

**PARK COUNTY BOARD OF COMMISSIONERS
AGENDA
TUESDAY, AUGUST 15, 2023
12:00 AM CALL TO ORDER**

Video

To join the meeting, click on the link below or copy and paste into your preferred web browser:

<https://zoom.us/j/632627219?pwd=Q2gvUVEwd0JuQ0R3TE9qWE9LTk9kQT09>

Audio

Upon joining the meeting, you will have the option to use either your computer mic and speakers for audio interaction, or participate by phone. If you are not using your computer speakers and mic to interact in the meeting, you may use the dial- option below:

Dial by your location

(669) 900-6833 US (Western US)

(929) 205-6099 US (Eastern US)

Meeting ID: 632 627 219

Password: 04408

For the purpose of an accurate public record, you will need to identify yourself when you enter the meeting and when prompted

12:00 AM CALL TO ORDER

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

CONSENT ITEMS:

.I. APPROVAL OF VOUCHERS

.II. .II. AWARD BID(S)

FOR THE SHERIFF'S OFFICE BUNK HOUSE

RECESS AS BOARD OF COUNTY COMMISSIONERS

CONVENE AS BOARD OF EQUALIZATION

.I. DISCUSSION AND CONSIDERATION OF RECOMMENDATIONS OF VALUATION
CHANGES RESULTING FROM THE COUNTY BOARD OF EQUALIZATION
HEARINGS

ADJOURN

RECONVENE AS BOARD OF COUNTY COMMISSIONERS

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:

- .I. APPROVE/DENY LAND AND WATER TRUST FUND GRANT APPLICATIONS
- .II. APPROVE/DENY RESOLUTION 23CUP-02 CORE ELECTRIC COOP PERMIT FOR A SUBSTATION FACILITY

Documents:

[23CUP-02 BOCC Resolution.pdf](#)

- .III. APPROVE/DENY RESOLUTION 23ZON-04 CORE ELECTRIC COOP REZONING TO COMMERCIAL

Documents:

[23ZON-04 BOCC Resolution.pdf](#)

PUBLIC HEARING(S)

PUBLIC COMMENTS

EXECUTIVE SESSION IN REGARD TO LEGAL & PERSONNEL MATTERS (CLOSED SESSION)

ADJOURN

ADMINISTRATIVE SESSION

TIMES ARE APPROXIMATE. ITEMS MAY BE HEARD EARLIER OR LATER THAN SHOWN ABOVE.

NOTE: Items May Be Added To These Agendas Up To 48 Hours Before The Scheduled Time. Items May Be Deleted Or Cancelled At Any Time. Please Check Website "parkco.us" for most Updated Agendas. If You Need Further Information, Please Contact The [BOCC](#) (Board of County Commissioners) Office At: 719-836-4201.

PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2023- _____

A RESOLUTION APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT ALLOWING A MAJOR UTILITY FACILITY (SUBSTATION) ON A PARCEL OF LAND LOCATED IN THE SW ¼ OF SECTION 1 AND THE NW ¼ OF SECTION 12, T7S, R72W, ADDRESSED AS 13975 WANDCREST PARK ROAD, BAILEY.

WHEREAS, the Applicant, CORE Electric Cooperative, has applied for a Conditional Use Permit allowing a Major Utility Facility within the property mentioned above, and more particularly described in the attached Exhibit A; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners (BOCC), the BOCC held a public hearing and reviewed the application and all supporting documentation, the recommendations of the Planning Commission, the Planning Department, and the testimony of the Applicant and members of the public; and

WHEREAS, during said public meeting, the BOCC found that the application for the conditional use permit meets the criteria for a conditional use permit as set forth in Section 5-503 of the Park County Land Use Regulations.

NOW THEREFORE, BE IT RESOLVED THAT:

The application for a Conditional Use Permit on the property described above is approved with the following conditions:

1. Fencing around the property perimeter must be built in a wildlife friendly manner according to the CPW Publication, "Fencing with Wildlife in Mind".
2. CORE Electric Cooperative must provide complete plans for shielding the substation from view along Wandcrest Park Road, and minimizing noise from the transformers, to the Planning Department, prior to issuance of any building permits for the substation.
3. Lighting at the substation shall be kept to a minimum. Other than any permanent emergency lighting required by building code, only downlighting fixtures shall be used.

