

**PARK COUNTY
PLANNING COMMISSION
County Offices in Fairplay
856 Castello Ave.
January 14, 2020 at 9:00 AM**

Members Present: Charles Schultz, Bob Banks, Jim Sapp, Susan Jones, Pat White

Staff Present: Sheila Cross, Director of Development Services; John Deagan, Planner; Jennie Gannon, Planning Technician; Erin Smith, County Attorney.

Charlie Schultz called the meeting to order at 9:00 a.m.

APPROVAL OF AGENDA: Suzy made the motion to approve the agenda as presented and Jim seconded. Motion carried.

APPROVAL OF MINUTES from September 10, 2019: Jim made the motion to approve the minutes as presented, Bob seconded. Motion carried.

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Charlie called for nominations for chairperson. Suzy nominated Charlie, Bob seconded. There were no other nominations, so Charlie closed nominations. Charles Schultz is chairperson by acclamation. Jim nominated Geri Salsig for Vice-Chairperson, Bob seconded, and there were no other nominations. Geris Salsig is vice-chairperson by acclamation.

Charlie went over hearing process.

LAND USE PUBLIC HEARINGS:

REZONING CASE #19ZON-11

Property is 36.8 acres in Sections 3 and 4, T9 R78 addressed as 2611 C.R. 8. The applicant is requesting to rezone the land from Mining to Residential Ranch.

APPLICANT: Kathryn Levin

Sheila came forward and explained that the applicant had asked at the last minute to postpone the hearing to March. She was told, at that point, that the Planning Department would present the case if the Planning Commission wanted them to.

Erin asked if there were people here to speak on this issue. There were two, and Erin recommended that the Planning Commission proceed with the presentation for the case, while the applicant would be there at a later date to make her presentation. Charlie asked if the applicant would be sent the recording from this meeting. Erin said that the Planning staff could apprise the applicant that a recording would be available. Erin stated that the Planning Commission could now proceed with the agenda, or make a motion to continue the case. Jim wanted to continue the case to a date certain, as he was not comfortable hearing it without applicant being present. Jim motioned to continue the case to the March 10, 2020 meeting and Bob seconded. The vote was taken and the motion carried unanimously.

DISCUSSION REGARDING POTENTIAL CHANGES TO ARTICLES IV AND V OF THE PARK COUNTY LAND USE REGULATIONS

Sheila passed out the latest draft of the changes to the Residential and Agricultural use tables in Article V of the Land Use Regulations. She said she had incorporated the changes suggested in the last Planning Commission meeting and would like a consensus on these changes as presented. Charlie asked for consensus on the changes as presented. All agreed.

Mining 1041

Sheila passed out a newly proposed Mining 1041 document. This will protect areas that have high mining potential from other development, and adds restrictions to mining activity. It will be similar to the Wildlife and Wastewater 1041s. The BOCC has had a couple of meetings about this, and regulations do not require that the Planning Commission review and make recommendations, but Sheila wanted them to see the proposal and said she would bring any suggestions they have forward to the BOCC. Planning Commission members agreed to review and let Sheila know if they had any suggested changes.

Storage Container Ordinance

If ordinance goes through, shipping container regulations will be taken out of the LURs. Changes in this ordinance were discussed. There was general consensus from the Planning Commission.

Camping Ordinance

Differences between the new ordinance and current regulations were discussed. Charlie asked how PC feels about the ordinance. They agreed with changes and hope that the ordinance makes the rules more enforceable now.

Sheila said Ordinance 6 will be revised to include abandoned RVS and containers.

PUBLIC COMMENT

Charlie opened to public comment asking them to focus only on issues that have been presented at this meeting.

1. Kelly Thomas, from Redhill Forest, came forward to speak about the camping regulations and County enforcement. He said that Redhill owners had submitted over 2000 complaints about campers stored on 50 lots. Some people are living in these. He said they will be sending complaints until these campers are gone. He stated that there are 580 lots in Redhill Forest, 144 homes, and only two camping permits were obtained last year. Jim asked what he thought about containers. He said they make sense for storage but should be visually mitigated.

2. Patrick Shilken, a mining claim owner, came forward to address the Mining 1041 process. He thinks that there are enough rules already implemented in current regulations. He does think it was a good idea to identify strategic mineral zones. He said that the State Division of Mining and Reclamation has changed their permitting process so that it has become more detailed and that not many counties have implemented 1041s for mining.

Charlie asked for any more general public comment and there was none.

Susie made the motion to adjourn the meeting and Jim seconded. Meeting was adjourned at 10:15 a.m.