

**PARK COUNTY BOARD OF COMMISSIONERS
MINUTES
TUESDAY, JULY 25, 2023**

The meeting was called to order by Amy Mitchell. The invocation and Pledge of Allegiance were led by Dave Wissel. All were present, County Attorney Erin Smith attended via Zoom.

AGENDA APPROVAL

Elsner moved to approve the agenda as presented. Wissel seconded, carried 3-0.

CONSENT ITEMS:

.I. APPROVAL OF MINUTES

Documents:

[07182023BOCC.pdf](#)

.II. APPROVAL OF VOUCHERS

Elsner moved to approve the consent items as presented. Wissel seconded, carried 3-0.

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:

.I. APPROVE/DENY COUNTY COMMISSIONERS REDISTRICTING

Elsner moved to approve a resolution to approve the Commissioner Redistricting as presented. Wissel seconded, carried 3-0. Resolution #2023-018

.II. APPROVE/DENY RESOLUTION 23-PUD-23, GENEVA CAMPGROUND REDEVELOPMENT

Elsner moved to approve 23-SUP-23, Geneva Campground Redevelopment. Wissel seconded, carried 3-0. Resolution #2023-019

.III. APPROVE/DENY 23-SUP-02, ELEVEN MILE RECREATION ASSOCIATION

Elsner moved to approve 23-SUP-02, Eleven Mile Recreation Association. Wissel seconded, carried 3-0. Resolution #2023-020

PUBLIC HEARING(S) COMBINED

.I. REZONING CASE #23ZON-04

Property is a 35.02-acre parcel addressed as 13975 Wandcrest Park Road, Bailey. The applicant is seeking to rezone 11.9 acres from the Residential to the Commercial zone district.

STAFF STATEMENT: Jennifer Gannon, Planning

APPLICANT STATEMENTS: CORE Electric Cooperative, Dirk Holtsher and Brooks Kaufman

Documents:

[23ZON-04 BOCC Staff Report.pdf](#)
[23ZON-04 Referral Responses.pdf](#)
[PC Resolution 07-2023-01 \(23ZON-04\).pdf](#)
[23ZON-04 Application.pdf](#)

.II. CONDITIONAL USE PERMIT CASE #23CUP-02

Property is a 35.02-acre parcel addressed as 13975 Wandcrest Park Road, Bailey. The applicant is requesting a Conditional Use Permit for an electric substation.

STAFF STATEMENT: Jennifer Gannon, Planning

APPLICANT STATEMENTS: CORE Electric Cooperative, Dirk Holtsher and Brooks Kaufman

Documents:

[23CUP-02 BOCC Staff Report.pdf](#)
[23CUP-02 Referral Responses.pdf](#)
[PC Resolution 07-2023-02 \(23CUP-02\).pdf](#)
[23CUP-02 Application.pdf](#)

PUBLIC COMMENTS:

In Favor: None

Opposed: Cecelia Linton, Tim Jones, Stan Bates, Terry Chambers (in person)
Kimberly Merriman and Lynda James (via Zoom)

Elsner moved to close public comment, Wissel seconded, carried 3-0.

Elsner moved to direct staff and county attorney to prepare a resolution to approve Rezoning Case #23ZON-04, Wissel seconded, carried 3-0.

Elsner moved to direct staff and county attorney to prepare a resolution to approve Conditional

Use Permit Case #23CUP-02 with conditions as stated, Wissel seconded, carried 3-0.

RECESS AS BOARD OF COUNTY COMMISSIONERS

Elsner moved to recess as the Board of County Commissioners and convene as the Park County Liquor Board. Mitchell seconded, carried 3-0.

.I. NEW LIQUOR LICENSE

Colorado Mountain Distillers LLC

611 Canon St.

Guffey, CO 80820

PRESENTED BY: County Clerk and Recorder, Milena "Mel" Kassel,

APPLICANT: Colorado Mountain Distillers LLC, Mike Smith and Kathleen Marie Benson-Smith

PUBLIC COMMENTS

In favor: Dave Williams (in person); Louise Peterson and Meade Hopkins (via Zoom)

Opposed: None

Commissioner Elsner moved to close public comment. Commissioner Wissel seconded, carried 3-0.

Elsner moved to approve the new liquor license for Colorado Mountain Distillers LLC, Wissel seconded, carried 3-0.

RECONVENE AS BOARD OF COUNTY COMMISSIONERS

Elsner moved to adjourn as the Park County Liquor Board and reconvene as the Board of County Commissioners, Wissel seconded, carried 3-0.

PUBLIC COMMENTS: None

Elsner moved to close public comment. Wissel seconded, carried 3-0.

EXECUTIVE SESSION: in regard to legal & personnel matters (closed session) . I. Executive session pursuant to: C.R.S. 24-6-402(4): (1) subsection (b) for a conference with legal counsel for the purposes of receiving legal advice on specific legal questions related to the closed Fairplay landfill; and (2) subsection (e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators related to the closed Fairplay landfill.

