

**A RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO
TO DEFINE "SINGLE-FAMILY DWELLING UNITS" THAT REQUIRE
SITE DEVELOPMENT PERMITS**

WHEREAS, Section 19.2 of the Ouray County Land Use Code ("Code") provides that site development permits shall be required for the "construction of single-family dwelling units on parcels located within Ouray County"; and

WHEREAS, Section 22 of the Code defines "dwelling" as a "structure or portion thereof that is used exclusively for human habitation"; and

WHEREAS, Section 22 of the Code defines "dwelling unit" as a "building or portion thereof consisting of a room or suite of rooms designed to be used as a residence by an individual, single family or guests"; and

WHEREAS, Section 22 of the Code defines "structure" as "that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in a definite manner"; and

WHEREAS, the Board understands that the Ouray County Land Use Staff has been receiving inquiries from persons who wish to place yurts or other temporary structures on their property and the Board desires to clarify and set a policy of those instances in which a site development permit is required; and

WHEREAS, Section 19.2 of the Code was implemented to ensure that basic services are available to persons who construct or place structures or dwellings upon property in Ouray County and the Board believes that the health, safety and welfare of the citizens of Ouray County require that a site development permit be reviewed and approved prior to placing structures or dwellings upon property in Ouray County, Colorado; and

WHEREAS, pursuant to the provisions of C.R.S. §29-20-104, the Board is authorized to plan for and regulate the use of land by regulating activities in hazardous areas; regulating the use of land on the basis of the impact thereof on the community or surrounding areas; and otherwise planning for and regulating the use of land so as to provide planned and orderly use of land;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO, AS FOLLOWS:

- 1. Pursuant to the provisions of Section 19.2 of the Code, all single-family dwellings, including all temporary structures or dwellings, shall be required to obtain a site development permit prior to any activity occurring on property in Ouray County, except for properties within an approved Planned Unit Development. All other provisions and conditions set forth in Section 19.2 shall remain in full force and effect.

APPROVED AND ADOPTED THIS _____ DAY OF AUGUST 2007.

BOARD OF COUNTY COMMISSIONERS
OF OURAY COUNTY, COLORADO

Attest:

Don Batchelder, Chair

Heidi M. Albritton, Vice Chair

Michelle Nauer, Clerk and Recorder
By: Linda Munson-Haley, Deputy Clerk of the Board

K. Keith Meinert, Commissioner Member