to, the following considerations:
 - a. Changes to existing and projected visitor days;
 - b. Changes to duration of kayaking and rafting seasons;
 - c. Changes in quality and quantity of fisheries;
 - d. Changes in access to recreational resources;
 - e. Changes to quality and quantity of hiking trails;
 - f. Changes to the wilderness experience or other opportunity for solitude in the natural Environment;
 - g. Changes to hunting; and
 - h. Changes to the quality of the skiing experience.
 12. Conservation. The planning, design, and operation of the proposed project will reflect principles of resource conservation, energy efficiency and recycling or reuse.

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13. Natural Environment. The proposed project will not Significantly Degrade the natural Environment. For purposes of this section, the term Environment shall include:
- Air quality;
 - Visual quality;
 - Surface water quality;
 - Groundwater quality;
 - Wetlands and [Riparian](#) Areas;
 - Terrestrial and aquatic animal life;
 - Terrestrial and aquatic plant life; and
 - Soils and geologic conditions.
- The determination of effects of the proposed activity on air quality may include, but is not limited to, the following considerations:
 - Changes to seasonal ambient air quality;
 - Changes in visibility and microclimates; and
 - Applicable air quality standards.
 - The determination of visual effects of the proposed activity may include, but is not limited to, the following considerations:
 - Visual changes to ground cover and vegetation, waterfalls and streams, or other natural features;
 - Interference with view sheds and scenic vistas;
 - Changes in appearances of forest canopies;
 - Changes in landscape character types or unique land formations; and
 - Compatibility of building and structure design and materials with surrounding land uses.
 - The determination of effects of the proposed activity on surface water quality may include, but is not limited to, the following considerations:
 - Changes to existing water quality, including patterns of water circulation, temperature, conditions of the substrate, extent and persistence of suspended particulates and clarity, odor, color or taste of water;
 - Applicable narrative and numeric water quality standards;
 - Changes in point and nonpoint source pollution loads;
 - Increase in erosion;
 - Changes in sediment loading to Water Bodies;
 - Changes in stream channel or shoreline stability;
 - Changes in stormwater runoff flows;
 - Changes in trophic status or in eutrophication rates in lakes and reservoirs;
 - Changes in the capacity or functioning of streams, lakes, or reservoirs;
 - Changes in flushing flows; and
 - Changes in dilution rates of mine waste, agricultural runoff, and other unregulated sources of pollutants.
 - The determination of effects of the proposed activity on groundwater quality may

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- include, but is not limited to, the following considerations:
- A. Changes in aquifer recharge rates, groundwater levels and aquifer capacity including seepage losses through aquifer boundaries and at aquifer-stream interfaces;
 - B. Changes in capacity and function of wells within the [Impact Area](#); and
 - C. Changes in quality of well water within the [Impact Area](#).
- iv. The determination of effects of the proposed activity on Wetlands and [Riparian Areas](#) may include, but is not limited, to the following considerations:
- A. Changes in the structure and function of Wetlands;
 - B. Changes to the filtering and pollutant uptake capacities of Wetlands and Riparian Areas;
 - C. Changes to aerial extent of Wetlands;
 - D. Changes in species' characteristics and diversity;
 - E. Transition from Wetland to upland species; and
 - F. Changes in function and aerial extent of [Floodplains](#).
- v. The determination of effects of the proposed activity on terrestrial or aquatic life may include, but is not limited to, the following considerations:
- A. Changes that result in loss of oxygen for aquatic life;
 - B. Changes in flushing flows;
 - C. Changes in species composition or density;
 - D. Changes in number of threatened or endangered species;
 - E. Changes to habitat and critical habitat, including calving grounds, mating grounds, nesting grounds, summer or winter range, migration routes, or any other habitat features necessary for the protection and propagation of any terrestrial animals;
 - F. Changes to habitat and critical habitat, including stream bed and banks, spawning grounds, riffle and side pool areas, flushing flows, nutrient accumulation and cycling, water temperature, depth and circulation, stratification, and any other conditions necessary for the protection and propagation of aquatic species; and
 - G. Changes to the aquatic and terrestrial food webs.
- vi. The determination of effects of the proposed activity on terrestrial plant life or habitat may include, but is not limited to, the following considerations:
- A. Changes to habitat of threatened or endangered plant species;
 - B. Changes to the structure and function of vegetation, including species composition, diversity, biomass, and productivity;
 - C. Changes in advancement or succession of desirable and less desirable species, including noxious weeds; and
 - D. Changes in threatened or endangered species.
- vii. The determination of effects of the proposed activity on soils and geologic conditions may include, but is not limited to, the following considerations:
- A. Changes to the topography, natural drainage patterns, soil morphology, and productivity, soil erosion potential, and [Floodplains](#);
 - B. Changes to stream sedimentation, geomorphology, and channel stability;

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- C. Changes to lake and reservoir bank stability and sedimentation, and safety of existing reservoirs;
 - D. Changes to Avalanche Areas, mudflows and debris fans, and other unstable and potentially unstable slopes; and
 - E. Exacerbation of seismic concerns and subsidence.
14. Nuisance. The proposed project will not cause a nuisance as defined within this Code.
15. Areas of Paleontological, Historic or Archaeological Importance. The proposed project will not Significantly Degrade areas of paleontological, historic, or archaeological importance.
16. Release of Hazardous Materials. The proposed project will not result in unreasonable risk of releases of hazardous materials. In making this determination as to such risk, the BOCC's consideration shall include:
- a. Plans for compliance with Federal and State handling, storage, disposal, and transportation requirements;
 - b. Use of waste minimization techniques; and
 - c. Adequacy of spill prevention and response plans.
17. Benefits Versus Loss of Resources. The benefits accruing to the County and its citizens from the proposed activity outweigh the losses of any resources within the County, or the losses of opportunities to develop such resources.
18. Best Alternative. The proposed project represents the alternative that best complies with this Code.
19. Project Need. The proposed project is needed within the County and/or area to be served.

Section 14-503 Additional Standards Applicable to Mineral Resource Areas.

- A. In addition to the standards in [Section 14-502](#), the following standards shall apply to land use in Mineral Resource Areas.
- 1. Extraction and exploration of minerals shall be accomplished in a manner which causes the least practicable environmental disturbance. Surface area disturbance associated with the Project shall be reclaimed in accordance with the provisions of Article 32 of Title 34, C.R.S.
 - 2. Areas containing only sand, gravel, quarry aggregate or limestone used for construction purposes shall be administered as provided by Part 3 of Article 1 of Title 34, C.R.S.
 - 3. The proposed extraction and exploration of minerals would not cause significant danger to public health and safety.
 - 4. If the economic value of the minerals present is less than the value of another existing or requested use, the other use should be given preference. Other uses which would not interfere with the extraction and exploration of minerals may be allowed.

Section 14-504 Additional Standards Applicable to Areas Containing or Having Significant Impact on [Historical, Paleontological or Archaeological Resources](#).

- A. In addition to the standards in [Section 14-502](#), the following standards apply to land use in Areas Containing or Having Significant Impact on Historical, Paleontological or Archaeological Resources.
- 1. Development shall be designed to preserve the integrity of the resource.
 - 2. Development shall be conducted in a manner which will be compatible with the preservation of the resource and minimize damage to the resource.

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Section 14-505 Approval Standards Applicable to Areas Around Airports and Heliports.

In addition to all other applicable standards contained within these regulations, land use and development in and around public airports and heliports within Rio Blanco County must conform to the applicable master plan for each facility as well as all FAA guidelines related to the safe, efficient use and preservation of navigable airspace contained with FAR Part 77. Land use considerations within the airport planning area include, but are not limited to, structure height, glare and other visual obstructions, land use type, and features such as ponds that could encourage wildlife and birds which may pose a flight [hazard](#). [Applicants](#) are encouraged to work with the FAA District Office in Denver as well as the managers of the local airports and heliports to ensure design and planning of new structures and development sites have addressed all applicable regulations and that such have received all required FAA approvals. Proof of FAA approvals may be required by Assigned Staff prior to approval of any type of zoning application including land use change applications, variances and rezoning requests.

Section 14-506 Additional Standards Applicable to Areas Around [Major Facilities of a Public Utility](#).

- A. In addition to the standards in [Section 14-502](#), the following standards apply to land use in Areas Around Major Facilities of a Public Utility.
1. The Project shall preserve the desirable existing community patterns.
 2. The Project shall not pose a danger to public health or safety or to property and the environment.

Section 14-507 Additional Standards Applicable to Site Selection and Construction of Major New Domestic Water and Wastewater Treatment Systems and Major Extensions of Existing Domestic Water and Wastewater Treatment Systems.

- A. In addition to the standards in [Section 14-502](#), the following standards shall apply to applications proposing to locate and construct Major New Domestic Water and Wastewater Treatment Systems and major extensions of Existing Domestic Water and Wastewater Treatment Systems
1. New domestic water and wastewater treatment systems and major extensions of existing domestic water and wastewater treatment systems shall be constructed in areas which will result in the proper utilization of existing treatment plants within the County and will ensure the orderly development of domestic water and wastewater treatment systems of adjacent communities within the County.
 2. Major extensions of domestic water and wastewater treatment systems shall be allowed in those areas in which the anticipated growth and development that may occur as a result of such extension can be accommodated within the financial and environmental capacity of the area to sustain such growth and development.
 3. The scope and nature of the Project will not compete with existing water and wastewater services or create duplicate services.
 4. Existing water and wastewater treatment systems servicing the area are at or near operational capacity.
 5. The age of existing domestic water and wastewater treatment systems, operational efficiency, state of repair or level of service is such that replacement is warranted.
 6. Existing facilities cannot be upgraded or expanded to meet waste discharge permit conditions of the Colorado Water Control Division.

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Section 14-508 Additional Standards Applicable to Site Selection and Construction of Major Facilities of a Public Utility.

- A. In addition to the standards in [Section 14-502](#), the following standards shall apply to applications proposing to locate and construct Major Facilities of a Public Utility.
1. Facilities shall be sited and constructed in areas which will result in the proper utilization of existing facilities and associated systems within or serving the County.
 2. Facilities shall be allowed in those areas in which the anticipated growth and development that may occur as a result of such facility can be accommodated within the financial and environmental capacity of the area to sustain such growth and development and are in accordance with the applicable County land use plans.
 3. Existing facilities and associated systems servicing the area must be at or near operational capacity.
 4. If a facility extension or replacement is proposed, the age of existing facilities and associated systems, their operational efficiency, and their state of repair or level of service are such that extension or replacement is warranted.
 5. If a new facility is proposed, existing facilities cannot be feasibly upgraded or expanded.

Section 14-509 Additional Standards Applicable to Municipal and Industrial Water Projects.

- A. In addition to the standards in [Section 14-502](#), the following standards shall apply to applications proposing Municipal and Industrial Water Projects.
1. The proposal shall emphasize the most [efficient use of water](#), including, to the extent permissible under existing law, the recycling and reuse of water. Urban development, population densities, and site layout and design of storm water and sanitation systems shall be accomplished in a manner that will prevent the pollution of aquifer recharge areas.
 2. To promote the efficient utilization of municipal and industrial water projects, utilization of the following water sources shall be favored:
 - a. Utilization of existing municipal and industrial water supplies by lease, exchange, sale, or other disposition between persons or entities within the County, or between persons or entities within the County and outside the County.
 - b. Water supplies from sources which do not involve the removal of water from irrigated agriculture or open space or preserved lands in the County, or which do not involve increased use of native flows of water in the streams of Rio Blanco County.

Section 14-510 Additional Standards Applicable to Site Selection and Development of Solid Waste Disposal Sites.

- A. In addition to the standards in [Section 14-502](#), the following standards shall apply to applications proposing to locate and develop Solid Waste Disposal Sites.
1. Solid waste disposal sites shall be developed in accordance with sound conservation practices and shall emphasize, where feasible, the recycling of waste materials. Considerations shall include, but not be limited to the following:
 - a. Longevity and subsequent use of waste disposal sites.
 - b. Wind conditions.
 - c. The potential problems of pollution inherent in the proposed site.
 - d. The impact on [adjacent property owners](#), compared with alternate locations.

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Section 14-511 Additional Standards Applicable to Airports and Heliports.

- A. In addition to the standards in [Section 14-502](#), the following standards shall apply to all applications proposing the location or expansion of an Airport or Heliport.
1. Airport Layout. The Airport shall be developed in accordance with an FAA approved layout plan, or a layout plan approved by the Board of County Commissioners complying with FAA Advisory Circular 150/5300-13 and the current Northwest Mountain Region Airport Layout Plan Checklist, with the exception that aircraft tie- down dimensions need only be sufficient to provide adequate clearances for the aircraft to be tied down.
 2. Heliport Layout. Heliports and helistops shall be developed in accordance with an FAA approved layout plan, or a layout plan approved by the Board of County Commissioners complying with FAA Advisory Circular 150/5390-2.
 3. Ability to Obtain Necessary Permits. The [applicant](#) can and will obtain all necessary property rights, permits, approvals and easements (including needed easements for drainage, disposal, utilities, and aviation within airport area of influence) prior to site disturbance associated with the Project. The Board may, at its discretion, defer making a final decision on the application until outstanding property rights, permits and approvals are obtained.
 4. Conflict with Existing Easements. The location of the Airport or Heliport site or expansion will not unduly interfere with any existing easements for power or telephone lines, irrigation, mineral claims or roads.
 5. Relationship to Economic and Transportation Needs. The location of the Airport or Heliport site or expansion complements the existing and reasonably foreseeable economic and transportation needs of the state and of the area immediately served by the airport, particularly mass transit facilities.
 6. Nuisance. The location of the Airport or Heliport site or expansion shall not cause a nuisance.
 - a. The immediate and future noise levels in communities within the airport area of influence to be caused by the airport location or expansion and any anticipated future expansion will not violate any applicable local, state or federal laws or regulations; provided that in any area with a potential noise level of CNR 110 or more, no structure shall be allowed and existing structures shall be relocated.

DIVISION 6 FINANCIAL GUARANTEE**Section 14-601 Financial Guarantee Required.**

A financial guarantee is required per [Article 13](#) – Financial Guarantees.

DIVISION 7 PERMIT ADMINISTRATION AND ENFORCEMENT**Section 14-701 Enforcement and Penalties**

- A. Any person engaging in development in the designated Area of State Interest or conducting a designated Activity of State Interest who does not obtain a Permit pursuant to these Regulations and Guidelines, who does not comply with Permit requirements, or who acts outside the jurisdiction of the Permit may be enjoined by the County from engaging in such development, and may be subject to such other criminal or civil liability as may be prescribed by law.
- B. If the County determines at any time that there are material changes in the construction or operation of the Project from that approved by the County, the Permit may be immediately suspend-

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ed and a hearing shall be held to determine whether new conditions are necessary to ensure compliance with the approval standards or if the Permit should be revoked.

