

**PARK COUNTY BOARD OF ADJUSTMENTS
MEETING MINUTES
856 Castello Ave. Fairplay
February 12, 2019**

Members Present: Charlie Schultz, Susan Jones, Pete Ambrose, Bobbi Gore

Staff Present: John Deagan, County Planner; Jennie Gannon, Planning Technician and Erin Smith, County Attorney.

Chairperson, Charlie Schultz, called the meeting to order at 9:05 and introduced the Board Members and Staff.

APPROVAL OF AGENDA: Susan motioned to approve the agenda as presented, Bobbi seconded and motion passed unanimously.

APPROVAL OF MINUTES from July 10, 2018: Susan motioned to approve the minutes as presented, Bobbi seconded and motion passed unanimously.

ELECTION OF 2019 CHAIRPERSON AND VICE-CHAIRPERSON

Susan nominated Charlie for Chairperson. Nominations were closed. Charlie Schultz is Chairperson by acclamation.

Charlie nominated Susan for Vice-Chairperson. Nominations were closed and Susan Jones is Vice Chairperson by acclamation.

Charlie described the meeting procedures for the audience and applicants.

LAND USE PUBLIC HEARINGS:

VARIANCE CASE #19SET-01

Property is Lot 6, Burland Ranchettes Unit 16, addressed as 2034 Mockingbird Trail, Bailey. Applicant is requesting an 11.5 ft. variance from the west side property line setback requirement in order to build an addition.

APPLICANTS: Joe Pohlen and Linda Refka

- The applicant's representative, Christopher Travis, came forward and requested a continuance of this case to the next meeting on March 12, 2019. In the last 2 weeks they have changed the plans for the addition which show significant changes to the variance request. They want to present the updated plans to the Board next month.
- Susy moved to continue the case to March 12th, 2019 and Pete seconded. Motion was approved unanimously.

Meeting was adjourned at 9:15.

**PARK COUNTY
PLANNING COMMISSION MINUTES
856 Castello Ave. Fairplay
February 12, 2019**

Planning Commission Members present: Charlie Schultz, Susan Jones, Geri Salsig, Bob Banks, Jim Sapp
Staff Present: Erin Smith, County Attorney; John Deagan, County Planner; Jennifer Gannon, Planning Technician

Chairman Charlie Schultz called the meeting to order at 9:20.

APPROVAL OF AGENDA: Jim made the motion to approve the agenda as presented, Bob seconded and motion passed unanimously.

APPROVAL OF MINUTES from January 8, 2019: Geri pointed out a typo on Page 5 of the Minutes. Jim made a motion to approve the Minutes of January 8, 2019 as corrected, Geri seconded and motion passed unanimously.

Charlie did not go over meeting procedures as the audience members had heard him before the Board of Adjustments meeting.

LAND USE PUBLIC HEARINGS:

PLAT AMENDMENT CASE #19AMN-01

Property is Lot 17 within Lions Head Ranch, T07 R72 S02. The applicant is requesting to vacate the platted building envelope so that only normal setbacks would apply.

APPLICANT: Lions Head Ranch LLC

- John made power point presentation.
- Geri asked how did these building envelopes get established? John answered that when this subdivision was approved the requirement for building envelopes was part of the Land Use Regulations. Building envelopes are no longer required.
- The applicant, Beth Semptimphelter, came forward and explained why she was requesting the removal of this building envelope.
- Jim asked if all the lots in Lions Head Ranch have building envelopes and if they are necessary. The applicant said all the lots do have designated building envelopes and that some of them are necessary for environmental reasons. She said she had decided not to request a Common Plat Amendment removing unnecessary building envelopes for the whole subdivision and that lot owners will need to request this on an individual basis in the future.
- There were no other questions.
- Charlie called for public comment on this case. There was none.
- Charlie closed the public portion of the meeting and called for deliberation by the Commission.
- Jim made the motion to approve this request as presented and Bob seconded. Vote was taken and the motion passed unanimously.

PUBLIC COMMENT

Beth Semptimphelter gave congratulations on the new building and said she appreciates everyone's hard work.

Jim moved to adjourn the meeting and Susy seconded. Meeting was adjourned at 9:35.