

From: [Jack Cropper](#)
To: [Park County Planning and Zoning](#)
Subject: Public Comment – Planning Commission Special Public Hearing for Adoption of the Park County Strategic Master Plan - 04-/17/2025
Date: Monday, April 14, 2025 7:03:44 PM

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TO: Park County Board of County Commissioners
FROM: Jack Cropper
RE: Public Comment – Planning Commission Special Public Hearing for Adoption of the Park County Strategic Master Plan - 04-/17/2025

Dear Commissioners,

My name is Jack Cropper, and my family and I are property owners in the Placer Valley neighborhood outside of Alma. Thank you for the opportunity to provide public comment on the current draft of the *Park County Strategic Master Plan 2025*, scheduled for review on April 17th, 2025.

After reviewing the revised draft, I want to express my appreciation for the inclusion of Chapter 2, Subsection G5: “*Waste/Water: Conservation and Preservation*”. This is a critical addition, and I urge the County to further strengthen this section in light of recent proposals that pose significant risks to Park County’s water resources and its residents.

We are particularly concerned about the proposed expansion of the Montgomery Reservoir by Colorado Springs Utilities (CSU), currently in the permitting phase and projected for completion by 2030. This expansion would more than double the reservoir’s capacity, from 5,669 acre-feet to 13,779 acre-feet, an increase of 143%. As a family whose property lies in an area directly impacted by the expansion, this proposal carries serious and personal implications. Based on CSU’s conceptual renderings, the expanded reservoir would extend to the intersection of upper and lower County Road 4, raising long-term concerns about safety, recreation, and the overall quality of life in our community.

Beyond personal impact, this project represents a broader and troubling precedent: municipalities from outside Park County making substantial changes to our landscapes and ecosystems, with minimal benefit to local residents. While CSU stands to gain long-term water storage capacity and rights, Park County receives little more than limited storage rights - an arrangement that is neither equitable nor sustainable for residents or the County as a whole. The environmental, infrastructural, and social burdens of this project will fall disproportionately on Park County communities.

There is a clear need for balance between thoughtful development and the preservation of what makes Park County unique. While we recognize the role that growth and infrastructure can play in economic development, that growth must not

come at the cost of local control, community well-being, or environmental integrity. Park County's watersheds, especially at headwaters, such as the Middle Fork of the South Platte River, are irreplaceable and must be protected from exploitation by entities whose priorities lie outside County borders.

To help ensure the County's long-term sustainability and autonomy, we respectfully request that the following language be added or clarified in the Strategic Master Plan prior to its approval:

1. Include language to address and limit the influence of extra-county water purveyors, districts, and municipalities operating within Park County.
2. Establish a framework under Chapter 2, G10, S10.3 for intergovernmental coordination that prioritizes transparency, community input, and the preservation of Park County's natural resources.
3. Develop goals discouraging or restricting the expansion of water infrastructure by entities whose service areas lie outside the County, unless clearly defined and substantial benefits are provided to residents, including environmental rehabilitation in affected areas.
4. Commit to full public disclosure and community engagement opportunities for any agreements made between Park County and external utility providers moving forward.

We believe these additions would help ensure that Park County's strategic growth is truly in the service of the County, its people, and its future. Thank you for your commitment to representing the voices and interests of all County residents. We urge you to help preserve the unique resources, landscapes, ecosystems, and communities that make Park County exceptional.

Sincerely,
Jack Cropper
Jack.Cropper@outlook.com

From: [Susan Esmond](#)
To: [Park County Planning and Zoning](#); jennifer.gannon@parkcountycolorado.gov
Subject: Strategic Master Plan Comment
Date: Wednesday, April 16, 2025 1:02:09 AM

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I'm submitting this comment as a tax paying citizen of Park County. I'm concerned about the clear evidence of increased mining activity on *county owned property* off of Hwy 9 near mile marker 62 (near the "Park County Industrial Park" propane storage, and the property with the entrance identified as "IKE") between Hartsel and Fairplay, near the Redhill Forest subdivision.

I would like to see wording in the SMP attesting that the County (BOCC) will honor the wishes expressed through the extensive public outreach for this updated SMP which is strongly opposed to increased aggregate mining, transport of materials on county owned property which will impact county and privately maintained roads, or any asphalt or concrete production within the county. It appears the County may be proceeding with such activities without public knowledge, input, education, or comment. I'm specifically referencing CR 9 south of Fairplay near mile marker 62, but my concerns would apply to any county owned property throughout the county.

