Gene A. Meisner
Commissioner District One

Rocky L. Samber
Commissioner District Two

David G. Donaldson, Chairman
Commissioner District Three

Office Phone
970-522-0888
FAX 970-522-4018
TTY 970-526-5383

Web: www.logancountyco.gov
E-mail:commissioners@logancountyco.gov

OFFICE OF THE BOARD
LOGAN COUNTY COMMISSIONERS

315 MAIN STREET SUITE 2
STERLING, COLORADO 80751

AGENDA
Logan County Board of Commissioners
Logan County Courthouse, 315 Main Street, Sterling, Colorado
Tuesday, December 30, 2014 - 9:00 a.m.

Call to Order
Pledge of Allegiance
Consent Agenda

Approval of the Minutes of the December 23, 2014 meeting.

Unfinished Business

Consideration of the approval of Resolution 2014-44 and an application for Subdivision Exemption on behalf of Scott D. and Jennifer Lynn Muller to create a 5.95-acre parcel from a 165-acre parcel in the NE 1/4 of Sec. 14 T6N, R50W of the 6th PM, Logan County Colorado.

New Business

Consideration of the approval of a contract for professional services between Logan County and Quantum Plus, Inc. for provision of Medical Director services for Logan County Ambulance Service.

Consideration of the approval of Resolution 2014-46 and an application to amend Special Use Permit #170 on behalf of Judy A. Stover to divide three RV spaces in an existing mobile home park in the SW1/4 of Sec. 27, T8N, R53W of the 6th PM, also known as 15140 CR 28.1, Sterling, Colorado.

Consideration of the approval of Resolution 2014-47 and an application for a Special Use Permit on behalf of Jane Bauder for a new six-space RV park site on a 1.99-acre parcel in the NE1/4 of Sec. 35, T8N, R53W of the 6th PM, also known at 16718 Highway 14, Sterling, Colorado.

Other Business
Miscellaneous Business/Announcements

County Offices will be open for regular business hours 8 a.m. - 5 p.m. on Wednesday, December 31 and will be closed January 1st for New Years Day. Regular business hours will resume on Friday, January 2nd.

The next regular business meeting will be scheduled for Tuesday, January 6, 2015, at 9:00 a.m. at the Logan County Courthouse.

Executive Session as Needed
Adjournment

December 23, 2014

The Logan County Board of Commissioners met in regular session with the following members present:

David G. Donaldson	Chairman
Rocky L. Samber	Commissioner
Gene A. Meisner	Commissioner
Pamela M. Bacon	Logan County Clerk
Alan Samber	Logan County Attorney
Rob Quint	Logan County Planning & Zoning
Chad Wright	Logan County Road & Bridge
Callie Jones	Journal Advocate
Forrest Hershberger	South Platte Sentinel

Chairman Donaldson called the meeting to order at 9:01 a.m. The meeting opened with the Pledge of Allegiance.

The Board continued with the Consent Agenda items:

- Approval of the Minutes of the December 16, 2014 business meeting.
- Approval of an application for renewal of a Hotel and Restaurant Liquor License on behalf of Shad's Steak House, 4333 HWY 63 Rt. 1, Atwood, Colorado.

Commissioner Meisner moved to approve the Consent Agenda of the December 23rd, 2014th business meeting. Commissioner Samber seconded and the motion carried 3-0.

Chairman Donaldson continued with Unfinished Business:
Commissioner Samber moved to award the proposal for the purchase of two new motorgraders 770G John Deere motorgraders for the Road and Bridge Department from Four Rivers Equipment Company in the amount of $219,900.00 each with a buy back of $208,900.00 each. Commissioner Meisner seconded and the motion carried 3-0.

Chairman Donaldson continued with New Business:
Commissioner Meisner moved for the approval of an application submitted by the City of Sterling for a license and vehicle permits for ambulance service. Commissioner Samber seconded and the motion carried 3-0.

Commissioner Samber moved for the approval of Resolution 2014-43 supplementing the budgets of the Logan County Sheriff and the Logan County Clerk and Recorder in the General Fund and the Logan County Fair Fund with unanticipated revenue. Commissioner Meisner seconded and the motion carried 3-0.

Commissioner Meisner moved postpone definitely until December 30 the next business meeting Resolution 2014-44 and an application for Subdivision Exemption on behalf of Scott D. and Jennifer Lynn Muller to create a 5.95-acre parcel from a 165-acre parcel in the NE ¼ of Sec. 14 T6N, R50W of the 6th PM, Logan County Colorado. Commissioner Samber seconded and the motion carried 3-0.

Commissioner Samber moved for the approval of Resolution 2014-45 and an application for Subdivision Exemption on behalf of Scott D. and Jennifer Lynn Muller to create a 7-acre parcel from a 165-acre parcel in the NE ¼ of Sec. 14 T6N, R50W of the 6th PM, Logan County Colorado. Commissioner Meisner seconded and the motion carried 3-0.

The Board moved on under Miscellaneous Business/Announcements:

County Offices will close at noon on Wednesday, December 24 and will be closed Thursday, December 25th for Christmas holiday. Regular Business hours will resume on Friday, December 26th.

County Offices will be open for regular business hours 8 a.m. -5 p.m. on Wednesday, December 31 and will be closed January 1st for New Year's Day Celebration. Regular business hours will resume on Friday, January 2, 2015.

The next regular business meeting of the Logan County Board of County Commissioner's is scheduled for Tuesday, December 30, 2014 at 9:00 a.m., here at the Commissioner's Hearing Room at the Logan County Courthouse.

There being no further business to come before the Board the meeting was adjourned at 9:16 a.m.

Submitted by: Pamela M. Bacon
Logan County Clerk & Recorder

Approved: December 30, 2014

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

(seal)

By: _____
David G. Donaldson, Chairman

Attest:

_____
Logan County Clerk & Recorder

RESOLUTION
NO. 2014-44

Scott D. and Jennifer Lynn Muller Subdivision Exemption

WHEREAS, Scott D. and Jennifer Lynn Muller has petitioned the Board of County Commissioners, Logan County, Colorado, to exempt the following legally described property:

> A tract of land located in the NE 1/4 of Section 14, T6N, R50W of the 6th PM, Logan County, Colorado, being more particularly described as follows: Commencing at the E 1/4 Corner of Section 14, T6N, R50W of the 6th PM, Logan County, Colorado; thence S 89°54'30" W on the south line of the NE 1/4 of said Section, 644.40 feet to the Point of Beginning; thence S 89°5430" W continuing on said south line, 1585.80 feet to the beginning of a non-tangent 1425.00 foot radius curve concave southerly; thence northeasterly on the arc of said curve 1681.71 feet (chord bearing N 89°54'30"E with a chord length of 1585.80 feet) to the Point of Beginning containing 5.95 acres, more or less.

The above described parcel as represented on official Subdivision Exemption Plat # 2014-44 from the definitions of "Subdivision" or "Subdivision Land" and that the above premises are not within the purposes of C.R.S. § 30-28-101, and Senate Bill 35, adopted by the Colorado General Assembly in 1972; and

WHEREAS, this 5.95 acre tract is subdivided from an 165 acre Agricultural parcel, in an "A" Agricultural District, and,

WHEREAS, the Chairman of the Logan County Planning Commission recommended approval of this application after reviewing the application, studying the staff review, and reviewing the plat on December 23rd, 2014; and

WHEREAS, The Board of County Commissioners approved the recommendation on December 30th, 2014.

