

**PARK COUNTY, COLORADO**  
**BOARD OF COUNTY COMMISSIONERS**  
**Resolution No. 2026-\_\_\_\_\_**

**A RESOLUTION RECOMMENDING APPROVAL TO SUBDIVIDE 2 PARCELS  
INTO THREE LOTS. THE SUBJECT PROPERTIES ARE DESCRIBED AS  
MS-8270A (PARCEL #90981) AND MS-8270B (PARCEL #90982) AND ARE  
ADDRESSED AS 6632 CO RD 12, ALMA.**

WHEREAS, Joseph Harrington of MineWater Finance, LLC, applicant, 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 MINOR SUBDIVISION WITH THE FOLLOWING FINDINGS OF FACT AND CONDITIONS:

FINDINGS OF FACT:

1. The proposed subdivision conforms to all applicable requirements for the zone district in which the property is located, including but not limited to requirements for setbacks, height, floor and lot areas, and minimum lot sizes.
2. The proposed Minor Subdivision meets or satisfies all applicable requirements of these Land Use Regulations.
3. The proposed Minor Subdivision substantially conforms to the goals and policies of the Strategic Master Plan to the extent that such advisory provisions do not conflict with provisions or requirements of the Land Use Regulations and to the extent that such goals and policies set forth requirements which are sufficiently specific to permit the Planning Commission or the BOCC to decide that such application or subdivision meets or fails to meet such goal or policy.
4. The proposed Minor Subdivision (both during and following construction) will not result in substantial adverse impacts upon adjacent property or the public health, safety, and welfare of Park County residents.
5. The proposed Minor Subdivision will obtain water and wastewater services from sources and facilities meeting the requirements of Divisions 7 and 8 of Article VII.

6. Where Public Improvements are proposed to serve the subdivision, the Applicant has executed a Subdivision Improvement Agreement in a form recommended for approval by the Board of County Commissioners and the County Attorney, which adequately secures the timely and complete construction of the Public Improvements in accordance with these Land Use Regulations or other applicable design and construction standards.

CONDITIONS:

1. None

Moved, seconded, and passed this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
David Wissel: Chairman

ATTEST:

\_\_\_\_\_  
County Clerk

Commissioner Wissel                      Aye \_\_\_ Nay \_\_\_

Commissioner Gemmer                      Aye \_\_\_ Nay \_\_\_

Commissioner Mitchell                      Aye \_\_\_ Nay \_\_\_