

**PARK COUNTY BOARD OF ADJUSTMENTS**  
**MEETING MINUTES**  
**January 9, 2018**  
**501 Main St., Fairplay**

Chairman Charles Schultz called the meeting to order at approximately 9:15 AM

Members Present: Bobbi Gore, Ross Bruno, Susie Jones, and Charles Schultz (aka Charlie)

Staff Present: John Deagan, Planner; and Louise Derengowski, Planning Technician

APPROVAL OF AGENDA – Louise added the Election of Chairperson and Vice Chairperson after the Approval of Minutes agenda item. Charlie entertained the motion to approve the agenda as amended, Susie moved, Ross seconded and the motion passed unanimously.

APPROVAL OF MINUTES - from November 14, 2017 – Ross moved to approve, Susie seconded and it passed unanimously.

APPOINTMENT OF CHAIRPERSON AND VICE CHAIR – Susie moved that Charlie be appointed the Chair of the Board, Bobbi seconded and the motions passed unanimously. Bobbi nominated Susie as the Vice-Chair, Ross seconded and the motion passed unanimously.

Charlie described the meeting process.

PUBLIC HEARINGS:

**VARIANCE CASE #17SET-06**

Property is Hyndman Bungalow Townsite New Lot 10, addressed as 116 C.R. 19, Alma. Applicant is requesting a 20 foot variance from the north (front) side setback requirement and a 10 foot variance from the south (rear) side in order to build a residence.

**APPLICANT:** Quinn Engle

- The applicant came forth to say that her modular home plans were not ready and requested to delay her case to February.
- Ross motioned to move the case hearing to February, Susie seconded and the motioned passed unanimously.

Susie moved to adjourn, Ross seconded and the meeting adjourned at approximately 9:25 AM

**PARK COUNTY PLANNING COMMISSION  
MEETING MINUTES  
January 9, 2018  
501 Main St., Fairplay**

Chairman Charles Schultz called the meeting to order at approximately 9:45 AM

Members Present: Jim Sapp, Geri Salsig, Susie Jones, Bob Banks, and Charles Schultz (Charlie).

Staff Present: John Deagan, Planner; Louise Derengowski, Planning Technician

APPROVAL OF AGENDA – Louise added the Election of Chairperson and Vice Chairperson after the Approval of Minutes agenda item. Charlie entertained the motion to approve the agenda as amended, Jim moved approve the agenda, Susie seconded and it passed unanimously.

APPROVAL OF MINUTES – Jim moved to approve the minutes as presented. Geri seconded the motion and it passed unanimously.

APPOINTMENT OF CHAIRPERSON AND VICE CHAIR – Geri nominated Charlie and Susie seconded. Geri nominated Jim as Vice-chair, Bob seconded and the motion and the motion passed unanimously.

Charlie described the meeting process.

**PUBLIC HEARINGS:**

**REZONING CASE #17ZON-16**

Property is 23.71 acres in the SW ¼ of Section 6, Township 9, Range 74, addressed as 204 Stagesop Road, Jefferson. The applicant is requesting to rezone the lot from Agricultural (A) and Residential (R) to Residential Estate (R-20).

**APPLICANT:** Richard and Shannon Morales

- Louise presented the case, and answered questions from the board.
- Richard Morales spoke about his application and answered questions from the board.
- No one from the public appeared to speak about the application.
- Richard complimented staff on their handling of his case.
- Geri moved to approve the application, Bob seconded and the application was approved unanimously.

Geri brought up her concerns on the safety of wind turbines and towers when wind gusts reach 100 MPH or more. John noted that Planning and Zoning requires a setback that is greater than the height of the turbine tower. John offered to research a higher engineering standard with the Planning Department.

**CONTINUATION OF DISCUSSION REGARDING LAND USE REGULATIONS, INCLUDING MIXED USE**

John gave a brief introduction and provided answers to all questions by the Board. Geri moved to approve the recommendation, Bob seconded and it was approved unanimously. Elwood Barret came forth to say that he wasn't sure if the BOCC listened to the Planning Commission when it came to rezoning recommendations.

#### CONTINUATION OF DISCUSSION REGARDING 1041 REGULATIONS

John gave a brief introduction and provided more detailed 1041 information. James Acker came forth and stated that he had been researching 1041 Regulations and Pueblo County seemed to have the best permitting process and that the Planning Commission should look at it. His concerns were regarding the health impacts of areas that had already been mined. John has some follow-up tasks to clarify the Board's questions. This topic will be discussed again at the February hearing.

A motion to adjourn was moved by Jim and seconded by Susie. The meeting was adjourned at approximately 11:30 am.