Section 14-702 Permit Suspension or Revocation

- A. The Board may temporarily suspend the Permit for a period of 30 calendar days for any violation of the Permit or the applicable Regulations. The permit holder shall be given written notice of the violation and will have a minimum of 15 calendar days to correct the violation. If the violation is not corrected, the Permit shall be temporarily suspended for 30 calendar days.
- B. The County may revoke a permit granted pursuant to these Regulations and Guidelines if any of the activities conducted by the permittee violates the conditions of the Permit or these Regulations and Guidelines, or the County determines that the project as constructed or operated has impacts not disclosed in the application. Prior to revocation, the permittee shall receive written notice and be given an opportunity for a hearing before the Board. The Board may revoke the Permit or may specify a time by which action shall be taken to correct any violations for the Permit to be retained.

Section 14-703 Transfer of Permits.

A Permit may be transferred only with the written consent of the Board. Consent shall be in the sole discretion of the Board. The Board shall ensure, in approving any transfer, that the proposed transferee can and will comply with all the requirements, terms, and conditions contained in the Permit, and these Regulations and Guidelines; that such requirements, terms, and conditions remain sufficient to protect the health, welfare, and safety of the public; and that an adequate guarantee of financial security can be made.

Section 14-704 Inspection.

The Board may enter and inspect any property subject to these Regulations and Guidelines at reasonable hours for the purpose of determining whether the activity is in violation of these Regulations and Guidelines.

Section 14-705 Judicial Review.

Any action seeking judicial review of a final decision of the Board shall be initiated within 30 calendar days after the decision is made, in the District Court in and for the County of Rio Blanco County, pursuant to Rule 106 of the Colorado Rules of Civil Procedure.

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ARTICLE 15 - RUBBISH, JUNK, WEEDS AND BRUSH

DIVISION 1 GENERAL PROVISIONS

Section 15-101 Purpose and Authority.

- A. Purpose. The purpose of this Article is to protect the health, safety, and welfare of the citizens of Rio Blanco County through the removal of [rubbish](#), [junk](#), [weeds and brush](#), from land in the unincorporated areas of the County.
- B. Authority. Section 30-15-401 C.R.S., as amended, authorizes the Board of County Commissioners to adopt regulations for the control of matters of local concern, including providing for and compelling the removal of the following:
 1. 'Rubbish': rubbish, including trash, junk, and garbage, from land within the unincorporated County and from alleys behind and sidewalk areas in front of such land, with the exception of:
 - a. industrial parcels of ten acres or greater; and
 - b. agricultural land, as defined by 39-1-102(1.6), C.R.S., as amended, currently in agricultural use.
 2. 'Weeds and Brush': weeds and brush from residential lots of two and one-half acres or less and from alleys behind and sidewalk areas in front of such lots; and
 3. any building or structure, as further defined below, with the exception of any building or structure on affected land subject to the 'Colorado Mined Land Reclamation Act' as defined in 34-32-103(1.5), C.R.S., as amended, or lands subject to the 'Colorado Surface Coal Mining Reclamation Act' pursuant to Article 33 of Title 34, C.R.S., as amended.

Section 15-102 Responsibility for Removal of [Rubbish](#), [Junk](#), [Weeds and Brush](#)

It shall be the duty of any person who is the owner, lessee or occupant of a lot, tract or parcel of land in unincorporated Rio Blanco County to remove rubbish, junk, weeds and brush, from that land.

- A. Removal of Rubbish. Rubbish, as defined in Article 16, Definitions, shall be removed from:
 1. Lots, tracts and parcels of land within the County, and the alleys behind and sidewalk areas in front, except industrial tracts of 10 or more acres and [agricultural land](#), currently in agricultural use in compliance with this Land Use Code.
- B. Removal of Junk. Junk, as defined in Article 16, Definitions, shall be removed from:
 1. Lots, tracts and parcels of land within the County, and the alleys behind and sidewalk areas in front, except industrial tracts of 10 or more acres and agricultural land, as defined in these Regulations, currently in agricultural use in compliance with these regulations.
- C. Removal of Weeds and Brush. Weeds and brush, as defined in Article 16, shall be removed from residential lots of one acre or less, and from alleys behind and sidewalk areas in front of such lots.

DIVISION 2 ENFORCEMENT PROCESS FOR REMOVAL OF RUBBISH, JUNK, WEEDS AND BRUSH.

Unless otherwise specified in these Regulations, the following enforcement process shall apply instead of enforcement provisions set forth in .

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Section 15-201 Complaint and Verification of Violation.

- A. Violation Confirmed. Upon written, signed complaint made or filed by a member of the public or by a County official or employee, the Assigned Staff shall investigate and confirm that a violation exists.
- B. Authority to Enter and Inspect. The Assigned Staff's authority to enter and inspect land, a building or structure for the purpose of confirming a violation shall be governed by the same procedures.

Section 15-202 Notice of Violation.

- A. Notice of Violation. If the Assigned Staff confirms a complaint as a violation, the Staff shall provide written notice of the violation and the requirements for abatement to the property owner of record as identified on the Rio Blanco County tax records, whose identity and whereabouts are known to the Staff.
 1. Service by Mail. The notice of violation shall be served by certified mail, return receipt requested to both the address in the tax records and the property address, if different.
 2. Content of Notice. The notice of violation shall include a description of the violation, the requirements for abatement including the time period in which abatement must occur, a proposed re-inspection date to verify abatement, and a statement of the right to appeal the determination of violation and the time within which a written appeal must be filed.
 - a. The Assigned Staff shall provide 30 calendar days for abatement, unless the Assigned Staff determines that a shorter or longer time is justified.

Section 15-203 Administrative Entry and Seizure Warrant.

Upon authorization by the Board of County Commissioners for abatement of the violation by the County, the Assigned Staff shall seek an administrative entry and seizure warrant from the County or District Court having jurisdiction over the property.

- A. Documentation Required for Warrant. The following documents shall be required for the court to issue an administrative entry and seizure warrant:
 1. The applicable regulatory provisions of this ordinance.
 2. An affidavit stating the factual basis for the warrant.
 3. Evidence that the property owner has received notice of the violation and has failed to abate the violation within the prescribed time.
 4. A general description of the location of the subject property.
 5. A general description of the violation, including a general list or description of the rubbish, weeds or brush, to be removed.
 6. The proposed method and extent of abatement by the County, including proposed disposal or temporary impoundment of property.

DIVISION 3 PENALTIES AND REMEDIES**Section 15-301 Preservation of Remedies.**

The remedies as provided in this Article, and as may be available under other applicable regulations of the County or pursuant to state or federal law, are not exclusive in any way, and may be pursued by the County singularly or in combination to achieve the most expeditious abatement of violations involving the presence of rubbish, weeds and brush.

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Section 15-302 Abatement by the County.

- A. Authorization for Abatement by County. If the alleged violator fails to comply with the County's requirements for correction of the violation, an Enforcement Official may request that the BOCC, at a public meeting, authorize the Enforcement Official to arrange for an abatement of the violation.
1. Notice of Public Meeting. At least 14 calendar days prior to the date of the public meeting, an Enforcement Official shall provide notice of the public meeting to the alleged violator by certified mail, return receipt requested to both the address in the County tax records and the property address, if different.
- B. Execution of Warrant and Abatement of Violation. Upon authorization by the BOCC for abatement by the County, the Enforcement Official shall seek an administrative entry and seizure warrant from the Rio Blanco County Court or the Rio Blanco County District Court having jurisdiction over the subject property.
1. Within 10 calendar days following the date of issuance of an administrative warrant the Enforcement Official shall abate the violation in accordance with the direction of the Court. A copy of the issued warrant shall be provided to the land use permit holder and/or property owner, as applicable. Proof of the execution of the warrant, including a written inventory of any property impounded by the County, shall be submitted to the Court.
 2. The proposed method of abatement may be accomplished through the use of County staff or by contract with a private party.
- C. Cost of Abatement. A bill for the reasonable costs of abatement plus an inspection fee of five percent (5%) of that cost shall be sent certified mail, return receipt and regular mail to the land use permit holder and/or property owner of record, applicable, at both the address in the County tax records and the property address, if different. Payment of the bill shall be due within 30 days of the date of the bill.
- D. Collection of Unpaid Bill for Cost of Abatement by County. If the bill is unpaid after 30 calendar days, the Enforcement Official through the County Clerk may certify the bill to the County Treasurer, who shall collect the assessment together with a 10% penalty for the cost of collection, in the same manner as other County taxes are collected.

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ARTICLE 16 - DEFINITIONS

Section 16-101 Definition of Words and Phrases.

For the purposes of these regulations, the following words and phrases are defined as follows. Some of the definitions pertain only to certain Articles and are so noted in parentheses.

Abandonment. The intent to not continue the legally established nonconforming use, coupled with the discontinuance of the [nonconforming use](#).

Abut or Abutting. Having property lines in common.

Accessory Agricultural Retail Sales. A location for the retail sale or wholesale of agricultural or horticultural products which are entirely grown or matured on site. Products are raw, and sold on a seasonal basis, with no permanent structure.

Accessory Dwelling Unit. A subordinate dwelling unit considered accessory to a primary dwelling unit for use as a complete independent living facility on the same parcel as a permitted [principal use](#) and which meets dimensional and other requirements applicable to the principal use.

Accessory Building or Structure. A subordinate building or structure located on the same lot as the principal structure, the use of which is incidental to the [principal use](#).

Accessory Use. A use which is customarily supportive, secondary and subordinate to the [principal use](#) on the parcel.

Accessory Outside Storage. The outside placement of items which are customary and incidental to the [principal use](#) of the property.

Adequate Water Supply. A water supply that will be sufficient for build-out of the proposed development in terms of quality, quantity, dependability, and availability to provide a supply of water for the type of development proposed, and may include reasonable conservation measures and water demand management measures to account for hydrologic variability.

Adjacent. Meeting, abutting or touching at some point, or located across a street, [alley](#) or other right-of-way.

Adjacent Property Owner. An owner of record of any estate, right, or interest in real property which is adjacent to the subject land.

Administrative Review. The land use change permit application and review process, described in Section 4-202, Administrative Review Process of these regulations, by which the Assigned Staff approves applications for land uses

Adult establishment. A use distinguished or characterized by an emphasis on material depicting, describing, or relating to specified sexual activities or specified anatomical areas. Uses shall include, but shall not be limited to, the following:

- A. Adult Bookstore: An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals and goods and items held for sale which are distinguished or characterized by their emphasis on matters depicting, describing, or relating

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to specified sexual activities or specified anatomical areas, or an establishment with a segment or sections devoted to the sale or display of such material.

- B. **Adult Photo Studio:** An establishment that, upon payment of a fee, provides on-premises photographic equipment, services, and/or models for the purpose of photographing specified anatomical areas.
- C. **Adult Theater:** A theater used for the presentation of material distinguished or characterized by an emphasis on material depicting, describing, or relating to specified sexual activities.

Affected Party. *(Article 14 - Areas and Activities of State Interest only)* Any person with an interest in the outcome of the permit decision for the Project.

Agricultural Land. Any land used primarily for the production of crops or [livestock](#), including but not limited to: irrigated meadows, irrigated and dry pasture, and irrigation ditches; stock drive routes; lands used for barns, corrals and storage of crops or agricultural products. "Agricultural Land" does not include lands used primarily for the production of commercial timber.

Agriculture. The use of land for farming, dairying, pasturage, horticulture, floriculture, viticulture, forestry, and animal and poultry husbandry, and the necessary accessory uses for harvesting, packing, treating, or storing of produce.

Agricultural Processing. The processing and storage of agricultural products brought to the site, including but not limited to cleaning, sorting, grading, packaging milling, or storing of products which are intended for direct human or animal consumption or use.

Agricultural Products. Products grown or raised on a property, intended for direct human or animal consumption or use, including but not limited to vegetables, fruits, dairy products, eggs, grains, meat, poultry, fish, honey, hay, nursery plants, timber, [industrial hemp](#), and wool. This also includes animal feeding operations

Agricultural Products Processing and Storage. The alteration of agricultural products brought to the site in their natural state, including but not limited to cleaning, sorting, grading, packaging, milling, or storing of products which are intended for direct human or animal consumption or use.

Agricultural Products Retail Sales – Off Site. A location for the retail sale of agricultural products, a majority of which are not grown on site, and are intended for direct human or animal consumption or use.

Airport. The area comprising land used by aircraft for taking off and landing, together with all adjacent land and facilities used in connection with aircraft and flight operations, existing and proposed.

1. **Airports, Publicly Owned.** The area comprising Airports owned by a public agency such as the County or a municipal government.
2. **Landing Strips** and Helistops, Privately Owned. The area comprising landing strips or helistops located primarily on land owned by a private land owner.

Airport Elevation. The highest point of an airport's usable runway, measured in feet above mean sea level.

Airport Imaginary Surfaces. *(Article 14 - Areas and Activities of State Interest only)* Imaginary areas in

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space and on the ground, defined by FAR Part 77, which are established in relation to the airport and its runways. Imaginary areas are defined by the primary surface, runway protection zone, approach surface, horizontal surface, conical surface and transitional surface.

1. **Primary Surface.** A surface longitudinally centered on a runway with dimensions as specified by Federal Aviation Regulation (FAR) Part 77.
2. **Runway Protection Zone (RPZ).** An area off the runway end used to enhance the protection of people and property on the ground. The RPZ is trapezoidal in shape and centered about the extended runway centerline. The dimensions are as specified in Advisory Circular (AC) 150/5300-13.
3. **Approach Surface.** A surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. Dimensions are defined by FAR Part 77. Sometimes designated as Approach Zone.
4. **Horizontal Surface.** A horizontal plane 150 feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the primary surface of each runway of each airport and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is defined by FAR Part 77.
5. **Conical Surface, Conical Surface.** A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.
6. **Transitional Surface.** Those surfaces that extend upward and outward at 90 degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to the point of intersection with the horizontal and conical surfaces. Transitional surfaces for those portions of the precision approach surfaces which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at a 90 degree angle to the extended runway centerline.

Airport or Heliport Impact Areas. *(Article 14 - Areas and Activities of State Interest only)*

1. **Direct Impact Area.** The area located within 5,000 feet of an Airport runway or 2,000 feet of a Heliport, excluding lands within the Runway Protection Zone and Approach Surface. The Direct Impact Area is sometimes designated as the "Flight Pattern Area".
2. **Secondary Impact Area.** The area located between 5,000 and 10,000 feet from an Airport runway or between 2,000 and 4,000 feet from a Heliport.

Airport Reference Code. A code comprised of the Aircraft Approach Category and the Airplane Design Group as defined in FAA Advisory Circular (AC) 150/5300-13.

