



**NOTIFICATION OF MEETING FOR THE  
RANGELY PLANNING & ZONING COMMISSION  
Application for Conditional Use Permit 617 School Street  
Wednesday, September 27, 2023, at 10:00 am  
Town Hall Conference Room  
209 E. Main St., Rangely Colorado**

The Rangely Planning and Zoning Commission will consider a Conditional Use Permit at 617 School Street for Pole Barn Garage on a parcel with no primary structure.

The names and addresses of the applicants are as follows:

Owner; Delbert Smith 207 Hillcrest Circle, Rangely, Co 81648  
Applicant; Rangely Hardware, 105 W. Main St, Rangely, Co 81648

The Public is invited to attend the Public Hearing and provide written or verbal comment on the proposed requests. Written comments may be dropped off or mailed to Town of Rangely, 209 E. Main, Rangely, Co 81648, Attn: Marybel Cox.

By:

Marybel Cox, Clerk/Treasurer

Publish: 09-21-23



AGENDA  
PLANNING AND ZONING COMMISSION  
September 27, 10:00AM

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**Mark Patterson, Chair**  
**Ron Granger**  
**Brent Shroyer**

**Ryan Huitt, Vice Chair**  
**Terry Drake**  
**Lee Stanley**

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1. **Call to Order**
2. **Roll Call**
3. **Petitions and Public Input**
4. **Changes to the Agenda**
5. **Minutes**
  - a. *Approval of the Minutes of August 30, 2023*
6. **Public Hearing**
  - a. *Conditional use permit at 617 School St for a Pole Barn Garage on a parcel with no primary structure*
7. **Old Business**
8. **New Business**
  - a. *Discussion and action to approve the conditional use permit for a Pole Barn garage on 617 School Street that has no primary structure.*
9. **Committee / Board Meeting**
10. **Informational Items**
  - b. *Accessory Structures on lots without primary residence*
11. **Adjournment**



MINUTES  
PLANNING AND ZONING COMMISSION  
August 30, 2023, 10:00AM

**Mark Patterson, Chair**  
**Ron Granger**  
**Brent Shroyer**

**Ryan Huitt, Vice Chair**  
**Terry Drake**  
**Lee Stanley**

1. **Call to Order** – 10:00am
2. **Roll Call** – Mark Patterson, Ron Granger, Brent Shroyer, Terry Drake, and Lee Stanley present. Ryan Huitt absent.
3. **Petitions and Public Input** – Roger Polley was present to address the application for accessory structure on 146 S. Grand. Roger stated that when he purchased the property that the house would be used as a rental and the property could be used as storage space for overflow from the hardware store. Both the applicant and the Town of Rangely agree’s that this property will need a replat to address the additional water, gas and sewer lines that will be utilized on the property and that there will be no shared use of the existing taps.
4. **Changes to the Agenda**
5. **Minutes**
  - a. *Approval of the Minutes of April 4, 2023* – **Motion made by Ron Granger to approve the minutes of April 4, 2023, second by Terry Drake. Motion passed.**
6. **Public Hearing**
  - a. *Application accessory structure 146 S Grand Ave, Rangely, Colorado*
7. **Old Business**
8. **New Business**
  - a. *Discussion and action to approve a variance to allow an accessory structure for 146 S Grand Ave, Rangely, Co 81648* – **Motion made by Brent Shroyer to approve a variance to allow an accessory structure for 146 S Grand Ave, Rangely, Co 81648, second by Ron Granger. Motion passed.**
9. **Committee / Board Meeting**
10. **Informational Items**
  - b. *Accessory Dwelling Units*
  - c. *Accessory Structures on lots without primary residence* – Consists of putting up a shed, a shop, or a garage without a primary residence.
  - d. Mark Patterson brought concerns of weed overgrowth along Royden Ditch and possible Poop bag stations for dog feces along sidewalks.
11. **Adjournment** – 11:04am

**MEMORANDUM**

**TO:** Lisa Piering, Town of Rangely  
Rangely Planning and Zoning Commission members.

**FROM:** Jocelyn Mullen, PE, Town Engineer and Planner

**DATE:** 9/20/2023

**SUBJECT:** CUP Application for 617 School St.

The issues at hand for the property at 617 School St. are as follows:

1. Property is zoned Urban:



2. Table of Uses, RMC Title 15, Article IV Section 120, Section 11, Storage and Parking. All activities related to storage and parking are allowed Conditionally in Urban -Zoned areas.

