

PARK COUNTY BOARD OF ADJUSTMENT
BOCC Meeting Room
501 Main St.
June 12, 2018 at 9:00 A.M.

Board Members Present: Charlie Schultz, Ross Bruno, Wayne Brunner, Bobbi Gore, Susan Jones.

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

Chairman Charlie Schultz called the meeting to order at 9:05 A.M.

Charlie introduced the Board of Adjustment and Staff.

APPROVAL OF AGENDA: Susan motioned to approve the agenda as presented, Ross seconded. All approved and motion was passed.

APPROVAL OF MINUTES of May 8, 2018: Ross made the motion to approve the minutes as presented, Susan seconded. All approved and motion was passed.

Charlie went over meeting procedure.

PUBLIC HEARING

VARIANCE CASE #18SET-02

Property is Lost Park Ranch Filing 1 Lot 77, addressed as 622 Spade Place, Jefferson. Applicant is requesting a 20 foot variance from the west side setback requirement in order to build a garage.

APPLICANT: Gary Jasper

- Jennie made the Power Point presentation for John Deagan.
- Susie asked if the shipping container seen in the slides could be enclosed in the garage. Jennie didn't know, this is something the applicant can answer.
- Applicant, Gary Jasper, came forward and made his own power point presentation. He explained the topography of the lot and how steep it is.
- Questions were asked regarding the placement and height of the garage.
- Bobbi asked if an attached garage had been considered. The applicant stated that the proposed placement is the one that works best on this lot for the use and convenience of the owners.
- Charlie closed public portion and asked for deliberation by board.
- Susan motioned to approve the variance as presented, Wayne seconded. Vote was taken and motion passed 4 to 1, with Bobbi Gore voting against.

Hearing was adjourned at 9:30.

PARK COUNTY PLANNING COMMISSION

June 12, 2018 at 9:00 A.M.

501 Main St., Fairplay

Planning Commission Members Present: Jim Sapp, Geri Salsig, Susan Jones, Bob Banks, Charlie Schultz. Others Present: Lee Phillips, County Attorney; Sheila Cross, Director of Development Services; Jennie Gannon, Planning Technician.

Charlie introduced the Board and Staff.

APPROVAL OF AGENDA: Jim made the motion to approve the agenda as presented, Geri seconded. All approved and motion carried.

APPROVAL OF MINUTES from May 8, 2018: Geri made the motion to approve the minutes as presented, Susan seconded. All approved and motion carried.

Charlie went over the meeting process.

LAND USE HEARINGS

AMENDMENT TO CONDITIONAL USE PERMIT CASE #18CUP-06 Property consists of three parcels, totaling 317 acres, located in S6 T13 R71, S31 T12 R71, and S1 T13 R72, and addressed as 2182 County Road 96, Lake George. Applicant is requesting an Amendment to a Conditional Use Permit for a Boy Scout Camp that will allow for revision of the existing Site Plan to show future structures and improvements to the Camp.

APPLICANT: Pikes Peak Council, Boy Scouts of America

- Jennie made power point presentation.
- Mike Caruthers, Project Manager, came forward and introduced Tom Hopkins, the Camp Ranger. He explained what they had been doing since 2012, when they got the first Conditional Use Permit, and their ideas for future improvements to the camp. He mentioned the need for a new shower house and latrine because girls will be in camp starting next February.
- Charlie: Asked about the waste water system. Tom Hopkins came forward to explain. There are sealed vault toilets as well as a full septic system in the camp. They have two wells and water is filtered.
- Bob clarified that approving everything wouldn't lock the applicant in to building everything.
- The applicant talked about fundraising that helps sustain the facility.
- Charlie called for public comment.
- Dave Loring asked why the USFS needs to be involved with a bridge that is proposed on applicant's private property.
- Charlie called for deliberation and a motion.
- Bob made the motion to approve the CUP with conditions as recommended by Planning Staff and Susan seconded. Vote was taken and motion passed unanimously.

COMMON PLAT AMENDMENT CASE #18AMN-04

Property is four metes-and-bounds parcels near the Western Union Ranch and the Campground of the Rockies. The applicant is requesting to place them as platted lots within Western Union Ranch Filing 12.

APPLICANTS: Ranch of the Rockies Association

- Sheila made power point presentation. A revised plat was handed out before the meeting began.
- Charlie asked about tax exempt status.
- Dave Loring, Treasurer for the Ranch of the Rockies HOA, came forward. He stated that the purpose of this Plat Amendment is to consolidate these four parcels into the Western Union Ranch plat and to change the lots from outlot status so that they might be used for a community center. Well permits won't be granted on anything designated as an outlot.
- No questions from board, no public comments.
- Charlie closed the public portion of the hearing and asked for board deliberation.
- Jim made the motion to approve the case as presented and Geri seconded. Vote was taken and the motion passed unanimously.

PUBLIC COMMENT: none.

Geri brought up VRBO and AIRB&B in the County. Impacts to neighborhoods and regulations were discussed. It was decided that this issue would be discussed at the July 10th meeting.

Sheila passed out the final and approved version of telecom and Mixed Use changes to the Land Use Regulations.

Meeting was adjourned at 10:30 A.M.