Airport Sponsor. The owner, manager, or other person or entity designated to represent the interests of an airport.

Alley. A public right-of-way providing secondary access to the rear of a property and not intended for general travel.

Animal Feed Lot. A place of confinement by fences, pens, corals, or other structures serving as enclosures for cattle, swine, sheep, poultry, fur bearing animals or other [livestock](#) for the primary purpose of providing for the ultimate sale of products from the animals or the animals themselves. Educational agricultural projects are excepted from this definition. See CRS Section 1-50-35.

Applicant. A person or entity submitting an application for land use subject to these Regulations.

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Appurtenances. The visible, functional, or ornamental objects accessory to and part of a building.

Archaeological Resource, Cultural Resource, or Historical Resource. Resources that have been designated by the County or are recognized or historically known to the County; that are on the National Register of Historic Places (National Register) and/or that may be considered under the National Historic Preservation Act; or that are included in an established list of places compiled by the state historical society, or any local historic preservation program.

Aspect. *(Article 14 - Areas and Activities of State Interest only)* The cardinal direction the land surface faces.

Base Flood. A flood having a one percent chance of being equaled or exceeded in any given year. The term is used interchangeably with intermediate regional flood, one hundred year flood, and one percent chance flood.

Batch Plant. A facility for mixing concrete or asphalt.

Board of Adjustment. The body appointed by the Board of County Commissioners whose authority and procedures are described in Section 1-302 of these regulations.

Board or Board of County Commissioners. The Board of County Commissioners of Rio Blanco County, Colorado.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Envelope. A designated area on a lot or parcel in which all structures and development shall be constructed or occur, unless specifically excepted or exempted, including but not limited to excavation, landscaping, building, grading, demolition or filling.

Building Footprint. The outline of the total area which is covered by a building's perimeter at ground level.

Building Height. The distance, measured vertically, from the undisturbed or natural ground surface at the mid-point between the front and rear walls of a building to the top of a flat roof or mansard roof or to the mid-point between the eave line and the peak of a gable, hip, shed or similar pitched roof.

Building Official. The officer or other designated authority charged with the administration and enforcement of this Rio Blanco County Building Code, or a duly authorized representative.

Building Permit. A permit which is issued by the County Building Official prior to the erection, construction, alteration, moving, or relocation of a building or structure.

Building Restriction Line. *(Article 14 - Areas and Activities of State Interest only)* A line which identifies suitable building area locations.

Call-up by the Board. The Board may, at its discretion, review and amend the Staff determination.

Campground. A parcel of land, in single ownership, that has been developed for occupancy by guest-owned tents and recreational vehicles on a temporary basis.

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Camper Trailer. A wheeled vehicle without motive power which is designed to be drawn by a motor vehicle over the public highways and which is generally and commonly used for temporary living or sleeping accommodations.

CDOT. Colorado Department of Transportation.

Cemetery. A place designated for the burial or keeping of remains of the dead, human or animal, and appurtenant facilities including crematories, mausoleums, and columbaria operated within the boundaries of the cemetery.

Certificate of Designation. A document issued by the local governing body authorizing the use of land for a [solid waste disposal](#) site or facility. The CD is issued if it has been determined that the technical standards set out in regulation are met and after local issues are considered and satisfied.

Certificate of Occupancy. A certificate issued by the County Building Official after final inspection and upon a finding that the building or structure complies with all provisions of the applicable County codes, permits, requirements and approved plans.

Change in Land Use. Any development, grading, construction, activity or operation that changes the basic character, configuration or use of land or structures after the enactment of these regulations constitutes a change in land use.

Clubs and fraternal lodges. A facility, including associated eating, drinking, and recreational facilities, owned or operated by a group of people organized for a common social, educational, service, or recreational purpose. These clubs are usually characterized by certain membership qualifications, payment of fees or dues, regular meetings, a constitution, and by-laws.

Commercial Use or Activity. Any use or activity primarily devoted to business such as the purchase, sale, lease or exchange of goods and/or the provision of services.

Concentrated Animal Feeding Operations. All land and/or a lot, facility, parcel, or operating location in which animals have been, are or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more and a ground cover of vegetation is not sustained over at least fifty percent (50%) of the animal confinement area. See CRS Section 1-50-35.

Conical Surface (Airport). See Airport Imaginary Surfaces.

Conservation Easement. An easement for the purpose of preserving the property's value for recreation, education, habitat, open space, or historical importance.

Construction Staging Area. The use of land for the purpose of temporarily storing machinery, equipment, supplies and parking of vehicles, also known as construction lay down area.

Contiguous. Sharing a boundary, touching at any point.

Contractor sales and service. A facility providing for general building repair, service, parts sales, and maintenance including installation of plumbing, roofing, signs, electrical, air conditioning, heating, and landscaping.

Contractors Storage Yard. The use of land for the purpose of storing machinery, equipment, and sup-

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plies for an individual business that may include office, maintenance, and repair facilities that provide services to clients through the use of the machinery, equipment, or supplies including but not limited to construction equipment and materials, pipe, and tanks.

Correction Plat. Revision of a previously approved plat, which is intended to correct minor surveying, drafting or wording errors in the plat.

County. The County of Rio Blanco, State of Colorado.

Cul-de-sac. A local street with only one outlet and having the other end for the reversal of traffic movement.

Daycare Center. A facility which provides less than 24-hour care or supervision for nine or more persons under the age of 18 who are not related by blood, marriage, or adoption to the owner, operator, or manager, whether such facility operates at day or night, with or without compensation for such care, and with or without stated educational purpose.

Density. A unit of measurement, specific to development, to be interpreted as the number of dwelling units per acre of land.

Designation. (Article 14 - Areas and Activities of State Interest only) That legal procedure specified by Sections 24-65.1-401, 402 and 406, C.R.S., for designating Matters of State Interest. It also includes the revocation and amendment of such designations.

Development. Any activity or construction, excluding normal agricultural activities, that changes the existing character or use of the land.

Development Agreement. The agreement between the [applicant](#) and the County which specifies the terms and conditions of the land use permit approval. (See [Section 4-301.B.9](#))

Development Area. Those geographic areas within the County which will be developed or altered directly by construction or operation of the Project.

Direct Impact Area (Airport). See Airport Impact Areas.

Dwelling, Dwelling Unit. One or more rooms designed to function as a single living facility and containing only one kitchen plus living, sanitary and sleeping facilities.

1. Dwelling, multi-family means a building that contains three (3) or more dwelling units. The term "dwelling unit" does not include hotels, motels, fraternity houses and sorority houses and similar group accommodations.
2. Dwelling, single-family unit, attached, means two or more dwelling units, each with primary outside access on the ground floor; and that are attached to each other by legally divided party walls which do not have openings and do not provide for internal access between the dwelling units. This term includes townhomes and duplexes.

Dwellings, mixed-use. One or more dwellings on the same property as a non-residential use often in the same building.

Efficient Use of Water. (Article 14 - Areas and Activities of State Interest only) The employment of methods, procedures, controls and techniques to ensure the amount of water and the purpose for which wa-

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ter is used in the County will yield the greatest benefit to the greatest number of people. Such benefits will include but are not limited to economic, social, aesthetic, environmental and recreational.

Equipment rental establishments. Establishments renting or leasing equipment to individuals and other businesses.

Equipment, truck and trailer rental establishments. Sale or lease, retail or wholesale, of new or used equipment, automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated minor repair services and parts sales for vehicles sold or leased by the dealership.

Expansive Soil. Rock or soil that shrinks or expands excessively with changes in moisture content.

Excavation. The removal of earth material by artificial means, also referred to as a cut.

Extension, Major. A major extension is an increase in hydraulic capacity, an upgrade in treatment or transmission capability, an increase in facility size, or a replacement of an existing facility in a new or altered location.

Extraction - Gravel. To draw out or forth; hence to derive as if by drawing out; removal of gravel resources from their naturally occurring location; the initial step in utilization of a natural resource.

Extraction - Mining. Any area of land from which minerals are extracted in non-liquid form or are extracted in a liquid form while workers are underground, and including any accessory support facilities; ways and roads appurtenant to such area; and lands, excavations, underground passageways, shafts, slopes, tunnels and workings, structures, facilities, equipment, machines, tools, or other property, including impoundments, retention dams, and tailing ponds, on the surface or underground, used in, or to be used in, or resulting from the work of extracting such minerals from their natural deposits in non-liquid form or, if in liquid form, used by workers underground or used or to be used in the milling of such minerals or the work of preparing coal or other minerals.

FAA. The Federal Aviation Administration.

FAA's Technical Representative. The federal agency providing the FAA with expertise on wildlife and bird strike hazards as they relate to airports. This may include, but is not limited to, the USDAA-PHIS-Wildlife Services.

Feedlot, Commercial. A place of confinement by fences, pens, corals, or other structures serving as enclosures for cattle, swine, sheep, poultry, fur bearing animals or other [livestock](#) for the primary purpose of providing for the ultimate sale of products from the animals or the animals themselves. Educational agricultural projects are excepted from this definition.

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from either the overflow of watercourses, or the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Fringe. Areas within the floodplain that constitute the low hazard areas between the outer boundary of the floodway and the outer limit of the floodplain. Within the flood fringe area, the depth and velocity of the flood waters do not present as serious a threat to life and property as that within the floodway.

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Flood Insurance Rate Map (FIRM). An official map of the Federal Emergency Management Agency (FEMA), on which the area subject to flooding by the base flood has been delineated either by approximate or detailed engineering study. These maps also delineate flood insurance rate zones and may include the delineation of water surface elevations and floodway boundaries.

Flood Insurance Study. The official report provided by the Federal Emergency Management Agency (FEMA) that includes flood profiles, the Flood Boundary Floodway Map, and the water surface elevation of the base flood.

Floodplain. An area including and adjacent to the stream channel, which is subject to flooding as the result of the occurrence of an intermediate regional flood and which is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. The term includes but is not limited to:

1. Mainstream floodplains;
2. Debris-fan floodplains; and
3. Dry wash channels and dry wash floodplains.

Floodplain Encroachment. Any development, stockpile, refuse, or matter in, along, across, or projecting into any floodplain which might impede, retard, or change the direction of a flow of water, either by itself or by catching or collecting debris carried by such water. The term floodplain encroachment shall not include any device or structure reasonably necessary for flood control or prevention.

Floodplain Regulations. The Floodplain Overlay District Regulations set forth in these regulations.

Floodproofing. Any combination of structural and non-structural additions, changes or adjustments to structures, movable objects, or properties for the purpose of reducing or eliminating the potential for flood damage

Floodway. The areas within the floodplain which are required for the passage or conveyance of the base flood, in which waters will flow at significant depths or with significant velocities. These areas include the channel of a river or creek and any adjacent floodplain areas that must be kept free of development and other encroachments so the base flood can be conveyed without substantial increase in flood height. Specifically, the floodway is defined according to the following criteria:

1. Areas of the floodplain that must be kept free of development and other encroachments so the base flood is conveyed with no more than a one foot increase in the water surface elevations.
2. Where the floodway has not been identified, areas of the floodplain where floodwater from the base flood is 18 inches or greater in depth.
3. The area that comprises a minimum of 25 feet from the banks of the river or creek, unless the bank consists of an impervious natural rock wall or cliff which is higher than the flood elevation.

Floor Area. Floor area, also called gross floor area, means the total square footage of the building measured along the outside walls of the building and including each floor level, but not including open balconies, garages or other enclosed automobile parking areas and basement storage areas, and not including one-half (½) of all storage and display areas for durable goods.

Forestry. The developing, caring for, or cultivating forests including the management of growing timber.

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Geologic Hazard. A geologic phenomenon which is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. The term includes but is not limited to:

1. Avalanches, landslides, rock falls, mudflows, unstable or potentially unstable soils, and unstable or potentially unstable slopes;
2. Seismic effects;
3. Radioactivity; and
4. Ground subsidence.

Geologic Hazard Area. An area that contains or is directly affected by a geologic hazard including avalanche, landslide area, mudflow debris area, radioactive area, and potentially unstable soils.

Grade, finished. The final elevation of the ground surface after development.

Grade, natural. The elevation of the ground surface in its natural state, before man-made alterations.

Ground Water. Subsurface waters in a zone of saturation.

Group Home Facilities. A facility operated by a public, nonprofit, or private agency, which provides 24-hour care or supervision of persons who are not related by blood, marriage or adoption, to the facility's owner, operator, or manager. The use includes overnight shelter.

Hazard. A natural or manmade phenomenon or condition which is a significant source of risk, danger or peril.

Hazard. (*Article 14 - Areas and Activities of State Interest only*) Hazard shall include any structure, object of natural growth, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or heliport, or is otherwise hazardous to such landing or takeoff of aircraft.

1. As it relates to bird strike hazards, the term "significant hazard" means a level of increased flight activity by birds across an Approach Surface or runway that is more than incidental or occasional, considering the existing ambient level of flight activity by birds in the vicinity.

Heavy Industrial Use. Uses engaged in processing or manufacturing of materials from either extracted or raw materials or from previously prepared materials resulting in a new product designed for wholesale or retail sale.

1. Extraction. Extraction operations include, but are not limited to: petroleum and natural gas wells; shale and coal mines; gravel pits; timber cutting.
2. Processing. Processing operations include, but are not limited to: petroleum refining; oil shale crushing, retorting and refining; ore smelting; coal crushing and cleaning; saw mills; alfalfa pellet mills; food canning or packing; creation of glass, ceramic or plastic materials; gravel crushing; cement manufacture; and concrete batch plants.
3. Fabrication. Fabrication operations include, but are not limited to: manufacture of equipment, vehicles and consumer goods from processed materials; wood and metal working operations; and batch plants.
4. Repair. Industrial repair operations include, but are not limited to: automobile and heavy equipment repair.
5. Material handling. Material handling operations include, but are not limited to: a transfer station

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for construction waste such as wood, drywall, metals, paper, plastic and other types of construction materials.

Height. The vertical distance from grade plane to the average height of the highest roof surface.

Heliport. The area of land, water or a structure used or intended to be used for the landing and takeoff of helicopters, together with appurtenant buildings and facilities.

1. Heliports, Publicly Owned. The area comprising Heliports owned by a public agency such as the County or a municipal government.

Helistop. A minimally developed heliport for landing and discharging passengers or cargo, and not intended for refueling or maintaining itinerant helicopters.

Historic Site. A structure or place of historical significance. Such structure or place may be designated a historic site by local, state, or federal government and given official status and protection.

Historical or Archaeological Resources of Statewide Importance. Those resources officially included in the national register of historic places, designated by statute or included in an established list of places compiled by the state historical society, including but not limited to those designated by the Board of County Commissioners in accordance with 30-11-107(1)(b), C.R.S. as amended.

Home Occupation. An accessory use consisting of a vocational activity conducted inside a dwelling unit or its accessory structures, and used only by the individuals who reside therein. See [Section 7-604](#).

