

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

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Alicia Stone, Planning Coordinator  
Theresa Villagrana, Office Manager

**MEMBERS ABSENT**

Larry Baker

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

July 6, 2021 Planning Commission Meeting

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

**A: Request: MS 21-007 Hermosa Subdivision**

Requesting approval for a minor subdivision that will create a total of 2 lots. The subject property is located in the Agricultural Suburban Zone District on Grand Avenue.

Representative: Erick Jarosz

7. **ADJOURNMENT**
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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 Alsup asked if there were any changes, additions or corrections to the August 3, 2021 Fremont County Planning Commission Agenda.

**MOTION**

Mr. Gardner Fey motioned to accept the August 3, 2021 Fremont County Planning Commission Meeting agenda.

**SECOND**

Mr. Larry Brown seconded the motion.

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

**4. APPROVAL OF THE JULY 6, 2021 PLANNING COMMISSION MEETING MINUTES**

Chairman Alsup asked if there were any changes, additions or corrections to the July 6, 2021 Fremont County Planning Commission Meeting Minutes.

**MOTION**

Mr. Michael Pullen motioned for approval of the July 6, 2021 minutes.

**SECOND**

Mr. Gardner Fey seconded the motion.

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

**5. UNFINISHED BUSINESS**

**6. NEW BUSINESS**

**A. MS 21-007 Hermosa Subdivision**

Chairman Alsup called Mr. Erick Jarosz to present.

Mr. Jarosz stated the plan is to subdivide, leaving ½ (one half) acre with existing home that is there and leaving two acres to the back, with the water shares. Then to build a house on the two acres for themselves, not to sell.

Chairman Alsup called Mrs. Alicia Stone to give the staff report.

Mrs. Stone stated that the department has reviewed the application and found it to be complete and a true representation of the request as stated herein. The Department finds that all minimal requirements per the Fremont County Subdivision Regulations will be satisfied by this application.

There are three contingency items:

There are three contingency items:

1. Access permit for Lot 1 and Lot 2.
2. Closure sheets.
3. Executed Ratification, Consent and Release forms.

There is one waiver request on the drainage plan. The Fremont County Engineer has reviewed the request for a waiver and recommends approval as the property does not propose a flood risk to neighboring properties.

Chairman Alsup opened it up for questions and comments.

Mr. Fey asked if Lot 1 could be subdivided in the future, even with limited access to Grand Avenue.

Mr. Jarosz stated that he did not know for sure.

Mr. Fey asked if that was one of his plans.

Mr. Jarosz confirmed it is not. He plans to keep the rest of the field for grazing.

Mr. Pullen asked if it was a single driveway for that property and if it meets all setback requirements.

Mrs. Stone responded that it does, it was checked during review.

Mr. Jarosz stated Lot 2 has the house, that leaves 100 feet frontage road for Lot 2 and 65 feet for Lot 1. He believes the minimum is 60 feet.

Mrs. Stone advised that the narrow part of the part of the property could not be built on. The lower portion has the necessary width.

Mr. Brown asked if the driveway continues down to Lot 1.

Mrs. Stone confirmed.

Mr. Jarosz stated it is about 100 - 150 feet off the road, as far as the gas company will allow. They have rules for backflow preventers.

Mr. Brown stated he didn't know if he was going to have a separate drive coming in that 100 ft space.

Mr. Jarosz clarified that the driveway for Lot 1 is on the far-right side (referring to the map). Lot 2 will have its own driveway on the other side, they will not be shared.

Mr. Hamrick inquired with Zoning staff about the letter from the County Engineer regarding a different proposal. It talks about a salvage yard as apposed to a subdivision. He just wanted it noted and everything is still good from his perspective.

He also wanted to comment directed to the Fremont County Engineer, the issue on stormwater control (not specific to this property) is not weather runoff from a particular piece of property is

going to flood another but in the aggregate of all the properties. Is there contribution to stormwater flow has to be accounted for at some point. If you have a series of lots on a hillside, every lot individually can say they don't have a problem with stormwater runoff. Its not in the individual lot but in the aggregate that makes stormwater decisions.

Mr. Jarosz commented that they have had a large amount of rainfall this year and the ground absorbs it, they have not had any issues. He also inquired about the letter referring to a salvage yard.

Mr. Hamrick replied that there is a letter in the packet they received that refers to this property as being in conjunction to a salvage yard being created, expanded or moved. It's not applicable to this property.

Mr. Fey referred to page 7 of the packet.

Mr. Hamrick stated that during his career he taught people environmental regulations and oftentimes the regulatory structure has little resemblance to reality. So, whether or not there is actual runoff from this property really doesn't matter in terms of the regulatory world.

Chairman Alsup inquired if Mr. Jarosz was aware of the fire district recommendation of 10 feet of width for the driveway for fire engines.

Mr. Jarosz stated he was not and that it is not an issue.

Chairman Alsup referred to the 3 Rocks Engineering letter, there is some confusion as to which lot the residence is on. He noted it was backwards. He then asked for any comments from the board members. None were provided so he stated he was open for a motion.

**MOTION**

Mr. Fey motioned to approve MS 21-007 Hermosa Subdivision with the three contingencies and waiver request as stated.

**SECOND**

Mr. Hamrick seconded the motion.

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

7. **ADJOURNMENT**

Chairman Alsup adjourned the meeting at 3:12 p.m.

Byron Alsup  
CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

9-7-21  
DATE