NOW THEREFORE, BE IT RESOLVED pursuant to the authority set forth in C.R.S. § 30-28-101(10)(d), the above described property is exempt from the definition of "Subdivision" or "Subdivided Land" as set forth in C.R.S. § 30-28-101, provided that no further subdividing on the above described premises shall be made without the approval of the Board of County Commissioners.

DONE on Tuesday, this 30th day of December, 2014.

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

_____(Aye)(Nay)
David G. Donaldson

_____(Aye)(Nay)
Gene A. Meisner

_____(Aye)(Nay)
Rocky L. Samber

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on the this 30th day of December, 2014.

_____
County Clerk and Recorder

Scott and Jennifer Muller
Subdivision Exemption 5.95 Acres
NE4 14-6-50

Date Received in the Office of the Director of Planning or his/her designee to the Planning Commission:

_____

Application (is) (is not) complete as submitted.
Named individual reviewing the submitted application: _____

FORM 7. APPLICATION FOR SUBDIVISION EXEMPTION PLAT APPROVAL
(To be filed in duplicate)
(Incomplete Applications will not be accepted)

Date 11-5-14

1. Name of Subdivision Exemption Scott D. Muller

2. Name of Applicant Scott D. Muller Phone 970-467-2276

Address 105 W. Douglas PO Box 407 Fleming, CO 80728
(Street No. and Name) (Post Office) (State) (Zip Code)

3. Name of Local Agent _____ Phone _____

Address _____
(Street No. and Name) (Post Office) (State) (Zip Code)

4. Owner of Record Scott and Jennifer Muller Phone _____

Address _____
(Street No. and Name) (Post Office) (State) (Zip Code)

5. Prospective Buyer Dana Harris Phone _____

Address _____
(Street No. and Name) (Post Office) (State) (Zip Code)

6. Land Surveyor Dickinson Land Surveyors Phone _____

Address 212 S. Interocean Holyoke, 80734
(Street No. and Name) (Post Office) (State) (Zip Code)

7. Attorney _____ Phone _____

Address _____
(Street No. and Name) (Post Office) (State) (Zip Code)

8. Subdivision Exemption Location: on the West side of C.R. 71

_____ Feet _____ of _____
(Direction) (Street)

9. Postal Delivery Area 80726 School District Frenchman

10. Total Acreage 165 Zone Ag Number of Lots 1

11. Tax Map Designation: Section/Township/Range NE 1/4 14-6-50 Lot(s) _____

5.95 ac Parcel

Scott and Jennifer Muller
Subdivision Exemption 5.95 Acres
NE4 14-6-50

Applicant: _____
Legal: _____

12. Has the Board of Zoning Appeals granted variance, exception, or conditional permit concerning this property?

    If so, list Case No. and Name N/A

13. If Deed is recorded in Torrens System: Number N/A

14. If Deed is recorded in General System: Book 905 Page 484 – 492

15. Current Land Use: Ag

16. Proposed Use of Each Parcel : Ag

17. Proposed Water and Sewer Facilities: existing

18. Proposed Public Access to each new parcel: existing

19. Reason for request of this exemption (may use additional pages): Estate Settlement

List all contiguous holdings in the same ownership:

Section/Township/Range _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded with the Logan County Clerk and Recorder. This affidavit shall indicate the legal owner of the property; the contract owner of the property, and the date the Contract of Sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached [this need only be provided if Developer is requesting special assessment financing, the formation of improvement district(s) or benefit district(s).

The applicant hereby consents to the provisions of Article 8.2 A&B of the Logan County Subdivision Regulations.

STATE OF COLORADO)
) SS:
COUNTY 0F LOGAN)

I, Scott Muller hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true.

Scott Muller 970-467-2276
(Applicant Signature)

Mailing Address PO Box 407
(Street)

Logan CO 80728
(County) (State) (Zip Code)

Subscribed and sworn to before me this day of _____

Applicant: _____
Legal: _____

MY COMMISSION EXPIRES:

FOR COUNTY USE

Paid 11/5/2014 ✓#1991

Application Fee: Ninety ($100.00) and Eleven ($11.00) separate check for recording fee.

Date of Planning Commission: 12/17/2014

Recommendation of Planning Commission: ✓ Approval _____ Denial

Recommended Conditions of Subdivision Exemption:

_____
_____
_____
_____

Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Exemption:

_____
_____
_____
_____

Date Granted: _____

Date Denied: _____

_____
David G Donaldson (Aye) (Nay)

_____
Gene Meisner (Aye) (Nay)

_____
Rocky Samber (Aye) (Nay)

CONTRACT FOR PROFESSIONAL SERVICES
MEDICAL DIRECTOR – LOGAN COUNTY AMBULANCE SERVICE

THIS CONTRACT made and effective as of the 1st day of January, 2015, by and between the BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO, located at 315 Main Street, Sterling, Colorado 80751, hereinafter referred to as the "County," and QUANTUM PLUS, INC., a California corporation, whose address is 5000 Hopyard Road, Suite 100, Pleasanton, California 94588, hereinafter referred to as the "Contractor."

WHEREAS, C.R.S. §§ 25-3.5-101 et seq. and 6 CCR 1015-3 – Chapter 2 require licensed ambulance services to have a physician medical director to provide medical direction to the ambulance service; and

WHEREAS, the County proposes to engage the Contractor to provide oversight and medical direction in the delivery of basic and advanced emergency medical and trauma services provided by Logan County Ambulance through personnel contracted by the County to perform such services, and this Contract sets forth the responsibilities of the County and Contractor for the provision of the services and the position of Medical Director.

NOW, THEREFORE, in consideration of the mutual covenants and obligations set forth below, the parties agree as follows:

Section 1. The County agrees to and hereby appoints the Contractor to provide the services of a Medical Director for Logan County Ambulance, subject to the terms of this Agreement.

Section 2. **Term.** The appointment of the Contractor shall be effective from January 1, 2015 until December 31, 2017, and may be extended for an additional term of three years ending December 31, 2020, upon the review and mutual consent of the County and Contractor.

Section 3. **Compensation.** The County agrees to pay Contractor for the services provided as Medical Director the sum of Five Thousand Dollars ($5,000.00) per year, payable in four equal quarterly installments of One Thousand Two Hundred Fifty Dollars ($1,250.00) each, due and payable on April 1, July 1, October 1 and January 1 for services provided in the previous quarter. If this Contract is terminated by either party prior to December 31 in any calendar year, the County shall pay the Contractor a prorated amount for the services actually provided up to the date of termination.

Section 4. **Scope of Services.** The parties mutually agree that the scope of services to be rendered by Contractor consist of "on-line" medical control and advice, as well as a specific physician to be jointly approved by the parties to perform quality assurance and monitor the performance of the Emergency Medical Service ("EMS") personnel separately contracted by the County and employed by Sterling Fire Department, Sterling, Colorado, all in accordance with the requirements of Colorado law and regulations more specifically described herein. The scope of services includes but is not limited to the following:

A. On-Line Service.

1. Twenty-four (24) hours per day, every day of the year, supervision of EMS personnel on duty with Sterling Fire Department and performing tasks within the specified medical responsibility of the Medical Director and/or medical protocols of Sterling Fire Department which have been previously specified or approved by the Medical Director.

2. Critique of field cases on presentation in the emergency department of Sterling Regional MedCenter.

B. Medical Director. The specific physician Medical Director, who shall be jointly agreed upon by the parties and under whose medical license the County's EMS personnel are able to perform emergency medical services for the County, working through the Sterling Fire Department, shall be personally responsible for providing the following services:

1. Ongoing review and modification, if necessary, of any and all medical protocols which have been previously specified or approved. Any changes of such protocols shall be communicated to the Fire Chief, Sterling Fire Department, in written form consistent with the existing draft of said protocols and such protocols shall be the exclusive protocols for all EMS personnel working in the Sterling Fire Department. Any waivers, exceptions or modifications of such protocols shall be uniform within the Sterling Fire Department EMS service model.

