

## TWENTY-SECOND MEETING

The Board of Commissioners of the County of Fremont, State of Colorado, met in Regular Session on November 8, 2022, 615 Macon Avenue, Room LL3, Fremont County Administration Building, Cañon City, Colorado. Chair Debbie Bell called the meeting to order at 9:30 a.m.

Debbie Bell	Commissioner	Present
Kevin Grantham	Commissioner	Present
Dwayne McFall	Commissioner	Present
Talia Smith	Recording Technician	Present
Brenda Jackson	County Attorney	Absent
Tammy Childs	County Manager	Present
Daniel Victoria	Planning & Zoning Director	Present

### INVOCATION

Todd Luce, Grandview Christian Church

### PLEDGE OF ALLEGIANCE

Those present cited the Pledge of Allegiance to the flag of the United States of America.

### APPROVAL OF AGENDA

**Commissioner Grantham** moved to approve the agenda. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

### CONSENT AGENDA

1. Approval of Minutes / October 25, 2022
2. Approval of Bills for \$1,332,141.82
3. Amendment to the Greener Pastures contract, extending their submittal deadline by 60 days
4. Employment Contract for Interim County Manager
5. Schedule Public Hearing on 11/22/2022:
  - a. Proposed 2023 Fremont County Budget

**Commissioner McFall** moved to approve the consent agenda. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Grantham, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

### ADMINISTRATIVE & INFORMATIONAL

Ref. Fremont County BOCC Meeting 11/8/2022 – 3:25

1. Staff / Elected Officials:
  - a. County Manager Report, Tammy Childs, County Manager

**County Manager Childs** gave the County Manager Report, which can be found in its entirety at [www.fremontco.com](http://www.fremontco.com).

**Commissioner Grantham** welcomed County Manager Childs and Director Victoria to their new roles and reminded the public to vote in the upcoming election.

**Commissioner McFall** encouraged people to vote, thanked Veterans for their service, and spoke about the County's Stage 1 Fire Restrictions.

**Commissioner Bell** agreed with the other Commissioners and noted that the GIS section of the website is not working.

2. Citizens who wish to address the Commissioners on a matter not scheduled on the agenda.

a. Jason Dawson – Project at Airport

**Jason Dawson** explained that he wanted an explanation regarding requests that have been submitted and about false claims from County Employees. He spoke about the project and its potential as well.

**Commissioner McFall** brought up an email conversation about setting up a meeting.

### **OLD BUSINESS**

Ref. Fremont County BOCC Meeting 11/8/2022 – 10:40

1. Discussion and ratification of Resolution 34, Series of 2022, Resolution imposing a Moratorium on Enforcement of Certain Provisions of the Fremont County Zoning Resolution Regarding Commercial Development Plans

**Commissioner Bell** explained that Resolution 34 is being discussed at a public meeting again because they weren't able to give much notice prior to its approval.

**Commissioner Grantham** said the Board is trying to improve the current Planning & Zoning Regulations. He pointed out that the moratorium would limit requirements for certain aspects within code regarding commercial development.

**Commissioner Bell** clarified that it does not change anything as far as building permits and some other requirements go.

**Commissioner McFall** stressed that the moratorium affects no change of use, just the expansion of an existing business.

**Planning & Zoning Director Victoria** added that waiver requests are still required to be brought before the Board.

**Commissioner Bell** opened the discussion for public comment at 9:46 a.m.

**Dr. Angela Bellantoni** thanked the Board for the moratorium.

**Commissioner Grantham** moved to approve the ratification of Resolution 34, Series of 2022, Resolution imposing a Moratorium on Enforcement of Certain Provisions of the Fremont County Zoning Resolution Regarding Commercial Development Plans. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

### **NEW BUSINESS**

Ref. Fremont County BOCC Meeting 11/8/2022 – 17:25

1. Veterans Day Proclamation

**Commissioner Bell** read the Veterans Day Proclamation and listed those County employees who served in the United States Military.

