



STATE OF COLORADO }
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 COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Courthouse in Kiowa on Wednesday, the 24th day of April, 2019, there were present:

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|------------------------|---------------------------|
| Christopher Richardson | Chair |
| Grant Thayer | Vice Chair |
| Rick Pettitt | Commissioner |
| Amanda Moore | Deputy Clerk to the Board |

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

**APPROVE
 RESOLUTION 19-23**

SU-18-0041 ONCE UPON A TIME SPECIAL USE REVIEW. A REQUEST TO APPROVE A SPECIAL USE BY REVIEW ON A 74.42 ACRE PROPERTY TO ALLOW A WEDDING VENUE.

WHEREAS, the applicant, Lark Fogel, has submitted an application (Case No. SU-18-0041) requesting approval of a special use by review to allow a wedding venue on a 74.42 acre property zoned A-Agriculture; and

WHEREAS, the subject property is located in Section 29, Township 8 South, Range 62 West of the 6th Principal Meridian in Elbert County; and

WHEREAS, the subject property is currently zoned A-Agriculture; and

WHEREAS, the subject property is addressed at 31242 Wedemeyer Road, Kiowa; and

WHEREAS, on March 19, 2019, the Planning Commission held a public hearing on the application. At the hearing there were presentations by Staff and the applicant, and public comment was solicited. On a vote of 7-0 the Planning Commission is forwarding their recommendation to approve with conditions 10-5 to the Board of County Commissioners for their consideration; and

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

1. The proposal is in general conformance with the Elbert County Comprehensive Plan; and
2. The proposal meets all the criteria for approval in the Elbert County Zoning Regulations; and
3. The Elbert County Subdivision Regulations are not applicable to this project; and

4. The proposal is compatible with existing and allowable land uses in the surrounding area;
and
5. The proposal will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

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

BE IT THEREFORE RESOLVED, the Board of County Commissioners does hereby approve **SU-18-0041 ONCE UPON A TIME SPECIAL USE REVIEW** with conditions of approval to include:

1. Revision of the SUR Exhibit as indicated on the attached redline comments.
2. Compliance with Kiowa Fire Protection District requirements as follows:
 - a. A Knox box shall be installed at the main door in an area approved by the Kiowa Fire Protection District consistent with the 2006 IFC Section 506.1.
 - b. The Knox box shall be Model 3261 or 3262.
 - c. A fire apparatus access road (driveway) shall be designed and maintained to support the imposed loads of fire apparatus (56,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities per 2006 IFC Section 503.2.3. Fire Department vehicle access shall be required for the building.
 - d. Fire extinguishers will be required with locations to be determined.
 - e. A minimum of two exit doors will be required.
 - f. Emergency lighting at exist doors will be required.
 - g. Lighted exit signs shall be required.
 - h. Annual fire inspections shall be required.
3. The Special Use shall not become effective until all fees are paid, conditions of approval are met, and the revised SUR Exhibit is recorded.
4. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.
5. The applicant will be required to remove the Public Hearing sign(s) within fourteen (14) days of a decision by the Board of County Commissioners.




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



CHRISTOPHER RICHARDSON AYE



GRANT THAYER AYE



RICK PETTITT AYE

ATTEST: DALLAS SCHROEDER
COUNTY CLERK

BY: Amandawmoore
Deputy Clerk to the Board, Amanda Moore