2. At the request of the Sterling Fire Chief, the Medical Director shall assist the Fire Chief in a) reviewing and recommending the use and purchase of equipment and supplies for Logan County Ambulance; b) developing a system for problem identifications, resolution and incident record keeping; c) developing a system of review and verification of skills and performance of EMS personnel employed by Sterling Fire Department; and d) developing a system for auditing or reviewing adherence to specified medical responsibility and medical protocols.

3. Periodic critique of the response of EMS personnel to emergency calls.

4. Direct observation of medical skills of EMS personnel, in the field, in training, and/or in the emergency department of Sterling Regional MedCenter. Field observations are to be conducted on a random basis at least quarterly.

5. Quarterly participation in on-site training, and/or continuing education of EMS personnel on each unit shift.

6. Audit of field responses through the use of trip report forms, radio communications and incident reports.

7. Monitor and maintain a system for the institution, evaluation and remediation for quality controls of EMS personnel operating under the medical oversight of the Medical Director, which includes submitting to the Fire Chief a written report of the performance of each new EMS employee or existing employees who desire to be approved for performance at a different EMS provider level.

8. Trip report reviews on problem cases will be scheduled by the Medical Director on a monthly basis with the Fire Chief. Deviations from established standards of care and/or protocols shall be communicated in writing to the Fire Chief and copied to the Medical Director.

9. The Medical Director shall work with the Fire Chief in evaluating the performance of EMS personnel and shall make recommendations to the Fire Chief regarding medical competency, training, and/or remediation of EMS personnel employed by Sterling Fire Department. Nothing contained herein shall require the designated Medical Director to supervise EMS personnel who are determined to be medically incompetent as documented to Sterling Fire Department by the designated Medical Director or the Contractor.

10. The Contractor, through the designated Medical Director, agrees to provide any other related administrative services that are set forth herein or that are otherwise required by Colorado statute or regulations, or are separately agreed upon.

Section 5. **Applicable Regulations.** The Contractor, acting through the designated Medical Director for Logan County Ambulance Service, agrees to possess the requisite qualifications, meet the requirements and otherwise provide the services in accordance with the applicable rules and regulations of the Colorado Department of Public Health and Environment, Health Facilities and Emergency Medical Services Division, more specifically cited as 6 CCR 1015-3 – Chapter 2 – Practice and Medical Director Oversight Rules Pertaining to the State Emergency Medical and Trauma Care System, effective June 30, 2011 and as subsequently amended.

Section 6. **Designation of Medical Director.** The parties agree that, initially, the individual physician designated to perform the above-described services as Medical Director shall be Robert Lowe, MD. All individual physicians providing services under this Agreement shall meet or exceed all of the qualifications and requirements of Colorado law and the Rules and Regulations of the Colorado Department of Public Health and Environment. If at any time the designated Medical Director is unable, or no longer agrees, to perform the services required by this Agreement, the parties shall mutually agree in writing upon another individual physician from Contractor's network to be designated to perform the services of Medical Director. If no individual physician suitable to County, in its sole discretion, is associated with the Contractor, the County may immediately terminate this Agreement.

Section 7. **Duties of County.** The County, acting though its contracted EMS provider, City of Sterling Fire Department, shall be responsible for the following:

i. Assuring that the operating policies, regulations and/or bylaws of Logan County Ambulance Service will enable the Medical Director to perform the Scope of Services described in section 4, above.
ii. Assuring that the Medical Director is made aware of any disputes, complaints, or disagreement involving EMS operational procedures.
iii. Assuring that EMS personnel possess the training and skills required to meet the standards required by the Medical Director.
iv. Providing the Medical Director with such resources, including specialized equipment, access to trip reports, medication logs, roster list, training records, etc., as may be necessary for the Medical Director to perform the services specified in Section 4, above.

Section 8. **Insurance.** The County shall provide, through its general liability insurance carrier, healthcare professional liability coverage for the administrative functions of the Medical Director performed within the authorized scope of the services contemplated by this Agreement. The parties acknowledge and mutually agree that the authorized scope of Contractor's services consists of performing the duties of Medical Director described in Colorado Department of Public Health and Environment regulations, 6 CCR 1015-3 – Chapter 2 – Practice and Medical Director Oversight Rules Pertaining To The State Emergency And Trauma Care System, and include the Contractor's review and approval of medical protocols and medical directives and the provision of oversight and quality improvement for Logan County Ambulance. In other respects, each party shall maintain Worker's Compensation insurance for its own employees, in amounts required by applicable state statutes, and separate liability insurance coverage sufficient to meet its anticipated liabilities for any losses, claims, injury or expenses that may be caused as a result of its performance of this Agreement, and each party shall hold the other party harmless from any liability whatsoever for losses, claims, injuries or expenses caused, or alleged to be caused, by the actions or negligence of the other party. Each party shall, upon request, provide to the other party information regarding relevant insurance and/or financial responsibility that is maintained pursuant to this Agreement. In the event that the insurance coverage for either party is cancelled, in whole or in part, or is no longer available, either party may elect to immediately terminate this Agreement. Before this agreement is so terminated, the terminating party must provide the other party three (3) days' advance notice of intent to terminate and an opportunity to cure the default within the ensuing three (3) days.

Section 9. **Independent Contractor.** In performing the services required by this contract, the Contractor and the designated Medical Director will remain an independent contractor and will not become an employee of the County. The Contractor, as an independent contractor, is obligated to pay state and federal income tax on money paid by the County and, except as provided in section 5, above, is solely responsible for obtaining any worker's compensation, property and liability insurance deemed necessary by the Contractor for performance of the services required by this contract.

Section 10. **Default and Termination.**

A. Without Cause. Either the County or the Contractor may terminate this Agreement, without cause, upon providing the other party sixty (60) days advance written notice of the intended termination date.

B. For Cause. Either party may terminate this Agreement at any time in the event that the other party engages in an act or makes an omission constituting a material breach of any term or condition of this Agreement. The party electing to terminate this Agreement shall provide the other party with not less than thirty (30) days written notice specifying the nature of the breach. The party receiving notice shall then have thirty (30) days from the date of the notice in which to remedy the breach. If such corrective action is not taken within the time specified, this Agreement shall terminate at the end of the thirty (30) day period without further notice or demand. Additionally, this Agreement shall automatically terminate simultaneously with any termination of Contractor's agreement to provide services at Sterling Regional MedCenter.

Section 11. **Notices.** Notices and requests required by and given in connection with this Agreement shall be in writing and deemed given as of the day they are received by a) hand delivery, b) overnight mail or express courier, or c) United States Mail, postage prepaid, certified with return receipt requested, and addressed to the parties at the addresses set forth below (or at the addresses otherwise provided by written notice and served in the same manner).

CONTRACTOR: Quantum Plus, Inc.
5000 Hopyard Road, Suite 100
Pleasanton, California 94588

COUNTY: Board of County Commissioners of Logan County
315 Main Street
Sterling, Colorado 80751

With copy to: Fire Chief
Sterling Fire Department
410 N. 5th Street
Sterling, Colorado 80751

Section 12. **Amendment.** This Agreement constitutes the entire Agreement between the parties. Any oral representations or modifications concerning this Agreement shall be of no force and effect unless contained in a subsequent written modification, dated and signed by the parties. This Agreement may be amended at anytime by mutual agreement of the parties, but any such amendment must be in writing and dated and signed by the parties.

