

PARK COUNTY BOARD OF COMMISSIONERS

MINUTES

WEDNESDAY, JANUARY 14TH 2026

3:03 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 for County Attorney was present and Attorney John Evans present via ZOOM.

PLEDGE OF ALLEGIANCE

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

AGENDA APPROVAL

Mitchell motioned to amend the agenda removing **I. ABATEMENT HEARING FOR PARCEL # R0047546** Gemmer seconded, carried 3-0

CONSENT ITEMS:

.I. APPROVAL OF VOUCHERS

.II. APPROVAL OF MINUTES

Mitchell motioned to approve minutes and vouchers. Gemmer seconded, carried 3-0.

Documents:

1. [Minutes 01072026.pdf](#)

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:

.I. APPROVE/DENY DEPOSIT OF FUNDS RESOLUTION

Mitchell motioned to approve Resolution 2026-004 regarding Deposit of Funds by County Treasurer. Gemmer seconded, carried 3-0.

Documents:

1. [Resolution for Deposit of Funds.pdf](#)

.II. A RESOLUTION RESCINDING AND REPLACING RESOLUTION TO RECOMMEND AMENDMENTS TO THE LAND USE REGULATIONS

Mitchell motioned to approved Resolution 2026-005 for Resolution Approving Amendments to the Park County Land Use Regulation. Gemmer seconded, carried 3-0

Documents:

1. [BOCC Rescind and Replace Resolution to Recommend Approval of LUR Amendment.pdf](#)

.III. APPROVE/DENY BOCC MEETING SCHEDULE

Mitchell motioned to amend the BOCC Meeting Schedule from Wednesdays at 3:00pm which were adopted to accommodate the previous legal representatives. Mitchell motioned to change schedules back to Tuesdays 9:00am Work sessions and 1:00pm BOCC meetings, the first, second and third Tuesday of the month with other special meetings to be scheduled as they come to the docket. Mitchell motion to approve BOCC meeting schedule, Gemmer seconded, carried 3-0.

.IV. APPROVE/DENY APPOINTMENT OF THE BOCC CHAIRPERSON

Gemmer motioned to approve appointment of Commissioner Wissel to BOCC Chairperson for 2026. Mitchell seconded, carried 3-0

.V. ESTABLISHING DESIGNATED PUBLIC PLACES FOR POSTING MEETING NOTICES AS REQUIRED BY THE COLORADO OPEN MEETINGS LAW, SPECIFICALLY THE PARK COUNTY WEBSITE

.VI. APPROVE/DENY RE-APPOINTMENT/APPOINTMENT OF ABE BOARD MEMBERS:

Gemmer motioned to approve re-appointment of ABE BOARD MEMBERS TO SERVE THROUGH- JOHN REIBER – 12.31.2026 PATRICK SCHLIKEN and RAMON CASTRO – 12.31.2027 and BERNIE PETERSON – 12.31.2028 and new appointment of AMIE HUFFMAN – 12.31.2027 Mitchell seconded, carried 3-0

- JOHN REIBER (RE-APPOINTMENT)
- PATRICK SCHLIKEN (RE-APPOINTMENT)
- RAMON CASTRO (RE-APPOINTMENT)
- BERNIE PETERSON (RE-APPOINTMENT)
- AMIE HUFFMAN (NEW APPOINTMENT)

PUBLIC HEARING(S)

.I. Removed from agenda

.II. CONTINUATION OF LAND USE CASE #A25-0045 JOHN LITTLEHORN

Shelli Yarbrough introduced presenter Julie Esterl. Julie Esterl presented via ZOOM. John Littlehorn representing Littlehorn Engineering presented.

Mitchell motioned to instruct staff to create a Resolution approving land use case A25-0045 with conditions added to approve a court directed subdivision to split a 40.24 acre parcel from HWY 9 property is described as Tract A of the exemption plat recorded at reception NO.658879 addressed as 49001 HWY 9, Fairplay, Conditions:

1. Applicant to submit a revised plat with the following updates:

a. Owners signature to read as follows:

OWNER

Rock N Pine, LLC, a Colorado Corporation

By:

Name: Mark Balderson

Title:

(Keep notary Block)

b. Addition of the reception number for the access easement.

Gemmer seconded, carried 3-0

Documents:

1. [A25-0045 Balderston BOCC Continuance Packet.pdf](#)
2. [A25-0045 BOCC Staff Report Balderston-Sullivan.pdf](#)
3. [A25-0045 Application Combined \(2\)_Redacted.pdf](#)

PUBLIC COMMENTS

Stan Bates

Suzie Bates

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

ADMINISTRATIVE SESSION

None

Guidelines for Remote Attendance

Documents:

1. [Guidelines for Remote Attendance.pdf](#)

Mitchell presented.

General Guidelines Regarding Making Public Comments

Documents:

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

Mitchell presented.

Wissel motioned to adjourn the meeting at 3:53pm. Mitchell seconded, carried 3-0