		Zones	I	N	C	S	U	T	I
11	<i>Storage and Parking</i>								
11.1	<b>Automobile parking garages or parking lots not located on a lot that has another principal use to which the parking is related</b>				C		C	X	X
11.2	<b>Storage of goods not related to sale or use of those goods on the same lot where they are stored</b>								
11.21	All storage within completely enclosed structures				C		C	X	X
11.22	Storage inside or outside completely enclosed structures				C		C	C	X
11.3	<b>Parking of vehicles or storage of equipment outside enclosed structures where: (1) vehicles or equipment are owned and used by the person making use of lot, and (2) parking or storage is more than a minor and incidental part of the overall use made of the lot</b>				C		C	X	X

3. Therefore P&D Needs to decide under what, if any, conditions they will allow this use at this location. Issues to consider are noise, hours of operation, dust, activities incompatible with urban zoning, etc.
4. In addition, the Town Administrator will be asking for approval of P&Z to administratively decide these issues without bringing them before P&Z every time. This creates an undue time burden on Town Planning Staff and applicants.

**Town of Rangely Development Application for Notice of Activity**

*For all types of activities requiring one or more approvals including but not limited to Zoning, Subdividing, Floodplain Development, Special/Conditional Use, Temporary Use, Site Plan Review, Signs as related or not to Clearance for Issuance of A Building Permit.*

This form is used for notice of activity to determine what types if any development review is required for a development, rehabilitation, or remodeling of property. Fill out as completely as possible, however do not provide information if you are unclear as to its necessity. The administrators will let you know if any and/or to what extent additional information may be required. Please keep this form as a record of application.

Description (Describe project): 30x30' GARAGE - UNINSULATED - POLY BARN Date Applied: 8-24-23

Use back and/or attachments as necessary.

**Property Information**

Owner-Name: DELBERT SMITT  
 Contractors Name (if Applicable): Rangely Hardware  
 Contact Name: Rodger Polley  
 Address:(Physical) 617 SCHOOL ST  
 Existing Use: EMPTY LOT Future Use: STORAGE  
 Address:(Mailing) \_\_\_\_\_  
 Phone#: (Home) 970 540 310 (Office) 970 675 2454 (Fax) \_\_\_\_\_ Email (optional): Rangely@truevalue.net

**Instructions**

- **A simple site plan** (8x11 [back of this form or other] drawing of sufficient detail {include dimensions and units} to determine next steps as necessary) shall be reviewed by a designated Town representative to discuss the activity. Based upon this review the representative will provide the applicant information as to what steps are necessary to proceed. Length of review depends on the complexity of the project (we will do things as quickly as we can). **An application will not be processed and no permit will be issued until this step is complete.**
- Payment of any fee is due before work may commence. Check with the office on the amount.
- **Information and/or site plan/map and proof to legally carry out the activity (ownership, etc.)** that the applicant intends to do, and develop, must be included with this application.

**Agreement**

Application for the activity in the description and property information above is for approval of development under one or more of the provisions of the Town of Rangely Land Use Code.

Applicant and/or Representative:  Date: 8/24/23  
 Land Use Representative: \_\_\_\_\_ Date: \_\_\_\_\_

**Office Use Only**

**Submittal Documents Required**

- Drawing (Signs, etc)  Completed Land Development Checklist  Map(s)  Site Plan  Written Plan  Engineering

