

**BOARD OF ADJUSTMENTS
AND
PLANNING COMMISSION
MEETING AGENDA
February 10, 2021
Virtual Meeting
9:00 AM CALL TO ORDER**

Video

To join the meeting, click on the link below or copy and paste into your preferred web browser: <https://zoom.us/j/632627219?pwd=Q2gvUVEwd0JuQ0R3TE9qWE9LTk9kQT09>

Audio

Upon joining the meeting, you will have the option to use either your computer mic and speakers for audio interaction, or participate by phone. If you are not using your computer speakers and mic to interact in the meeting, you may use the dial- option below:

**Dial by your location
(669) 900-6833 US (Western US)
(929) 205-6099 US (Eastern US)**

Meeting ID: 632 627 219

Password: 04408

For the purpose of an accurate public record, you will need to identify yourself when you enter the meeting and when prompted

BOARD OF ADJUSTMENT

- .1. APPROVAL OF AGENDA
- .2. ELECTION OF OFFICERS
- .3. APPROVAL OF MINUTES FROM NOVEMBER 10, 2020
- .4. LAND USE PUBLIC HEARINGS:
 - .4.1. VARIANCE CASE #20SET-06

Property is Harris Park Estates Unit 1, Block 9, Lot 3, addressed as 85 Linn Road, Bailey. The applicant is requesting a twenty-five-foot variance from the thirty-foot setback from a structure to the east side lot line, and an eleven-foot variance from the thirty-foot setback from a structure to the west side lot line in order to build a residence.

APPLICANT: Joseph Waggoner

Documents:

[20SET-06 BOA Staff Report and Att..pdf](#)

[Referral Responses.pdf](#)
[20SET-06 Application.pdf](#)

.4.2. VARIANCE CASE #20SET-07

Property is Roland Valley Unit 4 Lot 35, addressed as 15 Brookside Drive, Bailey. The applicant is requesting a 15-foot variance from the front property line setback requirement and a 16-foot variance from the required setback to a water source in order to build a garage.

APPLICANT: Beth Jones

Documents:

[20SET-07 BOA Staff Report.pdf](#)
[Referral Responses.pdf](#)
[20SET-07 Application.pdf](#)

.4.3. VARIANCE CASE #21SET-01

Property is the Little Madge mining claim in T09 R78 S15, addressed as 629 Bum Drive, Fairplay. The applicant is requesting a twenty-one-foot variance from the thirty-foot setback from a structure to the front lot line in order to build a residence.

APPLICANT: Norman Te Slaa

Documents:

[21SET-01 BOA Staff Report and Att..pdf](#)
[Referral Response.pdf](#)
[21SET-01 Application.pdf](#)

PLANNING COMMISSION

- .1. APPROVAL OF AGENDA**
- .2. ELECTION OF OFFICERS**
- .3. APPROVAL OF MINUTES FROM NOVEMBER 10, 2020 AND DECEMBER 9, 2020**
- .4. LAND USE PUBLIC HEARINGS:**

.4.1. CONDITIONAL USE PERMIT CASE #21CUP-01

Property is Alma Park Estates Lot 32, addressed as 1227 Edgewood Road, Alma. The applicant is requesting a conditional use permit for a Duplex on a 4.99 acre Residentially zoned lot.

APPLICANT: Christopher Benson

Documents:

[21CUP-01 PC Staff Report and Att..pdf](#)

[Referral Response.pdf](#)
[21CUP-01 Application.pdf](#)

.4.2. CONDITIONAL USE PERMIT CASE #20CUP-07

Property is parts of Sections 8, 17, and 18, T07 R72, addressed as 228 South Pine Drive, Bailey. The applicant is requesting a conditional use permit for a Conference and Retreat Facility on a 121.94 acre Residentially zoned lot.

APPLICANT: Tracie Hulbert

Documents:

[20CUP-07 PC Staff Report and Atts..pdf](#)
[Referral Responses.pdf](#)
[20CUP-07 Application.pdf](#)

.4.3. PLAT AMENDMENT CASE #20AMN-09 - POSTPONED

Property is Outlots A and B, Indian Mountain Filing 23, addressed as 930 Ouray Trail, Como. The applicant is requesting to make these into buildable lots.

APPLICANT: Michael Moore

.4.4. CONDITIONAL USE PERMIT CASE #20CUP-08

Property is part of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of S19, T14 R72, addressed as 2618 C.R. 59, Guffey. The applicant is requesting a conditional use permit to operate a Commercial Campground on a 41.02-acre Agriculturally zoned lot.

APPLICANT: Chris Honeman

Documents:

[20CUP-08 PC Staff Report and Atts..pdf](#)
[Referral Responses.pdf](#)
[20CUP-08 Application.pdf](#)

PUBLIC COMMENT

Any further information can be obtained at:
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Fairplay, CO. 80440
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planner@parkco.us