

D. Sections 30-28-110, 30-28-133, 30-28-133.5, and 30-28-136, C.R.S., as amended, provide for the approval of subdivision plans and plats, and the adoption of regulations governing such plans and plats by the Board of County Commissioners for the unincorporated areas of Garfield County, Colorado. Pursuant to this authority, the Board of County Commissioners may amend such subdivision regulations from time to time.

E. Pursuant to Section 4-114 of the Land Use and Development Code, the Board of County Commissioners initiated a text amendment to the LUDC.

F. On October 14, 2015, the Garfield County Planning Commission, with a 6-0 vote, certified and recommended to the Board of County Commissioners, that the Board approve a text amendment to allow Short-Term Rentals in all zone districts as a Use-by-Right without Standards.

G. On November 16, 2015, the Board of County Commissioners held a public hearing at which time, the Board of County Commissioners on the basis of substantial competent evidence produced at the aforementioned hearing, made the following determinations of fact:

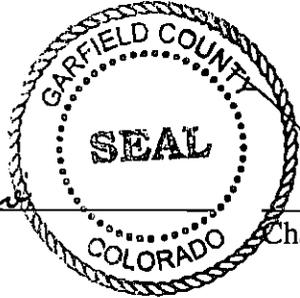
1. That proper public notice was provided as required for the hearing before the Board of County Commissioners.
2. The hearing before the Board of County Commissioners was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at that meeting.
3. That the Code Text Amendment is in compliance with the criteria for approval established in Section 4-114 of the Land Use and Development Code; and
4. That for the above stated and other reasons the proposed Code Text Amendment is in the best interest of the health, safety, convenience, order, prosperity and welfare of the citizens of Garfield County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Garfield County, Colorado, that the Garfield County Land Use and Development Code, and as subsequently amended by this Board, shall be and hereby is amended and said language will be incorporated into the codified Garfield County Land Use and Development Code as shown on the attached Exhibit A.

ADOPTED this 7th day of December, 2015

ATTEST:

Jean M Alberico
Clerk of the Board



GARFIELD COUNTY BOARD OF
COMMISSIONERS, GARFIELD
COUNTY, COLORADO

[Signature]
Chairman

Upon motion duly made and seconded the foregoing Resolution was adopted by the following vote:

- John Martin, Aye
- Tom Jankovsky, Aye
- Mike Samson, Aye

EXHIBIT A

Use Table 3-403– “Short Term Rentals” as a Use-by-Right without Specific Standards within the Residential Uses, Household Living Use Category:

Table 3-403: Use Table														
/P/ By Right /A/ Administrative Review /L/ Limited Impact Review /M/ Major Impact Review /E/ Exempt from County Review and Standards														
Use Category	Use Type	Residential Districts				Nonresidential Districts				Resource Land Zone Districts				Unless exempted, all uses must comply with Article 7 Standards including Use-Specific Standards.
		R	RS	RU	RM HP	CL	CG	I	PL	RL P	RL E	RL TS	RL GS	
RESIDENTIAL USES														
Household Living	Dwelling, Single-Unit (per legal lot)	P	P	P	P	P	P		•	P				P
	Dwelling, 2-Unit	A	A	A	A	A	A		•					
	Dwelling, Multi-Unit	L	L	A	L	L	L	L	•					
	Dwelling Unit, Accessory	A	A	A	A	A	A	A	•	A	A	A	A	7-701
	Cabin	P								P			P	
	Short Term Rentals	P	P	P	P	P	P	P	•	P	P	P	P	
	Manufactured Home Park	M	M	M	A	M			•					7-703
Office	Home Office/Business	P	P	P	P	P	P	P	•	P	P	P	P	7-702
Group Living	Foster Home	P	P	P	P	P	P	P	•					
	Group Home Facilities	L	L	L	L	P			•				L	7-704
Temporary	Employee Housing Facility, Major	M	M	M	M	M	M	M	•	L	L	L	L	7-705
	Employee Housing Facility, Minor	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	•	A ¹	A ¹	A ¹	A ¹	7-706
	Employee Housing Facility, Small	P	P	P	P	P	P	P	•	P	P	P	P	7-707

Article 15, Definitions – Add definition for “Short-Term Rentals” and amend the definition for “Lodging Facility” as follows:

Short-Term Rentals. A residential dwelling unit that is rented for a period of one (1) year or less including uses such as nightly, weekly, monthly or seasonal rental of homes, lock-outs, and portions of homes consisting of 2 or fewer independent lodging units whether managed by a lodging management agency or not.

Lodging Facility. An accommodation for a temporary stay that includes, but is not limited to, a resort lodge, guest ranch, ~~overnight shelter~~, motel, hotel, boarding house, and bed and breakfast establishment. Lodging Facilities exclude Short Term Rentals, seasonal or Temporary Employee Housing on premises, and 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.