Describe: \_\_\_\_\_

**Compliance Requirements**

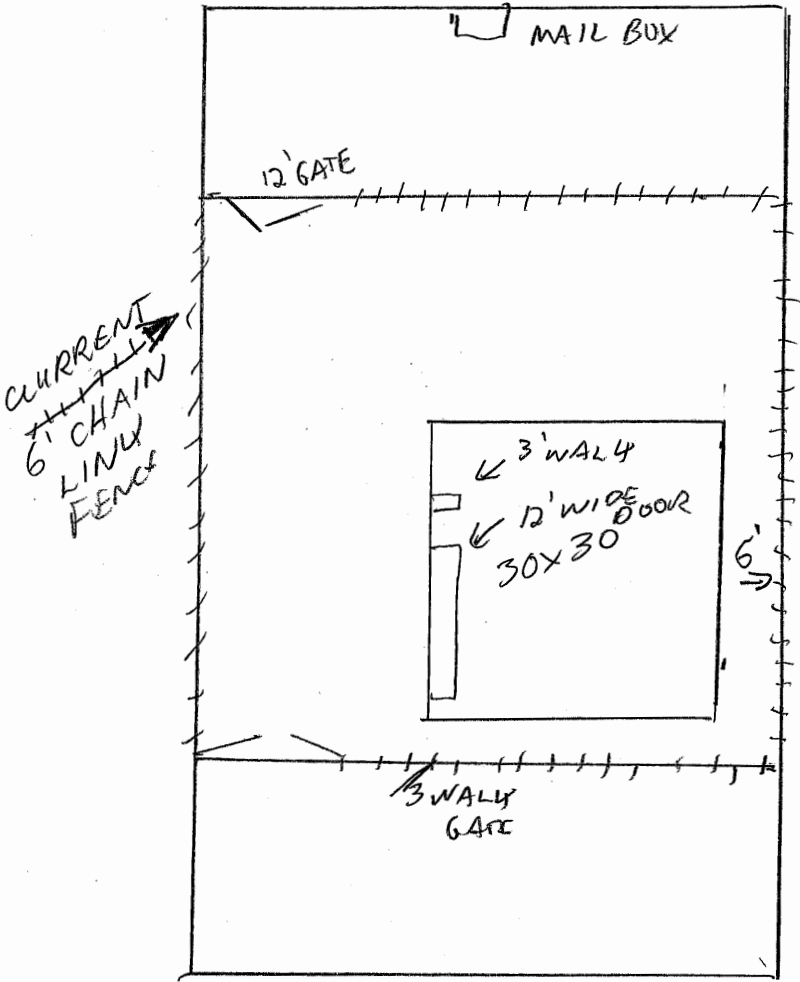
- Rezoning  Subdividing  Floodplain Development  Special/Conditional Use  Temporary Use  Sign Permit  Building Permit

617  
SCHOOL  
ST.

NORTH



SCHOOL ST



ALLEY

617 SCHOOL ST.

"CHICKEN SCRATCH"

30'x30'

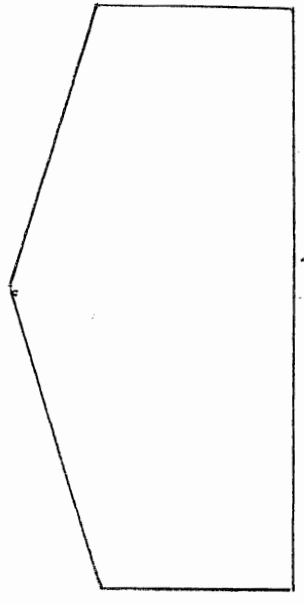
FOOTPRINT

4/12 PITCH ROOF

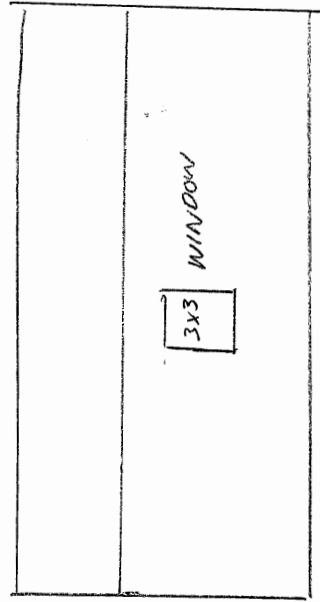
6x6"

