

**BOARD OF ADJUSTMENTS  
AND  
PLANNING COMMISSION  
MEETING AGENDA**

**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. APPROVAL OF MINUTES
- .3. LAND USE PUBLIC HEARINGS:
- .3.1. VARIANCE CASE #21SET-05

Property is Harris Park Estates Unit 4, Block 73, New Lot 37, addressed as 564 Marian Street, Bailey. The applicant is requesting a twenty-foot variance from the thirty-foot setback from a structure to the front lot line in order to build a house.

**APPLICANT:** Terry Aumiller

Documents:

[21SET-05 BOA Staff Report and Att..pdf](#)  
[Referral Responses.pdf](#)  
[21SET-05 Application.pdf](#)

PLANNING COMMISSION

- .1. APPROVAL OF AGENDA
- .2. APPROVAL OF MINUTES
- .3. LAND USE PUBLIC HEARINGS:

.3.1. CONDITIONAL USE PERMIT CASE #21CUP-03

Property is 70.6 acres in Section 31, T09 R77 addressed as 2234 Busch Run, Fairplay. The applicant is requesting a revision to a Conditional Use Permit to provide a base for land trust activities and a high-altitude research center in the Residential zone district.

**APPLICANT:** Mountain Area Land Trust

Documents:

[21CUP-03 PC Staff Report and Atts..pdf](#)  
[Referral Responses.pdf](#)  
[21CUP-03 Application.pdf](#)

.3.2. REZONING CASE #21ZON-03

Property is Lot 12 Fitzsimmons Private Subdivision, addressed as 425 County Road 64. Applicant is requesting rezoning from the Residential to the Mixed Use zone district.

**APPLICANT:** David Hansen

Documents:

[21ZON-03 PC Staff Report.pdf](#)  
[Referral Responses.pdf](#)  
[21ZON-03 Application.pdf](#)

.4. PUBLIC COMMENT

Any further information can be obtained at:

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