

RESOLUTION 94-129

A RESOLUTION CONDITIONALLY APPROVING BOULDER COUNTY LAND USE DOCKET #SU-94-1 ("LAZY H GUEST RANCH RENOVATION"): A SPECIAL USE AND SITE SPECIFIC DEVELOPMENT PLAN REQUEST FOR RECOGNITION OF AND ADDITIONS TO A RESORT LODGE AND GUEST RANCH LOCATED APPROXIMATELY 3/4 MILE EAST OF ALLENSPARK, ON THE NORTH SIDE OF STATE HIGHWAY 7, IN SECTION 25-T3N-R73W.

WHEREAS, Phillip and Karen Olbert ("Applicants") have requested approval for a special use permit and site specific development plan for recognition of their existing resort lodge/guest ranch as a conforming (special) use, on the property which is located as described in the caption to this Resolution, above ("the Subject Property"), in the Forestry (F) Zoning District in unincorporated Boulder County; and

WHEREAS, the Applicants are also requesting to expand the resort lodge/guest ranch by adding 1,800+- square feet for a vehicle garage with owners' quarters above; 525+- square feet to the recreation building; a new 1900+- square foot staff housing facility; and 225+- square feet to the Hogan cabin; as well as to have recognized the ranch's existing sewage treatment facility which is designed to accommodate over 2,000 gallons per day; and

WHEREAS, the above-described request was processed and reviewed as Boulder County Land Use Docket #SU-94-1 ("the Docket"), all as further described in the Boulder County Land Use Department Planning Staff's Memorandum and written recommendation to the Boulder County Board of County Commissioners ("the Board") dated May 3, 1994, with its attachments ("the Staff Recommendation"); and

WHEREAS, on March 16, 1994, the Boulder County Planning Commission ("the Planning Commission") held a duly-noticed public hearing on the Docket, and recommended conditional approval of the Docket to the Board; and

WHEREAS, on June 9, 1994, as tabled without a hearing from May 3, 1994, the Board held a duly-noticed public hearing on the Docket ("the Public Hearing"), at which time the Board considered the Staff Recommendation and the recommendation of the Planning Commission, and also considered documents and testimony presented by the County Land Use Department Planning Staff, as well as by the Applicant, Phil Olbert, with no members of the public being present to speak to the Docket; and

WHEREAS, based on the Public Hearing, the Board finds that the Docket meets the criteria for special use approval set forth in Article 20-301 of the Boulder County Zoning Resolution, and, with the submission of the standard development agreement, also meets the criteria for approval of a site specific development plan set forth in Article 19-301 of the Boulder County Zoning Resolution, subject to the conditions stated below.

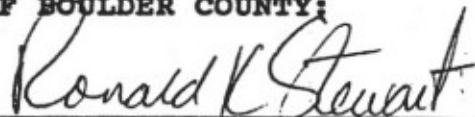
NOW, THEREFORE, BE IT RESOLVED that the Docket is hereby approved, on the basis and terms set forth in this Resolution, above, and subject to the following conditions:

1. The Applicants acquire all necessary State and County Health Department permits and approvals prior to the issuance of any new building permits.
2. The Applicants provide "defensible space" around all new construction, as per the State Forest Service guidelines.
3. The remodeling of cabins shall be limited to 110% of the existing square footage, and all other applicable permits at the time of permit application shall be required.
4. The Applicants shall remove and dispose of manure in accordance with all applicable County and State regulations.
5. This Special Use shall limit the number of guests to a maximum of fifty-seven (57) people and a maximum of twenty (20) employees.
6. The Applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket #SU-94-1: Lazy H Guest Ranch.

A motion to approve the Docket, as stated above, was made by Commissioner Page, seconded by Commissioner Hume, and passed by a 3-0 vote.

ADOPTED this 9<sup>th</sup> day of August, 1994, nunc pro tunc the 9th day of June, 1994.

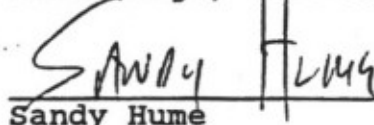
BOARD OF COUNTY COMMISSIONERS  
OF BOULDER COUNTY:



Ronald K. Stewart, Chair

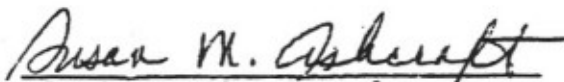


Homer Page, Vice Chair



Sandy Hume

ATTEST:

  
Clerk to the Board