

**PARK COUNTY BOARD OF ADJUSTMENTS**  
**MEETING MINUTES**  
**February 13, 2018**  
**501 Main St., Fairplay**

Members Present: Bobbi Gore, Wayne Bruner, Pete Ambrose, Susie Jones, and Charles Schultz.

Staff Present: Sheila Cross, Director of Development Services; John Deagan, Planner; and Jennifer Gannon, Planning Technician.

Chairman Charles Schultz called the meeting to order at approximately 9:00 AM.

APPROVAL OF AGENDA – Sheila requested adding “Discussion Regarding Board Membership” to the agenda. Bobbi made the motion to approve the agenda as amended, Wayne seconded. Motion passed unanimously.

APPROVAL OF MINUTES from January 9, 2018 – Susie moved to approve the minutes as presented, Bobbi seconded and 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

- John Deagan made a Power Point presentation of the case.
- Bobbi asked questions regarding the use and density of surrounding properties.
- The applicant came forward and described the history of the property and of her request.
- Charlie called for public comment. There was none.
- Charlie closed the public portion of the meeting. He introduced the Board members at this point.
- Charlie called for discussion.
- Susie motioned to approve the case as presented and Pete seconded. Vote was taken and motion passed unanimously.

Sheila asked that the Board provide recommendations to the Board of County Commissioners for filling vacant regular position and alternate positions on the BOA. Susie Jones’s term was up. Charlie moved to recommend Susie to continue as regular member, Bobbi seconded, motion passed unanimously. Susie nominated Bobbi Gore to fill the vacant position, Wayne seconded, motion passed unanimously. Wayne Brunner and Pete Ambrose will remain as alternate members. Pete will be phasing out by the end of the year. Sheila will pass these recommendations on to the BOCC for consideration.

Pete motioned to adjourn, Bobbi seconded.

Meeting adjourned at 9:40 AM.

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

**PARK COUNTY PLANNING COMMISSION  
MEETING MINUTES  
February 13, 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: Lee Phillips, County Attorney; Sheila Cross, Director of Development Services; John Deagan, County Planner; Jennie Gannon, Planning Technician.

APPROVAL OF AGENDA: John asked to discuss the 1041 information first. Charlie added discussion of the BOCC decision on the Woodbury (South Platte Prospects, LLC) PUD Amendment, Sheila suggested discussing this at the end of the meeting. Geri made a motion to approve the agenda as amended, Jim seconded, motion passed unanimously.

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

There were no land use cases presented.

John reported that he had had a meeting with the Heritage, Tourism and Community Development staff to discuss requirements for a Historical 1041 permit. There is already a map of historical areas in Park County. PUDs, Subdivisions, mining activities and CUPs would be looked at for possible Historical 1041 permitting. He will report later on research done for a Mining 1041.

Charlie asked if anyone in the public wanted to speak at that time.

Jim Aker, from the Save South Park group, came forward and told the Commission about the IRMA (Initiative for Responsible Mining Assurance) website that has information about mining and various environmental concerns around it. ([www.responsiblemining.net](http://www.responsiblemining.net))

Ann Lucas, from Fairplay, came forward to say thank you to the Planning Commission for looking into getting a 1041 permit process going.

**LUR DISCUSSION:**

Section 5-300 Use Regulations and Use Schedules

A proposal to remove marijuana cultivation and marijuana infused product (MIP) manufacturing from the Commercial and Industrial use schedules and be only permitted on conforming Agricultural (A) and Agricultural Small Lot (A-35) lots adjacent to only A and/or A-35 lots was presented. Geri recommended using legal, non-conforming Agricultural lots as well. The Commission questioned why MIPs should be excluded from the Commercial and Industrial zones. There was consensus to recommend that cultivation and MIP be permitted on conforming and legal nonconforming A and A-35 parcels adjacent to A and A-35 parcels; I parcels; and C parcels with the concern noted.

Section 5-707 Outdoor Events

PC discussed the staff proposal for number of days events can be held on one parcel and number of summer weekends that can be used for events.

Michael Van Hall came forward and gave the Commission two hand-outs. He said he would like to see the months during which weekend events are limited changed from May to September, instead of June through August.

The Planning Commission decided to consider these changes over the next month and discuss again.

#### Section 5-712 Camping on Vacant Residential and Mining Parcels

Proposed changes to the camping regulations were presented. Sheila indicated that, while the proposed changes have merit and may be appropriate at a later date, she does not recommend them at this time. The reason is that changes would make the camping code enforcement difficult to continue and she believes that these regulations need to remain as restrictive as they are for now. Charlie asked if anyone from the public wanted to speak on this issue, no one came forward. The Planning Commission wanted to consider this change before making a decision.

#### Section 5-900 Telecommunication Facilities

The Planning Commission approved suggested changes regarding private facilities for recommendation to the BOCC.

Lee Phillips explained the BOCC decision regarding the Woodbury/South Platte Prospects, LLC PUD Amendment.

Jim made the motion to adjourn, Susie seconded, motion passed.

MEETING WAS ADJOURNED AT 11:20 A.M.