

**FREMONT COUNTY  
PLANNING COMMISSION MEETING MINUTES  
JULY 7, 2015**

**MEMBERS PRESENT**

Byron Alsup, Chairman  
Larry Baker, Vice Chairman  
Larry Brown  
Michael Pullen  
Gardner Fey  
Dennis Wied

**STAFF PRESENT**

Matt Koch, Planning Director  
Donna Monroe, Planning Assistant

**MEMBERS ABSENT**

Tina Heffner

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES**

- a. June 2, 2015 Planning Commission Meeting

**5. UNFINISHED BUSINESS**

NONE

**6. NEW BUSINESS**

**a. REQUEST: CDP 15-001 Royal Gorge Dinosaur Center**

Requesting approval of a Commercial Development Plan (CDP), Department file #CDP 15-001 Royal Gorge Dinosaur Center to allow Retail Sales, Exhibits, and Climbing Attractions by David & Zach Reynolds. The property is located on the north side of U.S. Highway 50, 1,000 feet east of the intersection of U.S. Highway 50 and Fremont County Road 3A. The proposed CDP property will contain 36.29 acres and is zoned Business and Agricultural Rural.

***REPRESENTATIVE: Zach Reynolds, Reynolds Construction***

**b. REQUEST: ZC 15-001**

Request approval of a Zone Change (*ZC #1 application as per the Fremont County Zoning Resolution*) from the Business Zone District to the Agricultural Estates Zone District, Department file #ZC 15-001 Scheer Zone Change, by Jaime Kelly and Craig Scheer, for the property which is *located on the east* side of Copper Gulch Road (aka Fremont County Road 27a), 0.3 miles south of Color Sweet Drive, in the Colorado Acres. The proposal is to allow for a future residence to be built on the property. Residences are not permitted in the Business Zone District.

***REPRESENTATIVE: Jamie Kelly***

c. **MASTER PLAN**

Approval and adoption of the Fremont County Master Plan Rewrite

d. Application timeline discussion

7. **ADJOURNMENT**

---

1. **CALL TO ORDER**

Chairman Byron Alsup called the meeting to order at 3:03 pm.

2. **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was recited.

3. **APPROVAL OF AGENDA**

Chairman Alsup asked if there were any changes, additions or corrections to the July 7, 2015 Fremont County Planning Commission Meeting Agenda.

**MOTION**

Mr. Larry Baker moved to accept the July 7, 2015 Fremont County Planning Commission Meeting agenda as presented.

**SECOND**

Mr. Dennis Wied seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (6 of 6)

4. **APPROVAL OF THE JUNE 2, 2015 PLANNING COMMISSION MEETING MINUTES**

Chairman Alsup asked if there were any changes, additions or corrections to the June 2, 2015 Fremont County Planning Commission Meeting Minutes.

**MOTION**

Mr. Baker moved to accept the June 2, 2015 Fremont County Planning Commission Meeting Minutes as written.

**SECOND**

Mr. Larry Brown seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (6 of 6)

5. **UNFINISHED BUSINESS**

The Planning Commission had no unfinished business.

a. **NEW BUSINESS**

**REQUEST: CDP 15-001 Royal Gorge Dinosaur Center**

Requesting approval of a Commercial Development Plan (CDP), Department file #CDP 15-001 Royal Gorge Dinosaur Center to allow Retail Sales, Exhibits, and Climbing Attractions by David & Zach Reynolds. The property is located on the north side of U.S. Highway 50, 1,000 feet east of the intersection of U.S. Highway 50 and Fremont County Road 3A. The proposed CDP property will contain 36.29 acres and is zoned Business and Agricultural Rural.

Mr. Zach Reynolds stated that the Royal Gorge Dinosaur Center building will be approximately a sixteen thousand (16,000) square foot building up on 8-Mile Hill that will be a new Dinosaur Center Museum with a couple of outdoor attractions themed to go along with it. They have been working with this idea for several years and it is in collaboration with the Paleontologist whom owns and operates the Dinosaur Museum in Woodland Park. The Paleontologist has agreed to consult on the project on the paleontology side to help them get up and going. The museum here would be much like the one in Woodland Park. The extra things that are planned are an outdoor walking path where there will be skinned animatronic dinosaurs and a ropes course feature. It will be a proprietary aerial challenge course, manufactured by a company with the highest safety rating in the Country. This company installed one at the Cave of the Winds, between Woodland Park and Colorado Springs. These would all be combined together as a new attraction for the Cañon City area.