Section 13. **No Assignment.** This Agreement may not be assigned without first obtaining the consent of the non-assigning party.

Section 14. **Severability.** If any term or condition of this Agreement shall be held to be invalid, illegal, or unenforceable, this Agreement shall be construed and enforced without such a provision, to the extent this Agreement is capable of execution within the original intent of the parties.

Section 15. **No Waiver of Immunities.** Notwithstanding any other provision contained hereinto the contrary, the County does not waive any immunities to which it is entitled under law.

Section 16. **No Third Party Enforcement.** It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties, and nothing contained in this Agreement shall give or allow any claim or right of claim whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that any entity, other than the undersigned parties, receiving services or benefits under this Agreement shall be deemed an incidental beneficiary only.

IN WITNESS WHEREOF, the parties have executed this Contract effective the day and year first above written.

COUNTY:

BOARD OF COUNTY COMMISSIONERS
OF LOGAN COUNTY, COLORADO

_____
David G. Donaldson, Chairman

_____
Gene A. Meisner, Commissioner

_____
Rocky L. Samber, Commissioner

CONTRACTOR:

QUANTUM PLUS, INC.

By:_____
Title:_____

RESOLUTION
NO. 2014-46

AMENDMENT TO SPECIAL USE PERMIT # 170 (SUP)

A RESOLUTION AMENDING SPECIAL USE PERMIT #170 (SUP) TO CREATE ADDITIONAL RV PARKING SPACES ON LOTS 4, 6 AND 8, IN WAGON WHEEL MOBILE HOME PARK LOCATED IN THE SOUTHWEST QUARTER (SW¼) OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 53 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOGAN COUNTY, COLORADO;

AKA 15140 CR 28.1, STERLING, LOGAN COUNTY, COLORADO.

WHEREAS, Judy A. Stover, d/b/a Wagon Wheel Mobile Home Park, is requesting an amendment to Special Use Permit #170 (SUP), to create three additional RV spaces on Lots 4, 6 and 8 in Wagon Wheel Mobile Home Park by dividing Lots 4, 6 and 8 in half, to be renamed Lots 4A, 4B, 6A, 6B, 8A and 8B; and

WHEREAS, the State of Colorado Department of Public Health and Environment, reports that there is no State of Colorado licensing requirement for the operation of a mobile home park; and

WHEREAS, the Northeast Colorado Department of Public Health and Environment reports there are no current compliance issues with the Wagon Wheel Mobile Home Park; and

WHEREAS on May 2, 2006, a meeting of the Board of County Commissioners approved the application of Judy A Stover for the renewal of a Special Use Permit to operate a ten (10) lot mobile home park with the condition that lots available for use by transient campers and trailers (RVs) is limited to two (2) LOTS; and

WHEREAS on September 23, 2014 a public hearing of the Logan County Board of County Commissioners approved an amendment of Special Use Permit #170 to replace two mobile home spaces with two additional RV spaces with the condition that the mobile home park is thereafter limited to ten (10) lots, consisting of six (6) mobile home spaces and four (4) RV spaces;

WHEREAS, The Logan County Planning Commission, after reviewing all materials, taking testimony of the applicant, and finding no issue that would limit or deny this application, recommended the approval of this application for the requested amendment Special Use Permit (SUP) #170 at their regular meeting on December 23rd, 2014, and

WHEREAS, on December 30th, 2014 a public hearing of the Logan County Board of County Commissioners was held to consider the amendment to Special Use Permit #170, as described above, on the following described property:

- Southwest Quarter (SW¼) of Section 27, Township 8 North, Range 53 West of the 6th Principal Meridian, Logan County, Colorado
- 15140 CR 28.1, Sterling, Logan County, Colorado. ; and

WHEREAS, the above described property is currently zoned Agriculture with a Special Use Permit # 170 for a mobile home park; and

WHEREAS, the Special Use Permit is to run for 5 years commencing on the approval date of the amended Special Use Permit, December 30, 2014 and expiring on December 30, 2019.

NOW BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO:

I. APPROVAL:

The application of Judy A. Stover, d/b/a Wagon Wheel Mobile Home Park, for the amendment of Special Use Permit #170 to create three additional RV spaces on Lots 4, 6,

and 8, hereafter to be known as Lots 4A, 4B, 6A, 6B, 8A and 8B in Wagon Wheel Mobile Home Park, is GRANTED, subject to conditions set forth below.

II. FINDINGS OF FACT:

1. The continued use is compatible with existing land uses in the area, which is zoned Agricultural District, Agricultural District with Special Use Permit for a mobile home park operation.

2. There are no current compliance orders issued by the State of Colorado, Department of Public Health and Environment to Wagon Wheel Mobile Home Park.

3. Wagon Wheel Mobile Home Park has no plans for expansion.

III. CONDITIONS:

1. The name of the Special Use Permit is hereby designated Wagon Wheel Mobile Home Park.

2. Any transient campers and trailers (RVs) must be legally licensed and remain movable.

3. Individual utilities must be supplied to all units.

4. The mobile home park must stay in compliance with State of Colorado Health Department Regulations, and any other applicable federal, state or local regulations.

5. Spaces available for use by transient campers and trailers (RVs) are limited to seven (7) RV spaces, identified as Lots 4A, 4B, 6A, 6B, 8A, 8B and 10 in the application submittals.

6. The mobile home park is limited to thirteen (13) total spaces - six (6) mobile home spaces and seven (7) RV spaces.

BE IT THEREFORE RESOLVED, that Special Use Permit #170 is amended to allow Judy A. Stover d/b/a Wagon Wheel Mobile Home Park, to operate a mobile home park consisting of six (6) mobile home spaces and seven (7) RV spaces in Wagon Wheel Mobile Home Park, as described above, subject to application for renewal for continued permitted use after December 30th, 2019. The Board of County Commissioners of Logan County retains continuing jurisdiction over the permit to address future issues concerning the site and to insure compliance with the conditions of the permit. The applicant is responsible for complying with all of the foregoing conditions of this permit. Noncompliance with any of the conditions may be cause for revocation of the permit.

Done this 30th day of December, 2014.

LOGAN COUNTY BOARD OF COMMISSIONERS
LOGAN COUNTY, COLORADO

_____ (Aye) (Nay)
David G. Donaldson

_____ (Aye) (Nay)
Gene A. Meisner

_____ (Aye) (Nay)
Rocky L. Samber

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the Logan and State of Colorado, in regular session on the 30th day of December, 2014.

_____
County Clerk and Recorder

LOGAN COUNTY SPECIAL USE PERMIT APPLICATION

AS REQUIRED BY THE LOGAN COUNTY ZONING RESOLUTION

Wagon Wheel Mobile Home
SUP Amend - Judy Stover
6 RV Spaces from Mobile Home Spaces
2.02 Acres - SW1/4 27-8-53

F PLANNING & ZONING
NTY COURTHOUSE
COLORADO 80751

Applicant

Name: Judy STOVER Phone: 970 522 2364

Address: 15140 CR 28.1

Landowner

Name: Judy STOVER Phone: 970 522 2364

Address: 15140 CR 28.1

Description of Property

Legal: ¼ Section _____ Section _____ Township _____ Range _____

Address: _____ Access off CR or Hwy: _____

New Address Needed: Y or N Subdivision Name: _____

Filing _____ Lot _____ Block _____ Tract _____ Lot Size _____

Current Zoning: RE **Current Land Use:** mobile + RV PARK

Proposed Special Use: SPLIT LOTS 4, 6, 8 FOR RV USE

Terms of Special Use: _____

Building Plans: _____

I, (We), hereunto submit this application for a Special Use Permit to the Board of County Commissioners, together with such plans, details and information of the proposed conditional use. I, (We), further understand that the Board of Logan County Commissioners may, in addition to granting a Special Use Permit, impose additional conditions to comply with the purpose and interest of the Logan County Zoning Resolutions and Zoning Map.