BEAM & POST WALLS ON NORTH & SOUTH WALLS  
POSTS IN CONCRETE AT 4' DEPTH

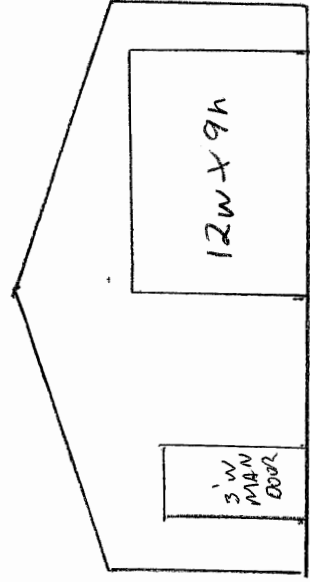
NORTH & SOUTH ELEVATIONS



EAST PROFILE



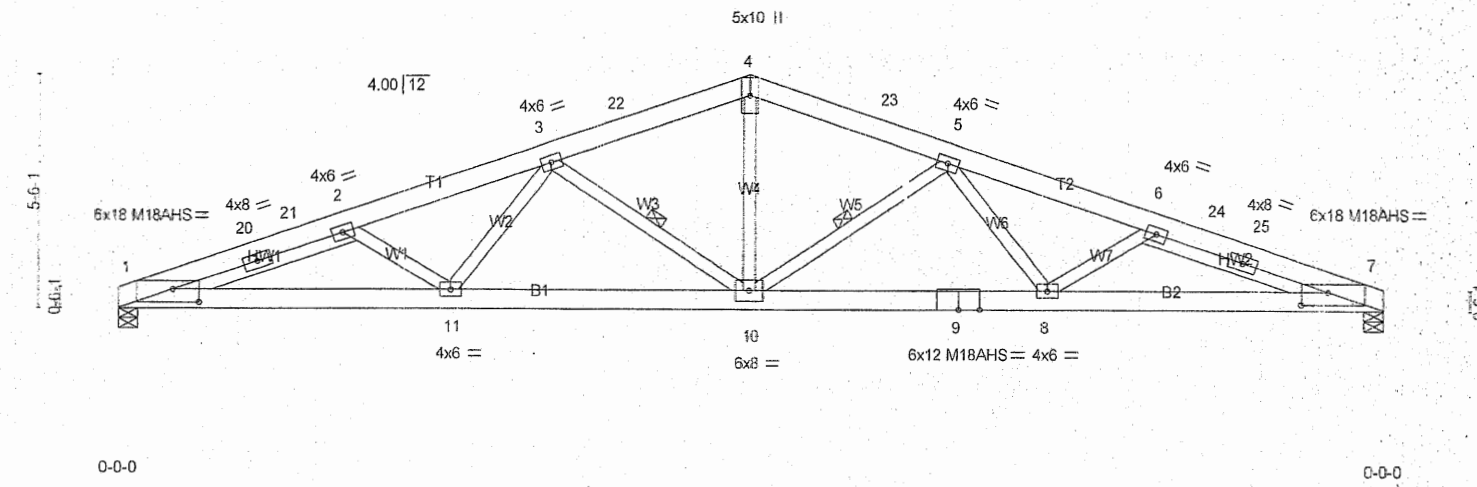
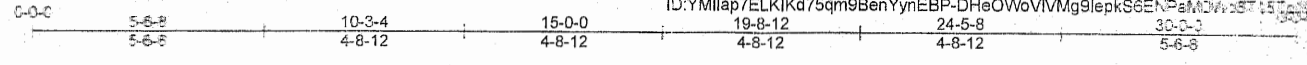
WEST PROFILE



2' ON CENTER TRUSSES

ATTACHED





LOADING (psf)		SPACING-		CSI.		DEFL.				PLATES		GRIP	
TCLL	95.0	Plate Grip DOL	1.00	TC	0.57	in	(loc)	l/defl	L/d	MT20	197/144		
(Roof Snow=95.0)		Lumber DOL	1.00	BC	0.93	Vert(LL)	-0.46	10	>764	M18AHS	142/136		
TCDL	10.0	Rep Stress Incr	YES	WB	0.45	Vert(CT)	-0.58	8-10	>616				
BCLL	0.0	Code IBC2018/TPI2014		Matrix-MS		Horz(CT)	0.17	7	n/a				
BCDL	10.0												

LUMBER-	BRACING-
TOP CHORD 2x6 SPF 1650F 1.5E	TOP CHORD Structural wood sheathing directly applied or 2-7-6 cc purlins.
BOT CHORD 2x6 SPF 2100F 1.8E	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing. Except:
WEBS 2x4 SPF 1650F 1.5E	2-2-0 oc bracing: 7-8.
SLIDER Left 2x4 SPF 1650F 1.5E 4-6-3, Right 2x4 SPF 1650F 1.5E 4-6-3	WEBS 1 Row at midpt 5-10, 3-10

