

**PARK COUNTY
PLANNING COMMISSION
Park County Offices at 856 Castello Ave., Fairplay
AND
Virtually on ZOOM
February 9, 2022 at 9:00 AM**

Planning Commission Members Present: Charles Schultz, Jim Sapp, Jed Caswall, Suzy Jones (alternate), Pat White (alternate).

Staff Present: John Deagan, Senior Planner; Jennie Gannon, Planner II; Emily Naes, County Attorney (on Zoom).

Chairman Charlie Schultz called the meeting to order at 9:03 a.m.

APPROVAL OF AGENDA: Jed made the motion to approve the agenda as presented, Jim seconded and motion passed unanimously.

APPROVAL OF MINUTES from January 26, 2022: Jed made the motion to approve the minutes as presented, Jim seconded and motion passed unanimously.

Charlie went over the hearing process.

LAND USE PUBLIC HEARINGS:

RIGHT-OF-WAY VACATION CASE #21VAC-02

Property is the west end of Gold Trail, consisting of 0.501 acres, between Lots 1179 and 1180 Valley of the Sun Filing 28. The applicant is the owner of Lots 1179 and 1180 and is requesting to vacate the right-of-way and consolidate it with their two lots.

APPLICANT: Joan Burleson

- Jennie made the PowerPoint presentation.
- The applicant, Joan Burleson, came forward and said that she was asking for this ROW Vacation because the existing ROW does not benefit anyone and she has been finding trash on it, as well as people camping there.
- Suzy asked if she would be building another driveway off the vacated ROW, the applicant said no.
- Jim asked if she would be fencing off the vacated part of the ROW, the applicant said yes, she will fence it off.
- There was no public comment so Charlie called for deliberation.
- Jed moved to recommend approval of the application to the BOCC as presented and Jim seconded. The vote was taken and the motion passed unanimously (5-0).

REZONING CASE #21ZON-06 – Continued from January 26, 2022

Property is High Chaparral Ranch, Chase Gulch Addition, Lot 19, containing 38.57 acres and addressed as 628 Chase Gulch Road, Lake George. The applicant is requesting to rezone the land from Agricultural to Recreational Vehicle Park and Campground.

APPLICANT: Anna Doro-on

- John made the PowerPoint presentation.
- There were several questions from the Commission members clarifying the request for rezoning to RVC and what is allowed in this zone district. There was a little discussion about the proposed yurts and the nearby airstrip on the parcel to the north.
- The applicant, Anna Doro-on, came forward. She told the Planning Commission that she works for the Department of Defense and is a technical writer for national security. With money made by the proposed campground, she wants to help encourage younger children to go into science and technology, providing scholarship programs and training support. She is also involved with her church. She told the Planning Commission that she had talked to the State Division of Water Resources and that they will allow multiple wells to be dug on the property, along with HASP augmentation. She went over her calculations for water needed for the project and showed the plan for the wastewater treatment system. She plans to include scientific and environmental awareness as part of the campground experience.
- Many questions were asked of the applicant about the running of the campground, yurts, and the proposed tower.
- Charlie called for public comment.
- Rob Robertson, owner of the Chaparral Park General Store came forward. He stated that he is worried about how this development will affect his business and the general area. He said it seems to be out of place in this

area and that he's "not really against it, but it's over and above". He stated concerns about the weather, water usage and wastewater, the very bad condition of the roads, and noise produced by the nearby County gravel pit. He stated that he has lost 70% of his camping business because of the gravel pit and the road conditions. His campground has 21 electric and 21 non-electric sites, he has not been filling it, and it is less than a mile from the proposed new site.

- Patty Robinson, a Park County resident for 12.5 years, came forward to speak against the application. Her concerns were that the project could destroy the beauty of Wilkerson Pass coming over from Colorado Springs, the visual effects of the tower, the danger of the airfield being close by, how it would affect the pronghorn herds in the area. She is also concerned about this project being started and never actually being finished. She would like to see a firmer plan in place or extreme conditions placed on approval of the plan.
- Tony Boccio, an owner in Chase Gulch for 20 years, spoke on Zoom, adamantly against the proposal. Particular concerns were traffic impacts, ATVs on private property, impacts to the Pronghorn and to the existing quiet neighborhood.
- Craig Zajac, owner of Lot 9, adjacent to the subject property, spoke on Zoom and said he is "totally opposed".
- Peter Kula tried to speak on Zoom but could not be heard. He had entered a letter which the Planning Commission had gotten and read.
- Charlie called for a five-minute break. Hearing was reconvened at 11:45 a.m.
- The applicant came forward for closing comments. She stated that CPW had said that there would be no impact to the environment. She would like to work with Mr. Robinson and his business. Her purpose is to attract tourists from around the world and to help kids in learning about science and technology.
- Charlie called for deliberation.
- There were many concerns discussed. Commission members felt that there is not enough detailed information presented in the application and they are very concerned about the impacts this would have on the Pronghorn herds, and the surrounding neighborhood; that the proposed tower is contrary to the area and to the Strategic Master Plan goal to "protect and enhance scenic quality"; and that there are safety hazards posed by the nearby landing strip.
- Jed made a motion to recommend denial to the BOCC on the basis that the proposed use, as currently described and planned, is not compatible with immediately surrounding properties, that there is insufficient evidence to be able to approve plans for water supply, sewage and other matters, and that the site plan is inadequate. Jim seconded. Vote was taken and the motion to deny passed unanimously.

There was no public comment.

The meeting was adjourned at 12:25 p.m.