

FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA
MAY 6, 2008 @ 7:00 P.M.
FREMONT COUNTY ADMINISTRATION BUILDING
COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL

1. **APPROVAL OF THE APRIL 1, 2008 PLANNING COMMISSION MEETING MINUTES**

2. **REQUEST: ZC 08-001 WISH ZONE CHANGE**

Request approval of a **Zone Change from the Business Zone District to the Agricultural Estates Zone District, Department file # ZC 08-001 Wish Zone Change**, by Anthony & Laima Wish, for their property which is *located on the north side of US Highway 50, approximately 0.66 miles west of Fremont County Road #6, aka Hayden Creek Road, in the Coaldale Area*. The property is currently vacant but was used in the past as a business with a watchman's quarters. The applicant proposes to construct a new single-family dwelling on the property upon receiving approval of the zone change. The property to be rezoned contains 5.51 acres.

REPRESENTATIVE: *Matt Koch, Cornerstone Land Surveying*

3. **REQUEST: SRU 07-002 ALLTEL COMMUNICATIONS INC. WIRELESS TOWER (Colon - Emerson Trust Property)**

Request approval of a **special review use permit, Department file #SRU 07-002 Alltel Communications Inc. Wireless Tower, to allow for the installation of a one-hundred (100) foot tall galvanized steel monopole tower with antennas and lightning rod, a prefabricated concrete equipment shelter and a six (6) foot tall security fence**, by Alltel Communications Inc., for property owned by the Jean Colon – Ann M. Emerson Trust. The property is *located approximately 600 feet south of US Highway 50 and approximately 1/2 mile east of McKenzie Avenue in the Fourmile Area*. The property is currently vacant, located in the Agricultural Living Zone District and contains 62.16 acres.

REPRESENTATIVE: *Ralph Wyngarden, Faulk and Foster*

4. **REQUEST: SDP 08-001 PENROSE COMMUNITY LIBRARY SITE DEVELOPMENT PLAN**

Request approval of a **Site Development Plan, Department file #SDP 08-001 Penrose Community Library Site Development Plan, to allow a community library and a future 2,000 square foot expansion along with a similar use designation**, by Penrose Community Library District, for its property which is *located at the northwest corner of Dawson Street and Seventh Avenue, in the downtown Penrose Area*. The applicant is requesting a similar use designation to a Community Building (*a permitted use in the Business Zone District*) as allowed by Section 2.2.2.2 of the Zoning Resolution. The property will contain a 6,949 square foot library with a possible 2,000 square foot addition in the future. The property currently is vacant,

zoned Business and contains 0.86 acres. (*Site Development Plan review is required since the property is currently vacant.*)

REPRESENTATIVE: Bruce Barr, Art Klein Construction, Inc.

5. **REQUEST: TUP 08-003 Royal Gorge ATV Jamboree**

Request approval of a Temporary Use Permit, Department file #**TUP 08-003 Royal Gorge ATV Jamboree**. The event is to take place on June 7th, 2008 at 0012 3rd Street (*sometimes known as FCR #123*) in the Beaver Park Area, generally located 1.75 miles west of Colorado State Highway 115 on the south side of 3rd Street. The event is to be hosted by The Penrose ATV Club, Ronald J. Faulkner, President. The event is to consist of an “ATV Rodeo” starting at approximately 1:00 pm to be followed by a “concert” starting at 7:00 pm and ending at 9:30 pm. The application also indicates that “limited camping for volunteers that are helping with the event with self contained camper only” is proposed on the property. Estimates for attendance vary in the submittal packet between 200 and 1,000. The applicant has requested that the Temporary Use Permit be issued for the entire day. The property consists of approximately 80 acres, and currently contains, according to Assessment Records a 2 bedroom mobile home, a 1 bedroom single-family dwelling, detached garage and shed. The “Rodeo Area” is indicated to be in the Northwesterly portion of the property, the “Stage Area” is indicated to be in the Southeasterly portion of the property and the “Parking Area” is indicated to be in the Northeasterly portion of the property. The property is traversed by Brush Hollow Creek (*which is shown by FEMA, FIRM Map #08043C0675E to be a flood hazard area*). The property is located in the Agricultural Forestry Zone District and Department research indicates that the property is owned by John L. Grimm and Ann E. Grimm.

REPRESENTATIVE: Ronald J. Faulkner, President, Penrose ATV Club

6. **OTHER ITEMS FOR DISCUSSION**

Discuss any items or concerns of the Planning Commission members.

7. **ADJOURNMENT**