FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA
DECEMBER 1, 2026, AT 3:00 P.M.
FREMONT COUNTY ADMINISTRATION BUILDING
COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL 3
The Planning Commission requests that everyone in attendance please turn off all cell phones for the duration of the meeting.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**
   December 1, 2026, Planning Commission Meeting

4. **APPROVAL OF MINUTES**
   October 6, 2026, Planning Commission Meeting

5. **UNFINISHED BUSINESS**
   None

6. **NEW BUSINESS:**
   A. Scheduled Public Hearing:
   VPR 26-001 J Street
   Requesting approval for a Vacation of Public Right-of-Way north of US Highway 50, in-between 1305 J Street, and 1004 13th Street in Penrose.
   This is a 50' Right-of-Way platted as J Street on Beaver Park Plat #1. This section of J Street has not been improved. The owner at 1305 J Street wants to add an addition to his home and cannot meet the setbacks that are required for his zone district.

   Representative: Matt Koch

   B. Waiver Request
   LLA 26-004 Elm Avenue
   Requesting a Waiver from the Fremont County Subdivision Regulations Appendix 1 Section B, 10. Lot Standards: Where possible, the depth of lots should not be greater than twice its width.

   Lot 1: 0.783 Acres 34123 Square feet
   Lot 2: 1.230 Acres 53567 square feet
   The subject property is located in Residential Two (R2), at 1548 Elm Avenue Canon City CO 81212

   Applicant: Brent Hawker

7. **ADJOURNMENT**