

**PARK COUNTY BOARD OF COMMISSIONERS
MINUTES
WEDNESDAY, FEBRUARY 18TH, 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 were present. John Evans was present via zoom.

PLEDGE OF ALLEGIANCE

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

AGENDA APPROVAL

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

CONSENT ITEMS:

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

Mitchell motioned to approve consent items. Gemmer seconded, carried 3-0

Documents:

[BOCC minutes 02112026 AM Edit.pdf](#)

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:

- .I. SET A PUBLIC HEARING DATE TO CONSIDER THE PROPOSED SERVICE PLAN FOR THE PLATTE CANYON HEALTH SERVICE DISTRICT

Lucas Meyer presented

Mitchell motioned to set a Special Meeting for a Public hearing on March 16th, 2026, to consider the proposed service plan for the Platte Canyon Health Service District. Gemmer seconded, carried 3-0.

PUBLIC HEARING(S)

- .I. MORATORIUM EXTENSION PROPOSAL

PUBLIC HEARING TO CONSIDER EXTENDING RESOLUTION 25-020, A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON PROCESSING APPLICATIONS FOR DOMESTIC WATER AND WASTEWATER TREATMENT SYSTEMS AND MUNICIPAL OR INDUSTRIAL WATER PROJECTS LOCATED WHOLLY OR PARTIALLY WITHIN UNINCORPORATED PARK COUNTY, COLORADO. THE MORATORIUM CURRENTLY EXPIRES ON FEBRUARY 21, 2026, UNLESS EXTENDED BY RESOLUTION OF THE BOCC. THE BOCC WILL CONSIDER EXTENDING THE MORATORIUM UNTIL APRIL 30, 2026.

Torie Jarvis presented

No comments for or against

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

Mitchell motioned to approve Resolution 2026-009 extending Resolution 25-020, a resolution imposing a temporary moratorium on processing applications for domestic water and wastewater treatment systems and municipal or industrial water projects located wholly or partially within unincorporated park county, Colorado. The moratorium currently expires on February 21, 2026, The BOCC will extend the moratorium until April 30, 2026. Gemmer seconded, carried 3-0.

Documents:

1. [20260210 Park Moratorium Extension BOCC Resolution.pdf](#)

.II. PLANNING COMMISSION LAND USE CASE: MINOR SUBDIVISION - CASE A25-0110

A 10.32-ACRE PROPERTY IDENTIFIED AS PARCEL NUMBER 90981, THE MS-8270A JO DANDY MINING CLAIM IN T09 R78 S06 SE4 AND A 4.81-ACRE PROPERTY IDENTIFIED AS PARCEL NUMBER 90982, THE MS-8270B LONDON MINING CLAIM IN T09 R78 S06 SE4, ADDRESSED AT 6632 CO RD 12, ALMA. THE APPLICANT IS REQUESTING TO SUBDIVIDE MS-8270A AND MS-8270B INTO 3 PARCELS. THE APPLICANT WILL BE SELLING THE NEW MS8270B TRACT A (3.99-ACRES) TO NORTH LONDON MILL PRESERVATION INC. AND DONATING THE NEW MS8270B TRACT B (6.55-ACRES) TO THE US FOREST SERVICE. THEY WILL RETAIN OWNERSHIP OF THE NEW MS8270A TRACT A (4.59-ACRES). APPLICANT: MINEWATER FINANCE, LLC

Shelli Yarbrough presented

Kate McCoy spoke
Jeff Crane spoke
Jeff Voohies spoke

No comments for or against

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

Mitchell motioned staff to draft a resolution approving the applicants request to subdivide MS-8270A and MS-8270B into 3 parcels. The applicant will be selling the new MS-8270b tract a (3.99-acres) to North London Mill preservation Inc. And donating the new MS-8270b tract B (6.55-acres) to the US Forest Service. They will retain ownership of the new ms8270a tract a (4.59-acres). Applicant: Minewater Finance, LLC. Gemmer seconded, carried 3-0.

