

**PARK COUNTY
PLANNING COMMISSION
MINUTES
County Offices in Fairplay
856 Castello Ave.
May 14, 2019 at 9:00 AM**

Members Present: Charles Schultz, Susan Jones, Geri Salsig, Jim Sapp, Pat White.

Staff Present: John Deagan, County Planner; Jennie Gannon, Planning Technician.

Charlie called meeting to order at 9:00 A.M.

APPROVAL OF AGENDA: Jim moved to approve the agenda as presented, Pat seconded and motion passed unanimously.

APPROVAL OF MINUTES from April 9, 2019: Suzy made the motion to approve the minutes as presented, Jim seconded and motion passed unanimously.

Charlie introduced Planning Commission and Staff and went over meeting process.

LAND USE PUBLIC HEARINGS:

RIGHT-OF-WAY VACATION CASE #19VAC-02

Property is the west half of the alley in Block 36, Guffey. The applicant is requesting that Park County vacate the alley and consolidate it with the adjacent property all owned by the Southern Park County Fire Protection District.

Applicant: Chief Eugene Farmer for Southern Park County Fire Protection District

- Jennie gave the Power Point presentation. There were no questions.
- The applicant came forward and explained the purpose of this request and also explained his communication with the adjacent neighbor to the north with respect to the neighbor's historical access through the SPCFPD property.
- There was no public comment.
- Charlie called for deliberation.
- Charlie asked Jennie if previous plats of this property had shown any easement. Jennie said they had not.
- Jim moved to recommend approval of this case to the BOCC and Suzy seconded the motion. A vote was taken and the motion passed unanimously.

DISCUSSION: Proposed changes to the Land Use Regulations definition and permissibility of Outdoor Recreational Facility and Group Homes.

- John made a verbal presentation about proposed revisions to the Land Use Regulations in regard to Outdoor Recreational Facilities and Group Homes.
- Charlie asked about possible downsides of the proposed Outdoor Recreational Facility change. John said that downsides could be safety hazards incurred by past mining activity. That is one reason a Condition Use Permit would be required, as these would undergo specific and detailed review as to whether the use is actually compatible with the particular parcel and surrounding properties.
- Pat asked if Group Home CUP cases would be noticed and adjacent property owners notified. Johns said yes, the notification process would be identical to that of any other CUP.
- Charlie called for public comment.
- Brian Blaser, of Trailblazer Guides in Fairplay, spoke in support of the revision to Outdoor Recreation Facilities.
- Pat moved to recommend approval of the proposed Land Use Regulation changes as presented, Geri seconded and the motion passed unanimously.

PUBLIC COMMENT

- Chief Eugene Farmer of the Southern Park County Fire Protection District and the Planning Commission discussed a well on land that had recently been sold to the SPCFPD by the County.

Jim moved to adjourn the meeting, Pat seconded.
Meeting was adjourned at 9:46 a.m.

Further information can be obtained at
Park County Planning Department: 856 Castello Ave., P.O. Box 1598, Fairplay, CO. 80440
(719) 836-4292 www.parkco.us