

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA**

**JULY 5, 2022 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**

**4. APPROVAL OF MINUTES**

June 7, 2022 Planning Commission Meeting

**5. UNFINISHED BUSINESS**

**6. NEW BUSINESS**

**A. MS 22-003 Braddy Builders Minor Subdivision**

Request: Requesting approval for minor subdivision that will create a total of 3 lots.

Lot 1: 0.23 acres 10,200 square feet

Lot 2: 6.91 acres 301,084 square feet

Lot 3: 1.14 Acres 49,603 square feet

The subject property is located in the Low Density Residence Zone District, on Grandview Ave., in Canon City.

Representative: Matt Koch

**B. SRU 21-005 OBSERVER RANCH CAMPGROUND**

The property owners, Benjamin and Katherine Davidson, are requesting Special Review Use Permit approval for a travel trailer campground and learning center located at 4509 County Road 123. The proposed development, to be known as Observer Ranch, would include thirty-three (33) RV sites, six (6) cabin sites, twelve (12) combination RV and Cabin sites, a office/support building, watchman's quarters and a park support facility that includes a recreational vehicle storage area (30 spaces) not available for the general public. Various accessory structures include cisterns, maintenance building, pump house, and a storm shelter. The subject property is 76.33 acres and consists of two lots (Lots 1 and 2) under a single ownership.

Representative: Keith Moore, RMG Architects

**C. Revised ADU Amendment #17**

**7. ADJOURNMENT**