

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA
FEBRUARY 6, 2024 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

February 6, 2024, Planning Commission Meeting

4. APPROVAL OF MINUTES

January 2, 2024, Planning Commission Meeting

5. UNFINISHED BUSINESS

6. NEW BUSINESS:

A. Election of Vice Chairman

B. LLA 23-009 Canon Farms:

Requesting a variance 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.

Representative: Cornerstone Land Surveying – Matt Koch

C. Proposed Reg Rewrites:

Representative: Dan Victoria

Request: Rewrite Chapter 3 Regulations

Planning and Zoning has recognized the need for a review and update to the regulations. Staff has removed General from the title, added new regulations and revised existing regulations of chapter 3. We have also changed the format to match the format of the new Fremont County Zoning Resolution.

Request: Rewrite Chapter 1-Provisions, Definitions & Violations

Planning and Zoning has recognized the need for a review and update to the regulations. Staff has removed General from the title, added new definitions and revised existing definitions of chapter 1. We have also changed the format to match the format of the new Fremont County Zoning Resolution.

Request: Delete the Neighborhood Business Zone district and rezone two properties.

Planning and Zoning has recognized the need for a review and update to the regulations. Staff is proposing deletion of Fremont County Zoning Regulations, section 4.12 NB – Neighborhood Business Zone District. The County has two properties in this zone district.

Request: Rewrite of Section XXIII General Requirements

Planning and Zoning has recognized the need for a review and update to the regulations. This addition is to reference the required drainage plan and report.

The proposal in front of you is a rewrite of the Subdivision Regulations section XXIII, the Drainage Plan and Report. The Fremont County Engineer reviewed these regulations and made additional requirements, deletions, and recommendations.

Request: Chapter 10: Drainage Plan & Report Adding a new chapter to the zoning regulations in reference to the drainage plan & report.

Planning and Zoning has recognized the need for a review and update to the regulations. This addition is to reference the required drainage plan and report.

The proposal in front of you is a rewrite of the Subdivision Regulations section XXIII. The Fremont County Engineer reviewed these regulations and made additional requirements, deletions, and recommendations.

Request: Rewrite Chapter 9 Zone Changes

Planning and Zoning has recognized the need for a review and update to the regulations. Staff has removed some regulations to the Zone Change 1, to make the application process more efficient and effective by simplifying the application process. Staff has removed the Final Development Plan for Zone Change 2, added new regulations that require a land use permit approval, to efficiently be able to continue the yearly inspections on these permits. We have also changed the format to match the format of the new Fremont County Zoning Resolution.

Request: Rewrite Chapter 6 – Review Procedures

Planning and Zoning has recognized the need for a review and update to the regulations. Staff has taken the review procedures from various chapters of the Fremont County Zoning Resolution and compiled the procedures all in one location. Staff has added charts, application flow diagrams, new regulations, revised existing regulations and removed some regulations. We have also changed the format to match the format of the new Fremont County Zoning Resolution.

Request: Rewrite Chapter 8 – Land Use Permits

Planning and Zoning has recognized the need for a review and update to the regulations. Staff has taken the Land Use Permits SRU's, CUP's, CDP's, & TUP's and reserved a chapter for them all from the Fremont County Zoning Resolution. Staff has rewrote Chapter 6, Sections 5.6, 5.7.15, 8.7, 8.10, 8.11, 8.14, 8.15, 8.16. We have also changed the format to match the format of the new Fremont County Zoning Resolution.

D. ADJOURNMENT