Dated at Sterling, Colorado, this 9th day of November, 2014

Signature of Applicant: Judy Stover

Signature of Landowner: Judy Stover

FOR COUNTY USE

Application Fee: One Hundred Dollars ($100.00)

Wagon Wheel Mobile Home
SUP Amend - Judy Stover
6 RV Spaces from Mobile Home Spaces
2.02 Acres - SW1/4 27-8-53

Date of Planning Commission: _____

Recommendation of Planning Commission: ✓ Approval _____ Denial

Recommended Conditions of the Special Use Permit: _____

Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of the Special Use Permit: _____

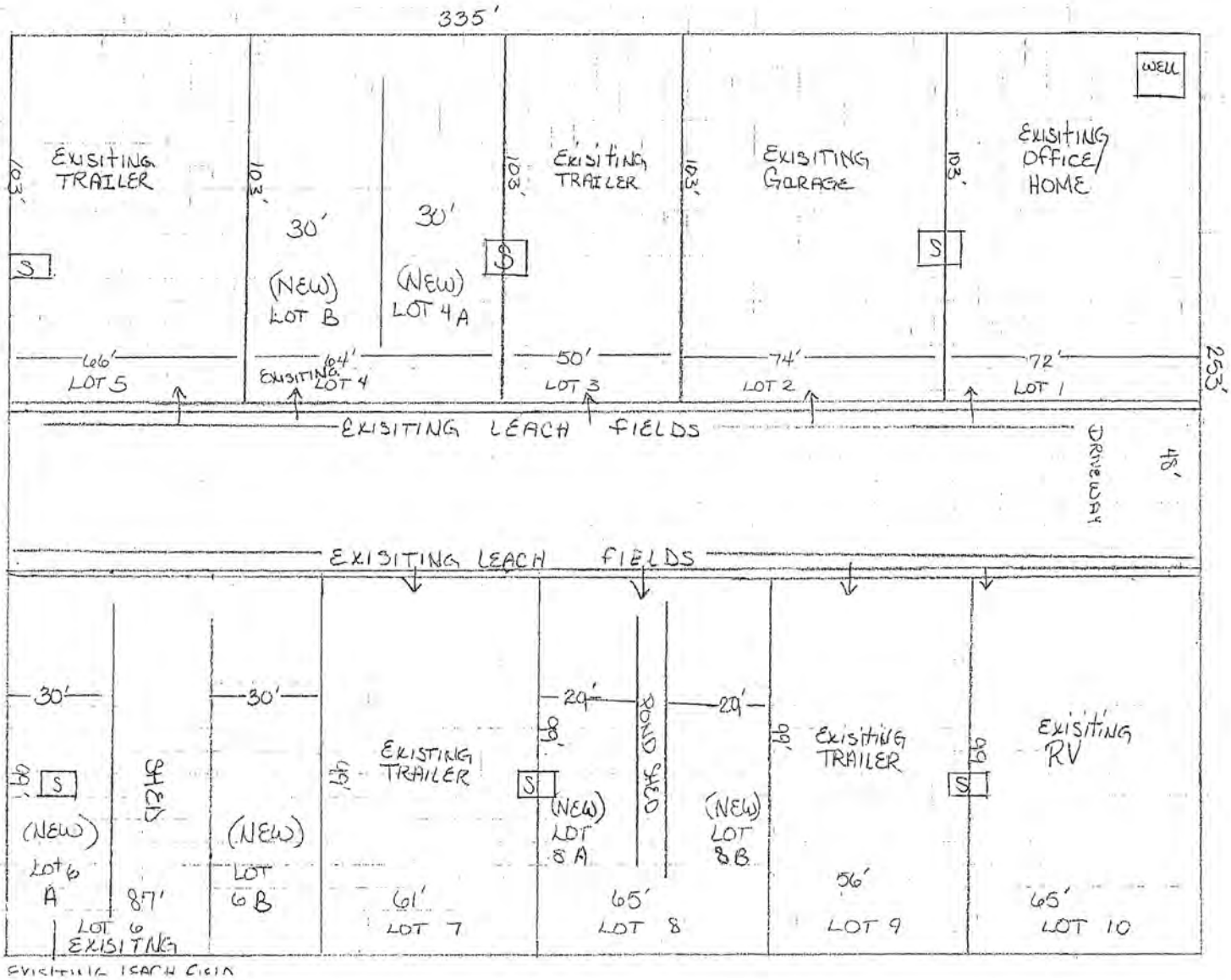
Date Granted: _____

Date Denied: _____

David G Donaldson (Aye) (Nay)

Gene Meisner (Aye) (Nay)

Rocky Samber (Aye) (Nay)



Wagon Wheel Mobile Home
SUP Amend - Judy Stover
6 RV Spaces from Mobile Home Spaces
2.02 Acres - SW1/4 27-8-53

12 HOOK UPS
LESS THAN
24 PEOPLE
S = SEPTIC

Recep 603920 04/20/1993 09:50A B: 869 P: 339
Recor CHARLENE CRADDOCK, CLERK & RECORDER, LOGAN CO

WARRANTY DEED

Grantor(s). George Debus and Evelyn Debus

whose address is 730 McKinley Street

Sterling *County of Logan , State of Colorado , for the consideration of

----Sixty Thousand---- dollars, in hand paid, hereby sell(s)

and convey(s) to Willie B. Stover and Judy A. Stover, in joint tenancy

whose legal address is 15140 C.R. 28.1

Sterling County of Logan , and State of Colorado

the following real property in the County of Logan , and State of Colorado, to wit:

That part of the S½SW¼ of Section 27, Township 8 North, Range 53 West of the 6th P.M., Logan County, Colorado, more particularly described as follows:

Beginning at a point which is 380 feet North of the Southwest corner of the SW¼ of said Section 27 and thence due East 643.5 feet, for a point of beginning, thence due North a distance of 330 feet to a point; thence due East and at right angles a distance of 264 feet to a point; thence due South and at right angles a distance of 330 feet to a point; thence due West and at right angles a distance of 264 feet to the point of beginning.

State Documentary Fee
Date 4-20-93
$ 6.00

also known by street and number as 15140 C.R. 28.1

with all its appurtenances, and warrant(s) the title to the same, subject to; taxes and assessments for the year 1993 due and payable in 1994 and subsequent taxes; oil, gas and other minerals which have been previously reserved; reservation in U.S. Patent;

Signed this 20th day of April , 19 93 .

George Debus
George Debus

Evelyn Debus
Evelyn Debus

STATE OF COLORADO,
County of Logan } ss.

The foregoing instrument was acknowledged before me this 20th day of April , 1993 , by George Debus and Evelyn Debus

My commission expires September 28, 1996 . Witness my hand and official seal.

