

**Advisory Board of the Environment – ABE**  
**Minutes**  
**856 Costello Avenue, Fairplay, CO 80440**  
**Conducted in person room 1101, and by Zoom video conference**  
**Tuesday May 16, 2023**

**Attending (logged-in)**

Ramon Castro – In person  
John Reiber – In person  
Patrick Schilken – Zoom  
Jennifer Migliorato – In person

**Absent:**

Bernie Petersen  
Tyler Stoltzfu  
Wendy Kerner

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**Park County personnel present:** Noah Vaughan, Planning Department, Park County Colorado.  
Emmy Glancy West, Public Affairs Officer, Park County Colorado

**Call to Order.** The meeting was called to order by Mr. Reiber at 1:07 PM.

**Pledge of Allegiance** was performed.

**Roll call of Board members present.** A Quorum is present.

**Consideration of proposed additions to or modifications of the May 16, 2023, agenda.** Ms. Migliorato motioned that the agenda as written be approved. Mr. Castro seconded the motion to approve. The agenda was approved as presented.

**Review and approval of minutes of the April 18, 2023, meeting.** Mr. Castro motioned the April 18, 2023, Minutes be accepted. Ms. Migliorato seconded the motion. The Minutes were approved as presented.

**Introduction of members of the public.** None present.

**Remarks or input from members of the public.** None presented.

**Discussion with Park County personnel regarding all things ABE.** Emmy Glancy West, Public Affairs Officer, Park County Colorado regarding Eddie Kochman. Noah Vaughan, Planning Department, Park County Colorado

**Presentation of pending Land Use Actions and ABE response:**

1. **23 SET-01:** Applicants seek a variance of front and side setback requirements in order to construct an addition on the south side of the residence at 4 Grousemont Lane, Bailey, Colo 80421. This variance is requested because of the unique size and location of the lot adjacent to the North Fork of the South Platte River. ABE understands that the structures pre-date the setback requirements of the county. ABE does however have concerns regarding the proposed deck and recommends that the construction be limited to the area that does not encroach further into the wetlands/flood plain area. Additionally, ABE feels the proposed addition is the cleanest and simplest solution to the problem of adding utility space to the small cabin. ABE does not find any wildlife concerns with this application.

2. **23 SET-02:** The applicant would like to build an addition onto their existing 5-bedroom home to improve the existing residence by installing an addition on the back of the home and install a new on-site wastewater treatment system that meets and conforms to Park County Building Standards. Preliminary architectural plans, civil site plans, erosion control plans, and onsite wastewater treatment system plans have been professionally engineered. A wetland borders the existing home and planned addition. Per Park County Land Use Regulations, Article V, page 20, table 5-304a, the setback from a watercourse or wetland to a residential structure is 50 feet. The owners are seeking a variance to reduce this to 20 feet.

Abe understands that the original home construction occurred before the County had setback requirements from wetland areas. We also know that the applicant has applied to the Army Corp of Engineers to reduce the wetland areas to allow for the proposed construction. However, after review of the application, ABE recommends that the variance to the wetland areas be granted but that actual reduction of the wetland areas be avoided or minimized if further encroachment is absolutely necessary. ABE is suggesting that the wetlands should be protected and not disturbed.

#### **Old business:**

- **Eddie Kochman Memorial Project.** Ms West reported that the dedication ceremony is scheduled for June 17, 2023, at 1pm. Location for the dedication is yet to be determined. It was suggested that the ceremony be held at the Alma town hall. The bench site has yet to be identified and approved.
- **Wildlife Migratory Patterns Update.** None presented.
- **Kite Lake Forest Service Study Update.** Any updates will be reported at the next meeting of ABE.
- **ABE's Role in requestion a 1041 Study.** ABE will continue to identify and develop committee standards as to when and how a 1041 study is to be requested.
- **Revisit to 23 PUD – 01:** Ms. Migliorato disclosed that she may have a potential conflict of interest, as she is now involved in working with the applicant. She requested herself from participating in the continuing discussion.
  - According to the Park County conditional use regulations, there are no setback requirements for building next to a water way, in particular Geneva Creek.
  - There will be limited or no excavation for the Hillside cabins. An excavation plan is not required.
  - The fire department has approved its plan for ingress and egress.

#### **New business:**

1. **ABE membership Interest.** No update as to membership interest.

Next Meeting. The next meeting will be June 20, 2023, at 1:00 PM.

**Adjourn.** Mr. Reiber motioned the meeting be adjourned. The Motion was seconded and unanimously passed; the meeting was adjourned at 3:00 PM.