

Advisory Board of the Environment – ABE
Minutes
856 Castello Ave, Fairplay, CO 80440
Conducted in person and by Zoom conference
Tuesday
February 10, 2026

Attending (Zoom-in)

John Reiber– In Person
Patrick Schilken – Zoom
Bernie Petersen – In Person
Ramon Castro – In Person
Amy Huffman – In person
Jennifer Migliorato - Zoom

Absent:

Park County personnel present: Kay Wolf, Park County Planner.

Call to Order: Meeting was called to order at 1:04 PM.

Pledge of Allegiance: The pledge of allegiance was performed.

Roll call of Board members present. A quorum was present.

Consideration of proposed additions to or modifications of the February 10, 2026, agenda. Mr. Petersen 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 January 13, 2026, meeting. Mr. Petersen motioned that the minutes of January 13, 2026, as written be approved. Mr. Castro seconded the motion to approve. The minutes were approved as presented.

Introduction of members of the public. Members of the public present were South Park Rail Society Bob Shoppe, President and Tom Laurenson Vice President. Michael Menefee, Environmental Review Coordinator, Colorado Natural Heritage Program, Colorado State University.

Remarks or input from members of the public.

Colorado Parks and Wildlife. Mr. Menefee gave a presentation to ABE regarding the use of Colorado's Conservation Data Explorer (CODEX). The purpose of this presentation was to assist members of ABE on a variety of issues germane to the purpose of ABE. ABE would like to use any available resources through either State or Federal agencies to better address the issues of the Land Use applications that come before ABE for review. ABE thank Mr. Menefee for the information and instructional use of the CODEX online system.

South Park Rail Society. Mr. Shoppe and Mr. Laurenson gave a detailed presentation on the continued restoration of the Como Roundhouse. Included in their presentation was the request made to ABE regarding the extension of the rail line from the Como Roundhouse to the Cline Ranch. Mr. Menefee continued his presentation to include the line extension into the Cline Ranch as a real-life example of what CODEX can provide. The information was very informative to ABE and the South Park Rail Society. Due to the findings of the example demonstration, it was concluded that the Rail Society should begin their study with the Army Corps of Engineers. There was also discussion on the impact the rail extension would have on the Conservation easement. ABE thanked Mr. Shoppe and Mr. Laurenson for their presentation and Mr. Menefee for presenting the CODEX study for review.

Discussion with Park County personnel regarding all things ABE. Lucas Meyer was present to discuss the recent changes in Park County Advisory Boards. Mr. Reiber distributed to ABE the proposed revisions to the model bylaws as provided by the BOCC. Mr. Lucas reviewed the necessity for the bylaws and the need to have all committees adopt bylaws as they fit their respective committee. Mr. Lucas also discussed the importance of compliance with the Colorado Open Meetings laws and the need to coordinate committee activities and communication through an assigned Park County staff member. The current staff member assigned to ABE from the planning department is Allison Zan.

At the conclusion of the discussion, Mr. Schilken made a motion to adopt the proposed bylaws presented by Mr. Reiber. The motion was seconded by Mr. Petersen. Motion approved unanimously

Presentation on pending Land Use Actions:

A25-0119 Ms. Migliorato has excused herself from commenting on this application. The applicant is requesting a variance of 10 ft to the rear lot line setback and a continued variance of 6.5 ft from the side lot setback to build an extension on an existing non-conforming building.

ABE Recommendation: ABE found no conflict with wildlife and does not have any environmental concerns. The applicant will need to follow county procedures when removing the existing outhouse.

A25-0120 The applicant is requesting a 30-foot variance from the front property line to build a house that meets wetland setback requirements.

ABE Recommendation: ABE found no wildlife conflicts. ABE appreciates the challenges of building on this lot and further appreciates the effort of the applicants to not impact the wetland areas on the lot. It may be recommended that applicants contact the Army Corp of Engineers to determine the accuracy of the current wetlands area map. The applicant should be reminded that locating a well and septic facilities may be very challenging should the applicant or future owners desire to build on this site.

A26-0003 T The applicant is requesting a 15' setback variance from the side lot line to build a 30' x 40' foot garage that allows access for septic service.

ABE recommendation: ABE found no wildlife or environmental concerns. Although it may be outside the purview of ABE, after reviewing the site drawing, we would question if the garage could be located behind the existing house which would negate the need for the variance.

A26-0004 The applicant is requesting a 15-foot variance from the required 20-foot setback to the south (rear) lot line to build a shed.

ABE recommendation: ABE found no wildlife or environmental concerns. Although it may be outside the purview of ABE, after review of the site plan, we would question if the proposed shed could be built closer to the existing deck which would reduce or eliminate the need for the variance.

A25-0091 The applicant is requesting a 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility.

ABE recommendation: ABE found no wildlife or environmental concerns. ABE further recommends that the Army Corps of Engineers and the Colorado Department of Public Health and Environment be consulted regarding this application because of the proximity of the new water treatment facility to the South Platte River.

Old Business: None

New business: None

Next Meeting. The next meeting will be on March 10, 2026, at 1:00 PM.

Adjourn. Mr. Castro motioned the meeting be adjourned. The Motion was seconded by Mr. Petersen. The motion passed unanimously; the meeting was adjourned at 4:27 PM.