

**PARK COUNTY  
PLANNING COMMISSION MINUTES  
SPECIAL MEETING  
OCTOBER 23, 2012**

Meeting called to order at 9:05 AM.

Members present: Jim Sapp, Jara Johnson, Geri Salsig, Susan Jones and Charles Schultz  
Planning Department Staff: John Deagan, presenting and Jennie Gannon recording minutes.

**DISCUSSION OF PROPOSED AMENDMENTS TO THE 2011 LAND USE REGULATIONS**

1. Continued discussion of revisions to Article V, Division 7, Section 5-701(D)(1).

- Charley asked John to present the revisions he had made to Section 5-701 Animal Regulations per the October 9<sup>th</sup> meeting.
- John went over his changes and the board commented.
- Geri brought up the following points:
  1. Geri wanted change to G.1., changing “A lot used for a single-family residence...” to “A lot containing a single-family residence...”
  2. She wanted to take tropical fish and birds out of the definition of “domesticated animal” so that people can have an aquarium with several fish, for instance, and still have the allowed number of larger domestic animals.
  3. She stated that Table B seems redundant for R-35 and A-35, as the numbers of animal units allowed per acreage are the same in both.
  4. She also asked why residential zoned property is not allowed the same number of animals per acre as other zones, and is only allowed a maximum of 6 large livestock animals. John said that at this point, a 20 acre or more residential lot must be rezoned to R-20 in order to have more animals.
- Jim said he wanted to change “animal” to “livestock unit” in D.1. John advised against this because he felt that in R zoned property, there should be a limit of 6 animals, not a possible six plus their babies. This could then be considered a “hobby farm”.
- Jim also wanted to change the definition of “livestock unit” to somehow include multiple births. He was concerned that if the regulation is not stated clearly, a property owner could be out of compliance if, for instance, twins were born to one of his animals.
- Jara suggested that the definition be changed to “one adult and nursing off-spring”. The board liked this change and John agreed to change 5.E.
- Charley asked if they should go back to Geri’s issue concerning the R zoned 10 – 19 acre lots and Jim suggested that the public be allowed to speak first.
- Charley called for public comment.
  1. Bob Banks, from Woodside Subdivision stated that their HOA likes this revision of the animal regulations, as they have regulations of their own that they try to make fit with the LURs as much as possible.
  2. Terri Miller, also representing Deb Elsner, went through several points in the revision that still concerned her but was stopped by the board because nothing new was brought up. They had discussed these issues before and made decisions and revisions at the last meeting that they thought had been the final changes. The board really wanted to be able to approve this revision today and send it on to the BOCC.
- John was asked to go over the changes he was going to make to this final document before submitting it to the BOCC. 1) He will omit “hamsters, tropical fish, or common house birds” from the definition

of domestic animals (5.A.). 2) He will change the definition of “animal unit” to “1 adult animal plus nursing offspring. 3) He will change the third sentence in G.1. to “A lot **containing** a single-family residence...:

- Jim stated that he wanted Terri’s write-up to go to the BOCC along with the revisions sent by the Planning Dept.
- Geri was still saying that R zoned lots of 10 – 20 acres should be able to have more than a maximum of 6 animals and John suggested that if a property owner wanted more than 6 he could apply for a CUP. He also suggested a new R-10 zoning that could be looked at and defined after the Strategic Master Plan is revised. The commission liked the idea of a new zone being eventually created.
- Charlie asked if the revision was now ready to go to the BOCC with the changes made as of today. Jim moved to approve the revision, with the minimal changes requested. Susan seconded. Vote was taken and motion passed 5-0. (Geri stated that she voted yes “with great reservations”).
- Jara made the motion to adjourn the meeting and Jim seconded.
- Meeting was adjourned at 10:49 A.M.