**The Board** thanked those Veterans in the room for their service.

**Commissioner Bell** moved to approve the consent agenda. Commissioner Grantham seconded the motion. Upon Vote: Commissioner Bell, aye; Commissioner Grantham, aye; Commissioner McFall, aye. The motion carried by unanimous consent.

**The Board** stood with veterans in the room for a photo.

2. Fremont County Adoption Day Proclamation

Representatives: Tonia Sutton & Amanda Koehn

**Tonia Sutton** read the Fremont County Adoption Day Proclamation.

**Commissioner Bell** expressed her appreciation for the work that Fremont County's Department of Human Services does.

**Commissioner McFall** thanked FCDHS for their work.

**Commissioner Grantham** also thanked FCDHS.

**Commissioner Bell** mentioned the Board's attendance at the Adoption Day Celebration at the courthouse on Monday November 14<sup>th</sup>.

**Commissioner McFall** moved to approve the Fremont County Adoption Day Proclamation, proclaiming November 14, 2022 as Adoption Day in Fremont County. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Grantham, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

### 3. Service Recognition Resolution Mary Jo Sosnowski

**Commissioner Bell** explained that the Board wants to recognize Mary Jo Sosnowski for her many years serving Fremont County.

**Commissioner McFall** read the Service Recognition Resolution for Ms. Sosnowski.

**Commissioner Bell** thanked Ms. Sosnowski for her dedication and hard work.

**Commissioner McFall** moved to approve the Service Recognition Resolution for Mary Jo Sosnowski. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Grantham, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

**Ms. Sosnowski** said it is her pleasure to have worked at the Department of Human Services.

## PUBLIC HEARINGS

Ref. Fremont County BOCC Meeting 11/8/2022 – 36:08

1. PP 22-003 Greer Farms Subdivision requesting approval of a Preliminary Plan for a division of one lot into 2 lots. Lot 3, T and C Subdivision. County of Fremont, State of Colorado  
Representative: George Hall

**George Hall** explained the layout of the minor subdivision.

**Director Victoria** gave the staff report and noted that the preliminary plan has to be reviewed by the Board because it was previously subdivided.

**Commissioner Bell** asked about the three contingency items shown.

**Director Victoria** discussed the presumed items.

**Commissioner Bell** determined there are no contingencies

**Commissioner Bell** opened the Public Hearing at 10:08 a.m.

**Commissioner Bell** closed the Public Hearing at 10:09 a.m.

**Commissioner Grantham** moved to approve PP 22-003 Greer Farms Subdivision requesting approval of a Preliminary Plan for a division of one lot into 2 lots. Lot 3, T and C Subdivision. County of Fremont, State of Colorado. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

2. SRU 22-001 Arkansas Valley Ambulance District requesting Approval of a Special Review Use Permit #SRU 22-001 Arkansas Valley Ambulance District for an Emergency Service Substation.

Representative: Dr. Angela Bellantoni

**Dr. Angela Bellantoni** introduced volunteers from the Arkansas Valley Ambulance District who were in attendance. She referred to the map of Arkansas Valley Ambulance District Coaldale Substation, which can be found at [www.fremontco.com](http://www.fremontco.com) and spoke about the property's relation to the FEMA Flood Plain and the location of gravel entrances. She also mentioned a waiver request of the hard surface to promote drainage and native vegetation then noted the parking lot and building dimensions and gave further details about the building. Dr. Bellantoni assured the Board that having a substation on the East side of the district would substantially reduce some response-times and gave more details about what else the substation would offer.

**Dave VanAtton** told the Board how Arkansas Valley Ambulance District came to provide EMS services for West Fremont County. He agreed that a new substation location will reduce the response-times for some calls.

**Commissioner McFall** pointed out that the number of staff that the EMS has is impressive.

**Director Victoria** gave the staff report.

**Commissioner Bell** opened the public hearing at 10:19 a.m. None approached.

**Commissioner Bell** closed the public hearing at 10:20 a.m.

**Commissioner Bell** thanked the Ambulance District for what they do.

**Director Victoria** explained that the two waivers are for gravel and landscaping and talked about the refuse plan.

**Commissioner Grantham** determined that the refuse plan is a contingency and asked about the storm water drainage plan.

