

FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA
JANUARY 3, 2006 @ 7:30 P.M.
FREMONT COUNTY ADMINISTRATION BUILDING
COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL

1. **ELECTION OF FREMONT COUNTY PLANNING COMMISSION OFFICERS**
2. **APPROVAL OF THE OCTOBER 4, 2005 PLANNING COMMISSION MEETING MINUTES**

3. **REQUEST: MS 05-009 GAFFNEY SUBDIVISION**

Request approval of a **two (2) lot minor subdivision, Department file #MS 05-009 Gaffney Subdivision**, by Timothy M. and Beth A. Gaffney, for their property *which is located approximately 198 feet north of the intersection of Colorado State Highway 115, aka Cedar Avenue and Locust Street, on the east side of Locust Street, (addressed as 1640 Locust Street), in the Lincoln Park Area.* Proposed lot 1 will contain 2.818 acres and proposed lot 2 will contain 1.00 acre. Proposed lot 1 contains a 12' X 18' outbuilding labeled as a stall. Proposed lot 2 contains a house, garage and a shed which is to be removed as it overlies the property line between proposed lots 1 and 2. Proposed lot 1 will be accessed to Locust Street by a 40 foot wide stem. The proposed use is for residential / agricultural. The property consists of approximately 3.818 acres and it is zoned Agricultural Suburban.

REPRESENTATIVE: *Matt Koch, Cornerstone Land Surveying*

4. **REQUEST: ZC 05-004 HAMILTON ZONE CHANGE**

Request approval of a **Zone Change from Agricultural Rural to Business, Department file #ZC 05-004 Hamilton Zone Change**, by Robert S. Hamilton for his property which is *located at the northwest corner of the C Street, 10th Street and Colorado State Highway 115 intersection, in the Beaver Park Area, west of the Town of Penrose, Colorado.* The property contains a barn, a dwelling which will be used as a watchman's quarters, a gazebo, a garage and a building which will be used as a sales office. A fenced storage equipment area is proposed. Access will be from C Street. The property contains 5.5625 acres.

REPRESENTATIVE: *Amy Finger, Bear Basin Ranch*

5. **REQUEST: AMENDMENT TO SUBDIVISION REGULATIONS**

Request for comments and recommendations concerning the requirement of a traffic impact analysis for all preliminary plan applications, various amendments to the platting requirements for Vacation of Interior Lot Lines, Lot Line Adjustments, and Boundary Line Adjustments, the requirement of a Lot Line or Boundary Adjustment for the Vacation of a Public Right-of-Way and other various amendments.

REPRESENTATIVE: *Department of Planning & Zoning*

6. **REQUEST: AMENDMENT TO ZONING RESOLUTION**

Request for comments and recommendations concerning clarifications to some of the existing definitions, such as animal units, adding new definitions, the public recording of existing

violations, various amendments to the existing zone districts, development of regulations and reorganization of temporary uses, amendments to the Home Occupation regulations, change of date concerning establishing a non-conforming use, reorganization and clarifications of the site plan requirements for zone changes, conditional and special review uses, the requirement of a project development plan for all commercial (business) and industrial zone changes, additions, expansions etcetera and other general requirements. The proposed project development plan will include a traffic impact analysis, a fire protection plan, site plan requirements and other development requirements.

REPRESENTATIVE: *Department of Planning & Zoning*

7. **APPROVAL OF 2006 PLANNING COMMISSION MEETING SCHEDULE**
8. **OTHER ITEMS FOR DISCUSSION**
9. **ADJOURNMENT**