

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA
DECEMBER 7, 2010 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 THE OCTOBER 5, 2010 PLANNING COMMISSION MEETING MINUTES

5. REQUEST: SRU 10-007 ROYAL GORGE ZIP LINE TOURS

Request approval of a **Special Review Use Permit for a Rural Recreational Facility, Department file #SRU 10-007 Royal Gorge Zip Line Tours, by Anna Seufer as the applicant on property owned by AJET Ventures, LLC**, to allow up to seven (7) zip line runs, with four (4) line departures a day, seven (7) days a week, on a year around (March through November) basis. The zip line tours will be guided by a minimum of two (2) trained “zipping” guides. The zip line tour will be structured as a small group experience for eight (8) to ten (10) participants. All participants will be shuttled to the course via a (15) passenger van from 45045 US Highway 50, which is approximately 1.5 miles from site. The property contains a framed dwelling which is being used as a vacation rental and will not be used in conjunction with the zip line operation. The property is located *on the south side of U.S. Highway 50, 0.56 miles east of Fremont County Road 3A (aka Royal Gorge Road), in the Royal Gorge Area*. The property is zoned Agricultural Rural and Agricultural Estates (*There will need to be a similar use designation for the use in AEZD {possibly an athletic field allowed by SRU in the zone district under an Urban Recreation Facility} or a zone change to the ARZD*) and contains approximately 126.918 acres.

REPRESENTATIVE: Matt Koch, Cornerstone Land Surveying, LLC

6. REQUEST: SRU 10-006 SPORTING TIMES RANCH & RED HORSE B & B

Request approval of a **Special Review Use Permit for a Rural Recreational Facility & Bed and Breakfast, Department file #SRU 10-006 Sporting Times Ranch & Red Horse B & B**, by Karen Colburn and Courtney Douglas Stevens and Jacob and Marion Patterson, to allow the operation of a “equitour” facility, a bed and breakfast and a stable (Rural Recreational Facility similar to a recreation camp, guest ranch, resort). The bed and breakfast property contains an existing house which will be used for the bed and breakfast and a barn (*Patterson*). The property to be used for the Rural Recreational Facility (*Stevens / Colburn*) contains the owners ranch house, a studio (to be converted to a cabin), a barn that will have a maximum of four (4) bedrooms and four (4) bathrooms in the loft over the great room, office, eight (8) horse stalls and a kitchen, an animal barn and a loafing shed in one of the four (4) large wood fenced pastures. In addition, it is proposed to construct four (4) cabins. The property is located *on the west side of Garden Park Road, 4.5 miles north of the*

intersection of Field Avenue and Red Canyon Road (aka Garden Park Road). The property is zoned Agricultural Forestry and contains 41.94 acres (35.17 & 6.75 acres).

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

7. 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 is intended to 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 and is located in the Agricultural Forestry Zone District.

REPRESENTATIVE: *Steve Harris, Property Owner/Applicant*

8. DISCUSSION ITEMS

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

9. ADJOURNMENT