

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2025-030**

**RESOLUTION RECOMMENDING APPROVAL TO SUBDIVIDE 96.18 ACRES OF A
100.38-ACRE PARCEL INTO 5 LOTS TO ALLOW FOR SINGLE FAMILY
RESIDENCES ON 5-ACRE LOTS 2, 3, AND 5 AND RV/CAMPGROUND ON 32.38-
ACRE AND 43.56-ACRE LOTS 4 AND 1 (RESPECTIVELY) OF THE SUBDIVISION
IN PARCEL 47326, A METES AND BOUNDS PROPERTY ADDRESSED AS
405 CO RD 19, ALMA CO 80420.**

WHEREAS, the Applicant, Lynne Smithpeter, has applied for a minor subdivision as described above and more particularly described in the plat attached hereto as Exhibit A; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners (BOCC), the BOCC held a public hearing and reviewed the application and all supporting documentation, the recommendations of the Planning Commission, the Planning Department, and the testimony of the Applicant and members of the public; and

WHEREAS, during said public meeting, the BOCC found that the application for the subdivision meets the criteria for a Minor Subdivision as set forth in Section 6-303 of the Park County Land Use Regulations.

NOW THEREFORE, BE IT RESOLVED THAT THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY INCORPORATES THE FINDINGS CONTAINED IN THE STAFF REPORT AND APPROVES THE APPLICATION FOR A CONDITIONAL USE PERMIT WITH THE FOLLOWING CONDITIONS:

1. 1. Corrections to and resubmittal of the minor subdivision plat including the following items:
 - a. Addition of the 100-year flood hazard limits
 - b. Review of the final submittal of the minor subdivision plat as compared to the title report
 - c. Confirmation that all existing and proposed easements are shown
 - d. Removal of Note 10

Moved, seconded, and passed this 15th day of October 2025.

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822532 11/6/2025 11:27 AM Milena Kassel
2 of 2 R\$0 D\$0 S\$0 Park County

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



David Wissel: Chairman

ATTEST:



County Clerk

Commissioner Wissel Aye Nay

Commissioner Gemmer Aye Nay

Commissioner Mitchell Aye Nay