Mr. Reynolds explained that the building will be a steel building although you won't be able to tell it from the outside. It will be shrouded in stucco and stone with large windows. The plan is to have the outdoor landscaping appropriate taking into consideration that water is a big issue up on 8-Mile Hill. They are planning low water need landscaping while keeping it with the theme of dinosaurs.

Mr. Reynolds stated that within the application there were several contingencies that are identified. There are specific reasons for each one; in general, because they have not received formal approval from the bank yet on their loan. The other part is that many of the requests are not inexpensive items. They don't want to commit to the engineering of them if the project isn't approved. Not having the bank loan yet prohibits them from spending too much money ahead of time. Being commercial contractors and having been through the Commercial Development process with prior clients, they are fully aware of what is involved and they are not going to shy away from them. They understand completely what is involved and have every intention of following them to the fullest degree.

Mr. Matt Koch stated that the Department is recommending that the applicants have twelve (12) months to get all of their contingencies in instead of the usual six (6) months so they have time to get the loan approved and then having all of the engineering done.

Mr. Koch stated that the first contingency is a Boundary Line Adjustment; the applicants will be doing this with the neighboring business to readjust parcel lines. The remainder of the contingencies are all standard. There are five (5) additional notifications regarding the Board Of County Commissioner's meeting, and the waiver requests all have viable reasoning for them.

Mr. Mike Pullen inquired if the Stable business is going away.

Mr. Reynolds stated that it is, they are going to relocate.

Mr. Pullen inquired if the footprint of the building has been defined yet.

Mr. Reynolds stated that they staked the building last week to make sure that it is going to fit properly. The boundary line adjustment will be a significant part of that; the property to both the east and west is owned by the same owner, Andy Neinas, who has entered into an agreement with them to trade square footage for square footage. The boundary line adjustment is important in order to set the footprint where we want it to be on the property.

Mr. Pullen stated that he was just concerned about the parking because of some comments that were received. He stated that it shows that there is some paved parking but that the overflow parking would be gravel.

Mr. Reynolds stated that Mr. Pullen is correct. It will be much like the other businesses up there. The paved parking area will probably handle 80% of the seasonal traffic. It is the three (3) months of the year when tourism is at its peak that the overflow parking would be important to the business.

Mr. Pullen inquired if they are treating it as overflow parking?

Mr. Reynolds stated that yes they are and they also have designated bus parking areas. The one place that they have talked about potentially changing things is in the front of the building where the handicap parking is. On the site plan it is listed as a loading area and just to the right of that area is a fire hydrant. He stated that they have talked to the Fire Department extensively about that. They want to make sure any concerns are met, that the Fire Department has adequate access to the fire hydrants that are required. Regarding the two handicapped parking spots that are next to the fire hydrant by the loading area and the two that are adjacent on the other side; there may be a change to the plan by moving those handicapped parking spaces out and potentially have that whole area as a loading area which would open it up if the Fire Department need access. This is a flexibility they are considering.

Mr. Pullen stated that in the application they are asking for a deferment of the engineering.

Mr. Reynolds said that the way it looks right now, the bank loan is not far from being approved. The applicants have been in contact with the Engineers, discussed the project, and gone over the concerns and it looks like they have everything under control.

Mr. Pullen stated that what he understands is if this is approved and they get their financing, they will have to comply with all elements that are stated in the contingencies.

Mr. Reynolds stated absolutely and that they are very appreciative of Mr. Koch of the Planning Department recommending one (1) year. The process for the build is a major task. They have ten (10) months; they have to be open before the tourism season begins which ideally would be May 1, 2016. He stated that there is a finite time period and they know they need to have all of these things done before they would receive a Certificate of Occupancy (CO) from the Building Department. Some of the process of obtaining all of those things could take longer than six (6) months but certainly not more than a year.

Mr. Pullen inquired if this is totally private funding.

Mr. Reynolds stated that it is.

Mr. Gardner Fey inquired at to what kind of traffic volume the applicants are projecting.

