

**FREMONT COUNTY
PLANNING COMMISSION MEETING MINUTES
May 4, 2021 AT 3:00 P.M.**

MEMBERS PRESENT

Byron Alsup (Chairman)
Mark Masar
Larry Brown
Michael Pullen
Larry Baker (Arrived Late)
John Hamrick

STAFF PRESENT

Sean Garrett, Planning Director
Alicia Stone, Office Manager

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**

October 6, 2020 Planning Commission Meeting

5. **UNFINISHED BUSINESS**
6. **NEW BUSINESS**

A. MS 20-005 McCumber Subdivision Requesting approval for minor subdivision that will create a total of 2 lots. The subject property is located in the Agricultural Suburban Zone District, on Dozier Ave, across from Serenity Lane

Representative: Matt Koch

B. SRU 20-008 Central Colorado Concrete Requesting approval of a Special Review Use, Department File # SRU 20-008 Central Concrete for a Contractor's yard for a concrete business. The proposal includes a shop and outside storage area. The .56-acre site is located off of Maple Lane, North of Walmart and is within the Business Zone District.

Representative: Angela Bellantoni

C. CUP 02-003 Ranch Land Rock Pit #1 Major Modification Requesting approval of a Major Modification of CUP 20-003 Ranch Land #1 Major Modification to add a section of ground to the existing permit boundary for the purpose of exploration. The site is located south of State Highway 120 and borders the Pueblo County Line.

Representative: Angela Bellantoni

7. ADJOURNMENT

1. CALL TO ORDER

Chairman Byron Alsup called the meeting to order at 3:02 p.m.

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 November 3, 2020 Fremont County Planning Commission Agenda.

MOTION

Mr. Larry Brown motioned to accept the November 3, 2020 Fremont County Planning Commission Meeting agenda.

SECOND

Mr. Mark Masar seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (5 of 5)

4. APPROVAL OF THE OCTOBER 6, 2020 PLANNING COMMISSION MEETING MINUTES

Chairman Alsup asked if there were any changes, additions or corrections to the October 6, 2020 Fremont County Planning Commission Meeting Minutes.

MOTION

Mr. Mark Masar motioned for approval of the October 6, 2020 minutes.

SECOND

Mr. John Hamrick seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously. (5 of 5)

5. UNFINISHED BUSINESS

6. NEW BUSINESS

A. MS 20-005 McCumber Subdivision

Chairman Alsup called Mr. Matt Koch to present.

Mr. Koch stated that the proposed subdivision is located off of Dozier Ave. and it is a 2-lot subdivision and he gave a general overview of the proposal. He stated that this subdivision will provide for a future development with a possible PUD. Mr. Koch asked if there were any questions.

Mr. John Hamrick stated that the trust is the property owner and advised that the clients need to sign as trustees.

Chairman Alsup asked for any further questions or comments and then called on Director Sean Garrett to give his staff report.

Director Garrett stated that the department has reviewed the application and found it to be complete and a true representation of the request as stated herein. The department finds that all minimal requirements per the Fremont County Subdivision Regulations will be satisfied by this application. Director Garret stated that the only contingency is needing an access permit for lot 1.

Chairman Alsup asked for clarification on deferring the drainage plan.

Director Garrett stated that the Department and the County Engineer have no concerns with the deferment, as development is unknown at this time, and that at the moment the hay field is being split off.

Chairman Alsup stated that he was open to a motion.

MOTION

Mr. Pullen motioned to approve MS 20-005 McCumber Subdivision with the contingencies as stated.

SECOND

Mr. Masar seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously (5 of 5)

B. SRU 20-008 Central Colorado Concrete

Chairman Alsup called Dr. Angela Bellantoni to present.

Dr. Bellantoni stated that this location will be primarily used for storage of equipment. There will be no mechanics done on-site, all of that is completed off-site. She stated that the location is serviced by Fremont Sanitation, and Canon City water. The East side of the property there is an irrigation ditch, and the West side of the property shares a boundary with a similar use. Dr. Bellantoni asked if there were any questions.

Mr. Hamrick asked for clarification on the landscaping waiver request for the parking area. He noted that landscaping was in the area.

Director Garrett stated that the Commission and the Board can require landscaping of the parking area to break it up.

Mr. Hamrick asked if it would be small areas.

Director Garrett stated that it would be.

Dr. Bellantoni stated that parking is in the back of the building.

Director Garrett stated that its screened and there are no issues with the waiver request.

Mr. Masar asked for clarification on the half circle noted on the site plan.

Director Garrett clarified that the site plan is showing a platted turn around area from when the subdivision was done.

Mr. Masar asked for clarification on what that will be.

Dr. Bellantoni sated that it's nothing, it was just platted.

Mr. Masar inquired about paving that area noting that the other development in the area has paved parking in the front.

Dr. Bellantoni stated that the parking area is not for customers, just the employees.

Mr. Larry Brown asked if there would be washing of the equipment on-site.

Dr. Bellantoni stated that all of the washing and rinsing would all be done on construction sites. She noted the concern, specifically, due to the ditch on the East end of the property.

Chairman Alsup asked for clarification on the detention pond.

Ms. Bellantoni asked if he was referring to the one South of Maple Lane.

Director Garrett stated that the drainage facility was installed across the street and noted that when the subdivision was completed, each lot was allotted 50% impervious coverage and that the proposal was within that allotment.

