

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA
JUNE 5, 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. May 1, 2012 Planning Commission Meeting

5. UNFINISHED BUSINESS

NONE

6. NEW BUSINESS

a. REQUEST: SRU 12-002 WEST STATION TO PORTLAND TRANSMISSION LINE UPGRADE - BLACK HILLS ENERGY

Request approval of a **Special Review Use Permit, Department file #SRU 12-002 WEST STATION TO PORTLAND TRANSMISSION LINE UPGRADE - BLACK HILLS ENERGY, by Black Hills Energy, to allow for four miles of a transmission line upgrade (in an existing easement that has been expanded to 100 feet), and construction of two miles of a new transmission line (in a newly purchased 100 foot easement), from the Eastern Fremont County line to the Portland substation, generally located within Sections 20, 27, 28, 29, 35 and 36, Township 19 South, Range 68 West, in eastern Fremont County. The 100 foot easements will contain approximately 61 acres and are located within the Agricultural Forestry Zone District.**

REPRESENTATIVE: Christopher Burke, Vice President, Colorado Utility Operations, Black Hills Energy / Colorado Electric Utility Company, LP.

b. REQUEST: SRU 12-003 MUTSCHELKNAUS (CHAINSAW CARVING - CARPENTER SHOP)

Request approval of a **Special Review Use Permit to allow Chainsaw Carving (Carpenter Shop), Department file #SRU 12-003 Mutschelknaus (Chainsaw Carving - Carpenter Shop), by Audrey Mutschelknaus, for her property, which is located on the north side of U.S. Highway 50, 330 feet west of Fremont County Road # 3A, in the Royal Gorge Area. The property fronts on a portion of U.S. Highway 50 that is included in the Gold Belt Tour Scenic & Historic Byway. The proposal is to allow the owner to carve**

wood bears, signs and the like outside near the 10' by 10' shed. The property contains a residence, a 24' by 24' shop (which will be used in the painting and sanding of the carvings), a 60' by 66' outdoor retail sales area, a 10' by 10' foot shed (which will be used in the display and cutting) and a garage which will not be used in the operation. The property is zoned Business and contains approximately 2.73 acres.

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

c. **REQUEST: SRU 12-004 MERCURY TOWERS (COTOPAXI)**

Request approval of a **Special Review Use Permit, Department file #SRU 12-004 Mercury Towers (Cotopaxi), by Mercury Towers, LLC, for property which is owned by Cotopaxi Consolidated Schools, to allow for the installation of a one-hundred-thirty (130) foot monopole (with an eight foot lightning rod on top of the tower), which will contain three (3) antennas, an 11.5' X 20' equipment shelter, a 50 kW generator, a 500 gallon propane tank, a 10' ice bridge, and a multi meter service rack, which will all be housed inside a 6' chain link fence.** Access to the site will be via a twenty (20) foot easement from County Road #12. The *property is generally located approximately ¼ mile northwesterly of the intersection of U.S. Highway 50 and County Road #12, on the west side of Fremont County Road #12, in the Cotopaxi 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 45.03 acre parcel. In addition, the 10' X 25' turnaround and parking area will be included in the leased area. The property which will house the tower contains the Cotopaxi School and its accessory buildings, and is located in the Agricultural Suburban Zone District.

REPRESENTATIVE: *Nick Constantine, Tower Engineering Professionals*

7. **ADJOURNMENT**