Mr. Reynolds stated that they went to a company that was recommended to them through the USDA and the SBA. When Mr. Reynolds told the company that they wanted to identify was how much traffic they can expect for their project and the company ask them how much traffic they expected. Mr. Reynold gave them an arbitrary number of one hundred thousand (100,000) and the company told them that they think the business can hit that. Mr. Reynolds doesn't think

they can hit the one hundred thousand (100,000) but somewhere closer to sixty thousand (60,000) to eighty thousand (80,000).

Mr. Reynolds stated that he spoke with Valerie Sword from CDOT and she hasn't had time to look at their application yet. He stated that if they have to put a turn lane in off of State Highway 50, it could be a deal breaker. Ms. Sword couldn't tell him if she thought that would be the case or not. She stated that it could be that all they might have to do is look at the amount of pavement and just restripe it to make things work. She did identify that there is an existing driveway and CDOT would be willing to accept as being usable for the business. She also stated that a lot of the business's traffic will be the same traffic that comes from the Royal Gorge, it's not adding a whole lot of unique carload traffic to State Highway 50, but what CDOT cares about is the turning off of and onto the highway.

Mr. Gardner Fey inquired if the museum in Woodland Park is right on the highway.

Mr. Reynolds stated that it is; it's right downtown. He stated that they currently get about fifty thousand (50,000) to sixty thousand (60,000) a year depending on how many fires and road closures there are. They seemed to think that the museum on top of 8-Mile will do better than that and that it would be closer to the seventy thousand (70,000).

Mr. Dennis Wied inquired about a fire system at the Dinosaur Center; will it require a large volume reservoir.

Mr. Reynolds stated that Fire Chief DelVecchio has been working with the landowners on top of 8-Mile Hill to try to identify the potential for some kind of station up there or a community cistern that would be able to help all of the businesses and owners up there. As of today that seems more like a future idea, not something that's feasible in the next couple of years which is what concerns us immediately. So with that in mind, they worked with Chief DelVecchio and the rest of the Fire Department and with the regulations that go along with that including the County Building Department and fire code. What was determined is that the cistern that would be needed is very large in size. The Fire Department looked at what the applicants had and determined that the size of cistern needed would be thirty thousand (30,000) gallons and an additional eighteen thousand (18,000) gallon requirement for the fire sprinkling system that would be required because of the square footage. That would translate to a forty-eight thousand (48,000) gallon fire cistern. There would also be a potable water cistern right next to it as well. (Both shown on the site development plan)

Mr. Wied stated that he doesn't say this jokingly but they could make a swimming pool out of that.

Mr. Reynolds stated that it wouldn't be quite as big as an Olympic size pool.

Mr. Wied stated that it's probably a little too far away but he knows that Andy Neinas (Echo Canon) has a significant cistern but he thinks the regulation requires it to be within one thousand (1,000) feet.

Mr. Reynolds stated that Mr. Neinas' is a thirty thousand (30,000) gallon cistern because their Construction Company (Reynolds Construction) built it. The regulation is one thousand (1,000) feet and Mr. Neinas' is nine hundred fifty (950) feet. They explored the idea that they could share it but per regulation, the distance isn't as the crow flies, it's the drivable distance between

them so it pushes it beyond the allowable distance that way. The applicants did tell Chief DelVecchio that they would be willing to share the cistern with the community. If somebody has a fire up there and there isn't water on the site, the Fire Department can come and get water from their cistern. The only requirement that the applicants would have is that the water be replaced. Mr. Reynolds stated that that is what the Fire Department is trying to do; getting a shared system up there.

Mr. Fey inquired if they have to haul water or if they have a well to supply the water.

Mr. Reynolds stated that there is a well on site but it doesn't produce very well. They've been speaking with the horse people and the landowner. Last year was a pretty dry year in terms of rainfall and the well was producing pretty well but this year with all of the rain, the well isn't producing hardly at all. They are talking a couple of gallons per hour which is not enough to supply them with potable water.

Chairman Alsup inquired if Mr. Reynolds meant a couple of gallons per minute or per hour.

Mr. Reynolds stated that it is a couple, like two (2) to five (5) gallons per hour. Apparently the wells on top of 8-Mile Hill are hit or miss. There are a couple across the highway, not far from there that produce pretty well. You could spend a fortune drilling in all different places to see if you could hit something but at some point it becomes cost prohibitive. They would love to be able to use on-site water and especially with some of the changes to the water that they know about, they know it is a concern. They are planning to do what the neighbors do which is haul water up by truck and store it on-site. The good news about the firewater cistern is that you fill it up once, hopefully there aren't any leaks and then it just sits there waiting for some trouble. Whereas the potable water cistern you have to refresh. In speaking with Mr. Neinas, he has a commercial kitchen and showers; he has quite a bit more use and his potable water cistern is twenty thousand (20,000) gallons.

