

PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2025-032

**A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION FOR A
CONDITIONAL USE PERMIT ALLOWING AN UNMANNED AUXILIARY FIRE
STATION IN A RESIDENTIALLY ZONED AREA, ON A 5-ACRE PARCEL
DESCRIBED BRIEFLY AS LOT 2, SOUTH PARK RANCHES FILING 1 AND
ADDRESSED AS 7127 MOFFAT ROAD, HARTSEL, CO.**

WHEREAS, the Applicant, Chief Brian Cook of the Hartsel Fire Protection District, has applied for a Conditional Use Permit allowing an auxiliary fire station in a residentially zoned district; 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 conditional use permit meets the criteria for a conditional use permit as set forth in Section 5-503 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 TO ALLOW FOR AN AUXILIARY FIRE STATION ON A RESIDENTIALLY ZONED PARCEL, BASED ON THE FOLLOWING FINDINGS OF FACT:

1. The use proposed is an authorized use for the zone district in which the property described in the application is located; and
2. The property described in the application for Conditional Use Permit possesses geological, physical, and other environmental conditions that are compatible with the proposed Conditional Use; and
3. The Conditional Use will conform with all applicable requirements of the zone district and these Land Use Regulations and do not create a substantial safety concern for anticipated visitors to the property; and
4. The property has a reasonably certain right of permanent legal access permitting vehicular access from the property to the public thoroughfare; and
5. Access to the property from the public thoroughfare reasonably meets County street, road, or driveway standards or, if the property is undeveloped, such access will be established prior to issuance of a building permit; and
6. The proposed Conditional Use is compatible with the uses and zoning for other properties within the neighborhood or immediately surrounding area; and
7. No conflicts exist with any enforceable covenants, conditions, and restrictions of record.

Moved, seconded, and passed this _____ day of _____, 2025

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



David Wissel, Chairperson

ATTEST:



County Clerk

Commissioner Gemmer	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Commissioner Mitchell	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Commissioner Wissel	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

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