Notary Public

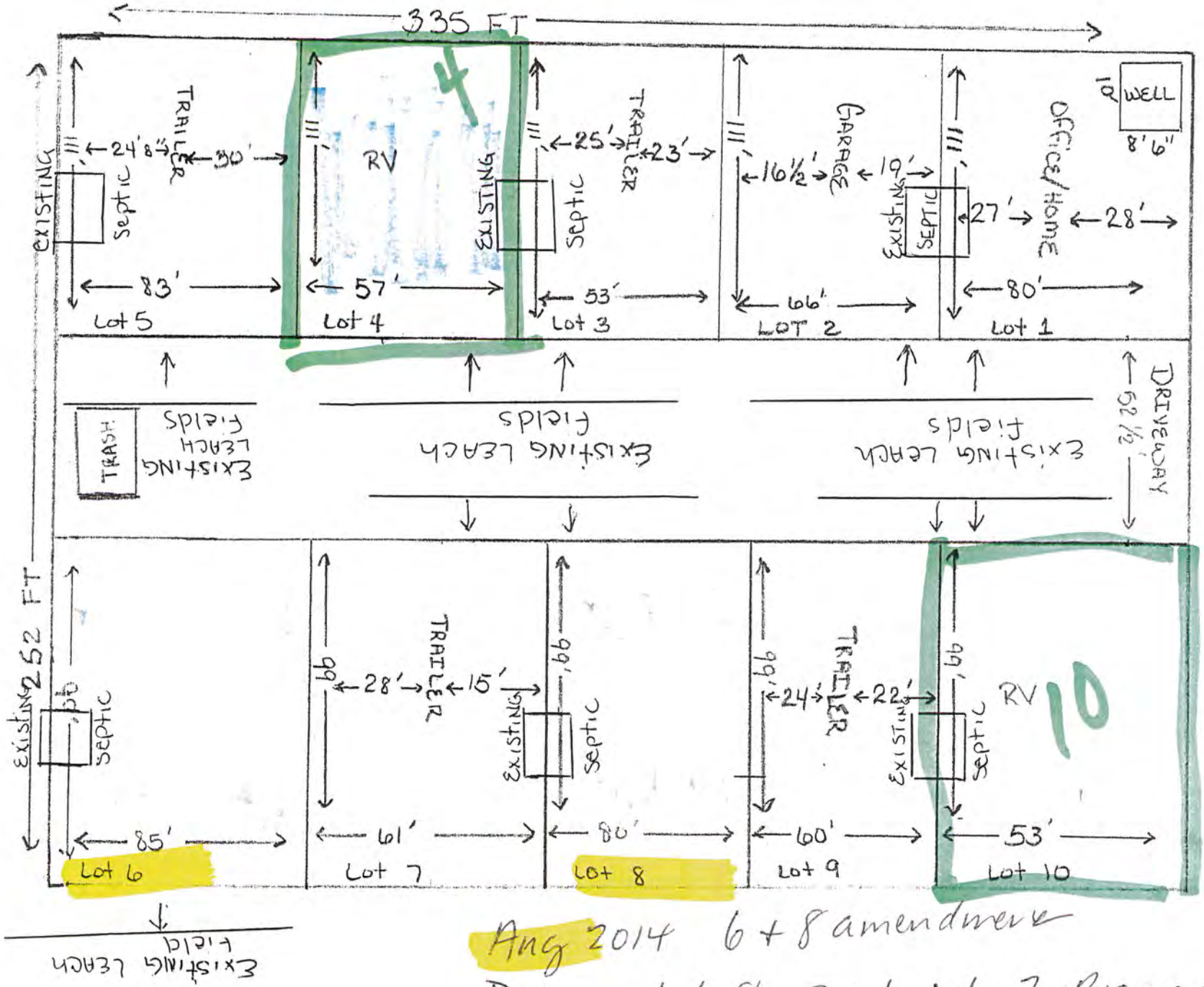
*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

No. 897. Rev. 6-92. WARRANTY DEED (Short Form)
Bradford Publishing, 1743 Wazee St., Denver, CO 80202 — (303) 292-2500 — 8-92

Wagon Wheel Mobile Home
SUP Amend - Judy Stover
6 RV Spaces from Mobile Home Spaces
2.02 Acres - SW1/4 27-8-53

May 10 2006 amend two trailer to two RV



Aug 2014 6 + 8 amendment

Dec 4, 6, 8 split into 2 RV spaces each

N

Northeast Colorado Health Department

District Headquarters - 700 Columbine St., Sterling, CO 80751
(970) 522-3741 - 877-795-0646 - www.nchd.org

October 21, 2014

Wagon Wheel Mobile Home
SUP Amend - Judy Stover
6 RV Spaces from Mobile Home Spaces
2.02 Acres - SW1/4 27-8-53

Judy Stover
15140 CR 28.1
Sterling, CO 80751

RE: 15184 CR 28.1
Sterling, CO 80751

Dear Ms. Stover:

This department has no objection to using the above mentioned property for recreation vehicle spaces and having the effluent pumped out on a regular basis. This department is not able to determine how often pumping may be required in order to guarantee that no effluent is allowed to discharge to the ground. You have indicated that you have arranged to have regular pumping performed by Marick's Waste Disposal Company. Marick's does hold a Northeast Colorado Health Department license as an Onsite Wastewater Pumper.

You have also indicated that at some time in the future, you may be interested in installing an Onsite Wastewater Treatment System on the property to be used for the effluent disposal of the recreation vehicles. At that time the property owner(s) shall obtain from this office an Application for a Permit to Install an Onsite Wastewater Treatment System and remit the appropriate fee. Construction of the septic system shall conform to all Northeast Colorado Health Department Onsite Wastewater Treatment System Regulations including, but not limited to setback distances from wells, irrigation ditches, creeks, buildings, property lines and other septic systems.

The Colorado Department of Health and Environment (CDPHE) requires that a domestic well that serves 15 or more service connections or 25 or more year-round residents be classified as a Public Water System. This would require treatment of the water and monitoring (testing). You have indicated that this property would not fall into this category of usage. If this changes, you would be required to contact CDPHE to advise them and conform to the requirements.

For any further information, please reference Code of Colorado Regulations (6 CCR 1010-9) from the Colorado Department of Public Health and Environment.

If you have any questions, please contact me at 970-522-3741 ext. 1262.

Sincerely,

Teena Pierce

Teena Pierce
Environmental Health Specialist

RESOLUTION
NO. 2014-47

A RESOLUTION APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT (SUP) #221 TO JANE BAUDER FOR A NEW SIX SPACE RV PARK SITE ON A PROPERTY DESCRIBED AS: A 1.99 ACRE PARCEL OF LAND LOCATED IN THE NE1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 53 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOGAN COUNTY, COLORADO,

AKA 16718 HIGHWAY 14, STERLING, COLORADO 80751.

WHEREAS, Jane Bauder is requesting a Special Use Permit (SUP) #221, for the operation of a six (6) space RV Park; and

WHEREAS, the State of Colorado, Department of Public Health and Environment reports that there is no State of Colorado licensing requirement for the operation of a RV Park; and

WHEREAS, the Northeast Colorado Department of Public Health and Environment reports that there are no current compliance issues with the above property, owned by Jane Bauder; and

WHEREAS, The Logan County Planning Commission, after reviewing all materials, taking testimony of the applicant, and finding no issue that would limit or deny this application, recommended the approval of this application for the requested Special Use Permit (SUP) #221 at their regular meeting on December 23, 2014; and

WHEREAS, on December 30th, 2014, a public hearing of the Logan County Board of County Commissioners was held to consider the approval of the Special Use Permit (SUP) #221 for Jane Bauder for operation of a six (6) space RV Park in an Agricultural Zone District on the following described property:

- A 1.99 acre parcel of land located in the Northeast Quarter of Section 35, Township 8 North, Range 53 West of the 6th Principal Meridian, Logan County, Colorado;
- Also known as 16718 Highway 14, Sterling, Logan County, Colorado; and

WHEREAS, the above described property is currently zoned Agriculture;

WHEREAS, the Special Use Permit (SUP) #221 is to run for five (5) years, commencing on the date of the approval of Special Use Permit (SUP) #221, the 30th day of December, 2014, and expiring on the 30th day of December, 2019.

