Board Members Present: Charlie Schultz, Jed Caswall, Bob Banks, Jim Sapp, Geri Salsig (on ZOOM), Susan Jones (alternate).  
Staff Present: John Deagan, County Planner; Jennie Gannon, Planning Technician; Erin Smith, County Attorney (on ZOOM).

Charlie opened the meeting at 10:30 A.M. and introduced the board members and staff present.

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

APPROVAL OF MINUTES from July 14, 2020: Jed moved to approve the minutes as presented, Jim seconded, motion passed.

Charlie explained the public hearing process.

LAND USE PUBLIC HEARINGS:

RIGHT-OF-WAY VACATION CASE #20VAC-01

Property is Midland Avenue between Blocks 11 and 12, Hartsel, T12 R75 S08. The applicant is requesting to vacate the right-of-way and combine it with new lot 7.

APPLICANT: South Park Ambulance District

- John made the Power Point presentation. There were no questions.
- Paul Mattson, Chief of the South Park Ambulance District, came forward to speak. Charlie asked about access off of Hwy 24, this has been approved by CDOT.
- Charlie called for public comment.
- Charles Friel, owner of the South Park Mercantile next door to the subject property, came forward with some general questions about the ROW Vacation.
- Chief Mattson came forward again for closing statement and addressed Mr. Friel's questions.
- Charlie closed the public portion of the hearing and suggested looking at the standards of approval as outlined in the Staff Report and there was some discussion. A condition of approval was added so that transfer of all vacated property to the South Park Ambulance District would be legal.
- Jed motioned to approve the request with deletion of the condition suggested by staff in the Staff Report and addition of the new condition:

  Subsequent to approval of the application by the BOCC and prior to recordation of the associated plat, the Colorado Department of Transportation executes and records a conveyance deed transferring any interest in the east half of the vacated portion of Midland Avenue to the South Park Ambulance District.

  Bob seconded the motion. Vote was taken and the motion passed unanimously.
CONDITIONAL USE PERMIT CASE #20CUP-06
Property is Douglas Heights Subdivision Lot 5A, addressed as 1720 Kootchie Kootchie Road, Alma. The applicant is requesting a conditional use permit for a Guest House on a 10.95 acre Residentially zoned lot.

APPLICANTS: Robert and Kathleen Douglas
- Applicants were not on Zoom so a recess was called so that John could contact them.
- Recess from 11:25 to 11:33.
- John made Power Point presentation.
- The applicant, Robert Douglas, spoke about this request and answered various questions from the board.
- Charlie opened public comment.
- Ken Eister, neighbor to the south of the subject property, came forward and voiced concerns about well usage with the added guest house and short-term rental operations.
- Mike Curtis, neighbor to the south, stated that the house appears to be rented out a lot and is concerned that more people would now be renting.
- Mr. Douglas addressed these concerns.
- There was discussion regarding the definition of “guest house” and whether or not it can be rented given that the main house is already a short-term rental. Standards of approval were reviewed.
- Jim moved to deny the application and Bob seconded. Vote was taken and motion passed three to one, with Jed voting against. Geri had dropped off of Zoom and did not vote. Application was denied.

MINOR SUBDIVISION CASE #20SUB-01
Property is 20.41 acres in Section 1, T7 R72 addressed as 669 Mt. Evans Blvd., Pine. The applicant is requesting to subdivide the property into three lots.

APPLICANT: Legacy 7 Homes, LLC
- John made the Power Point presentation. Suzy asked if good building sites are being created and John answered that the proposed driveways do not meet County requirements.
- The applicant, Terry Morrow, came forward and spoke about his proposed subdivision.
- There were no questions for the applicant so Charlie called for Public Comment.
- Greg Hagen, adjacent property owner, came forward and handed out a letter. He talked about the history of this owner and property prior to subdivision application. He had several concerns including events held in the past, camping, trash, impacts to traffic and water usage.
- Sandy Hagen, adjacent property owner, came forward and voiced concerns about campers on the subject property being right at her property line, proposed driveways being too steep with sharp corners and wildlife.
- Trina Stevens, friend of applicant and investor in project, came forward and spoke of the history of this project with Park County.
- Michael Brown, friend of applicant, came forward and spoke positively about the plans for the property and how the applicant has cleaned it up.
- Mike Ferraro came forward and stated he was opposed to the project and had sent in a letter that had been included in the application packet.
- Charlie closed the public portion of the hearing and called the applicant forward for his closing statement.
- Terry Morrow addressed some of the issues brought up by public comment and discussed the current short-term rental usage of the property and the driveway plans.
- Charlie called for deliberation. The board members were concerned about the proposed driveways, out of date letters from HASP and the Platte Canyon Fire Department within the application, and agreed that this was an incomplete application.
- Jed made the motion to deny the application and Jim seconded. Vote was taken and motion passed unanimously with alternate, Suzy Jones, voting in place of Geri Salsig who had not rejoined the meeting.

PUBLIC COMMENT:
Terry Morrow thanked the Planning Commission for their diligence and time. Greg Hagen thanked the Planning Commission and said he’d like to see more public notice of hearings so that comments could be sent in and read in time. Sandy Hagen said that this subdivision/public hearing process takes too long.

DISCUSSION:
John presented changes, suggested by the Planning Department, to the Park County Land Use Regulations, making vehicle repair a Major Home Occupation requiring a Conditional Use Permit in the Residential zone district. Most of the Planning Commission approved the change, Jed stated he thought it was a very bad idea. Planning Staff will be bringing the suggested change to the BOCC for approval.

Meeting was adjourned at 2:55 p.m.