Illumination, Direct. Lighting by means of an unshielded light source which is effectively visible when the light travels directly from the source to the viewer's eye.

Illumination, Indirect. Lighting by means of a light source directed at a reflecting surface in a way that illuminates the sign from the front or a light source that is primarily designed to illuminate without direct travel from the source to the viewer's eye.

Impact. The direct or indirect effect or consequence resulting from a development upon land, the environment, the community or any part or segment thereof. The term shall include, but not be limited to, physical, environmental, economic, visual, auditory or social consequences or effects.

Impact Area. (Article 14 - Areas and Activities of State Interest only) Those geographic areas, including the [Development Area](#), in which any impacts are likely to be caused by the Project.

Impervious Materials. Materials that do not readily allow water to infiltrate into the ground. The term "Impervious Materials" shall include building roof surfaces and overhangs, concrete or asphalt pavement surfaces, and compacted gravel.

Indoor Recreation Facility. An entirely enclosed facility which offers entertainment or games of skill for fee, including but not limited to a bowling alley, billiard parlor, or a video game arcade. This use may include associated eating and drinking areas, retail sales areas, and staff offices.

Industrial Hemp. A means a plant of the genus cannabis and any part of the plant, whether growing or not, containing a delta-9 tetrahydrocannabinol concentration of no more than three-tenths of one percent on a dry weight basis. See [CRS Section 35-61-101\(7\)](#)

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Infrastructure. Those man-made structures which serve the common needs of the population, such as: potable water systems; wastewater disposal systems; solid waste disposal sites or retention areas; storm drainage systems; electric, gas or other utilities; bridges; roadways; bicycle paths or trails; pedestrian sidewalks, and paths or trails.

Junk. Any material unfit for its original intended use, discarded, worn out, dismantled, or deteriorated to such condition that it is not useable, safe or fit for human use or habitation.

Kennel. An establishment other than a pet shop or veterinary clinic, in which more than four (4) adult dogs or domesticated animals are housed, groomed, bred, boarded, or trained, with or without fees being charged for services and no more than two litter of dogs or domesticated animals are bred in any one calendar year. Dogs used as a part of a legitimate agricultural activity are not included in this definition.

Land owner. Any owner of a legal or equitable interest in real property, and includes the heirs, successors, and assigns of such ownership interests.

Land Use Change. Any land use or development activity that changes the basic character, configuration or use of land or buildings and structures after the enactment of these regulations.

Land Use Change Permit. Approval by the County for any land use change subject to County review by these regulations.

Landfill. [Solid Waste Disposal](#) Sites shall comply with State laws (25-15-203/4 C.R.S.) and regulations and must receive a "[certificate of designation](#)" from the County.

Landing Strip. A minimally developed airport for landing and discharging passengers or cargo, and not intended for refueling or maintaining itinerant aircraft.

Ldn. Day Night Level (DNL/LDN). A 24-hour average noise level with a 10-decibel (dB) penalty for nighttime.

Legal parcel. Means a parcel or tract of land 35 acres or greater in size or, if smaller than 35 acres, legally created by (1) deed of conveyance prior to January 1, 1973; (2) approval by the Board of County Commissioners; or (3) otherwise legally established as a separate lot, parcel, or tract of land.

Light Industrial. The manufacturing from previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, provided all manufacturing activities are contained entirely within a building, and noise, odor, smoke, heat, glare, and vibration resulting from the industrial activity are confined entirely within the building.

Limited Impact Review. As described in Article 4, Section 4-204, Limited Impact Review Process of these regulations, by which the Board of County Commissioners approve permits for uses being allowed on the basis of their limited impact with regard to compatibility with the site and surrounding land and uses, and the adequacy of required services.

Livestock. Domestic animals that are used for food for human or animal consumption, breeding, draft or profit.

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Lodging Establishments. An accommodation for a temporary stay that includes, but is not limited to, a resort lodge, guest ranch, dude ranch, boating base camp, cross-country or trail skiing lodge, overnight shelter, motel, hotel, boarding house, and bed and breakfast establishment. These facilities include, but are not limited to, lodging, recreational activities, dining facilities, parking, storage facilities and restrooms or other needs operated on the site for guests or members. Lodging Establishments exclude seasonal or Temporary Employee Housing on premises; contracted employee housing off premises; seasonal rental of homes; and lock-outs, or portions of homes, consisting of 2 or fewer independent lodging units whether managed by a lodging management agency or not.

Lot Coverage. The portion of a lot which is covered or occupied by buildings, structures, parking and drives or any other impervious surface.

Lot Double Frontage. Lots which front on one public street with a side or a back lot line fronting another public street.

Lot Line. The external boundary of a lot.

Lot Line, Front. The boundary of a lot dividing it from the adjacent street.

Lot Line, Rear. The boundary of a lot opposite the front line lot.

Lot Line, Side. Any boundary of a lot other than the front or rear lot line.

Lot Size or Area. The total horizontal area within the lot lines.

Major Electrical or Natural Gas Facilities. *(Article 14 - Areas and Activities of State Interest only)* Major electrical or natural gas facilities include one or more of the following:

1. Electric power generation.
2. Substations used for switching, regulating, transforming, or otherwise modifying the characteristics of electricity.
3. Transmission lines operated at a nominal voltage of sixty-nine thousand volts or above.
4. Structures and equipment associated with such electrical generating facilities, substations, or transmission lines.
5. Structures and equipment utilized for the local distribution of natural gas service including, but not limited to, compressors, gas mains, and gas laterals.

Major Facility of a Public Utility. *(Article 14 - Areas and Activities of State Interest only)*

1. Central office buildings of telephone utilities.
2. Transmission lines, power plants, and substations of electrical utilities.
3. Pipelines and storage areas of utilities providing natural gas or other petroleum derivatives and includes extensions to those facilities.

Manufactured Home.

1. A structure, transportable in one or more sections, which when erected on site is 320 or more square feet, and which is built on a permanent chassis. These homes are designed to be used for residential purposes, with or without a permanent foundation when connected to the required utilities, and contain the necessary plumbing, heating, air-conditioning, and electrical systems. A home which does not meet the minimum size requirements stated above, is a manufactured

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home if: (i) it is certified as such by HUD pursuant to the federal Manufactured Home Construction and Safety Standards Act, 41 U.S.C. 778 5401, et seq., as amended; or, (ii) it complies with the NFPA 501b/ANSI a119.1 (1973, 1974 and 1975 editions).

2. The term “manufactured home” also means a residential building which, whether or not a manufactured home as defined in paragraph 1 above (and which under the County’s prior regulations may have been defined as a mobile home), is either:
 - a. located in a legally existing manufactured home park in the unincorporated County on the effective date of these Regulations; or
 - b. proposed to be relocated onto a legal manufactured home space in a manufactured home park; predates the certification requirements of the Federal Manufactured Home Construction and Safety Standards Act and NFPA 501b/ANSI a119.1 (1973 through 1975 editions); and is inspected by the [chief building official] and determined to be in a safe, sound physical condition and to meet any other requirements for such homes as may be specified in the County’s Building Code.
3. The term manufactured home shall not include travel trailers, camper trailers, campers or RVs including self-contained motor homes or camper buses.

Manufactured Home Park. A parcel upon which two or more manufactured homes, occupied or intended to be occupied for dwelling purposes, are located.

Manufactured Home Space. A portion of ground within a manufactured home park designated for the permanent location of one manufactured home.

Master Plan. The comprehensive land use and resource plan for Rio Blanco County.

Matter of State Interest. (Article 14 - Areas and Activities of State Interest only) An area of or an activity of state interest or both as listed in §§ 24-65.1-201(1) and 203(1), C.R.S.

Mineral Estate. A mineral interest in real property that may be severed from the surface estate of the subject real property; which if severed, is shown in the real estate records of the county in which the real property is situated; and which is not owned as part of the full fee title to the real property. [24-65.5-102, C.R.S.]

Mining, Mine. Any area of land from which minerals are extracted in non-liquid form or are extracted in a liquid form while workers are underground, and including any accessory support facilities; ways and roads appurtenant to such area; and lands, excavations, underground passageways, shafts, slopes, tunnels and workings, structures, facilities, equipment, machines, tools, or other property, including impoundments, retention dams, and tailing ponds, on the surface or underground, used in, or to be used in, or resulting from the work of extracting such minerals from their natural deposits in non-liquid form or, if in liquid form, used by workers underground or used or to be used in the milling of such minerals or the work of preparing coal or other minerals.

Mitigation. An action which will have one or more of the following effects:

1. Avoiding an impact by not taking a certain action or parts of an action;
2. Minimizing an impact by limiting the degree or magnitude of the action or its implementation;
3. Rectifying an impact by repairing, rehabilitating, or restoring the impact area, facility or service;
4. Reducing or eliminating an impact over time by preservation and maintenance operations; and
5. Compensating for an impact by replacing or providing suitable biological and physical condi-

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tions; and by replacing or providing suitable services and facilities.

Municipal and Industrial Water Project. *(Article 14 - Areas and Activities of State Interest only)* A system and all components thereof through which a municipality or industry derives its water supply from either surface or subsurface sources, or which otherwise serves municipal or industrial users.

Natural Hazards. Mudslides, subsidence areas, floodplains, seismic faults, rockslides, erosion and other naturally occurring phenomena that can pose hazards to life or property.

Net Effect. Relating to [mitigation](#), the impact of an action after mitigation.

Noise Impact Boundary. *(Article 14 - Areas and Activities of State Interest only)* The areas within 1,500 feet of an airport runway or within established noise contour boundaries exceeding 55 Ldn.

Nonconforming Use. A building, structure, or use of land legally existing at the time of enactment of these regulations or lawful amendments to these regulations and which does not conform to the regulations of the zoning district in which it is situated or used.

Nursing Facility. A facility, or a distinct part of a facility certified under state and federal regulations to provide care and treatment for inpatients under the direction of a physician. "Nursing facility" includes private, nonprofit, or proprietary intermediate nursing facilities for the mentally retarded or developmentally disabled.

Obstruction (Airport Imaginary Surface). *(Article 14 - Areas and Activities of State Interest only)* Any structure or tree, plant or other object of natural growth that penetrates an imaginary surface.

Oil and Gas Drilling and Production. Exploration for oil and gas, including the conduct of seismic operations and the drilling of test bores; the siting, drilling, deepening, completion, hydraulic fracturing, recompletion, reworking, or abandonment of an oil and gas well, underground injection well, or gas storage well.

Oil and Gas Operations. Exploration for oil or gas, including but not limited to conventional oil and gas and coal bed methane gas; the siting, drilling, deepening, completion, hydraulic fracturing, recompletion, reworking, refracturing or abandonment of an oil and gas well; production and completion facilities and operations including the installation of flow lines and gathering lines; construction, site preparation, reclamation and related activities associated with the development of oil and gas resources.

Oil and Gas Production Equipment. Operations related to any well including the installation of flowlines and gathering systems; well-head compression for purposes of enhanced recovery; booster compression or pump jacks for artificial lift; the generation, transportation, storage, treatment, or disposal of exploration and production wastes; construction, site preparation, or reclamation activities associated with such operations; and all surface facilities, communications equipment and buildings associated with such operations.

Oil and Gas Compression and Processing. Equipment or improvements utilized for the purposes of compression, treatment or processing of oil or natural gas.

Onsite Wastewater Treatment System. An absorption system of any size or flow or a system or facility for treating, neutralizing, stabilizing or disposing of sewage that is not part of or connected to a sewage

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treatment works as that term is defined in Section 25-10-103 (20), C.R.S. as amended.

Open-Air Farmers' Market. Temporary use of structures and/or land for the sale of a variety of fresh fruits, flowers, vegetables, or ornamental plants, and other locally produced farm and food products, including value-added products, directly to consumers.

Open Space. Any land or water area which serves the specific use of: providing park and recreation opportunities, conserving natural areas and environmental resources, or protecting areas of agricultural, archaeological or historical significance. Open space shall not be considered synonymous with vacant or unused land or yards as part of a platted lot.

Operational Conflict. *(Article 9 – Oil and Gas Regulations only)* The application of the County standard would, as a matter of law, materially impede or destroy the state or federal interest in oil and gas or would stand as an obstacle to accomplishment and execution of congressional purposes.

Outdoor Recreation. An area or facility which offers entertainment, recreation, or games of skill for a fee, where any portion of the activity takes place outside and may include lighted areas for use after dusk. This includes but is not limited to a golf driving range, boating facility, tennis facility, or a miniature golf course.

Parks, Public. Land retained for public recreational use, that may be improved with playground apparatus, public tennis courts, public golf courses (with or without a clubhouse), picnic areas, shelters, riding, biking or hiking trails, skateboard areas, other game courts or pits, art, memorials and historic structures. Public Parks may include greenways and natural areas and features that are subject to minimal maintenance, generally open to the public, and subject to seasonal closure.

Parks, Private. Land retained for recreational use, designed and maintained to meet the needs of the residents of a defined area and/or membership, where general public access is denied or only offered on a limited basis. Ownership and maintenance is assumed by a property owner's and/or membership association.

Peak Hour. A term used in traffic engineering and analysis that identifies the 60-minute period where a segment of road or intersection experiences, or is projected to experience, the greatest number of through and turning vehicles in an average 24-hour period.

Permit. *(Article 14 - Areas and Activities of State Interest only)* A permit for development in Areas of State Interest or for an Activity of State Interest, issued by the Board of County Commissioners pursuant to Article 14.

Permit Authority. *(Article 14 - Areas and Activities of State Interest only)* The Board of County Commissioners, or its designee.

Person. Any individual, corporation, governmental entity, estate, trust, partnership, association, or other legal entity.

Personal and business service shops. Provision of recurrently needed services of a personal nature, or supporting other businesses. This includes, but is not limited to, barber shops and beauty salons, day spas, seamstresses, tailors, dry cleaning (excluding large-scale bulk cleaning plants), self-service laundries, and travel agencies, mailbox services, office security, and custodial services.

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Pipeline. Any conduit and appurtenant facilities designed for, or capable of, transporting natural gas, other petroleum derivatives or other liquid.

Places of assembly. A facility for public gatherings and holding events such as weddings, wedding receptions, community meetings and meetings and events sponsored by neighborhood groups, religious groups, philanthropic organizations and so forth.

Plat. A map and supporting materials of certain described land prepared in accordance with subdivision regulations as an instrument for recording of real estate interests with the county clerk and recorder. (CRS 30-28-101 (5))

Principal Use. The primary purpose or function for which the land, building or structure is used.

Production Facilities. All storage, separation, treating, dehydration, artificial lift, booster compressor, pump jack, power supply, compression, pumping, metering, monitoring, flowline, and other equipment directly associated with oil wells, gas wells, or injection wells.

