

**FREMONT COUNTY
PLANNING COMMISSION MEETING MINUTES
March 1, 2022 AT 3:00 P.M.**

MEMBERS PRESENT

Mark Masar (Chairman)
John Hamrick
Larry Brown
Larry Baker
Gardner Fey

STAFF PRESENT

Mica Simpleman, Director
Joanne Kohl, Office Manager

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

January 4, 2022 Planning Commission Meeting
February 1, 2022 Planning Commission Meeting

5. UNFINISHED BUSINESS

6. NEW BUSINESS

A. MS 21-010 TB MINOR SUBDIVISION

B. MS 22-001 FOUNDATION SUBDIVISION

1. CALL TO ORDER

Chairman Mark Masar called the meeting to order at 2:59 p.m.

2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

3. APPROVAL OF AGENDA

Chairman Masar asked if there were any changes, additions or corrections to the March 1, 2022 Fremont County Planning Commission Agenda.

MOTION

Mr. Brown motioned to accept the March 1, 2022 Fremont County Planning Commission Meeting agenda.

SECOND

Mr. Fey second the motion.

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

4. APPROVAL OF THE January 4, 2022 PLANNING COMMISSION MEETING MINUTES

Chairman Masar asked if there were any changes, additions or corrections to the January 4, 2022 Fremont County Planning Commission Meeting Minutes.

MOTION

Mr. Fey motioned for approval of the January 4, 2022 minutes.

SECOND

Mr. Brown second the motion.

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

APPROVAL OF THE FEBRUARY 1, 2022 PLANNING COMMISSION MEETING MINUTES

Chairman Masar asked if there were any changes, additions or corrections to the February 1, 2022 Fremont County Planning Commission Meeting Minutes.

MOTION

Mr. Fey motioned for approval of the February 1, 2022 minutes

SECOND

Mr. Baker second the motion.

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

5. UNFINISHED BUSINESS

6. NEW BUSINESS

A. MS 21-010 TB Minor Subdivision

Representative: George Hall

Chairman Masar starts by inviting George Hall to speak about his project.

Mr. Hall starts by recognizing the address is incorrect on the staff report, says it is off Dozier when it actually is off of 7th St. in Penrose, further down it talks about the title commitment, he believes the date was in December, not March of 2016. He is not sure why it says he needs a OWTS on the proof of sewer because it's a septic and they provided the perk test for the vacant lot on it.

Chairman Masar asks Director Simpleman for the Staff Report

Director Simpleman states yes those were just typos on the Staff Report. He states the referring agency comments from the Fremont County Department of Transportation says the application will need to submit a driveway access permit for each lot when developed, the Fremont County Project Engineer states that the storm water drainage plan report at this time he would recommend approving this waiver but requires a storm water drainage plan report at the time of building on the western vacant lot. The Department of Health and Environment states they want them to contact the Fremont County Building Department for septic system requirements if this minor subdivision has no commercial applications there's no requirements for the Fremont County Health and Environment at that time. As for Planning and Zoning, we do recommend approval for this minor subdivision.

Chairman Masar ask if there are any questions for Mr. Hall or Mr. Simpleman

Chairman Masar is open to a motion

MOTION

Mr. Fey motioned to approve **MS 21-010 TB Minor Subdivision** with a waiver of the storm water discharge until a building permit is issued on the spare lot.

SECOND

Mr. Brown second the motion

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

B. MS 22-001 Foundation Subdivision

Chairman Masar calls Representative Matt Koch to speak about his project.

Mr. Koch states it's all existing, all utilities are in, there's nothing new, pretty straight forward. This is located on Poplar and Ash. This house has been in existence for quite a while with those existing houses on it, all the utilities are based on the addresses on it, there's water and sewer taps for each lot. They are just trying to bring into compliance so they can actually build a new house and remove one of the mobile homes on the 2-acre lot as a residence. Basically, just adding that line where it belongs between the two parcels.

Chairman Masar asks Director Simpleman for the Staff Report

Director Simpleman states the Fremont County Department of Transportation has reviewed the application and do not have any issues as there are existing structures and access points. The project engineer states that based on the recent dirt work on the southern lot, it seemed building is planned for the near future since the property is drained in a fashion that does not impact the joint properties, it would be recommended that storm water drainage plan and report be deferred until time of building rather than having it be a waiver. The Department of Health and Environment have no comments. Planning and Zoning Department does recommend approval.

Chairman Masar asks Director Simpleman that it's not a waiver it's just a deferral since they are closer to building?

Director Simpleman replies yes, that is what the project engineer is recommending.

Chairman Masar states they need to just change the wording to deferral instead of waiver.

MOTION

Mr. Fey motioned to approve **MS 22-001 Foundation Subdivision** with a deferral for the storm water discharge planning until future building sites.

SECOND

Mr. Baker second the motion

Chairman Masar states it's been moved and second to approve MS 22-001 Foundation Subdivision.

Motion passed unanimously (5 of 5).

C. ADJOURNMENT

Chairman Masar adjourned the meeting at 3:10 p.m.



CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

4/5/22

DATE