Chairman Alsup stated that in Don Moore's letter (County Engineer) he says that there is not enough information for him to comment on. Chairman Alsup inquired of the Planning Director Mr. Koch if Mr. Moore is satisfied with putting all of this off to later down the road.

Mr. Koch stated that he is; there are contingency items for the things that are being delayed and most of them will have to be done prior to getting a building permit.

Chairman Alsup inquired if the City of Cañon City was also okay with this.

Mr. Reynolds stated that the reason they want to do this is because dinosaurs are a very important part of the Fremont County area, obviously this area is rich in paleontological history and geologic history. More specifically the paleontological history, this area is known nation and worldwide for it. We want to bring light to that for this community also provide a place for education and entertainment and hopefully benefit the community in that way. That is the impetus for us doing this.

Chairman Alsup inquired as to what kind of signage they are planning to have. The reason he asks this is because the Commission recently recommended approval for an application up in the canyon and since then a really ugly sign has been erected.

Mr. Reynolds stated that they have identified two (2) different places on the property where they would like to put signage up; those are places that they are flexible about. They want the signs to work with the site but they do need large signs to attract business.

Chairman Alsup stated that he is more concerned with the style. He stated that the building in Woodland Park is a nice looking building and he assumes that the signage would be appropriate to the building.

Mr. Reynolds stated that style-wise they want the signs to fit the building and fit the business. Large signs and needed to grab people's attention, especially with the lack of billboard ability that is available around here so you have to grab whatever can. They don't want to go over the top with it, they aren't trying to make it into an amusement park, and they have to balance it to remain visible to the public as a proper museum. In terms of sign lighting, they would like light them either from above or below but not spill light over onto the adjacent property. They will take into consideration respect for the neighbors.

Mr. Wied inquired what the hours of operation are anticipated.

Mr. Reynolds stated they will probably do 9:00 a.m. to 6:00 p.m. seven (7) days a week.

Mr. Wied inquired if that would be year around.

Mr. Reynolds stated that 8-Mile Hill doesn't see a lot of traffic in the wintertime which could be a concern and they aren't sure how that is going to go but it is industry standard for most museums to stay open three hundred sixty-two (362) days per year, taking Christmas, New Year's, Thanksgiving, and sometimes Easter off. They have entertained the idea of closing for January or February but if you are paying staff fulltime and you want to retain them fulltime, it doesn't make much sense to give them two months of paid vacation; you might as well keep the doors open.

Mr. Pullen inquired if since there is so much information that is going to have to come forth in the next twelve (12) months is there an opportunity for this item to come before the Commission again.

Chairman Alsup stated that if they vote on it today it will not be coming back before the Commission again unless there was a substantial change in the application.

Mr. Reynolds stated that there may be a few areas that aren't covered, jurisdictionally but most of the contingencies they have applied for are covered either through the Building Department or some other building process through other agencies.

Mr. Pullen stated that one of the things that concerns him more than anything else is the access off of Highway 50. He understands that CDOT is going to set the requirements to do that and we just leave it in their hands. That could be a good thing or not a good thing, it depends on what side of the County you're on.

Chairman Alsup stated that he understands Mr. Pullen's concerns with the access but the Commission has to give the applicant some leeway with it.

Mr. Reynolds stated that when CDOT did their work with the entryway to Highway 50 last summer they redid the striping in that area and created a center lane that tapers out in that area. One of the things the restriping did is to create a left-hand turn lane so in terms of the east bound

traffic there is some relief to be able to get out of the way. The west bound traffic, not so much. What they see a lot of times up there with the neighboring businesses all having the same situation is that people generally use the breakdown lane to pull over as the decelerate. That's not always true and you can't count on that but they do see some relief from that.

Mr. Pullen stated that if CDOT is going to require an acceleration/deceleration lanes, that's going to be quite a bit of work because you have a barrow pit right there that carries drainage so there are considerable things that would have to be done.