Moved, seconded, and passed this _____ day of _____, 2023.

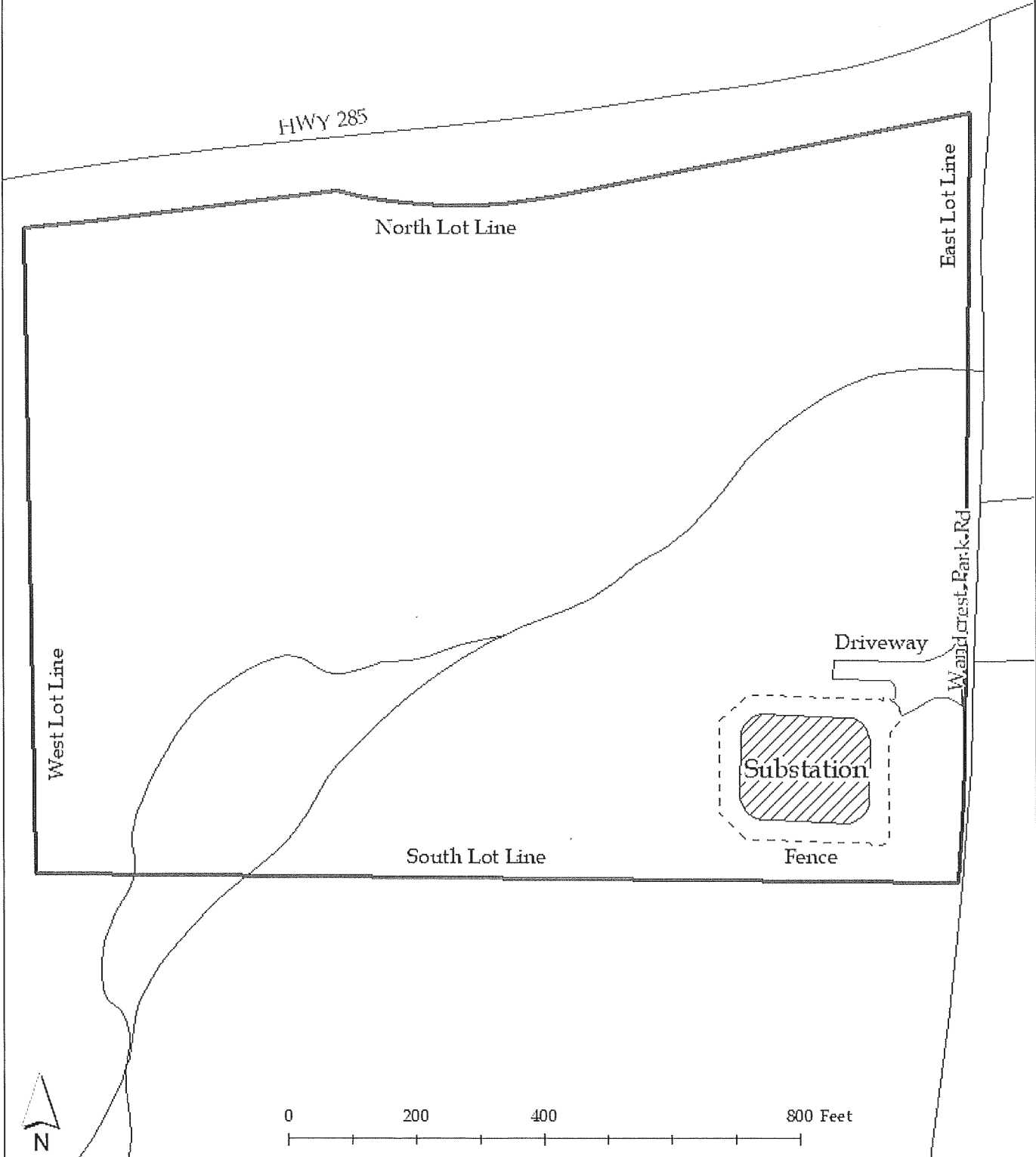
PARK COUNTY BOARD OF COUNTY COMMISSIONERS

