

E. The Board of County Commissioners closed the public hearing on the 14th day of October 2024 to make a final decision.

F. The Board of County Commissioners, acting on the basis of substantial competent evidence produced at the aforementioned meeting, has 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 for the above stated and other reasons the Accommodation Pursuant to the Federal Fair Housing Act applied for as the Coleman ADU on Lot 10 of the Monument Ridge Subdivision is in the best interest of the health, safety, convenience, order, prosperity, and welfare of the citizens of Garfield County.

4. That with the adoption of conditions, the application is in general conformance with the 2030 Comprehensive Plan, as amended.

5. That with the adoption of the Conditions of Approval, the application has adequately met the requirements of Section 4-119 of the Garfield County Land Use and Development Code, as amended.

Resolution

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Garfield County, Colorado, that:

A. The forgoing Recitals are incorporated by this reference as part of this Resolution.

B. The request for Accommodation Pursuant to the Federal Fair Housing Act is hereby approved subject to compliance with the following conditions:

1. All representations made by the Applicant in the application for the Accommodation shall be conditions of approval, unless specifically altered by the Board of County Commissioners.

2. The Applicant shall record a covenant on the property including the conditions contained in the County Approvals.

3. The County Approvals are specifically limited to the Applicant and do not run with the land, except as outlined in Condition #4.

4. At such time as the accommodation allowing for the ADU is no longer required to provide care for the Applicant in accordance with the LUDC and Fair Housing Act, the Applicant or the then property owner shall pursue one of the following options.

foregoing Resolution is truly copied from the Records of the Proceeding of the Board of County Commissioners for said Garfield County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Glenwood Springs, this ____ day of _____, A.D. 2024

County Clerk and ex-officio Clerk of the Board of County Commissioners