

**PARK COUNTY BOARD OF COMMISSIONERS
MINUTES
TUESDAY, MARCH 17TH 2026
1:00 PM CALL TO ORDER**

The meeting was called to order by Chairperson Wissel. Commissioners Amy Mitchell, Commissioner Jason Gemmer, Lucas Meyer County Manager, Nate Osterberg Legal Analyst was present and John Evans were present via zoom.

PLEDGE OF ALLEGIANCE

Invocation and the Pledge of Allegiance was led by Commissioner Mitchell.

AGENDA APPROVAL

Mitchell made a motion to approve the agenda as written. Gemmer seconded, carried 3-0.

CONSENT ITEMS

- .I. APPROVAL OF VOUCHERS
- .II. APPROVAL OF MINUTES

Mitchell made a motion to approve the vouchers for 3/17/2026 also approving the minutes for 3/10/2026. Gemmer recused himself. Motion carried 2-0

Documents:

[Minutes 03102026.pdf](#)

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:

- .I. CONTINUED FROM MARCH 10, 2026; APPROVE/DENY FIRE ADAPTED BAILEY (FAB) – MOUNTAIN BEETLE WATERSHED MITIGATION PROJECT

Mitchell made a motion to deny the Fire Adapted Bailey (FAB) Mountain Beetle Watershed Mitigation Project. Wissel seconded, carried 2-1.

Documents:

[0.App.FAB Mountain Pine Beetle Watershed Mitigation Project_Redacted.pdf](#)

.II. PRESENTATION AND APPROVE/DENY OF HISTORICAL COLORADO STATE HISTORICAL FUND GRANT REQUEST AND BOCC LETTER OF SUPPORT FOR THE FOLLOWING EXISTING PROJECTS:

- PARIS MILL
- OLD COURTHOUSE

Presenter: Katie Dirksen, Park County Heritage & Tourism

Mitchell made a motion to approve the BOCC Letter of Support for the Paris Mill project. Gemmer seconded, motion carried 3-0.

Mitchell made a motion to approve the BOCC letter of Support for the Old Courthouse project. Gemmer seconded, motion carried 3-0.

Documents:

1. [Application Signature Page 5.2024 \(1\).pdf](#)
2. [BOCC Letter Courthouse.pdf](#)
3. [BOCC Letter Paris.pdf](#)
4. [DRAFT Old Courthouse _ History Colorado State Historical Fund _ Grant Request.pdf](#)
5. [DRAFT Paris Mill _ History Colorado State Historical Fund _ Grant Request.pdf](#)

.III. APPROVE/DENY HUMAN SERVICES PROFESSIONAL SERVICE AGREEMENT WITH AWH FAMILY LAW LLC

Lucas Meyer, County Manager requested to hold on this item until legal can review further

Documents:

[2026.02.27 PSA AWH Family Law LLC.pdf](#)

.IV. APPROVE/DENY MASTER SERVICE AGREEMENT WITH UKG AGREEMENT

Mitchell made a motion to approve the Master Service Pricing Agreement Proposal. Gemmer seconded, motion carried 3-0.

Documents:

[UKG MSA.pdf](#)

PUBLIC HEARING(S)

.I. COMMON PLAT AMENDMENT CASE #A25-0113:

*The applicant is requesting a common plat amendment to move the boundary line between lots 2277 & 2278, unit 44, of the Estates of Colorado Subdivision – addressed as 4254 Atila Rd, Hartsel. APPLICANT: Keith Parker, KPCO Holdings, LLC

Shelli Yarbrough, Park County Planning presented

Cindy Babcock represented the applicant, Keith Parker, KPCO Holdings LLC

There were no comments in favor nor in opposition

Mitchell made a motion to close public comments. Gemmer seconded, motion carried 3-0

Mitchell made a motion to instruct staff to prepare a Resolution approving a common plat amendment to move the boundary line between lots 2277 & 2278, unit 44, of the Estates of

Colorado Subdivision – addressed as 4254 Atila Rd, Hartsel with no conditions. Gemmer seconded, motion carried 3-0.