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS.** (lb/size) 1=3397/0-5-8 (min. 0-4-7), 7=3397/0-5-8 (min. 0-4-7)  
 Max Horz 1=87(LC 18)  
 Max Uplift 1=373(LC 10), 7=373(LC 11)  
 Max Grav 1=3493(LC 20), 7=3493(LC 21)

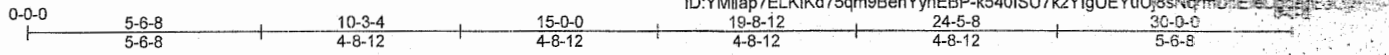
**FORCES.** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
**TOP CHORD** 1-20=-6539/835, 20-21=-6495/835, 2-21=-6425/844, 2-3=-7749/983, 3-22=-5487/751, 4-22=-5326/762, 4-23=-5326/762, 5-23=-5487/750, 5-6=-7797/978, 6-24=-6382/849, 24-25=-6452/840, 7-25=-6496/840  
**BOT CHORD** 1-11=-948/8105, 10-11=-746/6583, 9-10=-747/6606, 8-9=-747/6606, 7-8=-942/8132  
**WEBS** 4-10=-282/2402, 5-10=-2623/330, 5-8=-73/1199, 6-8=-1184/217, 3-10=-2591/333, 3-11=-76/1162, 2-11=-1209/213

- NOTES-**
- 1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCCL=6.0psf; BCDL=6.0psf; h=25ft; Cat. I; Exp C; Pr. Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) 0-2-12 to 3-2-12, Interior(1) 3-2-12 to 15-0-0, Exterior(2R) 15-0-0 to 18-0-0, Interior(1) 18-0-0 to 29-9-4 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.00 plate grip DOL=1.00
  - 2) TCLL: ASCE 7-16; Pf=95.0 psf (Lum DOL=1.00 Plate DOL=1.00); Is=0.8; Rough Cat C; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.20
  - 3) Unbalanced snow loads have been considered for this design.
  - 4) All plates are MT20 plates unless otherwise indicated.
  - 5) Plates checked for a plus or minus 5 degree rotation about its center.
  - 6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 7) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
  - 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 373 lb uplift at joint 1 and 373 lb uplift at joint 7.
  - 9) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

