

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

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\***

BOARD OF ADJUSTMENT

APPROVAL OF AGENDA

APPROVAL OF MINUTES FROM SEPTEMBER 13TH, 2023

Documents:

[09.13.23 PC Minutes.docx](#)

LAND USE PUBLIC HEARINGS:

**.1. VARIANCE, #23SET-06**

Property is Tarryall Ranches Tract 23 West ½ (Fortune Placer) addressed as 1502 Co Rd 50, Como. The applicant is requesting a 17-foot variance from the 50-foot wetlands setback requirement in order to build a new residence.

**APPLICANT:** Matthew Rouse

Documents:

[23SET-06 Referral Responses.pdf](#)  
[23SET-06 Application.pdf](#)

PLANNING COMMISSION

APPROVAL OF AGENDA

APPROVAL OF MINUTES FROM SEPTEMBER 20TH, 2023

Documents:

[9-20-23 PC Minutes.docx](#)

LAND USE PUBLIC HEARINGS:

.1. REZONING, #23ZON-05

Property is Elk Ridge Ranch Lot 6, Hartsel. The applicant is requesting to rezone from Conservation / Recreation to Residential.

**APPLICANT:** I Need Storage LLC

Documents:

[23ZON-05 PC Staff Report.pdf](#)  
[23ZON-05 Rezoning Application.pdf](#)

.2. CONDITIONAL USE PERMIT, #23CUP-07

Property is MS #14134-Winrow-100%, addressed as 2167 Co Rd 8, Alma. The applicant is requesting a Conditional Use Permit to allow a residence on a property zoned Mining (M).

**APPLICANT:** Jesse Sobba

Documents:

[23CUP-07 Application.pdf](#)  
[23CUP-07 PC Staff Report.pdf](#)  
[23CUP-07 Referral Responses.pdf](#)

.3. PUD SKETCH PLAN AND PRELIMINARY PLAN AND PLAT CASE #23PUD-03

Property is a 58.282-acre parcel located in the SW1/4 of Section 1 and the NW1/4 of Section 12, Township 7S, Range 72W, addressed as 14097 Wandcrest Park Drive. The applicant is requesting approval of the Sketch Plan and Preliminary Plat for a PUD for a trash and septic waste transfer station.

**APPLICANT:** Askag LLC

Documents:

[23PUD-03 Staff Report 09.20.23.pdf](#)  
[Referral Responses.pdf](#)  
[Public Comments\\_Received after 9.20.23 Hearing.pdf](#)  
[Public Comment\\_in Support.pdf](#)  
[New Public Comment 09.19.23.pdf](#)  
[Public Comments\\_Redacted.pdf](#)  
[23PUD-03 Application R\\_Redacted.pdf](#)

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](mailto:planner@parkco.us)