

**PLANNING COMMISSION
MEETING AGENDA
October 22, 2025
Park County Offices
856 Castello Ave., Fairplay
9:00 AM CALL TO ORDER**

Video

To join the meeting, click on the link below or copy and paste into your preferred web browser: <https://zoom.us/j/632627219?pwd=Q2gvUVEwd0JuQ0R3TE9qWE9LTk9kQT09>

Audio

Upon joining the meeting, you will have the option to use either your computer mic and speakers for audio interaction, or participate by phone. If you are not using your computer speakers and mic to interact in the meeting, you may use the dial- option below:

**Dial by your location
(669) 900-6833 US (Western US)
(929) 205-6099 US (Eastern US)**

Meeting ID: 632 627 219

Password: 04408

For the purpose of an accurate public record, you will need to identify yourself when you enter the meeting and when prompted

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES FROM JANUARY 28, 2026

Documents:

[01.28.26 PC Minutes.pdf](#)

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

Documents:

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

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

Documents:

[A25-0091 Minor Subd Combined App_Redacted.pdf](#)

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

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 utility facility in a residential zone district.

APPLICANT: Bailey Water and Sanitation District

Documents:

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

[A26-0007 CUP Combined Combined App_Redacted.pdf](#)

ADMINISTRATIVE UPDATE

PUBLIC COMMENT

ADJOURNMENT OF PUBLIC MEETING

Any further information can be obtained at:

Park County Planning Department

856 Castello Ave

Fairplay, CO. 80440

(719) 836-4292

planning.zoning@parkcountyco.gov