

**FREMONT COUNTY
PLANNING COMMISSION MEETING MINUTES
JANUARY 2, 2019 AT 3:00 P.M.**

MEMBERS PRESENT

Byron Alsup (Chairman)
Mark Masar
Larry Brown
Keith Ore
John Hamrick
Michael Pullen

STAFF PRESENT

Sean Garrett, Planning Director
Sam Kozacek, Planning Assistant

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

December 4, 2018 Planning Commission Meeting

5. UNFINISHED BUSINESS

6. NEW BUSINESS

7. Request: ZC 18-004 Agricultural Living Zone District to Travel Trailer Park & Campground Zone District

Requesting approval of a Zone Change, Department File # ZC18-004 from Agricultural Living to Travel Trailer Park & Campground. The site is located near the intersection of S. 9th Street and Poplar Ave, in Cañon City, South of Colorado State Highway 115, and East of County Road 143. The parcel of land consists of 21.31 acres with a large portion being steep terrain. The development area is a flattened area sitting atop of a hill.

Representative: Angela Bellantoni

8. Request: SRU 18-004 Fremont Storage

Requesting approval of a Special Review Use, Department File # SRU 18-004 for development of a mini-storage permit. The site is located near the intersection of S. 9th Street and Poplar Ave, in Cañon City, South of Colorado State Highway 115, and East of County Road 143. The parcel of land consists of 11.27 acres.

Representative: Angela Bellantoni

9. ADJOURNMENT

1. CALL TO ORDER

Chairman Byron Alsup called the meeting to order at 3:01 p.m.

2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

3. APPROVAL OF AGENDA

Chairman stated there needed to be changed made to the January 2, 2019 Fremont County Planning Commission Meeting Agenda to include Election of Officers and Adoption of 2019 Calendar.

MOTION

Mr. Larry Brown moved to accept the December 4, 2018 Fremont County Planning Commission Meeting agenda with the additions of Election of Officers and Adoption of 2019 Calendar.

SECOND

Mr. Mark Masar seconded the motion.

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

4. APPROVAL OF THE DECEMBER 4, 2018 PLANNING COMMISSION MEETING MINUTES

Chairman Alsup asked if there were any changes, additions or corrections to the December 4, 2018 Fremont County Planning Commission Meeting Minutes.

MOTION

Mr. Michael Pullen moved to approve the December 4, 2018 Fremont County Planning Commission Meeting Minutes.

SECOND

Mr. Brown seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed. (5 of 6)

5. ZC 18-004 Agricultural Living Zone District to Travel Trailer Park & Campground Zone District

Dr. Bellantoni stated that this is part 2 of 3 in the applications submitted to the Planning Department. This is the South parcel, lot 2. The idea of this Zone Change is for this Travel Trailer Park and Campground is it would be an extended stay RV park. Mr. Cooper wants the leases to say no less than 5 years but they will start with smaller times frames of 60 – 90 days. There is a hill that has been excavated and made buildable. Mr. Cooper wants to maintain the natural topography of the property. The applicant does not want a place that the turnover is a daily sort of thing. The site will include a patron services building which will house washers, dryers, and showers. There are trails on the property for hiking and biking. Access to the property is a private driveway that extends through the Rodeo Association property. The intent

is from South 9th Street to the East boundary of the property. There will be a parking lot on the property as well for ATVs, boats and such. The idea for site development is to build around the natural topography on the property. There will be 17 RV resort cabin sites (shows on map where they would be located), and 2 standard RV sites.

Chairman Alsup stated that it was Director Garrett time to give staff report.

Director Garrett stated that it was a complete submittal. There are 5 contingency items that need to be taken care of which are an executed deed of easement for access off of 9th Street, water and sewer utility acceptance, site plan revisions as redlined, compliance with County Engineer comments, and compliance with Fire Protection District requirements.

Mr. Ore inquired about if there would be fire hydrants on the property.

Dr. Bellantoni stated that there will be fire hydrants on the property.

Mr. Shane Cooper stated that all of the roads into and around the RV park are big enough that a fire truck would be able to navigate in and around them if they needed to.

Mr. Pullen inquired what sort of building department approvals there would need to be.

Mr. Cooper stated that there would need to be permits for the cabins, and for the patron services building.

Mr. Masar stated that his only concern was the same as the County Engineer for the storm water runoff.

Dr. Bellantoni stated that Engineers report came in for both sites. It will be sent in to the County Engineer within the next week.

Mr. Pullen inquired if the report will be in line with what the County Engineer stated on November 5th.

Dr. Bellantoni stated that yes it would.

Chairman Alsup stated that Director Garrett stated in staff report that the properties have to be in compliance with the County Engineers recommendations but there is also mention of the less than 90° entrances that are cause for concern.

