

**PARK COUNTY PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT**

Planning Commission Hearing Date: April 14, 2021

To: Planning Commission Members

Date: April 8, 2021

Prepared by: John Deagan, AICP; Planner

Case #: 21CAP-01

Subject: South Park Ambulance District North Station Location and Extent Determination

Request: A Location and Extent Determination for an Emergency Services Facility.

Application Summary:

Applicant/Owner:	South Park Ambulance District/Paul and Lori McDaniel
Location:	Part of the NW ¼ SW ¼ Section 24, T08 R76 within a lot addressed as 35742 Hwy. 285, Jefferson. A vicinity map is included as Attachment 1.
Current Zone District:	Agricultural
Surrounding Zoning:	Planned Unit Development to northwest, Conservation/Recreation to southwest, Agricultural in all other directions. A zoning map is included as Attachment 2.
Lot Size:	3 acres (proposed)
Existing Use:	Agricultural and Residential
Proposed Use:	Emergency Services Facility

Background:

The South Park Ambulance District has identified a need for a manned ambulance station at the north end of their service area. This station would be similar to the one that was recently approved in the Hartsel townsite by means of a Conditional Use Permit application. Since then, the County Attorney has determined that a Location and Extent Determination is the appropriate means of review for this type of application. Location and Extent determinations are heard by the Planning Commission only and reviewed for conformance with local land use plans. The station would be within a 3-acre lot to be created by an exemption from subdivision regulations by the Board of County Commissioners. A rezoning of the lot will not be required.

Strategic Master Plan:

This proposal is in accordance with the following goal of the 2016 Strategic Master Plan:

Goal 9.4: Support Fire District's efforts to provide fire and emergency medical services.

Impact Analysis:

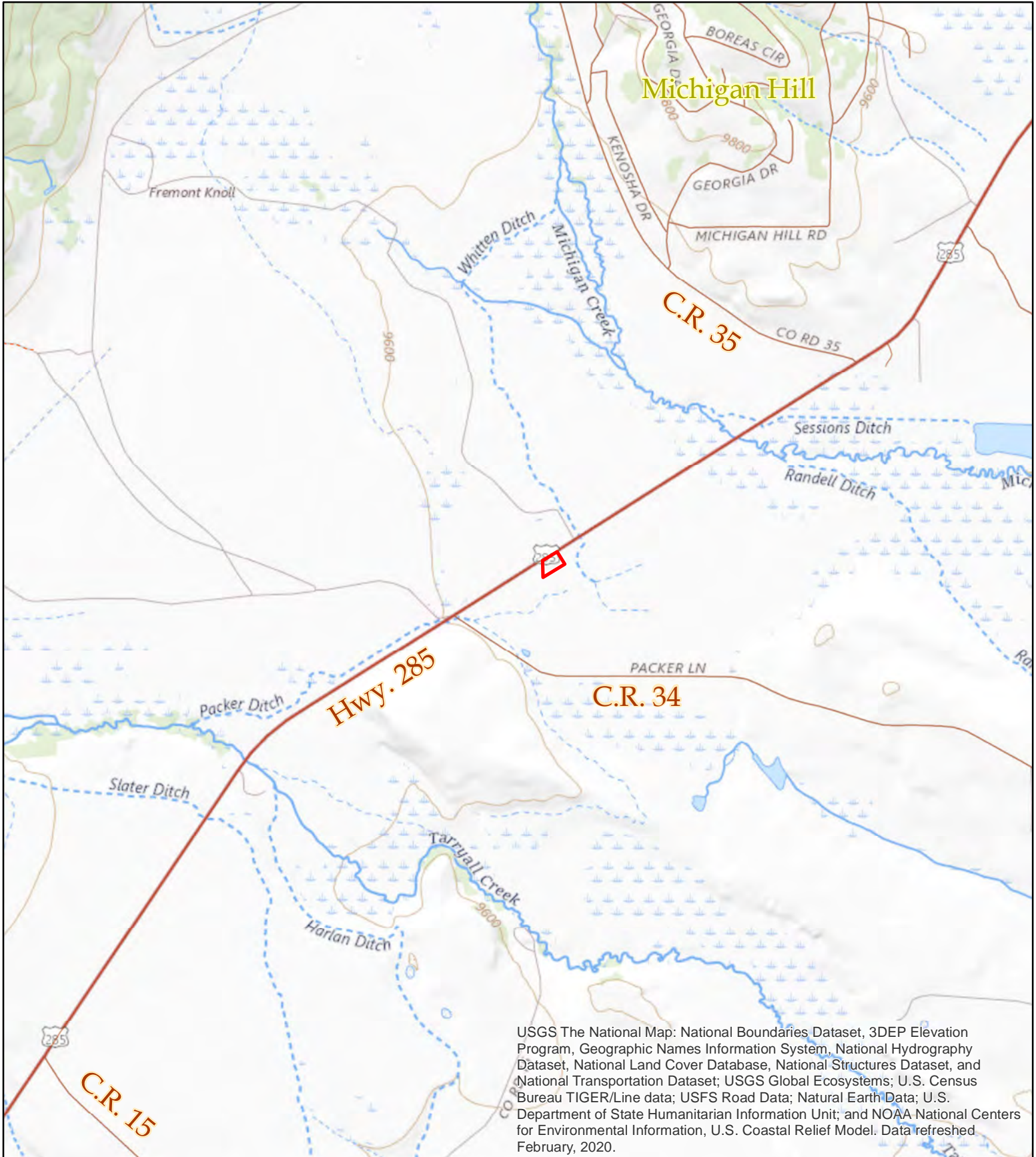
No significant adverse impacts to adjacent land uses are anticipated.

