

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA  
MAY 1, 2012 AT 4:00 P.M.  
FREMONT COUNTY ADMINISTRATION BUILDING  
COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES**

- a. February 7, 2012 Planning Commission Meeting

**5. UNFINISHED BUSINESS**

NONE

**6. NEW BUSINESS**

a. **REQUEST: SRU 12-001 EDEN WEST RANCH (MAJOR MODIFICATION)**

Request approval of a **Major modification to the existing Special Review Use SRU 05-002 Eden West Ranch**, by RP on TC, LLC (Neil & Martha Hartman) doing business as Eden West Ranch, for the purpose of modifying the existing Special Use Permit, which currently allows the operation of a Child Care Center, a summer camp (between May 1<sup>st</sup> and September 1<sup>st</sup> of each year) and a convention and retreat facility, (between September 2<sup>nd</sup> and April 30<sup>th</sup> of each year), not to exceed 35 persons total including staff. The proposed operation is to provide lodging for guests, in the lodge, three vacation homes, and to provide a facility for weddings and special events on a year around basis (allowed as a Special Review Use Permit under Recreational Facility, Rural). It is proposed that the special events may exceed the maximum number of 35 persons, only during the day. The property also will contain a commercial kitchen and dining hall that will be used to serve as the center for the special events. A liquor license is proposed as per the application for the purpose of serving persons attending the special events. The property is in the Agricultural Forestry Zone District and the total size of the property is 44.63 acres.

**REPRESENTATIVE:** *Katrina Madonna, General Manager, Eden West Ranch*

b. **REQUEST: ZC 12-001 RAZOR RIDGE ZONE CHANGE**

Request approval of a **Zone Change from the Business to Rural Highway Business Zone District, Department file #ZC 12-001 Razor Ridge Zone Change**, by Jakerdog

Holdings, LLC, (Joseph D. Bower, Manager). The property is *located on the east side of U. S. Highway 50, and on the south side of the entrance to Skyline Drive, west of Cañon City*. The proposal is to allow a rafting business (Arkansas River Tours), which is not an allowed use in the Business Zone District, an office and retail sales for Royal Gorge Anglers, and a residence which will be used as a vacation rental (motel). The property presently houses a residence, two other buildings that will be used for the rafting and angling businesses and a 16 by 24 foot storage building. The property to be rezoned contains 17.188 acres.

**REPRESENTATIVE:** *Joseph D. Bower, Owner*

## **7. ADJOURNMENT**