

**PARK COUNTY PLANNING COMMISSION
MEETING MINUTES
March 13, 2018
501 Main St., Fairplay**

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

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

Staff Present: Lee Phillips, County Attorney; Sheila Cross, Director of Development Services; Jennie Gannon, Planning Technician.

APPROVAL OF AGENDA: Jennie let the Planning Commission know that the Common Plat Amendment and Rezoning Cases #18AMN-03 and #18ZON-01 had been postponed by the applicants, Erik and Michele Wayland. Sheila told them that the 1041 Regulations would not be discussed today. Bob made the motion to approve the agenda as amended, Geri seconded and motion passed.

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

LAND USE PUBLIC HEARINGS:

COMMON PLAT AMENDMENT AND REZONING CASES #18AMN-02 and #18ZON-02

Property is Outlot E, Santa Maria Ranch Subdivision addressed as 497 Boyero Road, Jefferson. Applicant is requesting to amend the Santa Maria Ranch Subdivision plat to make Outlot E a buildable lot and to rezone it from Residential Estate (R-20) to Residential (R).

APPLICANT: Randy Collins

- Sheila made the Power Point presentation for the case.
- The applicant, Randy Collins, came forwards and spoke briefly, saying he owns the lot adjacent to Outlot E and was notified by the County that Outlot E was for sale. He may build on it in the future.
- Geri asked why not just consolidate the two lots; then a rezoning would not be necessary. Sheila answered that this leaves options open for building on this lot.
- There was no public comment and the applicant did not have any closing comments.
- Charlie called for public portion of the meeting to end and deliberation by the Commission.
- Jim made the motion to approve the Rezoning as presented and Bob seconded. Role was taken and motion passed unanimously.
- Bob made the motion to approve the Common Plat Amendment as presented and Geri seconded. Role was taken and motion passed unanimously.

REZONING CASE #18ZON-03

Properties are Lots 1, 2, 4 and 5 Pike Trails Ranches Filing 5. Applicants are requesting to rezone these lots from Residential (R) to Residential Ranch (R-35).

APPLICANTS: Kenneth and Leslie Thomas

- Jennie made the Power Point presentation.

- Geri disclosed that she knows the applicants and the other owners involved. Lee said she didn't have a disabling conflict and asked if she felt she could be fair and objective in making a decision. Geri said she could.
- The applicant, Ken Thomas came forward and gave a quick history of the property and said the reason they are requesting this rezoning is so that they can have a couple more accessory structures for their horses.
- There was no public comment.
- Charlie closed the public portion of the meeting and called for board deliberation.
- Jim made the motion to approve the rezoning as presented and Susie seconded. Role was taken and motion passed unanimously.

LUR DISCUSSION:

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. A "tipping point" for when the use of a property for events should change the property category to Commercial. The board decided that there is no need to change the regulations at this point in time.

Suzanne Van Hall came in at this point and was given the chance to speak. She passed out a hand-out including suggested revisions to the Outdoor Events regulations and spoke about the commercial use (for events) of agricultural property. Ms. Van Hall also handed out copies of the Colorado Bernal Equinox website and questioned whether or not they were following the conditions of their approval. Staff was asked to look into the discrepancies.

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. The board went through each proposed change to the camping regulations. It was decided by consensus to keep the regulation as it is except for the following:

- 1) Rewrite Part A to state more positively that camping is permitted on your own property, with regulations coming after.
- 2) Keep revision suggested in Part B3.
- 3) Delete Part F which is no longer applicable.

MEETING WAS ADJOURNED BY THE CHAIRMAN AT 11:10 A.M.