**MOTION**

Mr. Wied moved to recommend approval of CDP 15-001 Royal Gorge Dinosaur Center subject to the following:

**RECOMMENDED CONTINGENCIES:**

The Planning Commission recommended approval of the request contingent upon, at a minimum, the following items being provided to the Department, by the applicant, within twelve (12) months (*no extensions except through regulatory process*) after approval of the application by the Board of County Commissioners:

1. A Boundary Line Adjustment will be required to define the boundaries as shown. The development plan will not be recorded until the Boundary Line Adjustment is completed. The Development Plan will be required to show the final legal description as created by the BLA,
2. A percolation test or septic designed by a Colorado Registered Professional Engineer and approved by the Fremont County Department of Health.
3. A detailed utility plan with signatures from utility companies.
4. Any requirements from the Colorado Division of Water Resources.
5. A Deed showing ownership being vested to Royal Gorge Dino Corporation. Deed legal description being the same as the recorded BLA description.
6. A valid CDOT access permit for the site and proposed use.
7. A Stormwater Drainage Plan and report, prepared by a Colorado Registered Professional Engineer and approved by the Fremont County Engineer.
8. A weed control plan as approved by the Fremont County Weed Control Officer.

**WAIVER REQUESTS:**

Applicant is requesting a waiver of the following:

1. **5.2.6 BUFFERING & LANDSCAPING REQUIREMENTS:** The applicant shall be required to provide screening or a buffering strip, which will act as an opaque visual barrier, **unless waived by the Board** (of County Commissioners). Where, in these regulations, any such screening or buffering strip is required to be provided and maintained, such buffering strip shall consist of a row of trees or continuous un-pierced hedge row of evergreens or shrubs of such species as will produce within three (3) years a screen height of at least six (6) feet and shall be of the following minimum sizes at time of installation:

Deciduous shrubs	4' height
Spreading evergreens	30" spread
Tall evergreens	3' height
Screen planting ( <i>evergreen</i> )	4' height
Trees	2 and ½" caliper
Ground cover	2 and ½" pot

The entire buffer strip shall be immediately adjacent to the lot line or portion thereof, with consideration given to utility or drainage easements. The remainder of the strip shall be used for no other purpose than the planting of shrubs, flower beds, grass, or a combination thereof. The buffer strip shall be at least eight (8) feet in width and shall be graded and planted with grass seed or sod and such other shrubbery or trees. The entire area shall be attractively maintained and kept clean of all debris and rubbish.

In required buffer strips where a natural buffer strip is considered to be impractical or inappropriate, an opaque fence may be substituted in whole or in part for a natural buffer provided its specifications are approved by the Board.

***The applicant has requested a waiver of the buffering and landscaping of the adjacent properties. The justification for the waiver is that the property to the north is undeveloped and the uses to the east and west are business.***

2. **5.3.2 Surfacing:** Surfacing for all business, commercial, or industrial off-street parking areas shall be graded and surfaced so as to control dust and provide proper drainage. The driveway and parking spaces shall be asphalt or concrete surface unless waived by the Board. If asphalt or concrete, spaces shall be clearly marked. Curbs or barriers shall be installed so as to prevent parking vehicles from extending over any lot lines.

***The applicant has requested a waiver of the hard surfacing of the parking area. The justification for the waiver is that the applicant would like to keep the business as rural and natural looking as possible and that hard surfacing will increase the stormwater runoff.***

- a. **Hard surfacing of the individual with disabilities parking spaces along with a walkway from the parking spaces to the entrance is required.**

4. **5.3.3 Lighting:** All off-street business, commercial or industrial parking spaces may be required to be adequately lighted to protect the safety of the individual using the area. Said lighting shall not cast any glare on the surrounding properties.

***The applicant has provided a lighting plan for the entire project as noted on the drawing.***

**The Board shall determine if the plan is acceptable.**

5. **5.3.4 Landscaping:** All parking areas used for business, commercial or industrial parking spaces may be required to provide appropriate vegetation designed to break up the expanse of the parking area.