Professional Office. A professional office use includes, but is not limited to, physicians and medical clinics, dentists, lawyers, Realtors, architects, engineers, musicians, designers and accountants.

Project Site. The entire area included in the legal description of the land on which a use or development is existing or proposed.

Proof of Ownership. Ownership as specified in a current title insurance commitment or policy, or certification of title, issued by a title insurance company licensed by the state of Colorado.

Public Assembly. A permanent or temporary structure or facility, place or activity where concentrations of people gather in reasonably close quarters for purposes such as deliberation, education, worship, shopping, employment, entertainment, recreation, sporting events, or similar activities. Public assembly facilities include, but are not limited to, schools, churches, conference or convention facilities, employment and shopping centers, arenas, athletic fields, stadiums, clubhouses, museums, and similar facilities and places, but do not include parks, golf courses or similar facilities unless used in a manner where people are concentrated in reasonably close quarters. Public assembly facilities also do not include air shows, structures or uses approved by the FAA in an adopted airport master plan, or places where people congregate for short periods of time such as parking lots or bus stops.

Public Hearing. A meeting called by a public body, for which public notice has been given in compliance with the provisions of these regulations and which is held in a place where the general public may attend, with the principal purpose of receiving testimony or public comment on a specific application or issue.

Public Improvement. Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, landscaped open space, off-street parking area, lot improvement or other facility which benefits the public.

Public Services and Facilities. Those services and facilities provided by a political subdivision of the state or by a federal agency.

Public Utilities. Electricity, natural gas, water and wastewater service, wire telephone service, and similar public services. The term "public utilities" does not include wireless telecommunication facilities.

Recreational Vehicle (RV). A vehicle primarily designed as temporary living quarters for recreational,

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camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Examples of recreational vehicles include, but are not limited to: camping trailer or tent trailer; motorized camper, motor home, recreational conversion van or bus; pick-up camper; tent; travel trailer.

1. Camping trailer or tent trailer means a folding structure constructed of canvas, plastic or similar water repellent material, designed to be mounted on wheels and to be used as a temporary shelter for travel and recreation purposes.
2. Motorized camper, motor home, recreational conversion van or bus means a self-propelled vehicle consisting of a portable, temporary shelter to be used for travel and recreation purposes.
3. Pick-up camper means a structure designed to be mounted on or loaded into a pick-up truck chassis for use as a temporary shelter for travel and recreation purposes.
4. Tent means a portable, temporary cover or shelter made of canvas, plastic or similar materials supported by poles, with or without side panels, used for travel and recreation purposes.
5. Travel trailer means a towed vehicle designed as a temporary shelter used for travel and recreation purposes. Updated RESOLUTION 2018-06

Recreational Vehicle Park (RV Park). More than 2 occupied Recreational Vehicles located on a lot or parcel.

Restaurant. A commercial establishment designed primarily to serve prepared food to customers.

Retail and Supply Yard Establishments with Outdoor Storage. A use requiring permanent outdoor service or storage areas and/or partially enclosed structures. Examples include large-scale home improvement centers with outdoor storage and display and rental components, and lumberyards.

Retail or Personal Service Facility. An establishment for the retail sale of merchandise to the general public or the provision of personal services to the public.

1. A Retail Facility includes, but is not limited to antique shop, art gallery; grocery store, clothing and dry good stores, shoe store, sporting goods store, hardware and paint stores, drugstore, florist, furniture store, gift shop, hobby and office supply stores, package liquor, pet stores, feed stores, toy stores, book stores, music and video stores.
2. A Personal Service facility includes, but is not limited to barber or beauty shop, optometrist shop, photographic studio, and travel bureau.

Right-of-Way. Land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main or for an-other special use that is dedicated for public use or use by a public utility.

Riparian/Riparian Areas. Related to, living or located on the bank of a natural watercourse or lake. Riparian areas include groups of plants, animals and aquatic communities whose presence is either directly or indirectly attributed to water-influenced or water-related factors. Areas exempt from this definition are man made agricultural structures and devices including irrigation ditches, sprinklers and artificial ponds.

Rubbish. Garbage and trash, including but not limited to: unwanted or discarded household items; waste from building construction, remodeling and repair including used lumber and building materials; tree branches, grass and shrub clippings, leaves or other general yard and garden waste; newspapers, magazines, packaging materials, waste paper or cardboard, boxes and crates, rags; dead animal carcasses; and any other unsightly or discarded material including scrap metal, scrap material, bottles and tin cans, which causes or is likely to cause a public hazard or nuisance, or is unacceptably offensive in light of community standards of cleanliness or generally accepted neighborhood aesthetics.

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Setback. The required minimum distance between the point that the facing wall intersects with the [finished grade](#) of the building and the related front, side, or rear lot line.

Sign Area. The sum area of the surface of each plane of the sign, within the outermost edge or border of the plane. The sign area of freestanding letters not attached to a surface or plane shall be the area enclosed within the smallest geometric figure needed to completely encompass all of the letters, words, insignias or symbols.

Sign Face. The surface of a sign upon, against, or through which the message is displayed or illustrated.

Sign – Identification Sign. Identification signs include name plates, signs or symbols establishing the identity of a building; combination of name and street addresses; landmark or natural features; plaques that are an integral part of the structure.

Sign – Ideological Sign. A sign expressing philosophical concepts, including religious and political signs.

Sign – Joint Identification Sign. A sign that provides common or collective identification for two or more businesses or industrial uses.

Sign – Real Estate Sign. A sign indicating the availability for sale, rent or lease of a specific lot or building.

Sign, Freestanding. A sign that is supported by one or more columns, uprights or poles extended from the ground or from an object on the ground, or a sign that is erected on the ground.

Sign, Ground. A type of freestanding sign which is erected on the ground and which contains no unrestricted space or open space between the ground and the top of the sign.

Sign, Off-Premises. Any sign which contains a message unrelated to the business conducted or to a commodity, service or entertainment sold or offered on the premises upon which the sign is located.

Sign, On-Premises. Any sign which contains a message directly pertaining to the business conducted or to a commodity, service or entertainment sold or offered on the premises upon which the sign is located.

Sign, Portable. Any sign not permanently attached to the ground or to any structure.

Sign, Projecting. A sign attached to a building and extending in whole or in part fifteen inches or more horizontally beyond the surface of the building to which the sign is attached.

Sign, Suspended. A sign suspended from the ceiling of an arcade, marquee or canopy.

Sign, Temporary. Any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard, or other light materials, with or without frames, intended to be displayed for a limited period of time only.

Significant Adverse Effect/Impact. An impact of an action, after [mitigation](#), that is considerable or substantial, and unfavorable or harmful; includes social, economic, physical, health, aesthetic and his-

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torical impact, and biological impacts including but not limited to, effects on natural resources or the structure or function of affected ecosystems.

Site Specific Development Plan. The approved plan which has been submitted to the County to establish a vested right pursuant to Title 24, Article 68, C.R.S., as amended, and set forth in Section 1-202 B of these regulations.

Slope. Change in vertical elevation of a property over a specified horizontal distance, measured between contour intervals.

Solid Waste. The term “solid waste” includes: garbage or refuse; sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility; solid, liquid, semisolid, or contained gaseous material discarded from industrial operations, commercial operations or community activities. “Solid waste” does not include: any solid or dissolved materials in domestic sewage; agricultural wastes; solid or dissolved materials in irrigation return flows; industrial discharges which are point sources subject to permits under the provisions of the Colorado Water Quality Control Act, Title 25, Article 8, C.R.S.; materials handled at facilities licensed pursuant to the regulatory provisions under the Radiation Control Act, Title 25, Article 11, C.R.S; and scrap metal that is being recycled or shredded circuit boards that are being recycled.

Solid Waste Disposal. The storage, treatment, utilization, processing, or final disposal of solid wastes.

Solid Waste Disposal Site or Facility / Landfill. The location and/or facility at which the deposit and final treatment of solid wastes occur. Solid Waste Disposal Sites shall comply with State laws and regulations and must receive a [“certificate of designation”](#) from the County.

Storage Pits. (Article 9, Oil and Gas Regulations) Storage pits include, but are not limited to drilling pits, production pits, evaporation pits, multi-well pits, special purpose pits, water tanks and recycling pits.

Structure. That which is built, constructed, or erected, including by way of illustration: a building, bridge, framework, or other object that has been put together from different parts. The term “structure” includes, but is not limited to: buildings, decks, fences, retaining walls, signs, towers, antennas, smokestacks, and overhead transmission lines.

1. Permanent structure. Any structure that is supported by a permanent foundation.
2. Temporary structure. Any structure that is not supported by a permanent foundation and is not intended to be used longer than one year

Structural Alterations. A change, rearrangement or addition to the structural parts or in the existing facilities of a building or structure, or the moving from one location or position to another.

Subdivision or Subdivided Land. The division of land into two (2) or more lots, tracts, sites, parcels, separate interests or interests in common, unless exempted from the term subdivision by Section 30-28-110, C.R.S., or by regulatory provisions of these regulations.

Substantial Improvement. (Article 14 - Areas and Activities of State Interest only)

1. Any repair, reconstruction or improvement of a building or other structure, the market value of which equals or exceeds fifty percent (50%) of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred.

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2. The term substantial improvement does not include:
 - a. Any improvement of a structure to comply with existing state or local health, sanitation, safety, or building code specifications which are solely necessary to assure safe living conditions.
 - b. Any alteration of a structure listed on the National Register of Historic Places or on the Colorado State Historical Society's list of historic places.

Telecommunication Facility. A structure or tower and [accessory building](#), supporting antennas, and microwave dishes that send and/or receive radio frequency signals, including television and data impulses, through space by means of electromagnetic waves. Review is required for telecommunication towers greater than 50 feet in height. Individual/personal direct-to-home satellite services are not included in the definition of "Telecommunication Facility".

Temporary and Seasonal Uses. Any use which is intended to operate only for a limited period of time, usually just during certain seasons.

Transitional Housing. A facility providing long-term housing in multi-family dwelling units, in conjunction with programs that assist tenants in working towards independence from financial, emotional, or medical conditions that limit their ability to obtain independent housing for themselves. Participation in a program of supportive services is required as a condition of residency.

Unsafe Structure. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.

Vested Property Right. The right to undertake and complete the development and use of property under the terms and conditions of a County-approved [site specific development plan](#), as defined in Section 24-68-102(5), C.R.S.

Warehouse and Distribution Center. A building used primarily for the inside storage and distribution of goods and materials. This term includes land and buildings used as a relay station for the transfer of goods from one vehicle or party to another, and the parking and storage of tractor and/or other trailer units.

Water and Wastewater Projects. *(Article 14 - Areas and Activities of State Interest only)* The Site Selection and Construction of Major New Domestic Water and Wastewater Treatment Systems, Major Extensions of Existing Domestic Water and Wastewater Treatment Systems, and Efficient Utilization of [Municipal and Industrial Water Projects](#), including any proposed land development directly related to such Project if such development is to be located wholly or partially within this County and if such development specifically generates the need for the Project.

Water Impoundment. *(Article 14 - Areas and Activities of State Interest only)* Includes wastewater treatment settling ponds, surface mining ponds, detention and retention ponds, artificial lakes and ponds, and similar water features. A new water impoundment includes an expansion of an existing water impoundment except where such expansion was previously authorized by land use action approved prior to the effective date of these Regulations and Guidelines. This definition does not apply to oil and gas exploration and production storage pits.

Weeds and Brush. Any underbrush, brush, shrub or plant material greater than 12 inches in height which:

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1. Ordinarily grows without cultivation; not in planting beds or otherwise in a controlled manner; or not for the purpose of food production; and
2. Is allowed to grow in such a manner or extent that it causes or is likely to cause a public hazard or nuisance, or is unacceptably offensive in light of community standards of cleanliness or generally accepted neighborhood aesthetics; and
3. Is not an undesirable plant designated under the County's Noxious Weed Management Plan, pursuant to the "Colorado Noxious Weed Act" the removal of which shall be governed by that Plan and not this Article.

Well Pad Access Road. A way or means of approach to provide a physical entrance and exit to [Oil and Gas Operations](#).

Wildlife Habitat. That natural or man-made environment which contains the elements of food, shelter, water and land area in a combination and quantity necessary for the survival of one or more wildlife species.

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ARTICLE 17 - ONSITE WASTEWATER TREATMENT SYSTEM REGULATIONS

This article was removed pursuant to the adoption of CDPHE Regulation 43 by Rio Blanco County Resolution No. 2026-17. The Rio Blanco County Opt-In and Opt-Out Checklist is provided on the following pages

For access to the current version of Regulation 43, please visit:

[CDPHE Regulation 43 – On-Site Wastewater Treatment Systems \(OWTS\)](#)

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Table 17-1

Local Regulation Revision Submittal Form

A. General Information				
Type of Submittal	2025 Regulation Update	☒	Submittal Date:	
	Modification	☐	Portions Modified*:	
Local Public Health Agency Name	Rio Blanco County Board of Public Health			
Submittal Title	Rio Blanco County Onsite Wastewater Treatment Systems Regulation			
County/COUNTIES Included	Rio Blanco County			
B: Local Public Health Agency (LPHA) Contact Information				
Main Contact Name	Matt Franks			
Title	Building Official			
Address	555 Main St			
	Meeker, CO 81641			
Email	matt.franks@rbc.us			
Phone	970-878-9452			
Alternate Contact Name				
Title				
Address				
Email				
Phone				
C. Report Submittal Requirements				
An electronic copy (PDF). Send PDF to CDPHE.WQEngReview@state.co.us				☐
Local Regulation Format (Select appropriate description.)	CDPHE template used for Regulation			☒
	Regulation format consistent with Regulation 43 sections.			☐
	Regulation follows a different section format. Note: If format is different, the "cross-walk" must be completed. (See pages 6-7.)			☐
Public Health Agency:	Rio Blanco County Board of Public Health		OPT-IN CHOICES	
D. Decision Points Summary – Local On-site Wastewater Treatment System Regulations				
SUBJECT MATTER	ALTERNATIVES Select Check Box for Decision Chosen. (Only one selection per item. Decisions must also be identified either within the local regulation or Appendix A to the regulation.)		Citation Reg #43	Citation Local Reg
Licensing Systems Contractors, Systems Cleaners, Systems Maintenance Providers, and Transfer of Title Inspectors	None (Do not license any DWTS practitioners)	☒	43.4.K	
	Systems Contractors are licensed	☐	43.4.K.1	
	Systems Cleaners are licensed	☐	43.4.K.1	
	Systems Maintenance Providers are licensed	☐	43.4.K.1	
	Transfer of Title Inspectors are licensed	☐	43.4.K.1	
Variances	Variances Allowed (Must have a variance procedure prescribed within the local regulation.)	☒	43.4.N.	
	Variances not allowed	☐	43.4.N	
Occupancy – Residential	Bedrooms 1 through 3: 2 people per bedroom All additional Bedrooms: 1 person per bedroom	☒	43.6.A.2.d & e	
	All bedrooms: 2 persons per bedroom	☐	43.6.A.2.1	