Documents:

[A25-0113 Application Packet_Redacted.pdf](#)

.II. MINOR SUBDIVISION CASE #A25-0091:

*Property is a 33.56-acre parcel just south of Bailey on the south side of Highway 285, addressed as 19 County Road 64A. The applicant is requesting a subdivision into three lots for the purpose of creating a 0.22-acre lot for a proposed utility facility. APPLICANT: Bailey Water and Sanitation District

Julie Esterl, Baseline Engineering presented for Park County Planning
Anita Marchant, Attorney for Bailey Water & Sanitation District and Will Raatz, Engineer represented the applicant

There were no comments in favor of nor in opposition

Mitchell made a motion to close public comments. Gemmer seconded, motion carried 3-0

Mitchell moved to instruct staff to prepare a Resolution approving the Minor Subdivision Case #A25-0091. Property is a 33.56-acre parcel just south of Bailey on the south side of Highway 285, addressed as 19 County Road 64A. The applicant is requesting a subdivision into three lots for the purpose of creating a 0.22-acre lot for a proposed utility facility with the conditions to update the CDOT access permit and corrections to the plat. Gemmer seconded, motion carried 3-0.

Documents:

[A25-0091 Minor Subd Combined Staff Report-BOCC.pdf](#)

.III. CONDITIONAL USE PERMIT CASE #A26-0007:

*Property is a proposed 0.22-acre parcel just south of Bailey on the south side of Highway 285, currently a part of a 33.56-acre property addressed as 19 County Road 64A. The applicant is requesting a conditional use permit for the proposed lot to allow a major utility facility in a commercial zone district. APPLICANT: Bailey Water and Sanitation District

Julie Esterl, Baseline Engineering presented for Park County Planning
Anita Marchant, Attorney for Bailey Water & Sanitation District represented the applicant

There were no comments in opposition

Miguel Garcia spoke in favor

Mitchell made a motion to close public comments. Gemmer seconded, motion carried 3-0

Mitchell moved to instruct staff to prepare a resolution approving the Conditional Use Permit Case #A26-0007. Property is a proposed 0.22-acre parcel just south of Bailey on the south side of Highway 285, currently a part of a 33.56-acre property addressed as 19 County Road 64A. The applicant is requesting a conditional use permit for the proposed lot to allow a major utility facility in a commercial zone district with conditions of the issuance of a Floodplain Plan and the assignment and posting of an address. Gemmer seconded, motion carried 3-0.

Documents:

[A26-0007 CUP Combined Staff Report-BOCC.pdf](#)

.IV. CONSIDERATION AND ADOPTION OF 1041 REGULATIONS

Tori Jarvis, special counsel for Park County presented

Public Comments: Sarah Young, Aurora Water

Christopher Olney, Colorado Springs Utilities

David Shohat, HASP (via Zoom)

Jack Cropper (via Zoom)

Mitchell made a motion to close public comments. Gemmer seconded, motion carried 3-0

Mitchell made a motion to move this continued Public Hearing to April 7th for further discussion and decision. Gemmer seconded, motion carried 3-0.

Documents:

[20260311 Park Co Water Project 1041 REDLINE draft.pdf](#)

[20260311 ATTACH A Water Project 1041 BOCC hearing draft CLEAN.pdf](#)

[Park 1041 PUBLIC NOTICE.pdf](#)

[Public Comment Packet_Redacted.pdf](#)

PUBLIC COMMENTS

There were no public comments

Gemmer made a motion to close public comments. Mitchell seconded, motion carried 3-0.

ADJOURN

Mitchell made a motion to adjourn. Gemmer seconded, carried 3-0.

GENERAL GUIDELINES REGARDING MAKING PUBLIC COMMENTS

Documents:

1. [General Guidelines for Public Speaking.pdf](#)

ADMINISTRATIVE SESSION