

PARK COUNTY
Planning Commission
Park County Offices at 856 Castello Ave., Fairplay
AND
Virtually on ZOOM
July 13, 2022 at 9:00 AM

Planning Commission Members Present: Charlie Schultz, Jim Sapp, Jed Caswell, Mallory Schupp and Susan Jones (alternate).

Park County Staff Present: John Deagan, Senior Planner, Jennie Gannon, Planner II, Emily Naes, County Attorney.

Chairman Charlie Schultz called the meeting to order at 9:05 a.m. The Chairman introduced Board members and staff.

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

APPROVAL OF MINUTES from June 8, 2022: Jed moved to approve as presented, Jim seconded and motion passed unanimously.

Charlie went over the hearing process.

LAND USE PUBLIC HEARINGS:

RIGHT-OF-WAY VACATION CASE #22VAC-02

Property is Buckskin Way Cul-de-Sac in Indian Mountain Filing 21. Applicant is requesting to vacate the Buckskin Way right-of-way and consolidate it with the surrounding three lots.

APPLICANT: Gary Oberg

- Jennie gave the PowerPoint presentation.
- The applicant, Gary Oberg, came forward and explained that the purpose of his request to vacate the cul-de-sac is to make it possible to build an addition. The existing house is placed so that an addition would encroach on two boundary lines, which would be removed by this ROW vacation and subsequent consolidation with the three lots he owns.
- Jed confirmed that the applicant is aware that the consolidation can not be undone in the future.
- Public Comment: Al and Arlene Gomez asked what the purpose of this application was and Charlie told them it was so the applicants could build an addition. They questioned where the driveway was going to be and Charlie let them know that the existing driveway comes from Buckskin Court.
- Jed moved to recommend approval to the BOCC as presented and Mallory seconded. Vote was taken and the motion passed unanimously.

REZONING CASE #22ZON-02

Property is 51 acres in parts of Sections 29, 30, and 31 south of C.R. 14 and west of Platte Dr., T9S R77W. The applicant is requesting to rezone from Mining to Residential.

APPLICANT: Keith Birchler

- Charlie informed the Planning Commission that he had talked to the applicants about the process they would be going through for getting the rezoning approved, and that he has no financial interest in this case. No Commission members had any concerns about his voting on this case. The applicant came forward and stated that he had no concerns either.
- John gave the PowerPoint presentation. Jed questioned whether the applicant could legally sign the application for the corporate entities that own two of the three subject properties. John explained that the applicants are the owners of the two Limited Liability Companies.

- The applicant, Keith Birchler, came forward and explained why he and his wife are asking for this rezoning. They bought these three parcels to use residentially and for ranch-like purposes, particularly horses, and these are not permitted uses within the Mining zone district.
- Jim asked who would be living in the existing and proposed homes and guest houses. The plan is for family usage.
- Jed clarified with the applicant what the relationship is between him and Ministry Partners, LLC and Reindance, LLC. He is the agent and his wife and daughter are both members of both LLCs.
- There was no public comment.
- Mallory made the motion to recommend approval of the application to the BOCC as presented, and Jim seconded. Vote was taken and the motion passed unanimously.

PUBLIC COMMENT: None

MEETING ADJOURNED AT 10:45 A.M.