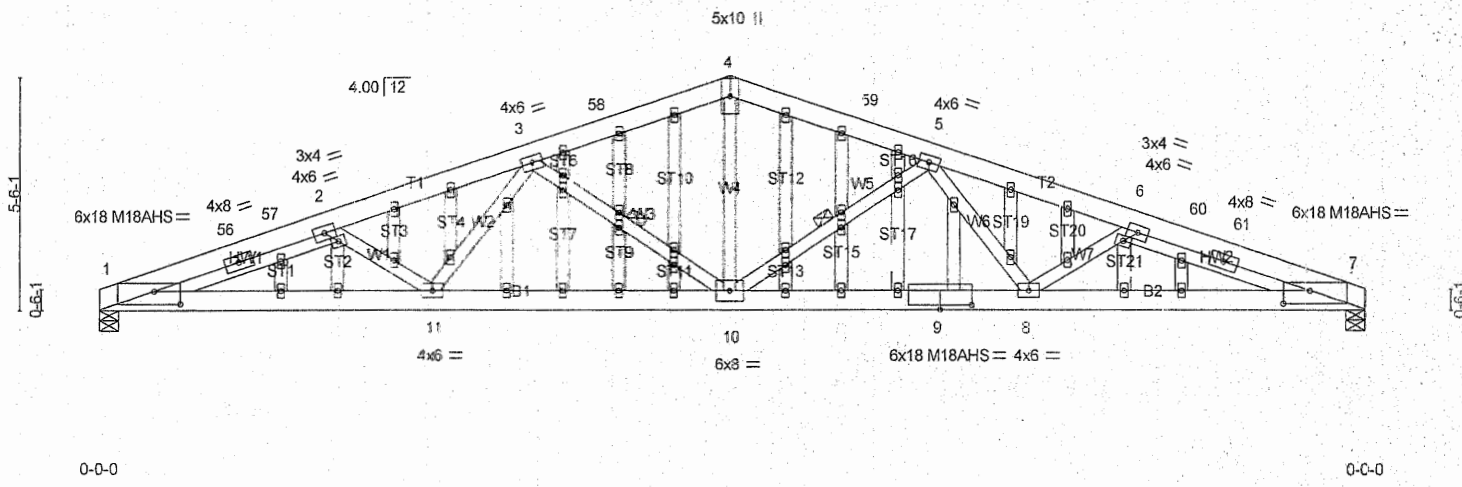
**LOAD CASE(S)** Standard

Job ER38616	Truss G01	Truss Type GABLE	Qty 2	PI, 1	Smith
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Delta Building Center, Delta, Co 81416  
 Run: 8:700 a May 29 2023 Print: 8:700 s May 29 2023 MiTek Industries Inc. Wed Aug 14 14:23:23  
 ID: YMIlap7ELKIKd75qm9BenYynEBP-k540ISU7k2YIglUEYUo8sNqrmDnEloCgEgEa



Scale = 1/8" = 1'-0"



LOADING (psf)		SPACING-		CSI.		DEFL.		PLATES		GRIP	
TCLL	95.0	Plate Grip DOL	1.00	TC	0.57	Vert(LL)	-0.46 10 >764 240	MT20	197/144		
(Roof Snow=95.0)		Lumber DOL	1.00	BC	0.93	Vert(CT)	-0.58 8-10 >616 180	M18AHS	142/136		
TCDL	10.0	Rep Stress Incr	YES	WB	0.45	Horz(CT)	0.17 7 n/a n/a				
BCLL	0.0 *	Code IBC2018/TPI2014		Matrix-MS							
BCDL	10.0										Weight: 195 lb FT = 20%

LUMBER-		BRACING-	
TOP CHORD	2x6 SPF 1650F 1.5E	TOP CHORD	Structural wood sheathing directly applied or 2-7-6 cc purlins.
BOT CHORD	2x6 SPF 2100F 1.8E	BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing. Except
WEBS	2x4 SPF 1650F 1.5E	WEBS	2-2-0 oc bracing: 7-8.
OTHERS	2x4 SPF 1650F 1.5E		1 Row at midpt 5-10, 3-10
SLIDER	Left 2x4 SPF 1650F 1.5E 4-6-3, Right 2x4 SPF 1650F 1.5E 4-6-3		

**REACTIONS.** (lb/size) 1=3397/0-5-8 (min. 0-4-7), 7=3397/0-5-8 (min. 0-4-7)  
 Max Horz 1=87(LC 18)  
 Max Uplift 1=-373(LC 10), 7=-373(LC 11)  
 Max Grav 1=3493(LC 20), 7=3493(LC 21)

**FORCES.** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
**TOP CHORD** 1-56=-6539/835, 56-57=-6495/835, 2-57=-6425/844, 2-3=-7749/983, 3-58=-5487/751,  
 4-58=-5326/762, 4-59=-5326/762, 5-59=-5487/750, 5-6=-7797/978, 6-60=-6382/849,  
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**WEBS** 4-10=-282/2402, 5-10=-2623/330, 5-8=-73/1199, 6-8=-1184/217, 3-10=-2591/333,  
 3-11=-76/1162, 2-11=-1209/213

- NOTES-**
- 1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. I; Exp C; Pr. Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) 0-2-12 to 3-2-12, Interior(1) 3-2-12 to 15-0-0, Exterior(2R) 15-0-0 to 18-0-0, Interior(1) 18-0-0 to 29-9-4 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.00 plate grip DOL=1.00
  - 2) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
  - 3) TCLL: ASCE 7-16; Pf=95.0 psf (Lum DOL=1.00 Plate DOL=1.00); Is=0.8; Rough Cat C; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.20
  - 4) Unbalanced snow loads have been considered for this design.
  - 5) All plates are MT20 plates unless otherwise indicated.
  - 6) All plates are 2x4 MT20 unless otherwise indicated.
  - 7) Plates checked for a plus or minus 5 degree rotation about its center.
  - 8) Gable studs spaced at 1-4-0 oc.
  - 9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 10) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
  - 11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 373 lb uplift at joint 1 and 373 lb uplift at joint 7.
  - 12) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

**LOAD CASE(S)** Standard

# RANGELY

COLORADO

## Community Development Department

Planning Division  
209 E. Main St.  
Rangely, CO 81648  
Phone: 970-675-8476  
Website: [www.rangely.com](http://www.rangely.com)

### Conditional Use Permit Application

RMC Title 15, Article III, Section 60, Approvals  
60.1 Approvals Required  
60.2 Zoning Permit  
60.3 Types of Approvals  
Section 68 Conditional Use Permits

## Conditional Use Permit Application

Please submit 1 Hard Copy and 1 Digital Copy of all application documents as discussed and requested during the preliminary meeting.