NOW BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO:

I. APPROVAL:

The application of Jane Bauder for Special Use Permit (SUP) #221 for the operation of a six (6) Space RV Park is GRANTED, subject to conditions set forth below.

II. FINDINGS OF FACT:

1. The proposed use is compatible with existing land uses in the area, which is zoned Agricultural District, Agricultural District with Special Use Permit for an RV Park operation.

2. There are no current compliance orders issued by the State of Colorado, Department of Public Health and Environment for the above property or Jane Bauder.

III. CONDITIONS:

1. The name of the Special Use Permit is hereby Jane Bauder RV Park.

2. Any transient campers and trailers must be legally licensed and remain movable.

3. Individual utilities must be supplied to all units.

4. The RV Park must stay in compliance with State of Colorado Health Department Regulations, and any other applicable local, state or federal regulations.

5. Spaces available for use by transient campers and trailers are limited to six (6) spaces.

BE IT THEREFORE RESOLVED, that Special Use Permit (SUP) #221 allowing Jane Bauder six (6) RV spaces located on the above described property, subject to application for renewal for continued permitted use after December 30, 2019, is hereby approved. The Board of County Commissioners of Logan County retains continuing jurisdiction over the permit to address future issues concerning the site and to insure compliance with the conditions of the permit. The applicant is responsible for complying with all of the foregoing conditions of this permit. Noncompliance with any of the conditions may be cause for revocation of the permit.

Done this 30th day of December, 2014

LOGAN COUNTY BOARD OF COMMISSIONERS
LOGAN COUNTY, COLORADO

_____ (Aye) (Nay)
David G. Donaldson

_____ (Aye) (Nay)
Gene A. Meisner

_____ (Aye) (Nay)
Rocky L. Samber

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of Logan County and State of Colorado, in regular session on the 30th day of December, 2014.

_____
County Clerk and Recorder

LOGAN COUNTY SPECIAL USE PERMIT APPLICATION
AS REQUIRED BY THE LOGAN COUNTY ZONING RESOLUTION
DEPARTMENT OF PLANNING & ZONING 3805273510001 3
LOGAN COUNTY COURTHOUSE
STERLING, COLORADO 80751 SterlingRV@hotmail.com

Applicant
Name: Jane Bauder Phone: 466-7541

Address: 16718 Hwy 14 Sterling CO 80751

Landowner
Name: Brian & Jane Bauder Phone: 466-7541

Address: 13790 Sunny Knolls Ln

Description of Property

Legal: ¼ Section NE4 Section 35 Township 8N Range 53 W

Address: 16718 Hwy 14 Access off CR or Hwy: _____

New Address Needed: Y or N Subdivision Name: _____

Filing _____ Lot _____ Block _____ Tract _____ Lot Size _____

Current Zoning: Commercial **Current Land Use:** Commercial

Proposed Special Use: Campground RV's

JANE BAUDER
Special Use Permit
NE4 35-8-53

Terms of Special Use: _____

Building Plans: 6 Space RV park with 50 amp service, water and septic hookups included

I, (We), hereunto submit this application for a Special Use Permit to the Board of County Commissioners, together with such plans, details and information of the proposed conditional use. I, (We), further understand that the Board of Logan County Commissioners may, in addition to granting a Special Use Permit, impose additional conditions to comply with the purpose and interest of the Logan County Zoning Resolutions and Zoning Map.

Dated at Sterling, Colorado, this 14th day of October 2014

Signature of Applicant: Jane Bauder

Signature of Landowner: Jane Bauder

FOR COUNTY USE

Application Fee: One Hundred Dollars ($100.00) pd CK# 2199 100.00 KR

Date of Planning Commission: _____

Recommendation of Planning Commission: ✓ Approval _____ Denial

Recommended Conditions of the Special Use Permit: _____

Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of the Special Use Permit: _____

Date Granted: _____

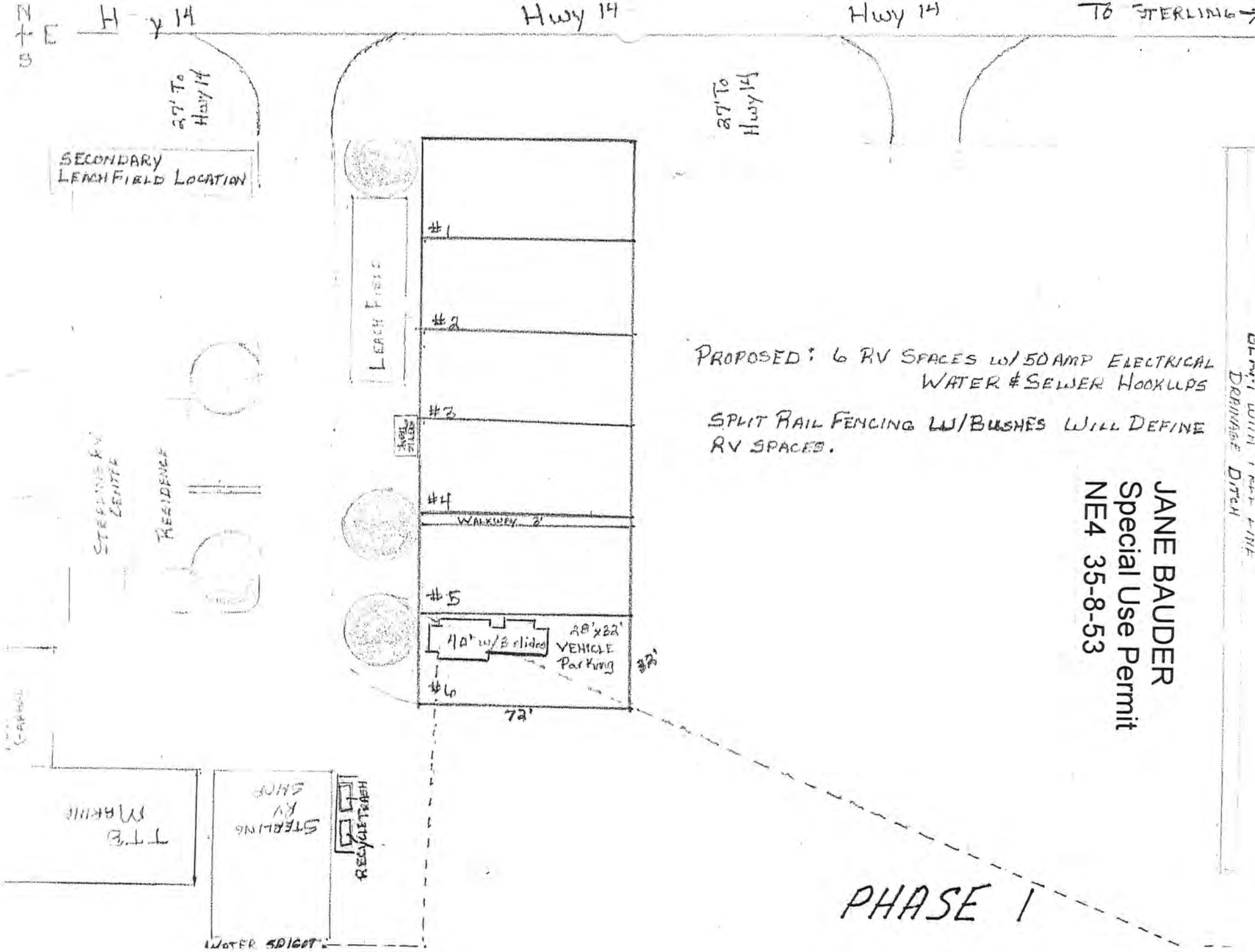
Date Denied: _____

David G Donaldson (Aye) (Nay)