Documents:

1. [A25-0110 Application Packet Redacted.pdf](#)

.III. PLANNING COMMISSION LAND USE CASE: COMMON PLAT AMENDMENT - CASE A25-0112

PROPERTIES ARE PARCELS NUMBERS 2622, 3806, AND 2380, IDENTIFIED AS LOTS 41 THROUGH 43 IN THE JEFFERSON HEIGHTS SUBDIVISION. THE APPLICANTS ARE REQUESTING A COMMON PLAT AMENDMENT TO SPLIT PARCEL 3806 BETWEEN PARCELS 2622 & 2380. NEW LOT 41A

(PARCEL 2622) WILL GET 1.91 ACRES OF PARCEL 3806 AND NEW LOT 43 (PARCEL 2380) WILL GET 1.67-ACRES OF PARCEL 3806. APPLICANT: GARY & JOLENE NEFF AND EDWIN & TAMARA HEDLUND

Shelli Yarbrough presented

Jolene Neff spoke

No comment for or against

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

Mitchell motioned staff to draft a resolution approving the applicants request a common plat amendment to split parcel 3806 between parcels 2622 & 2380. New lot 41a (parcel 2622) will get 1.91 acres of parcel 3806 and new lot 43 (parcel 2380) will get 1.67-acres of parcel 3806. Applicant: Gary & Jolene Neff and Edwin & Tamara Hedlund. Gemmer seconded, carried 3-0.

Documents:

1. [A25-0112 Application Packet Redacted.pdf](#)

.IV. PLANNING COMMISSION LAND USE CASE: CONDITIONAL USE PERMIT - CASE A25-0117

MINERAL SURVEY #19156 IN T12 R72 S09 SW4, ADDRESSED AS 32634 HIGHWAY 24, LAKE GEORGE 80827. THE 10.3-ACRE MINING CLAIM IS LOCATED APPROXIMATELY 0.75 MILES SOUTHWEST OF THE JUNCTION BETWEEN CO RD 31 AND HWY 24. ADDING A 20'X19' WALK-IN-CLOSET TO EXISTING SINGLE-FAMILY HOUSE. APPLICANT: CATHY IVANOV

Kay Wolf presented

Tim Randolph spoke

No comment for or against

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

Mitchell motioned staff to draft a resolution approving the applicants request Adding a 20'x19' walk-in-closet to existing single-family house. Applicant: Cathy Ivanov. Gemmer seconded, carried 3-0.

Documents:

1. [A25-0117 BOCC-Packet Redacted.pdf](#)

.V. PLANNING COMMISSION LAND USE CASE: REZONING - CASE A25-0118

T07 R72 S1 SW4 A PARCEL IN SW4 SECTION 1- 7-72, NW4 SECTION 12-7-72, A PORT DESC R781265 DESC IN ADDENDUM R792480 (58.282 AC), ADDRESSED AS 14097 WANDCREST PARK DR, BAILEY. THE APPLICANT PREVIOUSLY APPLIED FOR AND WAS GRANTED A REZONING FROM RESIDENTIAL TO PUD BUT THAT WAS RESCINDED BY THE BOCC ON NOVEMBER 19, 2025. THE APPLICANT IS NOW APPLYING TO REZONE THE PROPERTY TO AGRICULTURAL TO RUN CATTLE (REVERTED FROM NO SPECIFIC USE BY EMAIL ON 1/20/2026). APPLICANT: ADAM SHIRLEY - ASKAG, LLC : APPLICANT

REQUESTED A CONTINUEANCE TO THE APRIL 21ST 2026 BOARD OF COUNTY COMMISSIONERS MEETING

Mitchell motioned to approve the continuance to the April 21st, 2026, BOCC meeting. Gemmer seconded, carried 3-0.

Documents:

1. [A25-0118 BOCC-Packet \(002\) Redacted - Packet.pdf](#)
2. [A25-0118 BOCC-Packet \(002\) Public record - redacted.pdf](#)

PUBLIC COMMENTS

Stan Bates
Suzie Bates

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

ADJOURN

Mitchell motioned to adjourn at 2:24pm. Gemmer seconded, carried 3-0.

GENERAL GUIDELINES REGARDING MAKING PUBLIC COMMENTS

Documents:

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

GUIDELINES FOR REMOTE ATTENDANCE

Documents:

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

ADMINISTRATIVE SESSION

None