*The applicant has requested a waiver of the landscaping of the parking area. The justification for the waiver request is that the parking lot is not large and hauled water for the plants is expensive.*

#### **ADDITIONAL NOTIFICATION CONSIDERATIONS**

In addition to the regulatory required notifications (*property owners within 500 feet of the CDP boundary*), the following shall also be notified, by certified mail, return receipt requested, in accordance with regulations, at least fourteen (14) days prior to the public hearing by the Board of County Commissioners:

1. Bob Hartzman, City of Canon City Water Department (*water source protection*)
2. Fremont County Sheriff's Department
3. Fremont County Historical Society
4. Colorado Parks & Wildlife
5. Arkansas Headwaters Recreation Area

#### **SECOND**

Mr. Larry Baker seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (6 of 6)

#### **c. REQUEST: ZC 15-001**

Request approval of a Zone Change (*ZC #1 application as per the Fremont County Zoning Resolution*) from the Business Zone District to the Agricultural Estates Zone District, Department file #ZC 15-001 Scheer Zone Change, by Jaime Kelly and Craig Scheer, for the property which is *located on the east* side of Copper Gulch Road (aka Fremont County Road 27a), 0.3 miles south of Color Sweet Drive, in the Colorado Acres. The proposal is to allow for a future residence to be built on the property. Residences are not permitted in the Business Zone District.

Ms. Jamie Kelly introduced herself and stated that she is representing Mr. Craig Scheer. She stated that they would like to take the property from the Business Zone District back to the Agricultural Estates Zone District which is what it was. In 2005 Ms. Scheer and her husband went through the zone change process thinking that they would open a small business of some kind. The business never happened and they have since sold the property to Mr. Scheer and he would like to build a residence on the property. She stated that Mr. Scheer has already had electricity put on the property.

Mr. Koch stated that there is only one (1) contingency item which is a percolation test and report prepared by a Colorado Registered Professional Engineer unless waved by the Board. He also stated that there is only one (1) waiver request and that it is regarding the percolation test. Mr. Koch stated that there are a lot of similar systems in the area which is a good example previous test results. He explained that it is a two and a half (2 ½) acre lot that was established prior to regulations, the well has been taken care of by switching the name over to a residential well.

Mr. Wied inquired if there was a percolation test done the last time this parcel went through the zone change.

Mr. Koch stated that there wasn't one done and the reason at that time was the same as it is now and the Commissioners accepted it.

Chairman Alsup inquired if not having a percolation test was okay with the County Engineer.

Mr. Koch stated that it was.

Chairman Alsup stated that he thought that maybe it needed to be noted that this is a non-conforming use but he spoke with Mr. Koch who said that since it was already a non-conforming use because it's only two and half acres (2 ½) acres and your required to have four and a half (4 ½) with kind of zoning. Since it was already zoned that before and it's non-conforming then the Commission really doesn't need make note of it.

### **MOTION**

Mr. Wied moved to approve ZC 15-001 Scheer zone change with the following:

### **RECOMMENDED CONTINGENCIES:**

1. Percolation test and report prepared by a Colorado Registered Professional Engineer, unless waived by the Board of County Commissioners.

**WAIVER REQUESTS:** The applicant is requesting a waiver of the following:

1. Waiver of required perc test.

*Applicant states there are several similar systems used successfully in the area. The owner will provide the perc test information at the time of building.*

### **ADDITIONAL NOTIFICATION CONSIDERATIONS**

In addition to the regulatory required neighborhood notifications the following shall also be notified in accordance with regulations:

1. Bob Hartzman, City of Cañon City Water Department (*water source protection*)
2. Fremont County Sheriff's Department
3. Fremont County Historical Society

### **SECOND**

Mr. Pullen seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (6 of 6)

### **c. MASTER PLAN**

Approval and adoption of the Fremont County Master Plan Rewrite  
Postponed until August meeting

### **d. Application timeline discussion**

Mr. Koch stated that we have received a lot of questioning and concerns about how long it takes to get through the applications. A lot of times it's regulatory, we are held by state statute and how we have to proceed with things, and publicize things. One of the things that he has looked at is if we could publicize it prior to the Planning Commission meeting it would cut about thirty (30) days off the process. In some cases that's huge, like Commercial Development if they want to get going on buildings and things like that. The situation that would present itself that we would actually set all of the meeting dates so they could advertise for those. That would be the one hiccup. It would not be taking any authority away from the Planning Commission or the Board of County Commissioners. The Planning Commission can still approve, deny, or table any applications that came before you. What we will have to do is like we are doing with the Master Plan, The applicants can still get through everything timely as long as they presented everything timely. They would have to make sure that they got us everything that is needed. Now with the issue like the Dinosaur Center, there would be a lot of issues with that because they didn't have a lot of information to us but we could still work through things and try to eliminate a lot of that timeframe. More than anything he just wants to get your ideas and opinions to see if it is a way we could go. Try to change things to help out the applicants.

