

**BOARD OF ADJUSTMENTS
AND
PLANNING COMMISSION
MEETING AGENDA**

**Virtual Meeting
9:00 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

9:00 A.M. BOARD OF ADJUSTMENT HEARING

- .1. APPROVAL OF AGENDA
- .2. APPROVAL OF MINUTES FROM JUNE 14TH, 2023

Documents:

[06.14.23 BOA Minutes.docx](#)

- .3. LAND USE PUBLIC HEARINGS:
 - .3.1. VARIANCE, #23SET-05

Property is Harris Park Estates Unit 6 Block 87 New Lot 3, addressed as 202 Wilkins Road, Bailey. The applicant is requesting a five-foot variance from the normally required thirty-foot setback from a structure to the east lot line, resulting in a twenty-five-foot setback for the existing deck and for a proposed roof extension above it.

APPLICANT: David Blau

Documents:

[23SET-05 Application.pdf](#)
[23SET-05 BOA Staff Report and Atts..pdf](#)

.3.2. VARIANCE, #23SET-06

Property is Tarryall Ranches Tract 23 West ½ (Fortune Placer) addressed as 1502 Co Rd 50, Como. The applicant is requesting a 30-foot variance from the 50-foot wetlands setback requirement in order to build a new residence.

APPLICANT: Matthew Rouse

Documents:

[23SET-06 Application.pdf](#)
[23SET-06 Staff Report.pdf](#)
[23SET-06 Referral Responses.pdf](#)

.3.3. VARIANCE, #23SET-04 - POSTPONED BY APPLICANT TO OCTOBER HEARING

Property is Burland Ranch-Ettes Unit 9 New Lot 8, addressed as 12 High View Lane, Bailey. The applicant is requesting a 6% variance from the maximum grade limit for straight sections of driveways, resulting in a maximum 18% grade; a 2% variance from the maximum grade limit for curved sections of driveways, resulting in a maximum 10% grade; a 4' variance from the minimum driveway centerline curve radius requirement, resulting in a minimum 26' centerline curve radius; and a 27' variance from the setback requirement from structures (retaining walls) to side lot lines, resulting in a minimum 3' setback.

APPLICANT: Arick Rinaldo

Documents:

[23SET-04 Application.pdf](#)
[23SET-04 BOA Staff Report.pdf](#)
[23SET-04 Referral Responses.pdf](#)

BREAK

11:30 A.M. PLANNING COMMISSION HEARING

- .1. APPROVAL OF AGENDA
- .2. APPROVAL OF MINUTES FROM JULY 12TH, 2023

Documents:

[07.12.23 PC Minutes.docx](#)

.3. LAND USE PUBLIC HEARINGS:

.3.1. REZONING, #23ZON-05

Property is Elk Ridge Ranch Lot 6, Hartsel. The applicant is requesting to rezone from Conservation / Recreation to Residential.

APPLICANT: I Need Storage LLC

Documents:

[23ZON-05 PC Staff Report.pdf](#)
[23ZON-05 Rezoning Application.pdf](#)

.3.2. CONDITIONAL USE PERMIT, #23CUP-07

Property is MS #14134-Winrow-100%, addressed as 2167 Co Rd 8, Alma. The applicant is requesting a Conditional Use Permit to allow a residence on a property zoned Mining (M).

APPLICANT: Jesse Sobba

Documents:

[23CUP-07 Application.pdf](#)
[23CUP-07 PC Staff Report.pdf](#)
[23CUP-07 Referral Responses.pdf](#)

.3.3. PUD SKETCH PLAN AND PRELIMINARY PLAN AND PLAT CASE #23PUD-03

Property is a 58.282-acre parcel located in the SW1/4 of Section 1 and the NW1/4 of Section 12, Township 7S, Range 72W, addressed as 14097 Wandcrest Park Drive. The applicant is requesting approval of the Sketch Plan and Preliminary Plat for a PUD for a trash and septic waste transfer station.

APPLICANT: Askag LLC

Documents:

[23PUD-03 Staff Report \(Sketch-Prelim\).pdf](#)
[Referral Responses.pdf](#)
[Public Comments_Redacted.pdf](#)
[23PUD-03 Application R_Redacted.pdf](#)

PUBLIC COMMENT

Any further information can be obtained at:

Park County Planning Department

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