

**FREMONT COUNTY
PLANNING COMMISSION MEETING MINUTES
March 2, 2021 AT 3:00 P.M.**

MEMBERS PRESENT

Byron Alsup (Chairman)
Mark Masar
Larry Brown
Michael Pullen
Larry Baker
Gardner Fey

STAFF PRESENT

Sean Garrett, Planning Director
Alicia Stone, Office Manager

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**

February 2, 2021 Planning Commission Meeting

5. **UNFINISHED BUSINESS**
6. **NEW BUSINESS**

A. **ZC 21-001 Self:** Requesting approval of a Zone Change I, Department File # ZC 21-001 to change the zone district for property located at state Highway 115 and Telck Road from Agricultural Living to Agricultural Suburban.

Representative: Matt Koch

7. **ADJOURNMENT**
-

1. **CALL TO ORDER**
Chairman Byron Alsup called the meeting to order at 3:00 p.m.
2. **PLEDGE OF ALLEGIANCE**
Pledge of Allegiance was recited.
3. **APPROVAL OF AGENDA**

Chairman Alsop asked if there were any changes, additions or corrections to the March 2, 2021 Fremont County Planning Commission Agenda.

MOTION

Mr. Larry Brown motioned to accept the March 2, 2021 Fremont County Planning Commission Meeting agenda.

SECOND

Mr. Gardner Fey seconded the motion.

Chairman Alsop called for a roll call vote, and the motion passed unanimously. (6 of 6)

4. APPROVAL OF THE February 2, 2021 PLANNING COMMISSION MEETING MINUTES

Chairman Alsop asked if there were any changes, additions or corrections to the February 2, 2021 Fremont County Planning Commission Meeting Minutes.

MOTION

Mr. Michael Pullen motioned for approval of the February 2, 2021 minutes.

SECOND

Mr. Larry Baker seconded the motion.

Chairman Alsop called for a roll call vote and the motion passed unanimously. (6 of 6)

5. UNFINISHED BUSINESS

6. NEW BUSINESS

A. ZC 21-001 Self

Chairman Alsop called Director Sean Garrett to give a staff report.

Director Garrett stated the Department has received all of the minimum requirements for submittal. The property is located off of Highway 115 and Telck road and is currently zoned Agricultural Living with the proposed zone district being Agricultural Suburban. He stated there are no real issues with the proposal, it fits into the Master Plan and is within the urban growth district to allow for more lots and more available housing. He noted that there has been a material change within the neighborhood to justify the zone change.

Chairman Alsop called Mr. Matt Koch to present.

Mr. Matt Koch stated that they are proposing a zone change in order to subdivide into 4 ½ acre parcels. He noted that they will make 3 lots total and each of their kids will have a lot.

Chairman Alsop noted that he saw there is an application for a minor subdivision currently and inquired if they could have been submitted together.

Director Garrett noted that the application was just submitted, but it can be timed to go to the BOCC meeting together and get approved at the same time.

Mr. Koch noted that was the plan as this will need to be scheduled as a public hearing for the zone change, which gives them more time to deal with the subdivision.

Chairman Alsup asked about the unregistered well listed on the application.

Mr. Gardner Fey asked if it becomes regulated at some point.

Mr. Koch stated that it is now a matter of record with the county. He noted that there are unregistered wells all over the place that are not monitored, but if they ever go dry, then they need to go through the well process and get it permitted. He stated that currently it is an active, working well.

Chairman Alsup asked if there is any paperwork needing to be completed currently.

Mr. Koch stated not at this time, and that is actually the well that services the existing house on the property.

Mr. Fey asked if the other well listed is a pure irrigation well.

Mr. Koch stated that it will be changed for the use of the residence.

Mr. Fey asked if it will be changed to service all three houses.

Mr. Koch stated that it will be for the two new houses and will still be used for some agricultural uses and noted that the water district is allowing them to tie the two new proposed residences into it.

Mr. Fey asked if it was 44 feet deep.

Mr. Koch stated that is about right.

Chairman Alsup asked the commissioners if they had any questions.

Mr. Michael Pullen stated that it is pretty straight forward, but inquired about the roadway impact statement not being included in the application.

Director Garrett stated that the impact isn't changing, so it wasn't needed.

Mr. Fey asked about the driveway access and if driveways need to be installed.

Mr. Koch stated that there will be when construction begins and the two new lots will use the existing easement off of Highway 115 and will obtain access permits when they are to begin construction.

Mr. Pullen asked how many vehicles per day use Telck Road.

Mr. Koch stated that there are three residential uses there currently and some agricultural uses, so very minimal use. He stated probably no more than 20 trips per day.

Mr. Pullen asked if the irrigation water from the well is sufficient.

Mr. David Self stated that they will allocate 1.28 acre-feet for the two houses and the other remaining for the alfalfa field.

Mr. Fey asked for clarification if he will be able to irrigate, but the other two properties will not, or if there is enough water for all of the properties.

Mr. Self noted that there is plenty of water for irrigating and servicing all of the residences.

MOTION

Mr. Masar motioned to approve ZC 21-001 Self and noted that the request meets all of the criteria for approval.

SECOND

Mr. Baker seconded the motion.

Chairman Alsop called for a roll call vote and the motion passed unanimously (6 of 6)

7. **ADJOURNMENT**

Chairman Alsop adjourned the meeting at 3:14 p.m.



CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION 4-6-21
DATE