

**Advisory Board of the Environment – ABE**  
**Minutes**  
**856 Costello Avenue, Fairplay, CO 80440**  
**Conducted in person room 1101, and by Zoom video conference**  
**Tuesday March 21, 2023**

**Attending (logged-in)**

Jennifer Migliorato – In person  
Ramon Castro – Zoom  
John Reiber – In person  
Tyler Stoltzfus – In person  
Patrick Schilken – Zoom  
Bernie Petersen – In person  
Wendy Kerner - Zoom

**Absent:**

**Park County personnel present:** John Deagan for 23ZON-02. Noah Vaughan for 23PUD-01.  
Emmy Glancy West – Public Affairs Officer for Eddie Kochman discussion.

**Call to Order.** The meeting was called to order by Mr. Reiber at 1:10 PM.

**Pledge of Allegiance** was performed.

**Roll call of Board members present.** A Quorum is present.

**Consideration of proposed additions to or modifications of the March 21, 2023, agenda.** Mr. Petersen motioned that agenda as written be approved. Ms. Migliorato seconded the motion to approve. The agenda was approved as presented.

**Review and approval of minutes of the February 21, 2023, meeting.** Mr. Schilken motioned the February 21, 2023, Minutes be accepted. Mr. Petersen seconded the motion. The Minutes were approved as presented.

**Introduction of members of the public.** None present.

**Remarks or input from members of public.** None presented.

**Discussion with Park County personnel regarding all things ABE.** None present.

**Presentation of pending Land Use Actions and ABE response:**

**23ZON-02** The applicant is requesting to rezone the lots containing an existing business from Residential to Commercial in order to use the Tumbling River Ranch year around. Tracts 1 & 2, Park county schedule numbers respectively, 18505 and 42283. Currently, the tracts are zoned residential.

**23ZON-02 (continued)**

**ABE recommendations 23ZON-02:**

ABE has reviewed the application and does not have any wildlife concerns. There are several other concerns ABE has about the proposed plan:

1. Since there is no record regarding the current septic system as installed, a review of the needs of the year around commercial operation should include the number of guests and staff to ensure adequacy of the septic system.
2. The setbacks appear not to comply with the setback requirements currently in Park County. This is in reference to Geneva Creek.
3. The current requirements would have some of the building structures in the flood zone. There is a proposed change to the flood zone areas in the Geneva Creek basin.
4. It may be necessary to review and assess the stormwater runoff.
5. For the planned use, the water use needs to be evaluated for year around commercial use to ensure adequate water supply is available.
6. The water use and distribution on the proposed property is not clear. ABE is recommending a Water 1041 study to see if the available water is in line with the proposed use.

**23PUD-01** The applicant is requesting preliminary plan approval for a Planned Unit Development with RV and cabin campground usage.

**ABE recommendations 23PUD-01:**

Since the area is already disturbed and has some current development in place, there were no wildlife concerns.

Based upon the information provided, the proposed Onsite Wastewater Treatment System (OWTS) for the Hillside Cabins appears adequate. One of the concerns with the wastewater treatment system as proposed is the drainage area for treated wastewater. There was no information given regarding the backfill material to be used. The material from the excavation site may not be adequate for the proposed use and the over concentration of that material may not absorb the treated wastewater.

The following concerns and/or recommendations were discussed:

1. The excavation for the Hillside Cabins is extensive. Although an excavation plan is not required by the County, the amount of the soil disturbance could negatively impact Geneva Creek. There is no discussion of silt and other debris mitigation.
2. The setbacks for the cabins or campsites, administrative area and the proposed RV camping area is not in compliance with Park County regulations.
3. The water use and distribution on the proposed property is not clear. ABE recommends a Water 1041 study to see if the available water is in line with the proposed use.
4. Although the proposal before ABE includes the wastewater system design for the Hillside Cabins, it appears that there is no such system design for the RV camping area, the proposed public waste dump site, the remaining Creekside cabins or campsites, and administrative buildings.
5. The backfill material for the pond should be engineered and may need to be a sand or other engineered material to ensure adequate drainage.
6. ABE understands that this application is only requesting preliminary plan approval. If time allows, ABE would like to discuss the request further with the applicant and/or planner if/when to project proceeds.

**Old business:**

- **Eddie Kochman Memorial Project.** Emmy Glancy West and Mr. Reiber reported that the effort continues to complete the Eddie memorial project. Mr. Castro has volunteered to cover the cost of the plaque. It was understood that Park County was going to cover the cost of the bench and the installation. The dedication date has been selected to be June 17<sup>th</sup>, 2023. Further discussion with the Town of Alma is necessary to identify the location along the Alma Riverwalk for the placement of the Eddie Kochman Memorial Bench.
- **Wildlife Migratory Patterns Update.** The study will take between 5 to 7 years to complete. An update will be given when the study becomes available.

**New business:**

1. The ABE webpage needs to be updated. The update needs to reflect the continuation of the members that are requesting re-appointed. The discussion of the proposed re-appointments has been scheduled for the BOCC work session scheduled for April 18, 2023.
2. The ABE webpage needs to be updated for current membership, agendas, and minutes.

Next Meeting. The next meeting will be April 18, 2023, at 1:00 PM.

**Adjourn.** Mr. Reiber motioned the meeting be adjourned. The Motion was seconded by Mr. Castro and unanimously passed; the meeting was adjourned at 2:43 PM.