**Director Victoria** replied that the storm water drainage plan has been addressed and is finished.

**Commissioner Bell** asked if the conditions still apply as far as showing the driveway access plan and ADA compliant parking spot on the site plan.

**Commissioner McFall** expressed his appreciation for the Board's and Dr. Bellantoni's patience.

**Commissioner Grantham** moved to approve SRU 22-001 Arkansas Valley Ambulance District requesting Approval of a Special Review Use Permit #SRU 22-001 Arkansas Valley Ambulance District for an Emergency Service Substation including two waiver requests for gravel and landscaping, and one contingency for the storm refuse disposal plan. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

**Commissioner Bell** explained that the County has been using moratoriums to continue doing business, but the Board has started an 18-month process to do a major overhaul and update of the Fremont County Zoning Resolution.

## NEW BUSINESS

Ref. Fremont County BOCC Meeting 11/8/2022 – 55:55

4. Royal Gorge Chamber Alliance Foundation is requesting approval to issue a Malt, Vinous, and Spirituous Liquor Special Events Permit at 6655 CO-115 Florence, CO 81226 for an event on November 18<sup>th</sup>, 2022, from 5:00 p.m. to 9:00 p.m. The application was submitted to the Clerk's Office October 3<sup>rd</sup>, 2022.

Representative: Emmy Dennehy

**Emmy Dennehy** explained that the annual scholarship fundraiser event will have a pasta dinner and silent auction.

**Commissioner Bell** asked about the plan to serve alcohol.

**Ms. Dennehy** replied that some of the Alliance's ambassadors will help serve drinks.

**Commissioner Bell** asked how they will verify nobody underage is served.

**Ms. Dennehy** said they will check IDs before serving and they may provide wristbands.

**Commissioner Bell** clarified that anyone serving will have gone through training.

**Ms. Dennehy** confirmed this.

**Commissioner McFall** asked whether the City offers training.

**Ms. Dennehy** confirmed that they offered a training day.

**Recording Technician, Talia Smith** gave the staff report.

**Commissioner Bell** invited the public to discuss the matter. None approached.

**Commissioner McFall** asked who is going to make sure there will be no drinks beyond the point referred to on the premise diagram.

**Ms. Dennehy** said they will have ambassadors, volunteers, and staff to monitor the exit.

**Commissioner McFall** mentioned the doors on the south side of the building.

**Ms. Dennehy** said they will likely be blocked.

**Commissioner McFall** told her not to block the doors for the sake of fire safety.

**Ms. Dennehy** brought up the drape system that will be used.

**Commissioner Bell** asked how people can get tickets.

**Ms. Dennehy** said people can contact the Chamber or visit [royalgorgechamberalliance.org](http://royalgorgechamberalliance.org) to purchase tickets.

**Commissioner McFall** moved to approve the issuance of a Malt, Vinous, and Spirituous Liquor Special Events Permit for the Royal Gorge Chamber Alliance Foundation for an event on November 18th, 2022, from 5:00 p.m. to 9:00 p.m. at 6655 CO-115 Florence, CO 81226. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Grantham, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

5. Re-appointment of Emily Eggleston to the Heritage Commission for a term ending December 31, 2025

**Commissioner Grantham** spoke about the work of those on the Heritage Commission and other groups who focus on local history. He also recognized Emily Eggleston's passion for Fremont County's history.

**Commissioner Grantham** moved to re-appoint Emily Eggleston to the Heritage Commission for a term ending December 31, 2025. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

6. Appointment of new member to the Fremont County Tourism Council for a term ending December 31, 2025

**Commissioner Grantham** spoke about the hard work of those who serve on the Tourism Council and mentioned a letter of interest from Joan Elliot.

