

PARK COUNTY PLANNING COMMISSION
MEETING MINUTES
April 10, 2018
501 Main St., Fairplay

Chairman Charles Schultz called the meeting to order at approximately 9:05 AM

Members Present: Jim Sapp, Susie Jones, Geri Salsig, Pat White, and Charlie Schultz.

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

APPROVAL OF AGENDA: Geri moved to approve the agenda and Susie seconded. The motion passed unanimously.

APPROVAL OF MINUTES: Geri moved to approve the minutes from March 13th as presented, Susi seconded and the motion passed.

Charlie described the meeting process.

LAND USE PUBLIC HEARINGS:

REZONING CASE #18ZON-05

Property is part of the N ½ S5 T11 R72, addressed as 29470 C.R. 77, Lake George. The applicant is requesting to rezone the lot from the Conservation/Recreation zone district to the Residential zone district.

APPLICANT: Jeremy Siefkas

- Louise made the Power Point presentation for the case.
- The applicant, Jeremy Siefkas, came forward and spoke about his application.
- Jack Kirby and Jeff Ridgeway from the Lake George Fire Department spoke about how they are not aware that an easement was granted to the subject property.
- Janine Prout from the South Park Ranger Forest Service spoke about how a driveway would be allowed after an environmental study was completed, or if the applicant worked with the Fire Department.
- Sheila offered the Planning Department hosting a meeting to continue discussion to get the applicant access to the property.
- The application was postponed to a date uncertain to give the applicant time to get legal access to the property. The motion was made by Jim and seconded by Geri. It passed unanimously.

REZONING CASE #18ZON-04

Property is part of the SW ¼ S28 T12 R71, addressed as 39251 Hwy. 24, Florissant. The applicant is requesting to rezone the portions of the lot within the Agricultural and Residential Estate zone districts to the Residential zone district.

APPLICANT: Tami Donaldson-Barry

- Louise made the Power Point presentation.
- Tami spoke about her application and the future plans of her lot.
- No one from the public came to speak about the application.
- The application was recommended for approval with the condition that, prior to issuing any building permits, the applicant shall prepare and file with Park County Department of Development Services a survey depiction of the portion of the property zoned Commercial. Jim motioned for the approval and Geri seconded. The motion passed unanimously.

REZONING CASE #18ZON-06

Property is Lot 1, Highland Park Minor Subdivision, addressed as 21950 Highway 285, Fairplay. The applicant is requesting to rezone the lot from the Commercial zone district to the Mobile Home Park zone district.

APPLICANT: Peaks Investments FP & GP LLC

- John Deagan made the Power Point Presentation.
- Bob Brands came to speak about his application.
- No one from the public came to speak about the application.
- The application was recommended for approval with the following conditions:
 1. That prior to Board of County Commissioner's hearing of the application, a lot consolidation plat combining Highland Park Lots 1 and 2 is approved by the Planning Department;
 2. That prior to Board of County Commissioners hearing of the application, the Colorado Department of Transportation access permit is amended to provide access to the proposed total number of mobile homes within the abovementioned lot;
 3. That a site plan is reviewed and approved prior to the issuance of each further move-and-set permit within the abovementioned lot.
- Charlie made the motion for recommendation of approval with the three conditions, Jim seconded and it passed unanimously.

COMMON PLAT AMENDMENT AND REZONING CASES #18AMN-03 AND #18ZON-01

Property is Badger Creek Ranch Filing 3 Lots 264, 265, and 266. The applicant is requesting to remove the Common Nature Trail Easement from Lots 265 and 266, consolidate all three lots with New Lot 19 in Filing 1, and to rezone them from Residential to Residential Estate.

APPLICANTS: Erik and Michele Wayland

- John Deagan made the Power Point Presentation.
- Michelle Wayland came to speak about her application.
- No one from the public came to speak regarding the application.
- Charlie motioned to approve the application as presented, Susie seconded. The motion passed unanimously.

CONDITIONAL USE PERMIT CASE #18CUP-03

Property is Burland Ranch-Ettes Unit 12 Lot 44, addressed as 141 Bluebird Lane, Bailey. The applicant is requesting a Conditional Use Permit to allow the construction of a Guest House.

