

## REVISED AGENDA

### FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA

JANUARY 5, 2010 @ 7:00 P.M.

#### FREMONT COUNTY ADMINISTRATION BUILDING COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL

1. APPROVAL OF THE OCTOBER 6, 2009 PLANNING COMMISSION MEETING MINUTES
2. APPROVAL OF THE NOVEMBER 4, 2009 PLANNING COMMISSION MEETING MINUTES

3. REQUEST: SDP 09-002 ALL ABOUT STORAGE SITE DEVELOPMENT PLAN

Request approval of a **Site Development Plan, Department file #SDP 09-002 All About Storage Site Development Plan, to allow a one-hundred and thirty (130) unit mini storage facility**, by Eagle Peaks Investments LLC, for their property which is *located on the west side of Werner Road, south of 7<sup>th</sup> Street, on the west side of Colorado State Highway 115, in the Penrose Area*. The property contains two framed garages which will be removed when the 5<sup>th</sup> phase is developed. The property is zoned Business and contains 1.94 acres. (A Site Development Plan application is required due to the fact that the property is undeveloped and is zoned Business, which is one of the criteria that requires the approval of a site development plan.)

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

4. REQUEST: SRU 09-005 ALLTEL CELL TOWER - DEER MOUNTAIN

Request approval of a **Special Review Use Permit, Department file #SRU 09-005 Alltel Cell Tower - Deer Mountain, by Alltel Communications, Inc, a Delaware limited liability company**, to allow for the construction and operation of an unmanned telecommunications facility to include a forty-eight (48) foot high monopole tower (*including lightning rod*), a one-hundred and eighty-four (184) square foot equipment shelter, a meter rack with Telco Cabinet and a 10 foot long ice bridge, which will provide 3G communication service and high speed wireless internet. Access to the property is located at 1974 Fremont County Road #27A (aka Copper Gulch Road) via a twenty (20) foot easement across property owned by Charles L. Whitfield, the subject property is generally located on the west side of 28<sup>th</sup> Trail, 330 feet south of H Path in the Deer Mountain Area. 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 two and thirty-four-hundreds (2.34) acre parcel which is owned by Michelle R. Fisher & Christie L. Brooks. The property which will house the tower is currently vacant. The SRU property consists of a 2.34 acre parcel which is located in the Agricultural Estates Zone District.

**REPRESENTATIVE:** *Nicholas M. Constantine, E. I., Denver Office Manager, Tower Engineering Professionals, Inc.*

**5. REQUEST: SRU 09-006 ALLTEL CELL TOWER - TEXAS CREEK**

Request approval of a **Special Review Use Permit, Department file #SRU 09-006 Alltel Cell Tower - Texas Creek, by Alltel Communications, Inc, a Delaware Limited Liability Company, to allow for the construction and operation of an unmanned telecommunication facility to include a forty-eight (48) foot monopole tower (*including lightning rod*), a one-hundred and eighty-four (184) square foot equipment shelter, a meter rack with Telco Cabinet and a 10 foot long ice bridge, which will provide 3G service and high speed wireless internet.** Access to the site will be via an easement from U.S. Highway 50, *the property is generally located on the southeasterly side of U.S. Highway 50 approximately two (2) miles west of Colorado State Highway 69 in the Texas Creek Area.* 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 thirty-two and fifty-seven-hundredths (32.57) acre parcel which is owned by Michael A. & Denise D. Tezak. The property which will house the tower is vacant. The SRU property consists of a thirty-two and fifty-seven-hundredths (32.57) acre parcel which is located in the Agricultural Forestry Zone District.

**REPRESENTATIVE:** *Nicholas M. Constantine, E. I., Denver Office Manager, Tower Engineering Professionals, Inc.*

**6. OTHER ITEMS FOR DISCUSSION**

Discuss any items or concerns of the Planning Commission members.

**7. APPROVAL OF PLANNING COMMISSION CALENDAR**

**8. ELECTION OF FREMONT COUNTY PLANNING COMMISSION OFFICERS**

**9. PROPOSED 1<sup>ST</sup> AMENDMENT TO THE FREMONT COUNTY ZONING RESOLUTION**

1. Clarification as to the validity of information and supporting documents for all applications submitted in accordance with the ZR.
2. Declaration as to conformance to plans, drawings and commitments by signing the application. Declaration as to agreeing and completing any private or public improvements imposed as a contingency for approval of the application, by signing the application.
3. Imposing professional review fees on applicant for the purposes of covering actual costs and expenses of evaluating the application, including but not limited to retaining any necessary expert review or investigative assistance for any portion the application or its accompanying documents.

**10. ADJOURNMENT**