Recommendation:

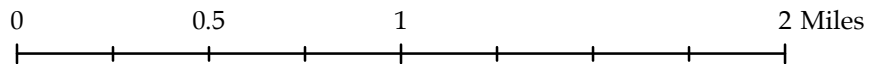
Based on the foregoing, staff recommends approval of this Location and Extent Determination.

Vicinity Map

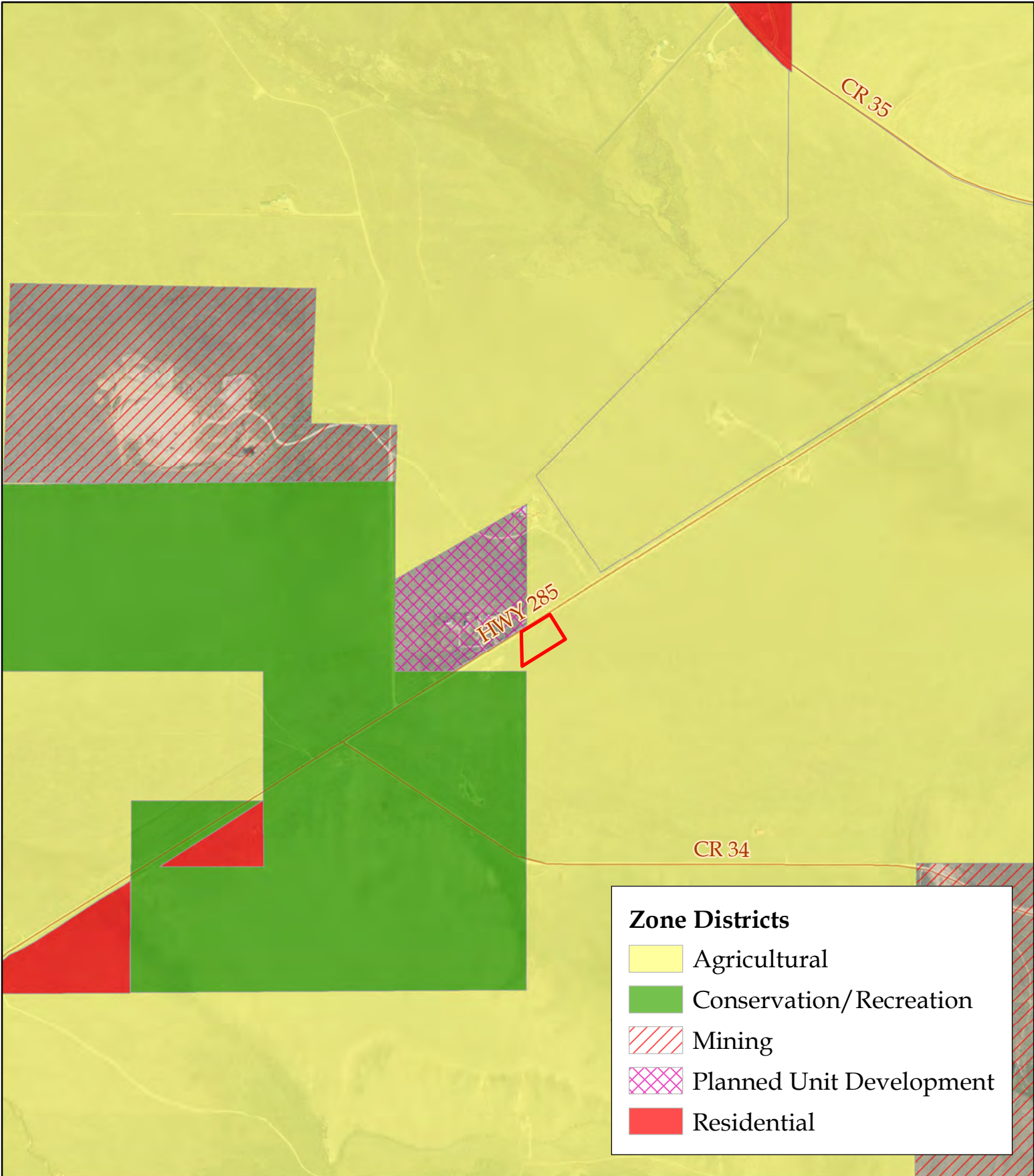
Contour Interval is 200 Feet



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed February, 2020.



Zoning Map



Zone Districts

- Agricultural
- Conservation/Recreation
- Mining
- Planned Unit Development
- Residential