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How the number of bedrooms in a home will be defined for flow requirements	Bedrooms: flow estimates will be determined from the number of bedrooms originally finished	☒	Table 6-1	
	If unfinished area is present in house, OWTS must also be sized for 1 or 2 more bedrooms based on an assumption that 150 square feet of unfinished space can be converted into a bedroom, if the space can meet applicable code requirements for a bedroom	☐	43.6.A.2.h	
Board of Health allows the LPHA to permit property line reductions lesser than 10 feet	Allow LPHA determination for certain property line setback reductions	☒	43.7.D.1	
	Prohibit LPHA determination, Board of Health determination only	☐	43.7.D	
Length of distribution laterals (e.g., trenches or beds)	100 feet maximum length for any OWTS system	☐	43.10.E.2.d	
	100 feet maximum for gravity fed from one end, and up to 150 feet if pressure dosed or effluent applied at center of lateral or chamber	☒	43.10.E.2.b & c	
Inspection ports at header (front) end of trench; piping or chamber	Not required	☒		
	Required	☐	43.10.F.6.d	

Public Health Agency:	Rio Blanco County Board of Public Health		OPT-IN CHOICES	
	ALTERNATIVES Select Check Box for Decision Chosen. (Only one selection per item.)		Citation Reg #43	Citation Local Reg
Vault Privies - new	Allow new vault privies	☒	43.12.D.1.a	
	Prohibit new vault privies	☐	43.12.D.1.a	
Vault Privies - existing	Allow continued use of existing vault privies	☒	43.12.D.1.b	
	Require abandonment of existing vault privies	☐	43.12.D.1.b	
Pit Privies - new	Allow new pit privies	☒	43.12.D.2.a	
	Prohibit new pit privies	☐	43.12.D.2.a	
Pit Privies - existing	Allow continued use of existing pit privies	☒	43.12.D.2.c	
	Require abandonment of existing pit privies	☐	43.12.D.2.b	
Allow for the reduction in the size of the STA where a composting or incinerating toilet is installed	Allow a reduction in the size of the soil treatment area with the use of a composting or incinerating toilet. (To allow this reduction, the LPHA must implement both a Transfer of Title program and a Use Permit program)	☐	43.12.E.2.a	
	The use of a composting or incinerating toilet will not reduce the required size of the OWTS	☒	43.12.E.2	

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Optional Programs/Permits				
Transfer of Title inspections	Required (If transfer of title inspections are required the criteria for your local program as noted in 43.L must be specified in local regulation.)	☐	43.4.L.1	
	Not required	☒	43.4.L.1	
Permits for the Continued Use of an OWTS. Define these items on Pg. 5 that are more stringent than Regulation 43.	Used in local regulation (Specify purpose within local regulation.)	☐	43.4.M.1	
	Not used in local regulation	☒		
Reductions in soil treatment area (STA) size or separation distances with the use of higher level treatment systems and the implementation of a mandatory maintenance oversight program	Allow reductions for higher level treatment. (To allow reductions, local regulation must require mandatory inspections and maintenance, and the local public health agency must implement an O/M oversight program)	☐	43.14.D.2	
	Reductions in area and separation distances not allowed for higher level treatment systems	☒	43.14.D.3	
For CDPHE Tracking Purposes				
Require that all Soil Evaluations be submitted and stamped by a licensed professional engineer	All soil evaluations must be submitted by a licensed professional engineer	☒	N/A	
	A licensed professional engineer or "Competent Technician" may submit soil evaluations	☐	N/A	
Require that all OWTS designs be submitted and stamped by a licensed professional engineer	All OWTS plans must be stamped by a licensed professional engineer	☐	N/A	
	We do not require an engineer's stamp for sites where an engineer's stamp is not required by section 43.10.B of Regulation 43	☒	N/A	

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ARTICLE 18 - STANDARDS FOR FLOODPLAINS AND FLOODWAYS

Section 18-101 Intent

The intent of this section is to ensure that all development, including but not limited to, roads, bridges, subdivisions, and gravel pits, do not impact or are impacted by the floodplain and/or floodway and are in compliance with the National Flood Insurance Program.

Section 18-102 Methods of Reducing Flood Impact

In order to accomplish the purpose of managing the floodplain as established under the National Flood Insurance Program and those County policies for development in the floodplain, these standards include methods and provisions for:

- Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- Controlling filling, grading, dredging, and other development which may increase flood damage; and,
- Preventing or regulating the construction of flood barriers that will unnaturally divert flood waters or which may increase flood hazards in other areas.

Section 18-103 Definitions

Unless specifically defined below, words or phrases used in this section shall be interpreted so as to give them the meaning used in common language and to give this section it's most reasonable application.

Abrogation. To cancel or revoke formally or officially; repeal; annul.

Addition. Any activity that expands the enclosed footprint or increases the square footage of an existing structure

Area of special flood hazard. The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. This is the same as "Special Flood Hazard Area."

Base flood. The flood having a one percent chance of being equaled or exceeded in any given year.

Base Flood Elevation. The elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has one percent chance of equaling or exceeding that level in any given year.

Basement. Any area of a building having its floor sub-grade (below ground level) on all sides.

Code of Federal Regulations (CFR). The codification of the general and permanent Rules published in the Federal Register by the executive departments and agencies of the Federal Government.

Community. Any political subdivision in the state of Colorado that has authority to adopt and enforce

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floodplain management regulations through zoning, including, but not limited to, cities, towns, unincorporated areas in the counties, Indian tribes and drainage and flood control districts.

Conditional Letter of Map Revision (CLOMR). FEMA's comment on a proposed project, which does not revise an effective floodplain map that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

Critical Facility. A structure or related infrastructure, but not the land on which it is situated, as specified herein, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.

Development. Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

Federal Register. The official daily publication for Rules, proposed Rules, and notices of Federal agencies and organizations, as well as executive orders and other presidential documents.

FEMA. The Federal Emergency Management Agency, the agency responsible for administering the National Flood Insurance Program.

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from: 1) the overflow of inland or tidal waters, 2) the unusual and rapid accumulation or runoff of surface waters from any source, or 3) mudslides or mudflows that occur from excess surface water that is combined with mud or other debris that is sufficiently fluid so as to flow over the surface of normally dry land areas (such as earth carried by a current of water and deposited along the path of the current).

Flood Insurance Rate Map (FIRM). The official map issued by the Federal Emergency Management Agency where the special flood hazard areas have been designated as Zone A or AE.

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency for Rio Blanco County unincorporated areas, dated December 2nd, 2021.
Updated RESOLUTION 2021-23

Floodplain or Flood-prone Area. Any land area susceptible to being inundated as the result of a flood, including the area of land over which floodwater would flow from the spillway of a reservoir.

Floodplain Administrator. The county official(s) designated to administer and enforce the floodplain management regulations.

Floodproofing. Any combination of structural and/or non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway (Regulatory Floodway). The channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The Colorado statewide standard for the designated height to be used for all newly studied reaches shall be one-half foot (six inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of

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the existing floodway delineation.

Flood Zones "A". – Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgages. Because detailed analyses are not performed for such area; no depths or base flood elevations are shown within these zones.

Flood Zones "AE". – The base flood plain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Freeboard. The vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.

Functionally Dependent Use. A use which cannot perform its intended [purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Historic Structure. Any structure that is:

1. Listed individually in the National Register of Historic Places a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior or;
 - b. Directly by the Secretary of the Interior in states without approved programs.

Letter of Map Revision (LOMR). FEMA's official revision of an effective Flood Insurance Rate Map (FIRM) LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA).

Letter of Map Revision Based on Fill (LOMR-F). means FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.

Lowest Floor. The lowest floor of the lowest enclosed area (including basement). Any floor used for living purposes which includes working, storage, sleeping, cooking and eating, or recreation or any combination thereof. This includes any floor that could be converted to such a use, such as a basement or crawl space. The lowest floor is a determinate for the flood insurance premium for a building, home or business. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; pro-

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vided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of CFR 60.3 of the National Flood Insurance Program regulations.

Manufactured Home. A structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include [recreational vehicles](#) or travel trailers.

Mean Sea Level. For the purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which Base Flood Elevations shown on the County's Flood Insurance Rate Map are referenced.

Mean Sea Level. For the purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which Base Flood Elevations shown on the County's Flood Insurance Rate Map are referenced.

National Flood Insurance Program (NFIP). FEMA's program of flood insurance coverage and floodplain management administered in conjunction with the Robert T. Stafford Relief and Emergency Assistance Act. The NFIP has applicable Federal regulations promulgated in Title 44 of the Code of Federal Regulations. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

No Rise Certification. A record of the results of an engineering analysis conducted to determine whether a project will increase flood heights in the floodway. A no-Rise Certification must be supported by technical data signed by registered Colorado Professional Engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the Flood Insurance Rate Map (FIRM).

On-Site Wastewater Treatment System. An absorption system of any size or flow or a system or facility for treating, neutralizing, stabilizing, or dispersing sewage generated in the vicinity, which system is not a part of or connected to a sanitary sewage system or sewage treatment works.

Recreational Vehicle (RV). A vehicle primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Examples of recreational vehicles include, but are not limited to: camping trailer or tent trailer; motorized camper, motor home, recreational conversion van or bus; pick-up camper; tent; travel trailer.

1. Camping trailer or tent trailer means a folding structure constructed of canvas, plastic or similar water repellent material, designed to be mounted on wheels and to be used as a temporary shelter for travel and recreation purposes.
2. Motorized camper, motor home, recreational conversion van or bus means a self-propelled vehicle consisting of a portable, temporary shelter to be used for travel and recreation purposes.
3. Pick-up camper means a structure designed to be mounted on or loaded into a pick-up truck chassis for use as a temporary shelter for travel and recreation purposes.
4. Tent means a portable, temporary cover or shelter made of canvas, plastic or similar materials supported by poles, with or without side panels, used for travel and recreation purposes.
5. Travel trailer means a towed vehicle designed as a temporary shelter used for travel and recreation purposes.

Sanitary Sewage System. A system of sewer pipes or other transport lines designed to transport waste liquid and /or sewage from structures to a central treatment facility.

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Special Flood Hazard Area. The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

Structure. That which is built, constructed, or erected, including but not limited to a walled and roofed building, manufactured home, framework, gas or liquid storage tank, bridge, or other object that has been put together from different parts and is principally above ground.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure just prior to when the damage occurred.

Substantial improvement. Any, reconstruction, rehabilitation, addition, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before commencement of the improvement, or if the structure has been damaged and is being restored, before the damage occurred. This includes structures which have incurred "Substantial Damage", regardless of the actual repair work performed. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance. A grant of relief to a person from the requirement of this ordinance when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinance. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations).

Violation. The failure of a structure or other development to be fully compliant with the County's floodplain management regulations. A structure or other development without the elevation certificate, other certificates, or other evidence of compliance required in CFR Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Water Surface Elevation. The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplain of coastal or riverine areas.

Section 18-104 Lands to Which this Section Applies

This section shall apply to all Special Flood Hazard Areas (mapped floodplains) and all floodways and areas removed from the floodplain by the issuance of a FEMA letter of Map Revision Based on Fill (LOMR-F) within the jurisdiction of Rio Blanco County, Colorado

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Section 18-105 Basis for Establishing the Special Flood Hazard Area

The Special Flood Hazard Areas (SFHA) identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "Flood Insurance Study, Rio Blanco County, Colorado Unincorporated Areas", dated December 2, 2021 (FIS), with accompanying Flood Insurance Rate Maps (FIRM) and any revisions thereto are hereby adopted by reference and declared to be a part of this Resolution. These SFHAs identified by the FIS and attendant mapping are the minimum area of applicability of this Resolution and may be supplemented by studies designated and approved by the Rio Blanco County Board of Commissioners (BOCC). The Floodplain Administrator shall keep a copy of the FIS and FIRM on file and available for public inspection. Updated RESOLUTION 2021-23

Section 18-106 Compliance

No structure, land development feature (road, pond, etc.), or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of these standards and other applicable regulations.

Section 18-107 Abrogation or Greater Restrictions

These standards are not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where these standards and another resolution, ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Section 18-108 Interpretation

In the interpretation and application of these standards, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the BOCC
- (3) Deemed neither to limit nor repeal any other powers granted under State statutes.

Section 18-109 Warning and Disclaimer of Liability

The degree of flood protection required by these standards is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. These standards do not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. These standards shall not create liability on the part of Rio Blanco County.

Section 18-110 Duties and Responsibilities of the Floodplain Administrator

The Floodplain Administrator is responsible to administer, implement and enforce the provisions of these regulations and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.

The duties and responsibilities of the Floodplain Administrator shall include, but are not limited to, the following:

- (1) Maintain and hold open for public inspection all records pertaining to the provisions of this regulation, including the actual elevation (in relation to mean sea level) of the Lowest Floor (including basement) of all new or substantially improved structures and any floodproofing certificate required by these regulations.
- (2) Review, approve, or deny all applications for Floodplain Development Permits required by these regulations.
- (3) Review Floodplain Development Permit applications to determine whether a proposed building

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site, including the placement of manufactured homes, comply with the provisions of these regulations.

- (4) Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Act Amendments of 1972, 33 U.S. C 1344) from which prior approval is required.
- (5) Inspect all development at appropriate times during the period of construction to ensure compliance with all provisions of these regulations, including proper elevation of the structure.
- (6) Where interpretation is needed as to the exact location of the boundaries of the Special Flood Hazard Area (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
- (7) Where Base Flood Elevation data has not been provided in accordance with the Basis for Establishing the Special Hazard Area section above, the Floodplain Administrator shall obtain, review and reasonably utilize any Base Flood Elevation data and Floodway data available from a Federal, State, or other source, in order to administer the provisions of these regulations.
- (8) For waterways with Base Flood Elevations for which a regulatory Floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within the within Zones A1-A30 and AE depicted on the County's FIRM maps or on any other amended map via a LOMR or LOMR-F, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half (1/2) foot or six (6) inches at any point within the County.
- (9) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, the County may approve certain development within the mapped Zones A1-A30 and AE depicted on the County's FIRM maps or on any other amended map via a LOMR or LOMR-F which increases the water surface elevation of the base flood by more than one-half (1/2) foot, provided that the County first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision), fulfills the requirements for such revisions as established under the provisions of Section 65.12 and receives FEMA approval.
- (10) Notify, in riverine situations, adjacent communities and the State Coordinating Agency, which is the Colorado Water Conservation Board, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.
- (11) Ensure that the flood carrying capacity within the altered or relocation portion of any watercourse is maintained.

