

FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA
JUNE 1, 2010 @ 4:00 P.M.
FREMONT COUNTY ADMINISTRATION BUILDING
COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL

1. APPROVAL OF THE APRIL 6, 2010 PLANNING COMMISSION MEETING MINUTES

2. REQUEST: SRU 10-002 Van Diest Supply Company Distribution Center

Request approval of a **Special Review Use Permit, Department file #SRU 10-002 Van Diest Supply Company Distribution Center**, (*distribution center*) for the operation of a crop protection products (*herbicides, drift and deposition management products, adjuvants and utility products*) distribution center, by Peterson Construction for Van Diest Supply Company. The property is located *on the west side of Colorado State Highway 67, approximately 0.9 miles south of the intersection of U.S. Highway 50 and Colorado State Highway 67, north of Florence, Colorado and west of the Fremont County Airport. The property is described as Lot 39, Airport Industrial Park, Filing No. 1, located in the Industrial Park Zone District and contains 7.78 acres.*

REPRESENTATIVE: Joe Gagliano, Gagliano Engineering, Inc.

3. REQUEST: SRU 10-001 AT & T WIRELESS FACILITY MEDIAN POINT (TOWER)

Request approval of a **Special Review Use Permit, Department file #SRU 10-001 AT & T Wireless Facility Median Point (Tower)**, by **AT & T Wireless**, to allow for the installation and operation of antennas on a one-hundred and fifty (150) foot monopole, which will contain six (6) dual broadband antennas, six (6) amplifiers, 12 coax, an equipment shelter, an ice bridge, a GPS antenna, a base station antenna (component of the E911 emergency system) and a utility meter mounted to a steel H frame and a microwave dish antenna. Access to the site will be via a twelve (12) foot easement from State Highway 115. The *property is generally located on the westerly side of Colorado State Highway 115 approximately 5.5 miles northeasterly of Fremont County Road F 45, along Colorado State Highway 115 or 2.9 miles southwesterly, from the Fremont/El Paso County line, along Colorado State Highway 115.* The tower and associated items will be located within a fifty (50) foot by fifty (50) foot two-thousand-five-hundred (2,500) square foot lease area inside a 353.969 acre parcel which is owned by Colorado State Board of Land Commissioners. The property which will house the tower is vacant and is zoned Agricultural Forestry.

REPRESENTATIVE: Liz Walker, Black & Veatch.

4. REQUEST: SRU 10-003 INNOVATIVE STRUCTURES

Request approval of a **Special Review Use Permit, Department file #SRU 10-003 Innovative Structures**, by **Devon Eicher**, to construct garages, sheds, gazebos, decks and agricultural buildings (light manufacturing), in the Business Zone District. The property contains a pole barn, a metal shop, an office and a number of displays that are for sale. This

property also was granted an SRU for an AT & T antenna tower. The property is located *at the northwest corner of the intersection of U.S. Highway 50 and N Street in the Beaver Park Area*. The property is zoned Business and contains 4.59 acres.

REPRESENTATIVE: *Matt Koch, Cornerstone Land Surveying, LLC*

5. REQUEST: SRU 10-004 RIVER MOUNTAIN RECREATION

Request approval of a **Special Review Use Permit, Department file #SRU 10-004 River Mountain Recreation**, by **River Mountain Recreation, LLC**, to allow seasonal camping on the property for the employees of the existing rafting business (Seasonal Employee Housing), which is a special review use in the zone district. The property contains a rafting office, a bathroom, a pond, 2 covered dressing areas, a pergola and a portable guest toilet. The property is located *on the west side of County Road 3A, 0.25 miles south of U.S. Highway 50 in the Eight Mile Hill Area*. The property is zoned Rural Highway Business and contains approximately 20 acres.

REPRESENTATIVE: *Matt Koch, Cornerstone Land Surveying, LLC*

6. PROPOSED 2nd AMENDMENT TO THE FREMONT COUNTY ZONING RESOLUTION

Request approval of a proposed amendment which would add the following regulations to the Zoning Resolution:

- a. Commercial Wind Energy System
- b. Small Wind Energy System
- c. Contractor's Yard or Building

REPRESENTATIVE: *Fremont County Department of Planning & Zoning*

7. DISCUSSION ITEMS

Discussion of any items or concerns of the Planning Commission members.

8. ADJOURNMENT