

PLANNING COMMISSION

MEETING AGENDA

February, 14th, 2024

Park County Offices

856 Castello Ave., Fairplay

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

Please note that for the upcoming Park County Planning Commission hearing, testimony for the official record will be accepted only in person or in writing. Remote viewing is not guaranteed but may be available for convenience during the hearing. To ensure your comments are officially recorded, attend the hearing in person or submit your written testimony to the Commission Secretary via email or mail prior to the hearing date. This measure is to ensure the integrity and completeness of the official record.

PLANNING COMMISSION

APPROVAL OF AGENDA

APPROVAL OF MINUTES FROM JANUARY 17TH, 2024

LAND USE PUBLIC HEARINGS:

.1. CONDITIONAL USE PERMIT- CASE #22CUP-04

The applicant is requesting a Conditional Use Permit in order to build a dwelling on a 16.7-acre parcel in the Mining Zone District.

APPLICANT: Russell Szymanski

Documents:

[22CUP-04 PC Staff Report.pdf](#)
[Referral Responses.pdf](#)

[22CUP-04 Application.pdf](#)

.2. MINOR SUBDIVISION- CASE #24SUB-01

Property is a Metes and Bounds Parcel located in the West ½ of T09 R77 S29, Fairplay. The applicant is requesting to subdivide 48.07 acres into seven separate lots for residential development.

APPLICANT: Theodore Zigan

Documents:

[Peak View Subdivision Application.pdf](#)
[24SUB-01 Referral Responses.pdf](#)
[24SUB-01 PC Staff Report.pdf](#)

TEMPORARY USE PERMIT- CASE #24CAP-01

Property is a Metes and Bounds Parcel located in the South ½ of T09 R77 S29 and North ½ of T09 R77 S32, addressed as 2001 Platte Dr, Fairplay. The applicant is requesting a temporary use permit to allow for asphalt and concrete production from the aggregate materials produced by the existing mine through the use of production plants.

APPLICANT: Scott Downen

Documents:

[Temporary Use Permit - Asphalt Plant Application.pdf](#)
[Current Conditions Map.pdf](#)
[Site Plan Map.pdf](#)
[Stormwater Management Map.pdf](#)
[24CAP-01 PC Staff Report.pdf](#)
[Public Comment - 24CAP-01 as of 02-28-24.pdf](#)
[24CAP-01 Referral Response Forms.pdf](#)

PUBLIC COMMENT

Any further information can be obtained at:

Park County Planning Department
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Fairplay, CO. 80440
(719) 836-4292
planner@parkco.us