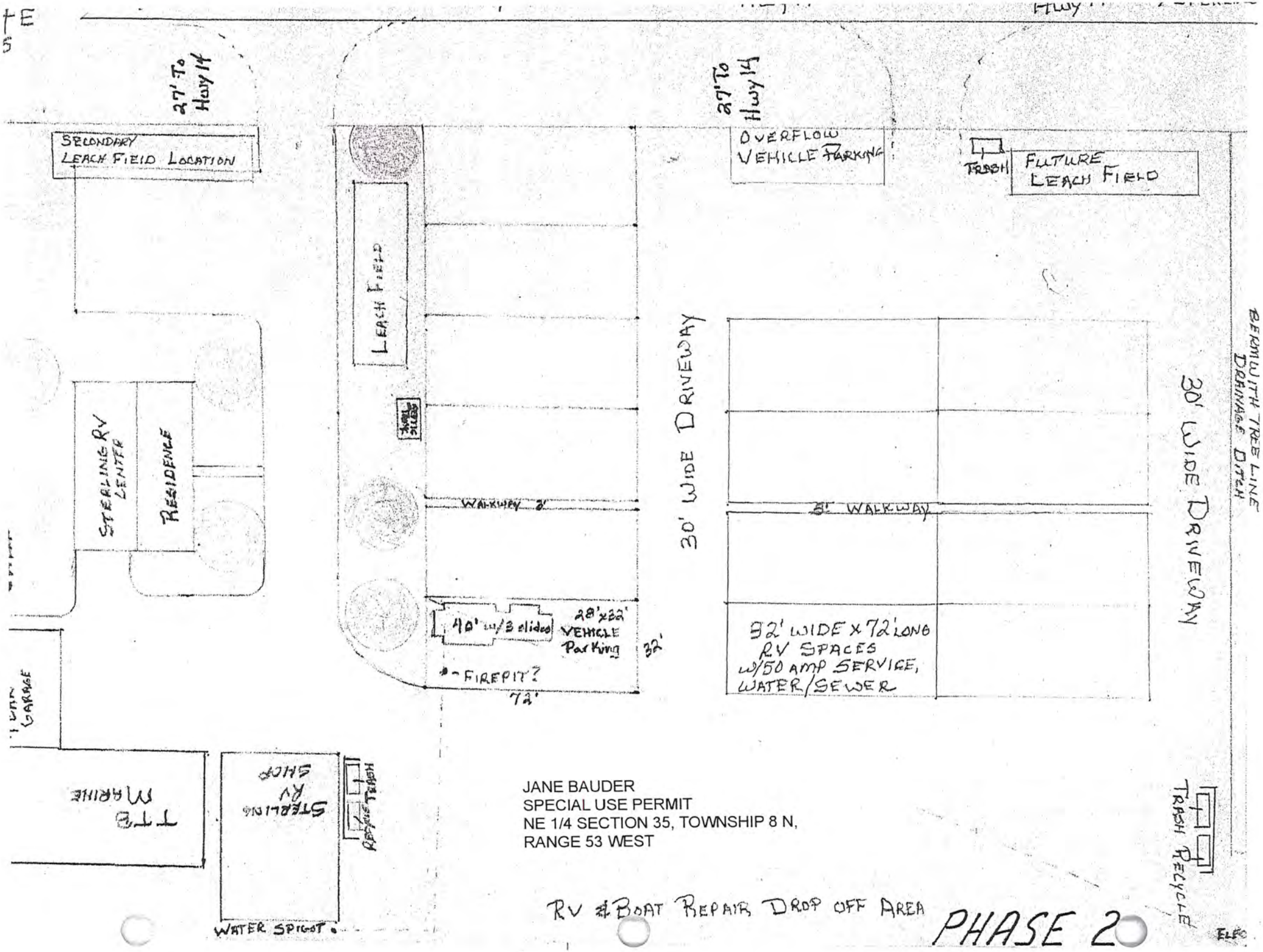
Gene Meisner (Aye) (Nay)

Rocky Samber (Aye) (Nay)

JANE BAUDER
Special Use Permit
NE4 35-8-53



JANE BAUDER
Special Use Permit
NE4 35-8-53



JANE BAUDER
SPECIAL USE PERMIT
NE 1/4 SECTION 35, TOWNSHIP 8 N,
RANGE 53 WEST

RV & BOAT REPAIR DROP OFF AREA

PHASE 2

State Documentary Fee
Date 1-30-2002
$ 12.55

649998 01/30/2002 02:50P B938 P52 WD
1 of 2 R 10.00 D 12.55 N 0.00 Logan County CO

WARRANTY DEED

THIS DEED, Made this 30th day of January, 2002, between H & N Peterson Co., a partnership

of the said County of Logan and State of Colorado, grantor, and Brian Bauder and Jane Bauder, in joint tenancy

whose legal address is 12392 C.R. 29
Sterling, Colorado 80751
of the said County of Logan and State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of $125,500.00 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the said County of Logan and State of Colorado described as follows:
See Attached Legal Description

also known by street and number as: 16718 Hwy 14, Sterling, Colorado 80751

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for itself, and its successors, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature soever, except

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

H & N Peterson Co., a partnership

By Nancy A. Peterson By Nancy S. Peterson

State of Colorado)
) ss.
County of Logan)

The foregoing instrument was acknowledged before me this 30th day of January, 2002, by H & N Peterson Co., a partnership

My commission expires September 13, 2005. Witness my hand and official seal.

JENNIFER K. SATO NOTARY PUBLIC STATE OF COLORADO

Notary Public

JANE BAUDER
Special Use Permit
NE4 35-8-53

File No. 23371 Platte Valley Title Company
No. 40B Warranty Deed (Partnership)
Rev. 9/97

649996 01/30/2002 02:50P B938 P52 WD
2 of 2 R 10.00 D 12.55 N 0.00 Logan County CO

DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTY-THREE (53) WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN IN LOGAN COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT FIFTY (50) FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SAID SECTION THIRTY-FIVE (35), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTY-THREE (53) WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN; THENCE SOUTH 02°20' WEST A DISTANCE OF TWO HUNDRED NINETY (290) FEET; THENCE EAST ONE HUNDRED FIFTY AND FIVE-TENTHS (150.5) FEET; THENCE NORTH TWO HUNDRED EIGHTY-NINE AND FOUR-TENTHS (289.4) FEET; THENCE WEST ONE HUNDRED FIFTY (150) FEET TO THE PLACE OF BEGINNING, AND

THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTY-THREE (53), WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN IN LOGAN COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT FIFTY (50) FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SAID SECTION THIRTY-FIVE (35), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTY-THREE (53W) WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN; THENCE SOUTH 02°20' WEST A DISTANCE OF 290 FEET; THENCE EAST 150.5 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 289.4 FEET; THENCE EAST 150 FEET; THENCE SOUTH 289 FEET; THENCE WESTERLY 150 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

JANE BAUDER
Special Use Permit
NE4 35-8-53

WALKWAY & SPLITRAIL