

Glastonbury Landowners Association | Project Review Committee

Wednesday, October 1, 2025 – 7:00 PM (MDT)

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Call to Order (7:04 PM) by Doug Gill

Committee Director Members Present: Douglas Gill (President), Tim Brockett (Vice-President), Ryan Kinports, Steve Anderson, and Tyson Wright

Committee Landowner Members Present: Phillip Pickens and John Carp

Board Members present: Claudette Dirkers (Treasurer)

Committee members absent: None

Landowners present: Benjamin Buford, James and Leslie Everett, Byron Kassing, and Ron Wartman.

Landowner Representative: Contractor Joel Grueneich for Lance Rushmeyer

Interim Chair Doug Gill called the meeting to order at 7:04 PM. Then, he asked Tim Brockett to conduct the meeting.

Tim stated, “This meeting is being recorded by the GLA, and the GLA is the only party that has consent, and no other recording is authorized.”

Treasurer Claudette Dirkers confirmed that all project fees were paid, and landowner assessments were up to date for the four projects on the agenda.

1. Thomas Davis SG 46 C-1 – Thomas is proposing to build a 264 square foot shed. Tim carefully inspected the site and found all aspects were in accordance with our governing documents, required permits and likewise, paperwork was in order. Thomas had concerns about the impact fee, and he requested that his application be expedited to take advantage of the last days of warm and dry weather.

Motion – Tim made a motion for the Project Review Committee to approve the project and send it to the GLA Board for their email approval. Steve Anderson seconded the motion. **Unanimously approved.**

2. Lance Rushmeyer (NG 42-D) requested Final Approval for his residence and driveway project. PRC Member Phillip Pickens conducted a site inspection and presented a detailed report. The project was completed as stated, but Rushmeyer’s builder could not install a culvert.

Motion – Tim made a motion for the Project Review Committee to conditionally approve the project and send it to the GLA Board for their approval and determination as to whether a culvert is needed. John Carp seconded the motion. **Unanimously approved.**

3. Kassing, Byron (SG 84-A) Byron Kassing proposed to build a residence and driveway. Park County has not yet issued a septic permit, so a Form C was not filed. Tim carefully inspected the site and found all aspects were in accordance with our governing documents, required permits and likewise, paperwork was in order. The existing dome house will be removed before the new home is finished, as court-ordered restrictions only allow one dwelling on the tract. Ample space was set aside for a septic drainfield and replacement drainfield. The tract already has a well. Byron asked the PRC to expedite his application so he could take

advantage of the last warm and dry fall weather.

Motion – Tim made a motion for the Project Review Committee to conditionally approve the project and send it to the GLA Board for their email approval. The condition being that a septic permit and form C be filed as soon as the county issues a permit. Doug Gill seconded the motion. **Unanimously approved.**

Byron Kassing asked the PRC if he could widen Sagittarius Skyway and try to eliminate two blind corners between the junction with Hercules Road and the dome house. He would work within the easement and try to bring the road up to GLA Road and Driveway Standards, all work done at no charge to GLA. Discussion ensued. John Carp offered to contact adjacent landowner Robert Wallace, to see if he had concerns.

Motion – Doug made a motion for the Project Review Committee to approve the road widening project and send it to the GLA Board and Road Committee for their consideration and email approval. Affected landowners must be contacted as a courtesy so they know what we are doing. Tim seconded the motion. **Unanimously approved.**

4. The Buford Subdivision/Family Conveyance (NG 12-B, 1-4) was discussed. The project had been started with Park County, but without prior GLA notification, as required by our governing documents. Discussion ensued whether the GLA should allow one of the parcels to install a private driveway connected to Capricorn Drive or require all parcels to use the subdivision road. Further concerns were what width the subdivision road should be, and if a cul-de-sac for emergency vehicles should be included. Safety concerns were foremost. The lack of fire protection was also noted. Because this was a family transfer, normal Park County subdivision requirements for fire and road safety were bypassed.

It was agreed that the Buford's would stake the requested second driveway entrance for tract NG 12-B1 on Capricorn Drive, so the line-of-sight distance of exactly 240 feet in each direction, stipulated in the GLA Road and Driveway Standards, could be measured. The Buford's also consented to allow GLA Directors and/or Road Project Review Committee Members to walk the quarter-mile length of the existing 11-foot-wide driveway. The objective is to carefully evaluate the landscape to determine the safest width for the subdivision access road which will serve the planned multiple homes.

Tim Brockett adjourned the meeting at 9:39 PM

Next PRC Meeting is scheduled for October 29, 2025, at 7:00 PM

Minutes Taken by: Tim Brockett; edited by Claudette Dirkers

Minutes Approved by email vote: October 8, 2025