

# A G E N D A

Fremont County Commissioners

August 14, 2007

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 July 24, 2007
  2. Approval of Bills, August 14, 2007 /\$1,273,827.35
  3. **LIQUOR LICENSE**  
CAT'S CORNER LLC  
CAT'S CORNER  
411 BROADWAY  
PENROSE, CO 81240-9040  
RETAIL LIQUOR STORE LICENSE RENEWAL - MALT, VINOUS,  
AND SPIRITUOUS
  4. **SCHEDULING OF PUBLIC HEARINGS FOR SEPTEMBER 11, 2007**
    1. **REQUEST: ZC 07-001 LIPPIS REZONE**  
Request approval of a **Zone Change from the Low Density Residence Zone District to the Business Zone District, Department file #ZC 07-001 Lippis Zone Change, in conjunction with a site development plan, by Vicky Dixon Lippis, for her property which is *located at he northwest corner of the intersection of Colorado State Highway 115 and Walnut Street in the Lincoln Park Area.***
    2. Project Closeout CDBG Starpoint Building Acquisition
    3. **Receive Public Input Regarding the Designation of Fremont County Flood Hazard Areas as a Matter of State Interest and Regarding the Proposed Administration and Regulation of Fremont County Flood Hazard Areas by Adoption of Flood Damage Prevention Regulations.**

VI) Administrative / Informational

1. Staff / Elected Officials

1. Pat McFarland / Treasurer's Semi-Annual Report & Public Trustee's Quarterly Report

2. Citizens not already scheduled on agenda may address the board at this time.

VII) Old Business:

1. Correction to Minutes July 10, 2007 re: Lincoln Center Saloon

VIII) New Business:

1. Bruce Redus - Fremont County Economic Development Report

2. Stacey Seifert Fremont County Assessor - Abatements

3. **REQUEST: EXTENSION OF PAVING REQUIREMENTS FOR COYOTE'S COFFEE DEN**

Request approval of a three (3) year extension to allow completion of the paving of the Coyote's Coffee Den, parking lot, by Pete Mugasis. The property is addressed as 675 Highway 115, which is located at the Southwest corner of 6th and Colorado State Highway 115, Penrose, Colorado. The subject property is located in the Business Zone District. A two (2) year extension was granted on April 12, 2005 by the Board of County Commissioners.

REPRESENTATIVE: Pete Mugasis

4. **REQUEST: EXTENSION OF VPR 06-001 BRILL**

Request approval of, **at least six (6) month extension** to allow completion of the required contingencies and **to waive the requirement of inclusion of the Holcim parcel (Tract 38 lying north of US Highway 50)**, as part of the Lot Line Adjustment) for approval of a vacation of a portion of the platted right-of-way commonly known as 13th Street between I and J Streets and east of U.S. Highway 50 in the Beaver Park Area, by Jerry & Marilyn Brill. All the above streets are fifty (50) foot wide dedicated rights-of-way. The west portion of 13th Street, as described, is zoned Industrial on both sides of the street and the east portion is Agricultural Rural on both sides of the street.

REPRESENTATIVE: Tim Rocchio, R.C. & T.R. LLC

5. **REQUEST: APPROVAL OF A SCHEDULE OF ZONING FEES**  
Request consideration of the approval of a Schedule of Zoning Fees for Conditional Use Permit (delinquent & penalty); Special Review Use Permit (delinquent & penalty); kennel license (annual inspection); Any application for a use permit or change of zoning that has been initiated after the use requiring a permit or change has been established on the property shall be subject to a penalty fee in addition to the set application fee for such permit or change. The penalty fee will be the same amount as the application fee set for such permit or change. In effect a double application fee shall be charged at the time of application in such circumstances.

REPRESENTATIVE: Bill Giordano, Planning Director

IX) **PUBLIC HEARING SCHEDULE FOR 10:00 A.M.**

1. **REQUEST: CUP 07-001 HOLCIM INC. - COALDALE GYPSUM QUARRY**  
Request approval of a Conditional Use Permit, Department file # **CUP 07-001 Holcim, Inc. - Coaldale Gypsum Quarry, to allow surface mining of gypsum**, by Holcim (US), Inc. for property which is located *approximately 0.65 miles south of the intersection of US Highway 50 and County Road #6, aka Hayden Creek Road, on the west side of County Road #6 is the haul road (included in the permit acreage) then approximately 0.5 miles west along the haul road to the mining site, in the Coaldale Area.* As per the applicant, the property has been mined since 1907 and most recently was mined by Domtar, Inc. until 1990 when operations were ceased and the property was in temporary cessation with the Colorado Division of Reclamation, Mining and Safety. The operation was acquired by Georgia Pacific in 1996 and all State permits were transferred. Reclamation was initiated and continued by Georgia Pacific until 2006 when the property was purchased by Holcim (US) Inc. The current State permit is under temporary cessation until September 24, 2007. On February 2007, Holcim (US) has submitted an amendment to the permit. No conditional use permit has been issued for the previous mining as it was pre County regulation, however since the mining has been inactive for more than a year the mining is no longer considered a non-conforming use and Conditional Use Permit is required. The property is zoned Agricultural Forestry and contains 494.03 acres; however the permit area will contain 89.79 acres.

REPRESENTATIVE: Mike Toelle, Holcim (US), Inc.