Thank you
Susan Esmond

From: [Lia A](#)
To: [Park County Planning and Zoning](#)
Subject: Housing Development in Bailey
Date: Thursday, February 20, 2025 8:48:39 PM

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To Whom it May Concern,

I live in the Will-o-wisp neighborhood. I have been told by county employees that the 9 acre plot of land that is adjacent to Will-o-wisp has been looked at for affordable housing development. I can confidently say that the community members in this area do not want this as a prioritization on the strategic plan.

Right now, this is goal #2, strategy #1 on the plan. Which is really high up on the priority list and I do not believe that this is that high on the community priorities based on the community priorities.

The top priorities for the county are:

1. Safer Roads and Highways
2. More affordable local goods and services
3. Access to Healthcare

These three priorities were illuminated in the last county survey and the current master plan draft does not reflect these priorities.

Thank you for your time,
Elizabeth Arnzen

From: noreply@civicplus.com
To: [Park County Planning and Zoning](#)
Subject: Online Form Submittal: Contact Planning & Zoning
Date: Wednesday, March 12, 2025 11:41:53 AM

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Contact Planning & Zoning

If you have a question or concern you would like us to address, please submit this form. We will try to address your request in a timely manner.

(Section Break)

Personal Information

First Name	Heather
Last Name	Prewitt
Phone Number	303-809-1302
Email Address	prewithhj@gmail.com

(Section Break)

Questions & Concerns

What is your question or concern?	The only demographics that should be considered in the strategic planning process are those that come from the state demographer, not survey results. https://demography.dola.colorado.gov/assets/html/county.html
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Patrick A. Schilken
Public Written Comments
2025 Park County Strategic Master Plan
Park County Private Land Owner
720-341-2084

RE: Park County Colorado Strategic Master Plan April 10,2025 DRAFT

Opening Comments:

My name is Patrick A. Schilken. I am a property owner in Park County for the last 20 years. I primarily own patented mining claims in several different areas, throughout Park County. My plan is to one day open these mines for mineral production. I also serve as a member on the ABE committee (Advisory Board for the Environment)

The proposed plan is full of lofty goals. What I do not see is how this will be paid out of the current budget. There is no current identification of adding revenue streams to cover the costs. As it stands right now, there is not enough money to properly fund the local police departments. Additional taxes to property, sales tax and the like will not meet voter approval. Summit County just rejected a sales tax increase. Other than trimming the budget, other revenue streams need to be examined.

Other states have levied a severance tax for sand and gravel extraction. Colorado currently levies a severance tax on Metallic Minerals, Molybdenum (Ore), Oil and Gas, Oil Shale, and Coal. Since these important resources leave the county, and in some instance the state. The county should look to this as a possible revenue stream as well.

What I have been told is that the hardiness of the aggregate form Park County meets or exceeds the federal standards for road and bridge construction, including airport runways.

Finally, it is irresponsible to not include Bureau of Land Management, US Forest Service and State Lands as part of promoting recreational use. There is mention of coordinating on wildlife issues, but no on anything else. I would at least include discussions and coordination with the US Forest Service on access to recreation. Each agency has its own strategic plan as well.

I have added a few more suggestions to the draft plan.

1. Change in mission statement: Add in Bolded Areas

Vision Statement

Park County is committed to our community embracing responsible growth, protecting open spaces, natural vistas, **mineral resource areas** and critical wildlife corridors, while preserving its rural quality of life, resiliency, and economic sustainability,

ensuring that **all of** our resources are preserved for future generations.

2. Add in the following:

S1.10 Improve Communication and Coordination with US Forest Service, BLM and State Lands on Road Use

Currently the Public Lands are governed by the MVUM also known as the Motorized Vehicle Use Maps. The MVUM displays National Forest System roads, trails and areas designated as open to motorized travel by vehicle class. Create improved lines of communication to a better understanding of the recreation use of MVUM governed roads, access permitting, limited or restricted areas of travel.

3. Mineral Resource Areas Add in Bolded Areas

S7.11 Preserve Mineral Resource Areas

Preserve mining heritage, support working mines, and promote sustainable mining land and mineral management.

- a) Protect mineral resource areas through zoning.
- b) Mineral resource areas are designated as areas of state interest and must be protected and administered in such a manner as to permit the extraction and exploration of minerals.
- c) Develop and adopt a Mineral Resources Overlay for a future land use map designating and protecting land containing mineral resources of long-term significance.
- d) Mineral resource areas are prone to geological hazards. The County should make a part of its permitting process the reference to Section 7-605 Geologic and Wildfire Hazards as part of its compliance for use and development. All perspective buyers and their agents need to be aware of the availability of resource materials, such as mineral surveys and field notes when buying in mineral resource areas and areas zoned for mining.**
- f) **Add mineral map from Colorado Geological Society for Park County.**

3. **Add to Section S7.2 - Colorado Department of Critical Wildlife Corridors map.**