Section 18-111 Floodplain Development Permit

For purposes of development in the floodplain an approval shall be obtained from the County's Floodplain Administrator before construction or development begins within any special flood hazard area. Requests for development within floodplains depicted on the County's FIRM maps or on any other amended map via a LOMR or LOMR-F shall be submitted to the Floodplain Administrator with the following information and submittal requirements, as applicable. The receipt of an approval under this Resolution is regarded as the appropriate permit for compliance with this section. Specifically, the following information is required:

- Elevation in relation to mean sea level, of the Lowest Floor (including basement) of all structures;
- Elevation in relation to mean sea level to which any structure has been floodproofed;
- Certification by a registered professional engineer or architect that the floodproofing methods for

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any non-residential structure meet the floodproofing criteria and,

- Description (and engineering) providing information of the extent to which any watercourse will be altered or relocated as a result of proposed development and evidence that the development has mitigated potential impacts to surrounding uses and property. Updated RESOLUTION 2018-06

Section 18-112 General Standards

In all areas of special flood hazards the following standards are required:

A. Anchoring

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
2. All manufactured homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties or ground anchors. Specific requirements shall be that:
 - a. over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations, with manufactured homes less than 50 feet long requiring one additional tie per side;
 - b. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with manufactured homes less than 50 feet long requiring four additional ties per side;
 - c. All components of the anchoring system be capable of carrying a force of 4,800 pounds; and,
 - d. Any additions to the manufactured home be similarly anchored.

B. Construction Materials and Methods

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

C. Utilities

1. All new and replacement drinking water supply systems and groundwater wells shall be designed to minimize or eliminate infiltration of flood waters into the system;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
3. On-site wastewater treatment systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the system into flood waters and shall be located to avoid impairment to them or contamination from them during flooding.

D. Subdivision Proposals

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1. All subdivision proposals shall be consistent with the need to minimize flood damage;
 2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
 3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
 4. Base flood elevation data shall be provided for subdivision proposals and other proposed development that contain 10 or more lots and/or 5 or more acres.
- E. Encroachments
1. Any proposed development shall be analyzed to determine effects on the flood carrying capacity of the area of special flood hazard.
- F. Variances
1. The Appeal Board (BOCC), as established by the Community, shall hear and render judgment on requests for variances from the requirements of this ordinance.
 2. The Appeal Board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.
 3. Any person or persons aggrieved by the decision of the Appeal Board may appeal such decision in the courts of competent jurisdiction.
 4. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
 5. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size [contiguous](#) to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in these regulations have been fully considered. As the [lot size](#) increases beyond the one-half acre, the technical justification required for issuing the variance increases.
 6. Upon consideration of the factors noted above and the intent of this ordinance, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this ordinance.
 7. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharged would result.
 8. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
 9. Prerequisites for granting variances:
 - a. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - b. Variances shall only be issued upon:
 - i. Showing a good and sufficient cause;
 - ii. A determination that failure to grant the variance would result in exceptional hardship to the applicant, and
 - iii. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local

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laws or ordinances.

- c. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the Base Flood Elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
10. Variances may be issued by Appeal Board for new construction and substantial improvements and for other development necessary for the conduct of a Functionally Dependent Use provided that:
 - a. The criteria outlined (1 thru 9) are met
 - b. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

Section 18-113 Specific Standards

A. Residential Construction

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to at least two (2) feet above base flood elevation. Upon completion of the structure, the elevation of the lowest floor including basement, shall be certified by a registered Colorado Professional Engineer or Land Surveyor. Such certification shall be submitted to the Floodplain Administrator.

B. Non Residential Construction

1. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall have either the Lowest Floor, including basement, elevated to two (2) feet above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
 - a. Be floodproofed so that below two (2) feet above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and be certified by a registered professional engineer or architect that the standards of this subsection are satisfied.
 - c. Upon completion of the structure, the elevation of the lowest floor including basement, shall be certified by a registered Colorado Professional Engineer or Land Surveyor. Such certification shall be submitted to the Floodplain Administrator.

C. Manufactured Homes

1. Manufactured homes shall be anchored in accordance with this standard. All manufactured homes or those to be substantially improved shall conform to the following requirement:
2. A manufactured home that is newly installed or has incurred "substantial damage" as the result of a flood, shall be elevated on a permanent foundation such that the Lowest Floor of the manufactured home is elevated to at least two (2) feet above the base flood elevation and shall be securely anchored to an adequately anchored foundation system to resist floatation, collapse and lateral movement.

D. Enclosures

1. New construction and substantial improvements, with fully enclosed areas below the Lowest Floor that are usable solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood-

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waters.

2. Design for meeting this requirement must either be certified by a registered Colorado Professional Engineer or architect or meet or exceed the following minimum criteria:
 - a. A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.
 - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

E. Recreational Vehicles

1. All recreational vehicles placed on sites within the mapped floodplains depicted on the County's FIRM maps or on any other amended map via a LOMR or LOMR-F shall be fully licensed and ready for highway use or must meet the permitting requirements as well as the elevation and anchoring requirements for "manufactured homes" in these regulations.
2. A recreational vehicle is considered ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

F. Floodways

1. Development located within areas that can or are designated as floodways is at extreme risk due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions apply:
2. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory Floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed by a licensed Colorado Professional Engineer and in accordance with standard engineering practice that the proposed encroachment would not result in any increase (requires a No-Rise Certification) in flood levels within the community during the occurrence of the base flood discharge.
3. If the above standard is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions contained herein.
4. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in Base Flood Elevations, provided that the community first applies for a CLOMR and floodway revision through FEMA.

G. Letter of Map Revision Based on Fill (LOMR-F)

1. A Floodplain Development Permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), unless such new structure or addition complies with the following:
 - a. **RESIDENTIAL CONSTRUCTION**
The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to two feet above the Base Flood Elevation that existed prior to the placement of fill.
 - b. **NONRESIDENTIAL CONSTRUCTION**
The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to two feet above the Base Flood Elevation that existed prior to the placement of fill,

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or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at least two feet above the base flood level that existed prior to the placement of fill with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads or effects of buoyancy.

H. Critical Facilities

1. A Critical Facility is a structure or related infrastructure, but not the land on which it is situated, as specified herein, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.

I. Classification of Critical Facilities

1. It is the responsibility of the BOCC to identify and confirm that specific structures in the County meet the following criteria:
2. Critical Facilities are classified under the following categories: (a) Essential Services; (b) Hazardous Materials; (c) At-risk Populations; and (d) Vital to Restoring Normal Services.
 - a. Essential services facilities include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities, and transportation lifelines.

These facilities consist of:

- i. Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and, emergency operation centers);
- ii. Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctors' offices, and non-urgent care medical structures that do not provide these functions);
- iii. Designated emergency shelters;
- iv. Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables, and conduits);
- v. Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but not including towers, poles, power lines, buried pipelines, transmissions lines, distribution lines, and service lines); and
- vi. Air Transportation lifelines (airports (municipal and larger), helicopter pads and structures serving emergency functions, and associated infrastructure (aviation control towers, air traffic control centers, and emergency equipment aircraft hangars).

Specific exemptions to this category include wastewater treatment plants (WWTP), non-potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenances.

Public utility plant facilities may be exempted if it can be demonstrated to the satisfaction of the BOCC that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities

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are either located outside of the 100-year floodplain or are compliant with the provisions of this section, and an operation plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood. Evidence of an ongoing redundancy shall be provided to the BOCC on an as-needed basis upon request.

- b. Hazardous materials facilities include facilities that produce or store highly volatile, flammable, explosive, toxic and/or water-reactive materials.

These facilities may include:

- i. Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);
- ii. Laboratories containing highly volatile, flammable, explosive, toxic, and/or water-reactive materials;
- iii. Refineries;
- iv. Hazardous waste storage and disposal sites;
- v. Above ground gasoline or propane storage or sales centers.

Facilities shall be determined to be Critical Facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the work place, AND the chemical(s) is stored in quantities equal to or greater than the Threshold Planning Quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the chemicals listed under 40 C.F.R § 302.4 (List of Hazardous Substances and Reporting Quantities); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910. The Environmental Protection Agency (EPA) regulation "Designation, Reportable Quantities, and Notification," 40 C.F.R. § 302 and OSHA regulation "Occupational Safety and Health Standards," 29 C.F.R. § 1910 are incorporated herein by reference and include the regulations in existence at the time of the promulgation of this resolution, but exclude later amendments to or editions of the regulations.

Specific exemptions to this category include:

- i. Finished consumer products within retail centers and households containing hazardous materials intended for household use, and [agricultural products](#) intended for agricultural use.
- ii. Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the local authority having jurisdiction by hazard assessment and certification by a qualified professional (as determined by the BOCC) that a release of the subject hazardous material does not pose a major threat to the public.
- iii. Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products.

These exemptions shall not apply to buildings or other structures that also function as

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Critical Facilities under another category outlined in this Section.

- c. At-risk population facilities include medical care, congregate care, and schools.

These facilities consist of:

- i. Elder care (nursing homes);
- ii. Congregate care serving 12 or more individuals (day care and assisted living);
- iii. Public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children.

- d. Facilities vital to restoring normal services including governmental operations.

These facilities consist of:

- i. Essential government operations (public records, courts, jails, building permitting and inspection services, county administration and management, maintenance and equipment centers);
- ii. Essential structures for public colleges and universities (dormitories, offices, and classrooms only).

These facilities may be exempted if it is demonstrated to the BOCC that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with this resolution, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the BOCC on an as-needed basis upon request.

J. Protection for Critical Facilities

1. All new and substantially improved Critical Facilities and new additions to Critical Facilities located within the Special Flood Hazard Area shall be regulated to a higher standard than structures not determined to be Critical Facilities. For the purpose of this ordinance, protection shall include one of the following:
 - a. Location outside the Special Flood Hazard Area; or
 - b. Elevation or floodproofing of the structure to at least two feet above the Base Flood Elevation (BFE).

K. Ingress and Egress for New Critical Facilities.

New Critical Facilities shall, when practicable as determined by the BOCC, have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event.

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ARTICLE 19 - SOLAR COLLECTOR AND WIND ENERGY FACILTY REGULATIONS

DIVISION 1 GENERAL PROVISIONS

Section 19-101 Purpose

The purpose of these Solar Collector Facility (SCF) and Wind Energy Facility (WEF) Regulations is to govern the development of non-major solar and wind facilities intended for commercial electricity production within the county. These regulations focus on SCF and WEF activities that are not categorized as major public utility facilities under the county's 1041 Regulations. They exclude facilities for power transmission lines or substations managed by public utilities. These regulations outline the following:

1. **Supplementary Role:** These regulations do not override state or federal solar and wind energy laws but add local requirements for responsible development.
2. **Financial Responsibility:** The Applicant must bear all construction, decommissioning, and reclamation costs associated with SCF or WEF development.
3. **Application Process:** SCF and WEF developments are considered Major Impact Review applications, which involve comprehensive review procedures as described in both Article 19 and Article 4 of these regulations.
4. **Additional Guidance:** The regulations reference other county planning documents, including the Rio Blanco County Land and Natural Resources Plan and the Master Plan, for further context and guidance.
5. These regulations pertain to utility-scale facilities larger than 10 acres, and whose primary purpose is to serve energy demands off-site from the facility. Proposed facilities smaller than 10 acres are not subject to the regulations outlined in Article 19.

These rules ensure that the county can regulate renewable energy projects in a manner consistent with its land use and environmental policies while supporting statewide and federal frameworks.

Section 19-102 Definitions

Agrivoltaic Systems. A system designed for the simultaneous use of areas of land for both ground-mounted solar collectors and agriculture.

Battery Energy Storage System (BESS). A rechargeable energy storage system consisting of batteries, battery chargers, controls, power conditioning systems and associated electrical equipment designed to provide electrical power to a building or to provide electrical grid-related services. Battery energy storage systems designed and operated for a single residential household shall not be included in the definition.

County. For the purposes of this Article, the term County refers to Rio Blanco County, Colorado

Hub. The part of the wind turbine to which the blades are attached, together creating the rotor.

Hub Height. The distance measured from ground level to the center of the turbine hub.

MET Tower. A meteorological tower used for the measurement of wind speed.

Public Utility. An entity as defined by C.R.S. 40-1-103.

Renewable Energy. Renewable energy is energy derived from natural sources that are not depleted when used.

Solar Collector. A photovoltaic (PV) panel, array of panels or other solar energy device, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating.

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Solar Collector Facility (SCF). All necessary devices that collectively convert solar energy into electricity
System Height. The combined height of the tower, the wind turbine and any blade extended at its highest point, measured from ground level.

Transmission Lines. Electric lines designed and operating at voltage levels above the public utility's voltages for distribution and generation facilities, including but not limited to related substation facilities such as transformers, capacitor banks, or breakers that are integral to the circuitry of the public utility's transmission system.

Wind Energy Facility (WEF). All necessary devices that collectively convert wind energy into electricity, including the rotor, nacelle, generator, tower, electrical components, foundation, transformer, and electrical cabling from the tower to the substation(s). WEF shall include MET towers.

Wind Turbine. A wind energy conversion system that converts wind energy into electricity through the use of a wind turbine generator. The term "wind turbine" shall include the turbine, blade, tower, base and pad transformer.

DIVISION 2 APPLICATION REQUIREMENTS

Section 19-201 Submittal Requirements

In addition to the Review Procedures (4-101), Application Submittal Requirements (Table 4-2), and Application Materials (4-301) for the Major Impact Review, an application for a SCF or WEF shall include the following:

- A. Site Plan/Map. The required map shall include the following in addition to the other requirements of the Major Impact Review procedure as outlined in Article 4 of these Land Use Regulations:
 1. Location and description of current land use, including agricultural use, dwelling units, microwave communication links and airports.
 2. Clearly identified boundary lines and dimensions of the site where the proposed SCF or WEF will be located.
 3. Project area boundary and approximate size of the site where the proposed SCF or WEF will be located, in acres or square feet.
 4. Location of all proposed structures and facilities, including the location and dimensions for each solar panel in the SCF; and/or the location and dimensions for each wind turbine in the proposed or WEF, including:
 - a. Setbacks for each wind turbine and/or solar panel from property lines.
 - b. Setbacks of all accessory buildings and structures.
 5. Description of utility interconnection and crossing.
- B. Schematic Drawing. A schematic drawing showing the solar panels or wind turbines and range of dimensions, including system height, rotor diameter, hub height, and rotor ground clearance.
- C. Narrative and Impact Analysis. A narrative, in addition to the requirements of the applicable permit, including:
 1. Project description and proposed phasing of development.
 2. Project timeline(s)
 3. A description of the project and each phase of development, including the approximate number of solar panels and/or wind turbines, accessory structures, power output (in MW), and infrastructure and interconnection requirements for each phase.
 4. Description of potential access route(s), including road surface material, proposed measures for dust control, and proposed road maintenance schedule or program.