**Commissioner Bell** pointed out that Joan was honored as one of Fremont County's Exceptional Women in 2022.

**Commissioner McFall** pointed out that Joan is the owner of one of Florence's antique stores, which draw a lot of tourism.

**Commissioner Grantham** moved to appoint Joan Elliot to the Fremont County Tourism Council for a term ending December 31, 2025. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

7. FP 22-001 Greer Farms Subdivision, a request for a division of one lot into 2 lots. Lot one will be 4.95 acres lot 2 will be .71 acres. Both lots are in Agricultural Suburban district and meet all the minimum requirements.  
Representative: George Hall

**Mr. Hall** explained that it's a basic subdivision and he is happy to answer any questions.

**Director Victoria** gave the staff report.

**Commissioner Bell** clarified that it is the same project as mentioned in the preliminary plan but is the final version.

**Director Victoria** agreed and added that the preliminary plan had to be approved first.

**Commissioner McFall** brought up the access permit.

**Director Victoria** said per FCDOT, the access permits and issuance of address will be complete upon development.

**Mr. Hall** said he understood that the access permit and address were already issued.

**Director Victoria** explained that is not the case because a building permit has not been issued yet.

**Commissioner McFall** moved to approve FP 22-001 Greer Farms Subdivision with a contingency that the access permits to be done at the time of the building permits. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Grantham, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

**Mr. Hall** added that he is interested in helping with the Planning & Zoning Code update.

**Commissioner Bell** adjourned the meeting at 10:39 a.m.

  
Clerk to the Board of County Commissioners



RESOLUTION NO. 34, SERIES OF 2022

**RESOLUTION IMPOSING A MORATORIUM ON ENFORCEMENT OF CERTAIN PROVISIONS OF THE FREMONT COUNTY ZONING RESOLUTION REGARDING COMMERCIAL DEVELOPMENT PLANS**

WHEREAS, pursuant to §30-28-111 and 30-28-112, C.R.S., the Board of County Commissioners (“Board”) and the Planning Commission for Fremont County have authority to make and adopt a zoning plan for zoning all or any part of the unincorporated territory within the county; and

WHEREAS, on or about November 22, 1994, County duly adopted Resolution No. 54, Series of 1994, which enacted the Fremont County Zoning Resolution (FCZR), to serve the best interests of the inhabitants of Fremont County. The regulations became effective January 1, 1995, in accordance with the resolution. On or about January 13, 2009, the County readopted the Zoning Resolution, incorporating all amendments into a revised edition of the Fremont County Zoning Resolution; and

WHEREAS, the FCZR section 8.15.7.4 presently requires submission and approval of a Commercial Development Plan (CDP), for any substantial expansion or improvements and/or enlargement of an existing use in the Medium Density Residence, Neighborhood Business, Rural Highway Business, Business, Airport, Industrial Park and Industrial Zone Districts; and

WHEREAS, the Board of Commissioners wishes to simplify the process for existing businesses in Fremont County to expand, improve and enlarge their businesses by elimination of the requirement to go through the CDP process for these types of business changes; and

WHEREAS, the Board is of the opinion that the FCZR should be revised and amended to allow more flexibility for businesses to expand, enlarge and improve their existing facilities, which could require several months to complete; and,

WHEREAS, the Board has the power to impose a moratorium on a temporary basis to allow time to consider, draft, study, present and potentially adopt an amendment to the FCZR to address the issue of requiring Commercial Development Plans for existing businesses seeking to expand, enlarge, or improve without a change of use; and

WHEREAS, the Board believes it to be appropriate and necessary to place a moratorium on the enforcement of the FCZR Section 8.15.7.4 regarding the requirement of a Commercial Development Plan for expansion, enlargement or improvement of an existing business that does not seek a change in use.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS FOR FREMONT COUNTY:

1. A Moratorium is hereby imposed, pending creation and drafting of an amendment to the Fremont County Zoning Resolution, on enforcement of Section 8.15.7.4 of the FCZR that requires submission and approval of a Commercial Development Plan for any substantial expansion, improvements, and/or enlargement of an existing use in the Medium Density Residence, Neighborhood Business, Rural Highway Business, Business, Airport, Industrial Park and Industrial Zone Districts.