Chairman Alsup stated that he sees two (2) sides to this; one he really likes the idea of the public actually getting notification of our meetings, not just the Board of County Commissioners' meetings. They would have to put up the signs before the Planning Commission meetings and that has not been happening for the last fifteen (15) years because they change that. They used to require that the signs be put up before the Planning Commission meetings and it gave the public plenty of time to see what was happening. Sometimes these things sneak up on people. He really likes that side of it. The problem he sees, and it's really not a problem for the Planning Commission members but more for the staff and the County Commissioners. By the timeline shown here, if we had a meeting today it would go to the County Commissioners next week on the 14<sup>th</sup>, you guys would have to get the minutes done overnight in order to get them in the Commissioners' hands. They wouldn't have much time to see the Planning Commission comments before their meeting. He doesn't know if they would get their packet before the weekend. So, is it feasible? And are they comfortable with that?

Mr. Koch stated that the Commissioners voiced their opinion on that. Worst case scenario it would jump it to the next meeting.

Chairman Alsup stated that that is what he was going to suggest, that would give it two (2) weeks.

Mr. Koch stated that that would give the applicants fifteen to twenty days and that would still help. Anything that we could do would still help.

Chairman Alsup stated that he would be concerned if the County Commissioners didn't have time to get the Planning Commission comments before the meeting.

Mr. Koch stated that things are kind of slow right now so it's manageable but if we get slammed with a lot of applications he can see that we would need the time in-between.

Mr. Wied agreed with the Chairman. He doesn't think there would be enough time for the County Commissioners to be prepared by trying to have the information ready by the next week.

Mr. Baker stated that he thinks the County Commissioners can handle it.

Mr. Pullen inquired if it is seven (7) days before the meeting that the County Commissioners are supposed to have their packets.

Mr. Koch stated that we usually try to have their packets to them at least seven (7) days before the meeting.

Chairman Alsup stated that he doesn't think there is a statutory limit on it.

Mr. Koch confirmed that there's not. If we make it to where the applicant has all of their stuff taken care of ahead of time, then the packets are pretty much ready to go except for whatever the Planning Commission comes up and that would be the minutes.

Mr. Pullen said so on one side they are the clearing house.

Mr. Brown asked if that is going to give them enough time.

Mr. Koch said that him and the County Commissioners meet the week before the meeting and discuss each item so they have a clear view of what is being proposed.

Mr. Pullen stated that 98% of the time if there is a glitch it's going to be on the applicant side.

Mr. Koch agreed. Show that we are trying to work through things as quickly as we can.

Mr. Brown inquired if Mr. Koch would be the one who is flexible and says whether it would happen at the meeting the next week or if it would be held up for two (2) weeks.

Chairman Alsup stated that it would already be publicly noticed though so there wouldn't be that flexibility.

Mr. Koch state that they could though; just like with the Master Plan at this meeting. It would still go to the scheduled meeting and the County Commissioners would have to announce that it has been moved to the next meeting. So legally we would be adjusting that at the meeting.

Mr. Pullen stated that he thinks it's at least worth a trial.

Mr. Koch stated that we can give it a try and if it doesn't work we can go back to where we were.

Mr. Pullen and Mr. Baker both stated that they think it would be worth a try.

Chairman Alsup stated that with only having a four (4) day work week that gives us even less time.

Mr. Koch stated that if we see that it will cut the County Commissioners time for review too short then we can just push it out the next one.

Chairman Alsup stated that with a four (4) day work week it makes it even tighter. We have our meeting on Tuesday afternoon, they have to get the minutes done on Wednesday and the Commissioners won't get it until Thursday and then their off until Monday.

Mr. Koch state that if it looks like it's getting too tight we'll just bump it out to the next meeting.

Mr. Pullen stated that is would still shorten things up for the applicant.

Chairman Alsup stated that he doesn't mind doing that to help the applicant.

Mr. Koch state that he will draft a scenario, bring it back to the Planning Commission, take it to the County Commissioners, and then to the County Attorney to make sure everything is legal. From there we will see how it goes.

**ADJOURNMENT**

Chairman Alsup adjourned the meeting at 3:50 p.m.

Byron Alsup  
CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION      8-4-15  
DATE