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5. **Impact Analysis.** The Applicant shall provide, through an unbiased third party, a description of the impacts that the proposed SCF or WEF may cause, based upon the standards in these SCF, WEF, and Zoning Regulations. This analysis shall include: a description of baseline conditions and the impacts that the proposed use may cause; a description of how the Applicant will mitigate impacts; and documentation that applicable standards will be satisfied. The Applicant shall also assess, and confirm with the appropriate County department, the potential effects of the proposed project on County services and capital facilities. In the event that impacts to County services or County facilities from construction and operation of the SCF or WEF are identified, the Applicant shall develop a plan to maintain County services and County facilities at pre development levels. If impacts cannot be fully mitigated, the Applicant shall be required to pay the County costs associated with the restoration of impacted County Services and Capital facilities.
6. **Wildlife Impact.** The Applicant shall coordinate with the Colorado Parks and Wildlife (CPW) to provide a detailed description of the impacts imposed on wildlife habitat, migration and provide a mitigation plan acceptable to CPW.
7. **Neighboring Property Impact.** The Applicant shall provide a detailed description of the project's impact on neighboring properties. This description shall include, but is not limited to, fencing, noxious weed mitigation, access, property values, water supply interruptions and modifications. The County may require Applicant to commission such studies at Applicant's expense that in the County's reasonable opinion is necessary for an appropriate analysis of any impacts. The Applicant shall provide a mitigation plan acceptable for such impacts.

D. Utility Interconnection or Crossing. The Applicant shall provide certification of intent to enter into an interconnection agreement and crossing agreement(s) to/with applicable utilities.

E. Decommissioning Plan. The Applicant shall provide a detailed plan that outlines the process and procedures for safely and effectively shutting down and removing/disposing of assets, equipment, facilities, or systems that are no longer needed or have reached the end of their useful life.

F. Decommissioning Bond or Letter of Credit.

1. **Financial Security Requirement:**

- a. A reclamation security, in the form of cash, a surety bond, or an irrevocable letter of credit, must be in place before construction begins.
- b. This amount should cover a minimum of 125% of the Estimated Reclamation Plan Cost, calculated as the reclamation cost minus the salvage value of assets, facilities, systems, and equipment. In the event the decommissioning cost is in excess of the bond, all additional costs shall be the responsibility of the current land owner.

2. **Valuation and Assessment:**

- a. The reclamation cost estimate will be based on the average of three independent appraisals.
- b. Every three years, this security (bond or letter of credit) must be reviewed and potentially renewed to match updated reclamation costs and any changes to the project or site.

3. **Purpose and Scope:**

- a. The Decommissioning Bond or Letter of Credit is designed to ensure Rio Blanco County can hire a third party for reclamation if the permittee fails to fulfill reclamation obligations.
- b. The bond amount reflects the true cost required to reclaim all permitted areas disturbed by the project.

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4. Lifespan and Adjustment

- a. The bond or letter of credit is required for the life of the project, or for a period agreed upon with Rio Blanco County.
- b. It may be adjusted over time to reflect changes in reclamation costs, the performance of the permittee, or any changes to the reclamation plan.

G. Reclamation Plan. This regulation requires the applicant to submit a comprehensive plan for safely and effectively restoring the project site once the project reaches its end of life. If the applicant does not own the land, the reclamation plan must also incorporate any specific conditions agreed upon with the property owner. Plan Outline:

1. Reclamation Plan: The plan should be detailed, covering all steps for site restoration to prevent any residual environmental impact.
2. Ownership Clause: If the applicant is not the landowner, the plan must reflect terms agreed upon with the landowner, ensuring the owner's conditions are met in the reclamation process.

H. Notification to Mineral Right Holder. Applicant shall notify the individual mineral rights holders within the project site in accordance with County and statutory notification requirements. Receipt of notification shall be submitted as supplementary documentation to the Rio Blanco County Planning Department.

I. Notice to Federal Aviation Administration (FAA) and Approval. The Applicant shall provide written certification that the FAA forms have been submitted to the FAA in accordance with the FAA requirements, and the FAA has issued approval for the location and specifications of the SCF or WEF.

J. Notice to Colorado Department of Transportation (CDOT). The Applicant shall provide written notice to CDOT of the project location and size to assure adequate measures can be taken to facilitate the proposed transportation needs.

K. Water System. If the proposed SCF or WEF includes uses that must be served by water, the application shall describe the water source and sufficiency of the water supply for the SCF or WEF, including decreed or conditional water rights. If a well is required, the Applicant shall obtain the necessary permit from the State of Colorado Office of the State Engineer.

L. State of Colorado Approved Storm Water and/or Wind Erosion Control Plan. The Applicant shall provide a plan approved by the State of Colorado showing existing and proposed grading for the SCF or WEF site. The drainage and erosion control plan shall be accompanied by a description of practices that will be utilized to prevent erosion and run-off during construction, and a plan for permanent stormwater management. If there are any modifications to this plan, the Applicant shall provide a final drainage and erosion control plan to the appropriate County department.

M. Geotechnical Report. The Applicant shall provide written certification that prior to construction, a professional engineer licensed in the State of Colorado will complete a geotechnical study that includes the following:

1. Soils engineering and engineering geologic characteristics of the site based upon on-site sampling and testing.
2. Foundation and tower systems design criteria for all proposed structures.
3. Slope stability analysis.
4. Grading criteria for ground preparation, cuts and fills, and soil compaction

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N. Visual Impacts: In order to minimize the visual impacts of the SCF or WEF, a site plan and visual impacts statement, with a description of the impacts and net effect of the proposed project on visual quality and proposed mitigation, shall be included in the application to determine compliance with the following standards:

1. Avoid clear-stripping of rights-of-way or easements. Any required clearing shall be designed to create a natural appearance that blends with surrounding vegetation by using variations in clearing width.
2. Avoid creation of access scars
3. Avoid visually important scenic vistas, including, but not limited to, the Rio Blanco County Road 8, County Road 116, County Road 23, and State Highway 139 corridors.
4. Preserve as much as possible the natural landscape.
5. Minimize alteration of the natural slope or aspect of any hillside.

O. County Road Use Agreement. If any County roads will be used during construction of a SCF or WEF for the purpose of maintenance, transporting parts, materials and/or equipment, the Applicant shall enter into a road maintenance agreement with the County. The Road Use Agreement shall include the following:

1. A map showing which County roads will be used during construction.
2. A pre-construction baseline survey of County roads to be used during construction to document their pre-construction condition. The Applicant is responsible for obtaining and paying for the costs of the baseline survey.
3. A plan to address road impacts and how to mitigate damages, to maintain the county roads, and for the repair of any damages to ensure the public's continued ability to use any affected county roads.
4. A mitigation plan to address traffic congestion and potential impacts to County roads to be used during construction.
5. A legally binding agreement between the Applicant and the County that requires the Applicant to return any County roads to their pre-construction baseline condition.

P. Private Road Use Agreement. If any privately owned roads will be used during construction of a SCF or WEF for the purpose of maintenance, transporting parts, materials and/or equipment, the Applicant shall enter into a road maintenance agreement with the property owner. The Road Use Agreement shall include the following:

1. A map showing which roads will be used during construction.
2. A pre-construction baseline survey of roads to be used during construction to document their pre-construction condition. The Applicant is responsible for obtaining and paying for the costs of the baseline survey.
3. A plan to address road impacts and how to mitigate damages, to maintain the roads, and for the repair of any damages to ensure the landowner's continued ability to use any affected roads.
4. A mitigation plan to address traffic congestion and potential impacts to roads to be used during construction.
5. A legally binding agreement between the Applicant and the land owner that requires the Applicant to return any utilized roads to their pre-construction baseline condition.

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Q. Conditions . Prior to the approval of the application, the Applicant shall sign an acknowledgment of the conditions and improvements identified as requirements of project approval. Failure to comply with Improvement Agreement requirements may lead to suspension or revocation of approval.

The purpose of the acknowledgment is to ensure that:

1. The Project is Completed and (if applicable) Reclaimed to the Reclamation Plan, approved with the application, conditions & improvements. The Project is completed, including reclamation of property as applicable.
2. The Approval Conditions are Fulfilled. The applicant performs all improvements, mitigation requirements and conditions in connection with the construction, operation and termination of the Project.
3. The Applicant Addresses its Responsibility for Impacts to Public Facilities and Services. The applicant addresses responsibility for increased demand on public facilities and services as a result of the construction, operation and termination of the Project.
4. Funds are Available to the County to Complete the Project, If Necessary. If the Project is suspended, curtailed or abandoned, the County can complete the Project and necessary improvements, or restore the property to its original condition or an acceptable condition at no cost to the County.
5. Any other conditions that the BoCC imposes on the Project based on the specific aspects of the project not otherwise specifically addressed in this Land Use Regulations.

R. Liability Insurance. The Applicant shall provide evidence of liability insurance to cover loss or damage to persons and structures during construction and operation of the SCF or WEF.

S. Maintenance of SCF or WEF. The Applicant shall provide a statement certifying that the solar collectors and wind turbines shall be maintained and operated in accordance with manufacturer specifications, Owner Environmental Health and Safety Plans, and applicable Occupational Health and Safety Administration (OSHA) requirements to ensure the safety of site personnel and the public.

T. Fire Mitigation Plan. A fire mitigation plan including identification of the nearest water source for fire suppression or written confirmation from the local fire department with jurisdiction over the property stating that the site has been evaluated for fire risks and has sufficiently mitigated any such risk.

U. Emergency Operation Plan (EOP). The Applicant shall provide an EOP to the Rio Blanco County Emergency Management Department. The EOP shall include the following:

1. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe startup following cessation of emergency conditions.
2. Procedures for inspection and testing of associated alarms, interlocks, and controls.
3. Procedures to be followed in response to notifications from the BESS management system, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure. The EOP shall include reference to the NFPA 855, Standard for the Installation of a BESS (also known as a Stationary Energy Storage System) if utilized within the project.
4. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department or district, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire
5. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
6. Procedures for dealing with BESS equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged BESS equipment from the facility.

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7. EOP needs to be updated annually and is required to have contacts for the company as well as the emergency response agencies.
8. EOP needs to be submitted and approved with signature through Rio Blanco County Emergency Management Department.
9. Any and all safety inspections with the facility need to be reported to Rio Blanco County Emergency Management Department upon approved/passed inspection.
10. Training for all agencies that will be responsible to respond to emergency services on project location.

- V. Additional Information and Waivers. The County may request additional information that may be required to evaluate the proposed SCF or WEF. The County may waive or alter any of these minimum requirements if they are determined to be inappropriate or unnecessary to determine if the application satisfied applicable standards.
- W. Development Agreements. Development Agreements may be required by Rio Blanco County on an as needed basis. Each project shall be reviewed, and such agreements implemented as required by the Rio Blanco County Board of County Commissioners.
- X. Lighting Standards: Reference Article 7: Standards, Section 7-303 Landscaping and Lighting Standards of current LUR document.

Section 19-202 Ownership Changes

If the ownership of a SCF or WEF changes or the owner of the property changes, the requirements of approval shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the approval, construction, decommissioning, decommission bonding, and reclamation plan. A new owner or operator of the SCF or WEF shall notify the County Planning Department and the Board of County Commissioners in writing of such change in ownership or operator within thirty (30) days of the ownership change. The approval shall be voided if a new owner or operator fails to provide written notification as provided herein in the required time frame. Reinstatement of a void approval shall be subject to the same review and approval processes for new applications.

Section 19-203 Expiration of Approval

The Major Impact Review approval for a SCF or WEF shall be valid for a period of 24 months (2 years). The County may issue an extension of approval (beyond the said 24 months) upon Board of County Commissioners and County Planning Department review. The Applicant shall be responsible to apply for, and obtain, any necessary extensions if construction does not commence within 24 months of initial approval. If the Applicant fails to commence construction within 24 months of initial approval, or County issued extension, the approval shall expire.

DIVISION 3 STANDARDS

Section 19-301 Additional Standards by Facility Type

Additional facility specific standards for each type of facility (SCF or WEF) are in addition to the submittal requirements in Section 19-201

1. Solar Collector Facility (SCF)

- a. Ground-Mounted SCF setbacks - setbacks in this subsection shall govern over any setbacks established in Article 3 of these regulations. Fences are exempt from setback requirements.

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	Minimum Setback
Setback from above-ground public utility line easements, including communication lines	100 feet
Setback from existing unimproved public roads (dirt, ect)	100 feet
Setback from existing improved public roads or highway Right-of-Way (gravel, asphalt, ect)	500 feet
Setback from existing buildings: residence, school, hospital, or church (on or off host property)	500 feet
Setback from property lines (Panels)	100 feet

- b. The setback requirement from building structures may be reduced if appropriate screening through landscape or an opaque fence is installed, or upon submittal of a waiver or informed consent signed by the owner of the building (on or off host property) agreeing to the lesser setback. If landscaping or opaque fencing is substituted for setback, a landscaping plan or fencing plan shall first be submitted to, and approved by, the County.
- c. Substations, facility buildings, and other accessory structures that are part of the SCF shall comply with the required building setbacks for the zone district in which the project is located.
- d. The maximum height of the solar panels shall not exceed 30 feet in height or 35 feet in height for agrivoltaics when oriented at maximum tilt.
- e. Protection of Agricultural Lands. The SCF shall not have a significant adverse impact on agricultural lands and agricultural operations above what is allowed for under landowner lease agreements.
- f. Glare, Dust or Noise. Construction and operation of the solar collector facility shall not significantly increase existing glare, dust or noise to surrounding properties.
- g. Setback requirements for above ground public utilities apply only to pre-existing utility infrastructure. Setbacks do not apply to above ground utilities that will service the proposed project.

2. Wind Energy Facility (WEF)

- a. Ground-Mounted WEF setbacks - setbacks in this subsection shall govern over any setbacks established in Article 3 of these regulations

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	Minimum Setback
Setback from above-ground public utility power lines or communication lines	2 times the system height
Setback from existing public road or highway	2 times the system height
Setback from existing buildings: residence, school, hospital, or church (on or off host property)	3 times the system height
Setback from property lines	2 times the system height

- b. The height of ground-mounted WEFs shall be subject to FAA approval.
- c. Minimum Ground Clearance for Ground-Mounted WEF. The blade tip of any wind turbine shall, at its lowest point, have ground clearance of no less than sixty (60) feet.
- d. Protection of Agricultural Lands. The WEF shall not have a significant adverse impact on agricultural lands and agricultural operations above what is allowed for under landowner lease agreements.
- e. Glare, Dust or Noise. Construction and operation of the WEF shall not significantly increase existing glare, dust or noise to surrounding properties.

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