2. This Moratorium shall not apply if the expansion, improvement, and/or enlargement of the existing use includes a change in actual use of the property.

3. This Moratorium shall not affect the requirement that all development and building setback requirements set out in the FCZR be met.

4. The purpose and intent of this moratorium shall be to provide opportunities for existing businesses and commercial enterprises to improve, expand and enlarge their business presence without unnecessary delay, cost and governmental oversight.

8. This moratorium shall expire one year from the date of this Resolution, unless terminated earlier by Board of Commissioners action or by adoption of an amendment to the Fremont County Zoning Resolution addressing this issue.

Commissioner Grantham moved for adoption of this Resolution, with a second by Commissioner McFall. The roll call vote of the Board was as follows:

Debbie Bell	<u>AYE</u>	NAY	ABSTAIN	ABSENT
Kevin J. Grantham	<u>AYE</u>	NAY	ABSTAIN	ABSENT
Dwayne McFall	<u>AYE</u>	NAY	ABSTAIN	ABSENT

The Resolution was declared to be duly adopted.

Date: November 8<sup>th</sup>, 2022

Debbie Bell  
Chairman

Attest: [Signature]  
Clerk







# Resolution

**WHEREAS,** The Board of County Commissioners of Fremont County, Colorado, regretfully accepts the retirement of Mary Jo Sosnowski as Support Team Supervisor for the Fremont County Department of Human Services; and

**WHEREAS,** Mary Jo Sosnowski has been a loyal and valued employee of Fremont County. She began her employment on October 13, 1987 as an IM Technician; she also held positions as a Typist and Case Aide before resigning from employment on December 15, 1995. She returned on September 16, 2000 holding positions as a Leap Tech and Clerk, and finished her service to the citizens of Fremont County as the Support Team Supervisor when she retired on September 9, 2022, earning much respect and admiration for her extraordinary level of dedication and skills for the County; and

**WHEREAS,** Mary Jo Sosnowski provided Fremont County with her expertise in customer service, helping thousands of residents always greeting them with a warm and welcoming smile and seamlessly directing them to the services they needed, and mentorship of so many new employees within the Fremont County Department of Human Services sharing her wisdom and professionalism; and

**WHEREAS,** Mary Jo Sosnowski has freely and pleasantly dedicated a total of thirty years of service to Fremont County officials, employees and members of the public, to ensure consistency and wisdom in decision-making and in the exercise of discretionary judgment for the betterment of citizens and their County government; and

**WHEREAS,** Mary Jo Sosnowski's accomplishments are many and include the following:

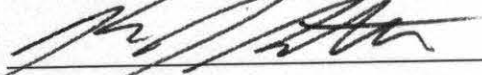
- Continuously remaining calm during volatile interactions
- Going above and beyond to ensure timelines are met
- Having empathy and compassion to anyone in need
- Setting a high professional standard for all to aspire to

**NOW, THEREFORE, BE IT RESOLVED** that the Board of County Commissioners of Fremont County, Colorado, hereby publicly recognizes and expresses its deep appreciation and that of the residents of Fremont County, to Mary Jo Sosnowski for three decades of devoted service to Fremont County.

**AND BE IT FURTHER RESOLVED** that this resolution shall be read into the record of the Board of County Commissioners as a tribute to Mary Jo Sosnowski's service and that the official seal of Fremont County shall be affixed thereto and delivered to her.

DONE THIS 8<sup>th</sup> day of November, 2022, at Cañon City, Colorado.


THE BOARD OF COUNTY COMMISSIONERS  
OF FREMONT COUNTY, COLORADO

  
Kevin Grantham, District 1 Commissioner

  
Debbie Bell, District 2 Commissioner

  
Dwayne McFall District 3 Commissioner



ATTEST:  
  
Justin Grantham  
County Clerk and Recorder