

**PARK COUNTY BOARD OF COMMISSIONERS
MINUTES
WEDNESDAY JANUARY 7TH, 2026
3:01 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 and John Evans County Attorney were present.

PLEDGE OF ALLEGIANCE

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

AGENDA APPROVAL

Mitchell motioned to approve the agenda as written. Gemmer seconded, carried 3-0

CONSENT ITEMS:

.I. APPROVAL OF VOUCHERS

Mitchell motioned to approve Vouchers for December 18,23 and 31st of December 2025. Gemmer seconded, carried 3-0

Gemmer recused himself from approving the Vouchers for January 8th.

.II. APPROVAL OF MINUTES

Documents:

Mitchell motioned to approve minutes December 17th and 22nd December 2025. Gemmer seconded, carried 3-0.

1. [Minutes 12172025 DRAFT edited.pdf](#)
2. [12222025 Minutes.pdf](#)

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:

.I. APPROVED/DENY RESOLUTION FOR LAND USE CASE A25-0086

Mitchell motioned to approved Resolution 2026-001 for land use case A25-0086 recommending approval to subdivide a 23.40-acre parcel into two lots. Property is described as T07 R72 S17 SE4 a parcel being in a portion of SE2 sect 17 aka new parcel 1 desc in plat R791658 17-7-72, addressed as 150 Summit Dr, Bailey. Gemmer seconded, carried 3-0

Documents:

1. [A25-0086 BOCC RESOLUTION.pdf](#)

.II. APPROVED/DENY RESOLUTION FOR LAND USE CASE A25-0092

Mitchell motioned to approve Resolution 2026-002 for land use case A25-0105 a resolution approving an application for a common plat amendment consolidating lots 79 & 80 in unit 4, lot 90 in unit 5, of the K-Z

Ranch Estates subdivision and a part of the part of the southwest ¼ of section 26, township 6 south, range 73 west – addressed as 368 Rising Sun Rd, Bailey. Gemmer seconded, carried 3-0

Documents:

1. [A25-0092 BOCC Resolution.pdf](#)

.III. APPROVE/DENY RESOLUTION FOR VARIANCE CASE # A25-0105

Mitchell motion to approve Resolution 26-003 Park County Board of Health Resolution Variance Case #12-2025-01. Property is described as T06 R73 S26 SE4 TR in SE 26-6-73 AKA Lot 1 Royals, address as 61 Shelton Drive, Bailey, CO. 80421. Gemmer seconded, carried 3-0

Documents:

1. [PC Board of Health Resolution - variance case 25-105.pdf](#)

.IV. APPROVE/DENY 2025 HUTF CHANGES AND MILEAGE CHANGE REPORT

Greg Kasperek presented.

Mitchell motioned to approve Updates to 2025 HUTF and Annual milage report. Gemmer seconded, carried 3-0.

Documents:

1. [Updates to 2025 HUTF and Annual mileage report.pdf](#)

.V. APPROVE/DENY PROFESSIONAL SERVICE AGREEMENT FOR ARBITRATION

Mitchell motioned to approve professional agreement with Daisy Glassburn an independent contractor for Arbitration. Gemmer seconded, carried 3-0

Documents:

1. [Signed Park County Contract.pdf](#)

.VI. APPROVE/DENY JUST APPRAISAL CONTRACT

Mitchell motioned to table Just Appraisal Contract until Commissioners can view the whole contract. Gemmer seconded, carried 3-0

.VII. APPROVE/DENY ABE BOARD VACANCY AND RE-APPOINTMENT RECOMMENDATIONS

Mitchell motioned to postpone to a date certain of January 14th, 2026. Gemmer seconded, carried 3-0

PUBLIC HEARING(S)

None

PUBLIC COMMENTS

Gary Fisk was unable to unmute.

Mitchell motioned to close Public comments. Gemmer seconded, carried 3-0

ADMINISTRATIVE SESSION

None

EXECUTIVE SESSION TO DISCUSS C.R.S. § 30-11-107(2)(A) & (B): OUTLINES THE POWERS OF THE BOARD OF COUNTY COMMISSIONERS IN COLORADO. AS WELL AS C.R.S. § 30-28-124.5: COUNTY COURT ACTIONS FOR CIVIL PENALTIES FOR ZONING VIOLATIONS

Mitchell motioned to enter executive session at 3:34pm. Gemmer seconded, carried 3-0

Commissioners returned from executive session at 4:28pm

ADJOURN

Mitchell motioned to adjourn the meeting at 4:29pm. Gemmer seconded, carried 3-0