Amy Mitchell, Chairperson

ATTEST:

County Clerk

Exhibit A



PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2023-_____

A RESOLUTION APPROVING THE REZONING FROM RESIDENTIAL TO COMMERCIAL OF A PARCEL OF LAND LOCATED IN THE SW ¼ OF SECTION 1 AND THE NW ¼ OF SECTION 12, T7S, R72W, ADDRESSED AS 13849 WANDCREST PARK ROAD, BAILEY.

WHEREAS, the Applicant, CORE Electric Cooperative, has applied to rezone the property mentioned above, and more particularly described in the attached Exhibits A and B, from Residential to Commercial; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners, preceded by the required public notice, the Board of County Commissioners conducted a public hearing on the application for rezoning at which it reviewed the application and supporting documentation, the recommendations of the Planning Department and the Park County Planning Commission, and considered the testimony of the Applicant; and

WHEREAS, based on the testimony and evidence presented at the public hearing the Board of County Commissioners determines and finds that compliance with the standards for approval of a rezoning set forth in Section 5-203 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

NOW, THEREFORE, BE IT RESOLVED THAT:

The application to rezone the above-described real property from Residential to Commercial is approved with no conditions.

Moved, seconded, and passed this ___ day of _____, 2023.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS

Amy Mitchell, Chairperson

ATTEST:

County Clerk

Exhibit A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NO. 781265, FILED IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

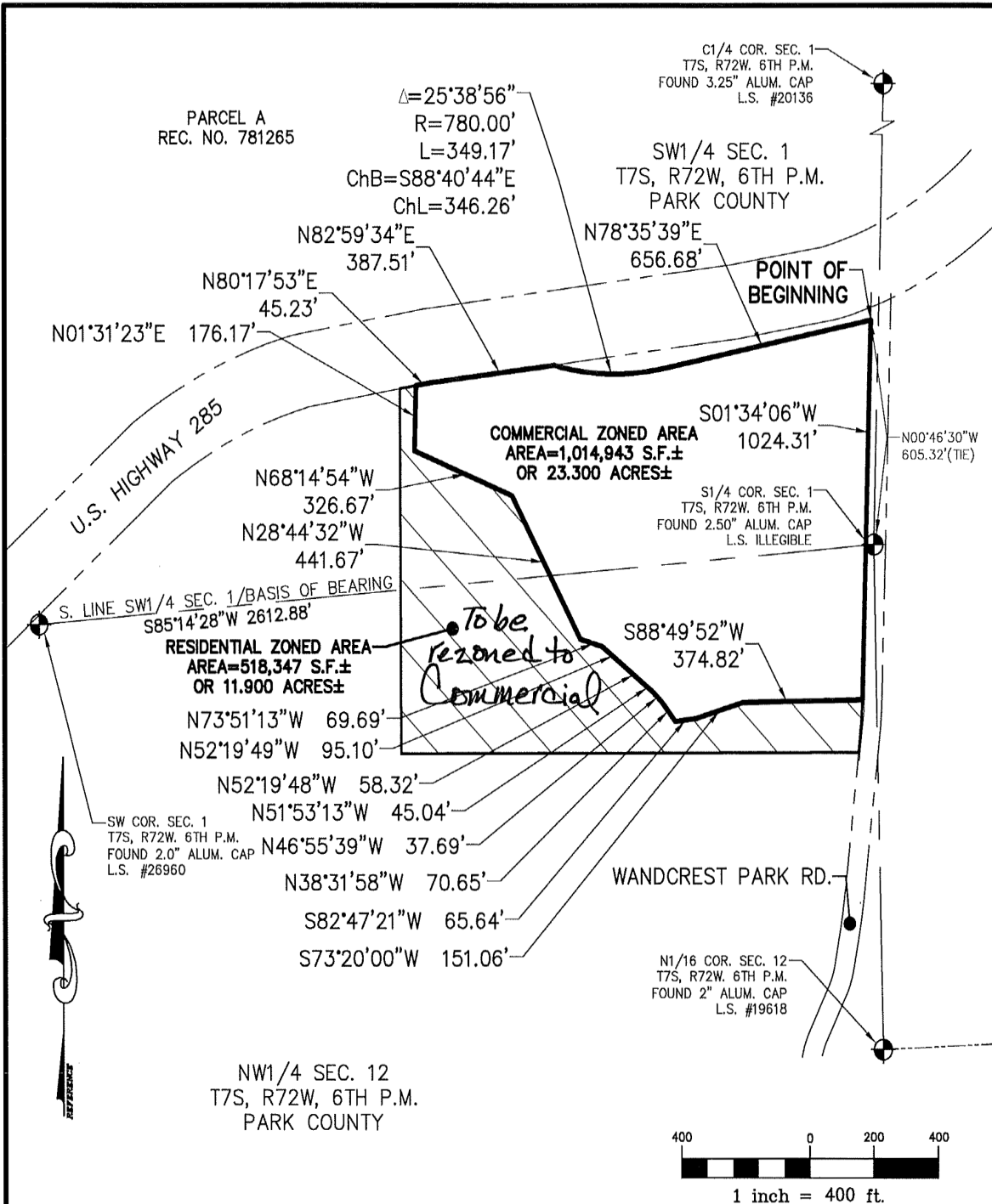
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1, ASSUMED TO BEAR S85°14'28"W A DISTANCE OF 2612.88 FEET FROM A 2.50" ALUMINUM CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 TO A 2.0" ALUMINUM CAP L.S. #26960 FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 1;

