

A G E N D A

Board of County Commissioners

FREMONT COUNTY

March 28, 2006

9:30 a.m.

- I) Call to Order
- II) Pledge of Allegiance
- III) Roll Call
- IV) Approval of Agenda
- V) Consent Agenda:
 - 1. Approval of Minutes March 14, 2006 and Special Meeting March 2, 2006
 - 2. Approval of Bills, March 28, 2006 / \$609,517.57
 - 3. LIQUOR LICENSES
KWIK STAR INC
KWIK STOP #6
916 HWY 115
Penrose, CO 81240
3.2 Percent Beer Retail License Renewal
 - 4. Adoption of Resolution #23, Series of 2006, file # ZC 05-005 Jewett Zone Change.
 - 5. Adoption of Resolution #24, Series of 2006, file # SRU 05-007 Fawn Hollow Transfer Station.
- VI) Administrative / Informational
 - 1. Staff / Elected Officials
 - 2. Citizens not already scheduled on agenda may address the board at this time.

VII) Old Business:

1. **REQUEST: SRU 05-008 CINGULAR WIRELESS TOWER (WALKER PROPERTY)**

Adoption of resolution specifying findings for the Board of County Commissioners' March 14, 2006, denial of the request for construction of a 180 foot monopole to consist of three sectors, each of which will contain four panel antennas, and ground equipment, by the New Cingular Wireless PCS,LLC, on property owned by Ronald and Alidra Walker.

VIII) New Business:

1. Proclamation – Fremont County Crime Victims' Rights Week April 23 to April 29, 2006.

2. Change in Location of a Polling Place for General and Primary Election.

3. Petition for Abatement of Taxes for 2004, Florence Four Square Church Sch.# 991-04-591 \$2,491.08.

4. Recommendation for Award of Bid for 4500 Tons of Chip-Seal Chips.

5. **REQUEST: ZC 05-006 BRILL ZONE CHANGE RESOLUTION NUMBER**

Assign a Resolution Number for file # ZC 05-006 Brill Zone Change.

6. **REQUEST: FP 06-001 FREMONT TRAILS CONDOMINIUMS**

Request approval of a **condominium plat for Lot 3, Cañon Creek Ranch Filing III**, by William Christensen, manager Fremont Trails LLC, for the corporation's property which is located *approximately 200 feet south of the intersection of Antero Drive and Grandview Avenue on the east side of Antero Drive, in the Fourmile Area*. The lot contains a two-family dwelling (duplex). The approval of the condominium plat will allow for the sale of each unit. The lot will have limited common elements and general common elements. The property is zoned Low Density Residence and contains 0.423 acres.

REPRESENTATIVE: Matt Koch, Cornerstone Land Surveying

7. **REQUEST: FP 05-007 KERNAL ESTATES FILING NO.1**

Requesting a waiver of the requirement of re-submission of the preliminary plan for a twenty-seven (27) lot major subdivision. A preliminary plan was approved in 1998 and again in 2001. A final plat approval was granted in 1998 and again in 2002. On both occasions a final plat was never recorded within on (1) year of Board of County Commissioner approval, thereby they application expired. The applicant

is requesting the waiver because nothing has changed, in fact a number of the required improvement such as sewer line extension, installation of fire hydrants and construction of the drainage facilities have occurred since the last application and all previous application materials will be re-submitted if a new application for preliminary plan is required. The final plat (phase 1) is for nine (9) lots and 2 outlots, to be platted in future phases, by Kernal Management Inc., A Nevada Corporation, Ross M. Blanchard, President, for the property which is located at the northeast corner of North Street and Minnesota Avenue in the North Cañon Area. The property is vacant and is zoned Agricultural Suburban.

REPRESENTATIVE: George Hall, GR Hall and Associates

8. **REQUEST: SUD 06-001 JONES SIMILAR USE DESIGNATION / THERAPY OFFICE**

Request approval of a similar use designation, by Dennis J. Jones, to allow holistic health service including, but not limited to, massage therapy, reiki therapy, aromatherapy and essential oil therapy. In addition, professional psychotherapy may be offered. The applicant is proposing that the above-specified uses are similar to the definition of a hospital, which is a Special Review Use, in the Agricultural Suburban Zone District. The definition of hospital as per the Zoning Resolution includes the care of the sick and injured, including psychiatric care. The applicant further states that this business would be very similar, in that a hospital also provides physical therapy as part of their function, and that this business would not be more detrimental to the area than a hospital. If similar use is approved, the approval would allow the applicant to submit a Special Review Use Permit application for his property, which is zoned Agricultural Suburban.

REPRESENTATIVE: Dennis J. Jones

IX) **PUBLIC HEARINGS SECHEDULED FOR 10:00 A.M.**

1. **REQUEST: 2ND AMENDMENT TO SUBDIVISION REGULATIONS**

Request for comments and recommendations concerning the requirement of a traffic impact analysis for all preliminary plan applications, various amendments to the platting requirements for Vacation of Interior Lot Lines, Lot Line Adjustments, and Boundary Line Adjustments, the requirement of a Lot Line or Boundary Line Adjustment for the Vacation of a Public Right-of-Way and other various amendments.

REPRESENTATIVE: Department of Planning and Zoning

2. **REQUEST: 23RD AMENDMENT TO ZONING
RESOLUTION**

Request for comments and recommendations concerning clarifications to some of the existing definitions, such as animal units, adding new definitions, the public recording of existing violations, various amendments to the existing zone districts, development of regulations and reorganization of temporary uses, amendments to the Home Occupation regulations, change of date concerning establishing a non-conforming use, reorganization and clarifications of the site plan requirements for zone changes, conditional and special review uses, the requirement of a project development plan for all commercial (business) and industrial zone changes, additions, expansions, etcetera, and other general requirements. The proposed project development plan will include a traffic impact analysis, a fire protection plan, site plan requirements and other development requirements.

REPRESENTATIVE: Department of Planning and Zoning