Chairman Alsup stated that it would be behind an SRU approval that occurred earlier in the year.

Director Garrett confirmed that there was a multi-use approval at that location Chairman Alsup was referring to.

Dr. Bellantoni stated that the building was not there.

Director Garrett clarified that the proposal has been approved, but the structure hasn't been built yet.

Mr. Masar asked if they will be putting gravel down.

Dr. Bellantoni stated that there will be four-inch gravel.

There was some discussion about the road leading up to the property being paved all the way through and where the paving ended. Dr. Bellantoni noted that if the County was to pave the remaining area, concrete could be installed at that time.

Director Garrett showed the site-inspection photos showing that the paving ended prior to the Eastern portion of the lot.

Chairman Alsup stated that they would circle back to the paving aspect and then called Director Garrett to give his staff report.

Director Garrett stated that the department has reviewed the application and found it to be complete and a true representation of the request as stated herein. The department finds that all minimal requirements per the Fremont County Zoning Resolution will be satisfied by this application. He stated that there are two waiver requests;

1. Hard Surfacing of the Parking Area
2. Landscaping of the Parking Area.

Chairman Alsup came back to the paving issue and stated that it looked as though it could get messy.

Mr. Brown asked if the parking area should be graveled.

Director Garrett stated that it is showing gravel on the site-plan.

Chairman Alsup asked if that is from the back.

Dr. Bellantoni stated that is item number 25 on the application.

Mr. Masar asked if they expect a lot of walk-in business.

Mr. Stan Yoder, owner of Central Colorado Concrete stated that they do not.

The paving was brought back up for discussion. Director Garrett offered a potential compromise of setting a condition that the paving be required within a timeframe of two years.

Mr. Masar stated that he no longer had concerns with it, as the road is not paved all of the way through.

Chairman Alsup asked if there were any questions or comments and stated he was open to a motion.

MOTION

Mr. Masar motioned to approve SRU 20-008 Central Colorado Concrete with all conditions for approval being met and with the waiver requests as stated.

SECOND

Mr. Pullen seconded the motion.

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

C. CUP 02-003 Ranch Land Rock Pit #1 Major Modification

Chairman Alsup called Angela Bellantoni to present.

Dr. Bellantoni stated that Holcim is exploring two 640-acre parcels by drilling test holes at what will now be called the Red Creek Quarry. She stated that there's cattle ranching nearby and that a right-of-way has been granted through the ranch to get to the site. The current CUP was granted on Section 24 in 2002. Dr. Bellantoni stated that Holcim has a current mining permit approved with the Colorado Division of Reclamation, Mining and Safety (DRMS). She stated that they want to extend South into Section 25 to drill eight test holes. They are currently working with Pueblo County as well. Dr. Bellantoni stated that the total surface disturbance will be less than one quarter acre and they are only pulling core samples. She stated that after the test holes are drilled, they will perform the reclamation process. They plan to start early February 2021, with the main plant being the operation hub. Dr. Bellantoni stated that they will drive through the nearby ranch to get to the location and that a chemical toilet will be on site during the operation. She stated that they plan to re-seed prior to 4/1/2021 and noted that there is also water available.

Chairman Alsup called on Director Sean Garrett to give his staff report.

Director Garrett stated that the Department has no items of concern for this project. The location is not located around a populated area. Access is established from an easement stemming from the main plant location. Modification is for exploration only. The Department finds that all minimal requirements per the Fremont County Zoning Resolution will be satisfied by this application with the following conditions:

Recommended Conditions:

1. Those set forth in the original approval.
2. Chemical toilet permit provided prior to operations

Director Garrett also noted that the DRMS approval has been received by the Department.

Mr. Michael Pullen asked if Holcim has made application with Pueblo County yet.

Dr. Bellantoni stated that Pueblo County doesn't have exploration listed out in their Regulations like Fremont County does, so Pueblo County requested they complete a zoning verification form. She noted that they are still waiting to find out what permit, if any will be required.

Mr. Hamrick asked if they have an approved exploration permit with DRMS and if there are any outstanding violations.

Dr. Bellantoni stated that they have a permit which was approved on 4/12/2020 and there are not any violations.

Chairman Alsup asked about a note on the packet on page 25 of the Master Plan Review about the use not being a commercial use.

Director Garrett stated that was his note, not the applicants. Director Garrett stated that mining is not listed or considered a commercial use.

Chairman Alsup asked if 90 days is enough time to complete the project.

Dr. Bellantoni said that it should only take three weeks to complete, but that 90 days provides flexibility for weather and will allow time to re-seed before April 1, 2021.

Chairman Alsup asked if there is access via a County Road.

Dr. Bellantoni said that there is not access from a County Road, you can only access via the ranch access.

Mr. Pullen noted that that he did go to the site on the ranch access and had difficulty getting there, he said he had to use four-wheel drive.

Chairman Alsup asked if there was any water in the creek.

Dr. Bellantoni stated that there is at times and it is being reviewed.

Chairman Alsup stated that he was open to a motion.

MOTION

Mr. Masar motioned to approve CUP 02-003 Ranch Land Rock Pit #1 Major Modification with all conditions for approval being met and with the conditions as stated.

SECOND

Mr. Pullen seconded the motion.

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

7. **ADJOURNMENT**

Chairman Alsup adjourned the meeting at 3:38 p.m.

CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

DATE