BEGINNING AT A POINT ON THE WESTERLY LINE OF A 60' ROAD DOCUMENT WITH RECEPTION NO. 87134750 OF THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, SAID POINT BEARS N00°46'30"W A DISTANCE OF 605.32 FEET FROM SAID SOUTH QUARTER CORNER OF SECTION 1;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE COURSES: 1.) THENCE S01°34'06"W A DISTANCE OF 1024.31 FEET; 2.) THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 92.79 FEET, HAVING A RADIUS OF 1106.26 FEET, THROUGH A CENTRAL ANGLE OF 04°48'22" AND A CHORD WHICH BEARS S03°58'17"W A DISTANCE OF 92.77 FEET; 3.) THENCE S06°22'27"W A DISTANCE OF 50.21 FEET; THENCE S89°51'47"W A DISTANCE OF 1427.03 FEET; THENCE N00°08'13"W A DISTANCE OF 984.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 285; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO COURSES: 1.) N80°17'53"E A DISTANCE OF 96.29 FEET; 2.) THENCE N82°59'34"E A DISTANCE OF 387.51 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 349.17 FEET, HAVING A RADIUS OF 780.00 FEET, THROUGH A CENTRAL ANGLE OF 25°38'56" AND A CHORD WHICH BEARS S88°40'44"E A DISTANCE OF 346.26 FEET; THENCE N78°35'39"E A DISTANCE OF 656.68 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTHWEST CORNER OF SECTION 1 BEARS S72°25'39"W A DISTANCE OF 2722.75 FEET;

COUNTY OF PARK, STATE OF COLORADO LEGAL PREPARED APRIL 21, 2022 BY CHRISTOPHER P. JULIANA P.L.S. 31158, PRECISION SURVEY & MAPPING, 9025 E. KENYON AVENUE, STE 150, DENVER. CO 80237 (303)753-97998

EXHIBIT B



- 1.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO DEPICT THE ACCOMPANYING DESCRIPTION.
- 2.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.

<p>PRECISION SURVEY & MAPPING <small>ASSOCIATION OF PROFESSIONAL LAND SURVEYORS</small></p> <p>9025 E. Kenyon Ave., Suite 150, Denver, CO 80237 Tel:(303) 753-9789 Fax:(303) 753-4044</p>	DRN. BY: R.M.	FILE: R13506	<h1>ZONING</h1>
	CHKD. BY: C.P.J.	SHEET: 1 OF 1	
	DATE: 04/19/22	W/O #:	
	SCALE: 1" = 400'		