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Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2021- 13**

A RESOLUTION GRANTING A SUBDIVISION EXEMPTION PURSUANT TO SECTION 6-101(A) OF THE PARK COUNTY LAND USE REGULATIONS AND C.R.S. SECTION 30-28-101(10)(d) TO ALLOW FOR A DIVISION OF LAND FOR THE PURPOSE OF PROVIDING A LOCATION FOR A NEW AMBULANCE STATION TO BE BUILT ON A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 76 WEST OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO

WHEREAS, pursuant to Section 6-100(A) of the Park County Land Use Regulations (“LUR”), unless otherwise exempted by Section 6-101 of Article VI of the LUR, every division of property within unincorporated areas of Park County requires prior County approval of a subdivision plat; and

WHEREAS, pursuant to Section 6-101(B)(1), LUR, divisions of interests in land to which the term “subdivision” does not apply pursuant to Section 30-28-101(10)(d), C.R.S. are statutory exemptions; and

WHEREAS, Chief Paul Mattson, representing the South Park Ambulance District (“Ambulance District”), has requested an exemption from the County’s subdivision regulations pursuant to Section 6-101(A), LUR and Section 30-28-101(10)(d), C.R.S.; and

WHEREAS, the Ambulance District plans to build a new ambulance station between Jefferson and Como, north of County Road 34, in Park County, on property more particularly described in the land survey plat attached as Exhibit A; and

WHEREAS, the property is currently part of a large ranch owned by Paul and Lorri McDaniel (“McDaniel Property”), and the McDaniels have agreed to donate the property depicted in Exhibit A to the Ambulance District; and

WHEREAS, the new ambulance station will allow the Ambulance District to provide faster response times to a growing area of Park County, and an area which is currently underserved and experiences heavy vehicle traffic on Highway 285; and

WHEREAS, the Park County Board of County Commissioners (“BOCC”) has the discretion to exempt a division of land from the County subdivision requirements with respect to the proposed division of the McDaniel Property, pursuant to Section 6-101(A), which states:

Certain divisions of land are exempt from the subdivision regulations...if the Board of County Commissioners determines that such a division is not within the purposes of the subdivision statute, Section 30-28-133, C.R.S., *et seq.*, or the subdivision regulations of this Land Use Code.

WHEREAS, Section 30-28-101(10)(d), C.R.S. also states:

The board of county commissioners may, pursuant to rules and regulations or resolution, exempt from this definition of the terms “subdivision” and “subdivided land” any division of land if the board of county commissioners determines that such division is not within the purposes of this part 1.

WHEREAS, at a regularly scheduled public meeting of the BOCC, the BOCC reviewed the Ambulance District’s request and all supporting documentation, and the testimony of the Applicant; and

WHEREAS, during said public meeting, the BOCC determined that division of land for the purpose of providing a location for a new ambulance station is not within the purposes of the subdivision statute, the purposes of the subdivision regulations of the LUR, or the purposes of Part 1 of Title 30, Article 28, C.R.S.

NOW THEREFORE, BE IT RESOLVED THAT THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY GRANTS THE REQUEST FROM THE SOUTH PARK AMBULANCE DISTRICT FOR A SUBDIVISION EXEMPTION FOR THE ABOVE-DESCRIBED PROPERTY, SUBJECT TO THE FOLLOWING CONDITION:

The parcel that is the result of the subdivision exemption will only be used as a location for a new ambulance station or for similar medical purposes.

AND THE BOARD OF COUNTY COMMISSIONERS FURTHER FINDS THAT:

The effect of the subdivision exemption granted hereby is that after donation and conveyance of the three-acre parcel by the McDaniels to the Ambulance District, neither the retained McDaniel parcel, nor the three-acre parcel to be acquired by the Ambulance District are, or shall be considered to be subdivided land.

Moved, seconded, and passed this 27 day of April, 2021.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



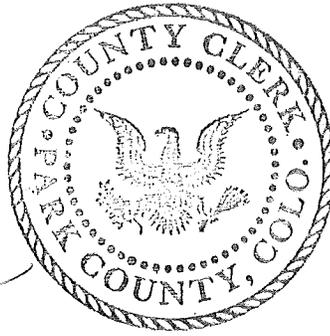
Richard Elsner, Chairperson

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Park County Clerk



ATTEST:



County Clerk

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EXHIBIT A
Land Survey Plat

