

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA
SEPTEMBER 5, 2006 @ 7:00 P.M.**

**FREMONT COUNTY ADMINISTRATION BUILDING
COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL**

1. **APPROVAL OF THE JULY 5, 2006 PLANNING COMMISSION MEETING MINUTES**

2. **REQUEST: MS 06-006 J.G. McLANE MINOR SUBDIVISION**

Request approval of a **two (2) lot minor subdivision**, Department file #MS 06-006 J.G. **McLane Minor Subdivision**, by Jeff McLane, for his property *which is located approximately 1200 feet west of the intersection of US Highway 50 & County Road #101 A, on the north side of US Highway 50, in the Howard Area.* Proposed lot 1 will consist of 10.03 acres and is vacant. Proposed lot 2 will consist of 4.50 acres and contains an existing house, garage and shed. The property will be used for residential / agricultural uses. The property consists of approximately 14.53 acres and is located in the Agricultural Suburban Zone District.

REPRESENTATIVE: *Jeff McLane, Owner*

3. **REQUEST: SRU 06-002 VERIZON WIRELESS TOWER (CORNELLA PROPERTY)**

Request approval of a **special review use permit to allow for the installation of a new one-hundred (100) foot tower**, by Verizon Wireless, for property owned by Cornella Brothers, LLC. The property is *located approximately one-thousand (1,000) feet north of the intersection of 9th and Candlewood, on the east side of 9th Street in the North Cañon Area.* The tower will be located within the existing mini-storage facility. Verizon will be leasing two-hundred and fifty (250) square feet of interior space (within a storage unit) and three-hundred and twenty-five (325) square feet of exterior space adjacent to the last (*northerly and easterly*) storage building. The property is zoned Business and contains 2.03 acres.

REPRESENTATIVE: *Mark Paiz, Q 3 Consulting*

4. **REQUEST: ZC 06-004 HADLEY ZONE CHANGE**

Request approval of a **Zone Change from the Agricultural Living Zone District to the Agricultural Suburban Zone District**, Department file #ZC 06-004 **Hadley Zone Change**, by Michael & Katherine Hadley, for their property which is *located at the southeast corner of the intersection of Poplar Avenue and Pine Street, in the Lincoln Park Area.* The property contains a single-family dwelling, a carport, an open shed, a horse shed, a hay shed, an equipment shed, a calf shed, and an indoor arena for personal use. A shop is also proposed. The property contains 8.43 acres.

REPRESENTATIVE: *Chuck Rupp, Ponderosa Engineering*

5. **REQUEST: ZC 06-005 CRANBERRY PARK ZONE CHANGE**

Request approval of a **Zone Change from the Low Density Residence Zone District to the Medium Density Residence Zone District, Department file #ZC 06-005 Cranberry Park Zone Change, in conjunction with a site development plan**, by D. C. S. Development & Construction, LLC, for property which is owned by Larry Javernick. The property is *located at the northwest corner of the intersection of Steinmeier Avenue and the D & RGW Railroad right-of-way, in the Fourmile Area*. The vacant property is proposed to be developed into 24 lots which will house fifty (50) units, with one (1) single-family unit, twenty-one (21) two-family units, one (1) three-family unit and one (1) four-family unit. The property to be rezoned contains 11.056 acres.

REPRESENTATIVE: *Ron W. Southard, Alpine Design Concepts, Inc.*

6. **OTHER ITEMS FOR DISCUSSION**

Schedule meeting with the Board of County Commissioners at 6pm on October 3, 2006 and provide ideas for discussion.

7. **ADJOURNMENT**