

RESOLUTION NO. __

Series of 2025

**RESOLUTION APPROVING A COMMERCIAL DEVELOPMENT PLAN FOR PENROSE RV
& BOAT STORAGE, DEPARTMENT OF PLANNING AND ZONING FILE # CDP 24-001**

WHEREAS, John Edgar, (hereafter “Applicant”) has made application for issuance of a Commercial Development Plan pursuant to 8.04 of the Zoning Resolution of Fremont County to allow for a Commercial RV & Boat Storage Facility utilizing pre-engineered metal buildings strictly for self-storage. This Resolution is for the property legally described as Lot 2 Coyle-Vanegmond LLA, Ref 981-00-137 County of Fremont, State of Colorado, a.k.a 17225 State Highway 115, Penrose, CO. 81240. The application has been designated as file #CDP 24-001 Penrose RV & Boat Storage to be located on certain real property that the Applicant owns in a Business Zone District; and

WHEREAS, pursuant to the Fremont County Zoning Resolution previously adopted, the Planning Commission of Fremont County reviewed the application at its **February 4th, 2025**, regular meeting and recommended the **APPROVAL** of such application; and

WHEREAS, a notice containing the specific request, proposed use, date, time, location, telephone number of the Fremont County Department of Planning and Zoning (hereafter “Department”), and a site plan and vicinity map were mailed fourteen (14) days prior to the public hearing, by certified mail, return receipt to the Department, to all property owners within five-hundred (500) feet of the boundaries of the subject parcel and to appropriate reviewing agencies; and

WHEREAS, a notice containing the specific request, proposed use, date, time, location, and telephone number of the Department where additional information may be obtained, was posted on the property fourteen (14) days prior to the public hearing; and

WHEREAS, a notice of the public hearing was published by the Department, in a newspaper of general circulation in Fremont County, fourteen (14) days prior to the public hearing, and which contained the specific request, time and place of the public hearing, and an explanation of the proposed use and its location; and

WHEREAS, the Board held a public hearing concerning said application on **March 25th, 2025**, at which time comments and evidence were considered, including all materials contained as part of the application and which were in the Department's file concerning the application. The Board gave feedback to the Applicant regarding design; and

WHEREAS, the Board reviewed this application as old business on May 13th, 2025, with a modified site plan; and

WHEREAS, it appears that issuance of a Commercial Development Plan is appropriate;

NOW, THEREFORE, BE IT RESOLVED by the Fremont County Board of County Commissioners that:

1. The Board makes the following findings with respect to the application for issuance of a Commercial Development Plan to the Applicant as follows:
 - a. The procedural requirements of Section 8.04 of the Fremont County Zoning Resolution have been met.
 - b. The location of the proposed use is compatible and harmonious with the surrounding area.
 - c. The proposed use will not have detrimental effects on property values.
 - d. The proposed site and use will not impair public health, welfare, prosperity and safety by creating undesirable sanitary conditions, overburdening of utilities or adverse environmental influences.
 - e. The site is of sufficient size to accommodate the proposed use together with all yards, outdoor areas, parking, and such other provisions required by this resolution.
 - f. The site will be served by streets and roads of sufficient capacity to carry the traffic generated by the proposed use, and the proposed use will not result in undue traffic congestion or traffic hazards.
 - g. The proposed use will not adversely affect other property in the vicinity or the general health, safety and welfare of the inhabitants of the County, and will not cause significant air, water, noise or other pollution.
2. A Commercial Development Plan shall be issued for the life of use starting from the date of approval of this project.
3. The Department shall review the Commercial Development Plan annually to determine compliance with the approved plan.
4. The Applicant shall conform to all plans, drawings and representations submitted with or contained within the application except as may be inconsistent with the other provisions of the plan.

5. The Applicant shall comply with all laws and regulations of the County of Fremont, its agencies or departments, the State of Colorado, its agencies or departments, and the United States of America, its agencies or departments, as now in force and effect or as the same may be hereafter amended.
6. The Applicant shall obtain, prior to operation, and keep in effect throughout operation, all other permits, licenses or the like, including renewals, required by any other governmental agency and as otherwise may be required by Fremont County and shall provide copies of such to the Department.
7. The County shall retain the right to modify any condition of the plan, if the actual use demonstrates that a condition of the plan is inadequate to serve the intended purpose of the condition. Such modification shall not be imposed without notice and a public hearing being provided to the Applicant at which time Applicant and members of the public may appear and provide input concerning the proposed modifications to the conditions of the plan.
8. A Commercial Development Plan shall not be modified in any way without Department approval for Minor Modifications or approval of Major Modifications by the Planning Director or Board in accordance with Section 8.07 of the Fremont County Zoning Resolution.
9. Operation of the Commercial Development Plan:
 - a. Days and hours of operation shall be 7 days a week, twenty-four hours a day. Access will be gained through assigned personal gate codes.
 - b. Storage of RV's and boats inside two pre-engineered metal units totaling 15,183 sq. ft.
 - c. The site will maintain a chemical toilet permit. A copy of the permit will be submitted to the Planning and Zoning Office upon renewal yearly.
 - d. Three parking spaces will be provided. Two standard spaces, and one ADA space with illumination.
 - e. The site shall adhere to a spill response plan and a spill kit must remain available on site.
 - f. Landscaping will consist of Deciduous trees, Evergreen trees, shrubs, and lawn as detailed in the submitted landscaping plan by NoCo Studios.
 - g. Follow the Weed Management Plan.
 - h. Install a monitored fire alarm system inside of the storage buildings. Follow all suggestions from the Fire Protection Authority form dated 6/11/2025.

10. Contingencies of the Commercial Development Plan:

- 1) Provide a hazardous spill procedure plan.
- 2) Provide a CDOT Notice to proceed permit.
- 3) Provide an approved Noxious Weed Control Plan.
- 4) Provide an approved Chemical Toilet Permit.

Commissioner Bell moved for the adoption of the foregoing Resolution, seconded by Commissioner McFall and approved by roll call vote as follows:

Commissioner Grantham:	Aye
Commissioner McFall:	Aye
Commissioner Bell:	Aye

The Resolution was declared to be duly adopted by unanimous consent.

Date: July 22, 2025, *nunc pro tunc*, May 13, 2025.

BOARD OF COUNTY COMMISSIONERS
OF FREMONT COUNTY

ATTEST:

By: _____
Chairman

By: _____
Clerk to the Board