

# PARK COUNTY PLANNING COMMISSION

February 9, 2026

County Offices in Fairplay and Virtually on Zoom



Members Present: Scott Dodge, Chair; Susan (Suzy) Jones, Vice Chair; Cyndie Sherriff, Member; Garrison Genschorck, Member; Kevin Spencer, Member; Cathy Leslie, Alternate

Staff Present: Shelli Yarbrough, Planner I; Kay Wolf, Planner II; Brandon Heacock, Development Services Director.

The Chair called the meeting to order at 9:02am

Introduction of the Board/roll call.

Pledge of Allegiance.

AGENDA APPROVAL: Commissioner Sherriff moved to amend the agenda to add Election of Officers for 2026; Commissioner Genschorck seconded – motion passed unanimously.

MINUTES APPROVAL: Commissioner Sherriff moved to make a correction from the November 26, 2025 Minutes; Commissioner Genschorck seconded – motion passed unanimously.

## **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

- Planner Shelli Yarbrough gave the PowerPoint presentation.
  - The applicant, GARY & JOLENE NEFF AND EDWIN & TAMARA HEDLUND, spoke
  - Public Comment: none
- Commissioner Sherriff moved to close public comment; Commissioner Genschorck seconded – motion passed unanimously.



- Commissioners deliberated.
- Chair Dodge read the conditions of approval and the staff recommendation.
- Commissioner Sherriff moved to recommend approval of the application with no conditions. Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC.

### **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:** MINE WATER FINANCE, LLC

- Planner Shelli Yarbrough gave the PowerPoint presentation.
- The applicant, Kate McCoy from NoLo spoke for MINE WATER FINANCE, LLC
- Public Comment: Josh Voorhis, USFS, spoke for the approval of the application  
Commissioner Sherriff moved to close public comment; Commissioner Genschorck seconded – motion passed unanimously.
- Commissioners deliberated.
- Chair Dodge read the conditions of approval and the staff recommendation.
- Commissioner Sherriff moved to recommend approval of the application with no conditions. Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC.

### **CONDITIONAL USE PERMIT CASE #A25-0117**

The applicant is requesting an amendment to the CUP approved by resolution 2005-26 to expand the footprint of their residential home and build an addition of a 20'x19' closet on the property addressed as [32634 Hwy 24, Lake George].

**APPLICANT:** CATHY IVANOV

- Planner Kay Wolf gave the PowerPoint presentation.
- The applicant's son, Timothy Radloff, spoke with permission from Cathy Ivanov
- Public Comment: none



- Commissioner Genschorck moved to close public comment; Commissioner Sherriff seconded – motion passed unanimously.
- Commissioners deliberated.
- Chair Dodge read the conditions of approval and the staff recommendation.
- Commissioner Sherriff moved to recommend approval of the application with no conditions. Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC.

### **REZONING CASE #A25-0118**

The applicant is requesting that their 58.3 acre parcel addressed as 14097 Wandcrest Park Dr, Bailey be rezoned from Residential/PUD(rescinded by the BOCC on 12/19/2025) to Agricultural.

**APPLICANT:** Adam Shirley - ASKAG, LLC

- Planner Kay Wolf gave the PowerPoint presentation.
- The applicant, Adam Shirley, spoke
- Administrative Review comments made by DS Director, Brandon Heacock
- Public Comment:
  - In favor-None
  - Opposed:
    1. Stan Bates-in person
    2. Heather Prewitt-in person
    3. David Parks-in person
    4. Luke Heffernen-in person
    5. Ann Heffernen-in person
    6. Nancy Parks-in person
    7. Tim Jones-Zoom
    8. Joe Weidner-Zoom
    9. Kimberly Merriman-Zoom
    10. Susie Bates on behalf of Alisha Ferber-Zoom
    11. Susie Bates-Zoom
    12. Kathryn James-Zoom
    13. Summer Preston-Zoom
    14. Andi Weidner-Zoom
    15. Lee Roberts-Zoom

Commissioner Sherriff moved to close public comment; Vice Chair Jones seconded – motion passed unanimously.



- Applicant rebuttal.
- Commissioners deliberated.
- Commissioner Sherriff moved to recommend denial of the application.  
Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC as recommended for denial.

ADMINISTRATIVE UPDATE: DS Director Heacock -fraudulent activity regarding billing/invoicing has taken place. The county IT department is looking into the problem.

ELECTIONS: Chairperson Dodge and Alternate Commissioner Leslie resigned. Commissioner Genschorck nominated Commissioner Sherriff for Chairperson, Vice Chair Jones seconded. Commissioner Sherriff accepted the nomination-motion passed unanimously. Commissioner Genschorck nominated Vice Chair Jones to resume her position as Vice Chair, Vice Chair Jones declined the nomination. Commissioner Sherriff nominated Commissioner Genschorck as Vice Chair, Vice Chair Jones seconded. Commissioner Genschorck accepted the nomination-motion passed unanimously.

#### PUBLIC COMMENT:

Susie Bates

Lee Roberts

Kimberly Merriman

Stan Bates

DS Director Heacock gave thanks to the commissioners stepping down and congratulated new Chairperson Sherriff and Vice Chair Genschorck.

Commissioner Sherriff moved to close public comment; Commissioner Genschorck seconded – motion passed unanimously.

ADJOURNMENT: Commissioner Jones moved to adjourn the public meeting; Commissioner Sherriff seconded – motion passed unanimously at 2:36 PM.