

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA
OCTOBER 6, 2009 @ 7:00 P.M.
FREMONT COUNTY ADMINISTRATION BUILDING
COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL**

1. APPROVAL OF THE SEPTEMBER 1, 2009 PLANNING COMMISSION MEETING MINUTES

2. PUBLIC HEARING - 4th AMENDMENT TO THE FREMONT COUNTY MASTER PLAN

Request approval of an amendment to the Fremont County Master Plan which is intended to clarify the submittal process, set an application fee, set the number of copies required for the amendment application, set deadlines for submittal, clarification of existing requirements and additional submittal requirements, and to allow the Planning Commission to review the application for amendment to determine whether the amendment application is appropriate and if it meets the requirements of the application process for amending the plan, and to identify and clarify actions of the Planning Commission.

REPRESENTATIVE: Department of Planning & Zoning

3. REQUEST: SDP 09-001 ECHO CANYON RIVER EXPEDITIONS ADDITIONS & REMODEL

Request approval of a **Site Development Plan, Department file #SDP 09-001 Echo Canyon River Expeditions Site Development Plan, to allow a restaurant and lounge in addition to the existing commercial rafting business**, by Andy Neinas, for his property which is *located approximately ¼ mile east of the intersection of County Road 3A and U.S. Highway 50, on the north side of U.S. Highway 50, in the Royal Gorge Area*. The property contains a commercial rafting business, a rafting reception and retail building, a bunk house, a storage trailer, a removable shed, another existing shed and a sun shade building. A Special Review Use Permit has also been issued for seasonal housing of rafting employees. In addition to the request for a SDP for the restaurant and lounge (*housed in a new 2,265 sq. ft. pavilion building*), a new staff locker building and guest/customer locker building, guest/customer dressing room, 2 covered porches, a number of open porches, a breezeway and a pavilion will be added in conjunction with the existing commercial rafting business. Three (3) existing buildings used for the rafting business are to be removed. The property is zoned Rural Highway Business and contains 7.0 acres. (*A Site Development Plan application was required as the addition of a restaurant and lounge was considered a substantial change of use to the existing business operation.*)

REPRESENTATIVE: David Reynolds, Reynolds Construction Company.

4. REQUEST: SRU 09-001 VERIZON WIRELESS SITE CO4 CAÑON CITY

Request approval of a **Special Review Use Permit**, Department file #SRU 09-001 Verizon Wireless Site CO4 Cañon City, by Colorado 4 Park Limited Partnership, d.b.a. Verizon Wireless, to allow for modifications to an existing three-hundred (300) foot unmanned telecommunications guyed tower. The modifications will be to remove three (3) existing Omni antennas, and replace them with three (3) tower arms/sectors with 4 cellular panel antennas on each arm or twelve (12) antennas total. The existing tower was constructed prior to regulation; therefore approval of the SRU will bring the tower into compliance with current regulations. The property is located on the east side of Fremont County Road #3 a.k.a Temple Canyon Road, approximately 1.7 miles southwest of the intersection of County Road #3 and Mariposa Road, in the Temple Canyon Area. In addition to the tower the property also contains an existing 12 foot wide by 26 foot long by 10 foot high prefabricated equipment building and an existing 50 foot by 60 foot 6 foot tall chain link fence with barbed wire enclosure. The property consists of a 7.0 acre parcel which is located in the Industrial Zone District.

REPRESENTATIVE: Pam Powell, Black & Veatch Corporation

5. REQUEST: ZC 09-001 THOMPSON ZONE CHANGE

Request approval of a **Zone Change from the Industrial Zone District to the Business Zone District**, Department file #ZC 09-001 Thompson Zone Change, by Lonny Thompson, for his property which is located at the northeast corner of U. S. Highway 50 and K Street, in the Penrose Area. The proposal is to allow a retail store. The property presently houses a framed building used for retail sales, two mobile homes, one used for a watchman's quarters and one is used for storage of retail items. The property to be rezoned contains 2.5 acres.

REPRESENTATIVE: Matt Koch, Cornerstone Land Surveying, LLC

6. 3rd AMENDMENT TO THE SUBDIVISION REGULATIONS

Request approval of the 3rd amendment to the Fremont County Subdivision Regulations. The amendment exempts multi-business or industrial uses on a single property housed within a single structure if they are to be rented or leased as individual units, adopts the new drainage and roadway impact analysis regulations as adopted in the Zoning Resolution. **This item was tabled from the September 1, 2009 meeting.**

REPRESENTATIVE: Department of Planning & Zoning

7. OTHER ITEMS FOR DISCUSSION

Discuss any items or concerns of the Planning Commission members.

8. ADJOURNMENT

9. WORKSHOP - 2nd AMENDMENT TO THE FREMONT COUNTY MASTER PLAN

Workshop for Fremont County Master Plan re-write. (Open to public but no public comment to be accepted until public hearing).