

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA  
APRIL 6, 2010 @ 7:00 P.M.  
FREMONT COUNTY ADMINISTRATION BUILDING  
COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL**

**1. APPROVAL OF THE FEBRUARY 2, 2010 PLANNING COMMISSION MEETING MINUTES**

**2. REQUEST: SDP 09-002 ALL ABOUT STORAGE SITE DEVELOPMENT PLAN- CONTINUED FROM THE JANUARY 5, 2010 MEETING**

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.*

**3. REQUEST: CUP 10-001 NORTHFIELD COAL LOADOUT**

Request approval of a **Conditional Use Permit, Department file #CUP 10-001 Northfield Coal Loadout, by Northfield Partners, LLC, to allow for the operation of a railroad loadout, which will include stockpiles of coal, the use of bulldozers, front end loaders, and/or conveyors for the loading of the railroad cars**. The property is owned by Daniel, Betty & Marie Adamic and is located *0.8 miles east of the intersection of County Roads 11A & 79, on the south-southeast side and north-northeast side of County Road #79, and west of the railroad track, west of the City of Florence*. The property consists of thirty-five (35) acres which is located in the Agricultural Living Zone District. This area is still under permit CUP 98-3 Energy Fuels Coal, Inc. - Southfield Mine - Permit Extension for reclamation - expires 5/14/2017. The new permit will replace the existing permit.

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

**4. REQUEST: SRU 09-004 FREMONT OFF ROAD RECREATION AREA**

Request approval of a **Special Review Use Permit, Department file #SRU 09-004 Fremont Off Road Recreation Area, by Stephen M. Harris & Lynette Harris, to allow for the operation of a Rural Recreation Facility to consist of an off road motorized recreation area that includes a free style training area, a peewee track, an intermediate track, an ATV track and a special event track** on property owned by Stephen M. Harris and Lynette Harris which is located at the *northwest corner of the intersection of Fremont County Roads*

#67 (aka Phantom Canyon Road) and #123, north of the Fremont County Airport. **The Special Review Use Permit will allow only “family members and friends” and it will not allow events which are open to the public. Any event will require the issuance of a temporary use permit.** The SRU property consists of one-hundred and twenty (120) acres which is located in the Agricultural Forestry Zone District.

***REPRESENTATIVE:** Stephen Harris*

**5. DISCUSSION ITEMS**

Discussion of any items or concerns of the Planning Commission members.

**6. ADJOURNMENT**