

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA  
FEBRUARY 3, 2009 @ 7:00 P.M.  
FREMONT COUNTY ADMINISTRATION BUILDING  
COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL**

**1. APPROVAL OF THE JANUARY 6, 2009 PLANNING COMMISSION MEETING MINUTES**

**2. REQUEST: ZC 08-007 KAISER ZONE CHANGE**

Request approval of a **Zone Change from the Agricultural Forestry Zone District to the Business Zone District, Department file #ZC 08-007 Kaiser Zone Change, in conjunction with a site development plan**, by Justin Kaiser, for property owned by Justin H. and Juliann Kaiser which is *located on the south side of US Highway 50, 0.17 miles east of Fremont County Road #37 (a.k.a McCoy Gulch Road)*. The proposal is to allow seasonal retail sales and to allow the existing single-family dwelling to be used as a watchman's quarters which is no longer allowed in the current regulations as a separate structure; however this application was submitted prior to the amendment going into affect which no longer allows it to be used as a watchman's quarters. The property presently houses a framed retail sales building, a single-family dwelling, a framed garage and a shed. The property to be rezoned contains 6.5 acres.

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

**3. REQUEST: MS 08-004 FRED & JANES SUBDIVISION**

Request approval of a **two (2) lot minor subdivision, Department file #MS 08-004 Fred & Janes Subdivision**, by Fredric L. Gifford & Jane Fox-Gifford, for their property *which is located on the north side of Crawford Drive, approximately 350 feet west of the intersection of Crawford Drive and MacKenzie Avenue, in the Fourmile Area*. Proposed lot 1 will consist of 0.645 acres and contains a framed garage, which is under construction. Proposed lot 2 consists of 0.285 acres and houses a single-family dwelling and three sheds. The side yard setbacks for the three sheds are non-compliant with the setback requirements of the Low Density Residence Zone District (*5 foot side-yard setback required-3.8 feet exists for each shed*). Two of the sheds can be relocated or removed to comply with setback requirements, which is proposed and will be required. The other shed is placed on a foundation and cannot be relocated. The property is currently being used for residential uses. The property consists of approximately 0.936 acres.

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

**4. REQUEST: CUP 08-003 SALT CANYON PROJECT**

Request approval of a Conditional Use Permit, Department file #**CUP 08-003 Salt Canyon Project, to allow open pit mining of gypsum**, by GCC Rio Grande Inc./Ron Hedrick, for property leased from the Colorado State Board of Land Commissioners, which is located *on the northwesterly side of Colorado State Highway 115, approximately 4.85 miles northerly of Fremont County Road #F45 or southerly approximately 2.25 miles from the Fremont/El Paso County line*. The property previously was permitted for mining under Conditional Use Permit, file #CUP 01-01; however the mine never operated under the CUP. The property contains 559.22 acres and is located in the Agricultural Forestry Zone District.

**REPRESENTATIVE:** *Angela Bellantoni, Environmental Alternatives*

5. **OTHER ITEMS FOR DISCUSSION**

Discuss any items or concerns of the Planning Commission members.

6. **ADJOURNMENT**