Property Owner/Applicant	
Name	DELBERT SMITH
Phone	
Mailing Address	207 HILLCREST CIR
City	RANGELY
State	CO
Zip Code	81648
Email	
	RANGELY HARDWARE
	105 W. MAIN ST
	RANGELY, CO 81648
	RANGELY@TRUEVALUE.NET

Authorized Agent/Authorization Required	
Name	
Phone	
Mailing Address	
City	
State	
Zip Code	
Email	

Project Information	
Name	
Assessor's Parcel Number	139301203005
Legal Description	Please attach the legal description to this form
Physical/Street Address	617 SCHOOL ST.
Existing Zone District	URBAN
Property Size	6000 SQ. FT. 60X100

SUBD. CALVAT ADDITION  
BLOCK A  
LOT 5 & W 10 FEET OF LOT 6

<p>Description of Project and all associated uses.</p> <p>(See Section 120 of the LUC for additional information)</p> <p>Attach additional sheets as needed</p>	<p>30' x 30', 10' TALL CEILING, GARAGE</p>
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**Note to Property Owner/Applicant:**

Please see the Town of Rangely Municipal and Land Use Codes, current adopted version, Title 15, Article 3, Section 67: Basic Process, for an outline showing the different phases, notifications, Council and Board Meetings associated with the Conditional Use approval process (use as applicable).

**Section 68: Conditional-Use Permits**

Uses designated in this LUC as conditional uses may be permitted, licensed, enlarged or altered, only upon recommendation of the Planning Commission and approval by the Town Council. In recommending a conditional use, the Planning Commission may recommend imposing, in addition to the regulations and standards expressly specified by these regulations, other conditions found necessary to protect the best interests of the surrounding property, the neighborhood or the Town as a whole. These conditions may include, but are not limited to, requirements increasing the required lot size or yard dimension, increasing street widths, controlling the location and number of vehicular access points to the property, limiting the permit to a specified duration, limiting the coverage or height of buildings, requiring screening and landscaping where necessary to reduce noise and glare and maintain the property in a character in keeping with the surrounding area, and requirements under which any future enlargement or alteration of the use shall be reviewed by the Planning Commission. The Town Council, when considering approval, may modify conditions recommended by the Planning Commission.

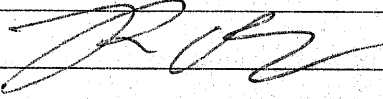
Even if the permit board that is recommending or issuing the approval finds that the application complies with all other provisions of this LUC, it may still deny the permit if it concludes, based upon the information available, that if completed as proposed, the development, more probably than not:

- (1) Will materially endanger the public health or safety, or
- (2) Will substantially injure the value of adjoining or abutting property, or
- (3) Will not be in harmony with the area in which it is to be located, or
- (4) Will not be in general conformity with the Comprehensive Plan, or other plan officially adopted by the Town Council.

The Town Council may not attach additional conditions that modify or alter the specific requirements set forth in this LUC unless the development in question presents extraordinary circumstances that justify the variation from the specified requirements.

All additional conditions or requirements authorized by this section are enforceable in the same manner and to the same extent as any other applicable requirement of this title.

I/we have read and understand the provisions of the Rangely Municipal and Land Use Code as it applies to Conditional Use Permits and the processes and meetings of Commissions, Boards and Town Staff to make decisions on what/if any conditions will be allowed or required.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
AUTHORIZED AGENT  DATE: 9/11/2023

<u>Office Use Only</u>	
Date received by Town of Rangely _____ by _____	
Conditions approved by this application and process:	
1.	_____
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____
7.	_____
8.	_____
9.	_____
10.	_____
11.	_____
12.	_____
A	
Attach additional sheets as needed	
Approved/Denied by: _____ Date: _____	
Approval to proceed ____ Yes ____ No	



☆ 139301203005

**Owner:**  
SMITH, DELBERT J.

**Address:**  
617 SCHOOL

[View Additional Details](#) | [Add to Results](#)