APPLICANT: Jack Sperry

- Pat White declared that she lives in the area and sits on the Burland Home Owners Association board as a director. The applicant stated that he had no objection with Pat White remaining on the board to discuss the application.
- John Deagan made the Power Point presentation.
- Jack Sperry and his daughter Kim Gilmor spoke about his application.
- June Glen from the Burland Home Owners Association showed concerns about the application not matching the covenants of the HOA.
- Tiffany Farrel, a neighbor to the property owner, addressed concerns that not everyone received notice of the application because some letters were mailed to Bluebird Lane when it should have been Bluebird Drive. It was determined that the hearing may proceed because by posting the Notice sign, posting in the Flume, and Tiffany's acknowledgement that she received the letter everyone in the area would have received notification.
- The application was recommended for approval with the following conditions:
 1. Prior to issuance of any development permits for the Guest House, the well permit for the lot is upgraded to be able to provide water to two dwelling units;
 2. Prior to the hearing of the application by the Board of County Commissioners, the applicant provides the Development Services Department with written approval of the Guest House by the Burland Ranch-Ettes Homeowners' Association.
- Jim motioned for the approval and Geri seconded, the motion passed unanimously.

CONDITIONAL USE PERMIT CASE #18CUP-05

Property is part of the W ½ of S31, T9 R77, addressed as 2234 Busch Run, Fairplay. The applicant is requesting a Conditional Use Permit to allow an existing Conference and Retreat Facility.

APPLICANT: Paul Alexander

- John Deagan made a Power Point presentation.
 - Matt Ashley, a member of the Board of the Beaver Ponds Environmental Education center, came forward on behalf of the applicant, Paul Alexander. He gave a brief history of the property and the current uses. This center currently offers general environmental education.
 - Questions were asked about the camping and sewage disposal plans.
 - Charlie called for public comment.
 - Janine Prout from the USFS came forward to say that they have no issues with this application and that the Beaver Ponds has no permits for any use of adjacent USFS property.
 - Public portion of hearing was closed.
 - Jim motioned to approve with the original condition and the following two conditions added:
 1. All construction associated with the future cabins takes place north of the Sacramento Ditch
 2. Any outdoor trash storage is within bear-resistant containers.
- Geri seconded the motion. Vote was taken and motion passed unanimously.

AMENDMENT TO A CONDITIONAL USE PERMIT #18CUP-04

Property is Tarryall River Ranch, located in Sections 29 and 30, Township 10S, Range 72W, addressed as 27001 County Road 77. The applicant is requesting an amendment to their Conditional Use Permit for a Guest Ranch that will allow for revision of the existing Site Plan to show future structures and improvements to the Ranch.

APPLICANT: Tarryall Properties, LLC

- Jennie Gannon gave the Power Point presentation.
- The applicant, Kristin Woodford, came forward and explained that there are some things they found they need to differently from the original plan so they are now presenting a revised Site Plan that includes every addition and new building they could think of wanting to build in the future.
- Janine Prout from the USFS came forward and stated that Tarryall River Ranch does have a Special Use Permit from the Forest Service to use the adjacent lands, and that they have been very helpful with closing illegal access points and cleaning up trash.
- Charlie closed the public portion of the meeting.
- Jim made the motion to approve with the following condition suggested by Staff:
 1. Any structures determined to be in the flood plain will require a Flood plain Development Permit and must be built per the Park County Flood Plain Protection Regulations, Article 7 Division 10.

Susie seconded the motion, vote was taken, and the motion passed unanimously.

CONDITIONAL USE PERMIT CASE #18CUP-02

Property is a 35.72-acre parcel located in Section 9, Township 10S, Range 73W, addressed as 20859 County Road 77. Applicant is requesting a Conditional Use Permit for a Conference and Retreat Facility and Commercial Campground.

APPLICANT: Lily Fernandez

- Jennie Gannon gave the Power Point presentation.
- Applicants, Lily Fernandez and John Kessel, came forward and spoke about their plans for this project and how they have been working closely with CPW, USFS, Colorado Division of Water Resources, and the Lake George and Jefferson/Como Fire Departments in order to do things correctly.
- Charlie opened the meeting for public comment.
- Arnold Wills, the adjacent property owner to the south, came forward and said that he was concerned about keeping the peaceful, pristine surroundings he and his family are used to. He also said that he has met and likes the applicants.
- Janine Prout of the USFS came forward and said that Josh Voorhis, South Park District Ranger, still wants to be sure that illegal roads on FS property are closed and encroachments removed. The applicants have been amenable and are working with the Forest Service.
- Charlie closed the public portion of the hearing and called for board deliberation.
- There was discussion about eliminating some of the suggested conditions until Lee said that Tom Eisenman, the Wildlife 1041 Administrator, had requested that these conditions be part of

the approval in lieu of a 1041 Permit being required. Conditions 2 through 9, as suggested in the Staff Report, were changed to say “In Lieu of 1041 wildlife permitting...”. Condition 1 was removed, as it had been completed.

- Susan made the motion to approve the application with the modified conditions and Jim seconded. Vote was taken and motion passed unanimously.

There was no Public Comment and no new business.

MEETING WAS ADJOURNED BY THE CHAIRMAN AT 1:45 P.M.