Dr. Bellantoni stated that has soon as they apply to get the addresses than we are going to sit down with Tony Adamic and discuss how the access will be improved. The entrance for the RV Park is a 90° access.

Mr. Pullen inquired that in the write up there is a note about the mineral interest owner protesting the development.

Director Garrett stated that it was already stated in the previous meeting and it was that the company is just against all ideas of development of that entire area for anything.

Mr. Brown inquired that if they wanted to come in and start mining without notice would they be able to do that.

Attorney Brenda Jackson stated that mineral rights supersede service rights.

Mr. John Hamrick inquired if there was any service mining or portals in that area.

Dr. Bellantoni stated that there were in Fawn Hollow Transfer Station area.

Chairman Alsup inquired if there had been any issues with subsidence in the area.

Dr. Bellantoni stated that there weren't any issues like that.

Chairman Alsup inquired if the hill on the map was already removed.

Dr. Bellantoni stated that the area has already been excavated and in the process of being completed. The porch areas for the cabins would overlook the vista. It is very nice and quiet.

Mr. Pullen inquired if there was going to be a buffering or landscaping plan for this property.

Director Garrett stated that there isn't one in place for this.

Chairman Alsup called for a motion.

MOTION

Mr. Masar moved to approve ZC 18-004 Agricultural Living Zone District to Travel Trailer Park & Campground Zone District with listed Contingency Items. Reasoning being evidence that current Zone Change will be in Conformance of Fremont County Master Plan.

SECOND

Mr. Pullen seconded the motion.

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

6. Request: SRU 18-004 Fremont Storage

Dr. Bellantoni stated that this approval was for Lot 1 of the Minor Subdivision application that was presented in December 2018. There are utility easements in the area. To the North is the rodeo ground and to the west is Oakcreek Grade, the Berry Trucking ground and convenience store. This is proposed to be mini storage. This is purposed to be done in 3 phases. The proposal has 4 buildings. The 3 buildings that are of similar size are the mini storage units. The larger building purposed is for RV storage. The very east end of the large spaces is to have an office and a watchman's quarters upstairs. Access is currently available but it is being purposed to change it to improve upon it. We will be in contact with FCDOT soon. There will be a secondary access that comes through the Rodeo Grounds. This is for people driving a larger RV it will make it a lot easier for them to maneuver it into the property. It will be a secure mini storage area. Patrons will have access to the buildings 24/7. There is already a sewer plan and we talked to Brian Rupp, and talked water with Adam Lancaster. Mr. Lancaster wants the water to come off of Oakcreek Grade. The drainage plan we already discussed in the previous application.

Director Garrett stated that the application was made complete and a full submittal. The Contingency Items are an executed deed of easement for access off of 9th Street, water and sewer utility acceptance, site plan revisions as redlined, compliance with County Engineer comments, compliance with Fire Protection District requirements, issuance of a County DOT access permit.

Chairman Alsup inquired if the access was going to be eliminated off of Oakcreek Grade because it looked like that's what was said in the application.

Mr. Masar said he thought he had seen a note in there from the County Engineer stating that.

Attorney Jackson stated that they were looking at Lot 1 currently not Lot 2.

Dr. Bellantoni stated there was some confusion at first with Mr. Moore because he had thought there were 2 accesses to Lot 2 and that would mean the access off of Oakcreek would cut through the hill and construction would be difficult.

Chairman Alsup stated that the note had left him confused on what the access points really were going to be.

Mr. Masar inquired what the storm water drainage would be for this site.

Dr. Bellantoni stated that there are detention ponds and historic flow release on this property. Honestly the County Code helped us figure out what to do. When we first purposed this there were actually 2 more buildings on the property but our Engineer was having a hard time trying to figure drainage out with that many buildings and the coverage. So, we reduced the number of buildings and it corrected the coverage issues we were having for storm water drainage.

Mr. Masar inquired that if the bulk of the storm water was going towards Forge Road.

Dr. Bellantoni stated that there is a ditch that runs along Oakcreek Grade. There are retention ponds that it collects in and releases at historic rates towards the east.

Mr. Masar inquired what about the west.

Dr. Bellantoni stated there is also a detention pond there and it also goes at the historic rates allowed.

Mr. Masar inquired are there pipes under the road so the water can be released.

Dr. Bellantoni stated that there would need to be some added.

Mr. Cooper stated that there were pipes already in place but they may need to be increased in size.

Dr. Bellantoni stated that the existing culverts are in place and they are for utility trucks but there will need to be improvements with this parcel's development.

Mr. Keith Ore inquired that on the parcel there being 5 detention ponds.

Dr. Bellantoni stated that those were reduced when we changed the number of buildings to 3. There are now 3 detention ponds for the North parcel.

Mr. Pullen inquired if detention basin number 3. In the County Engineers write up it was stated that more information was needed about detention basin number 3. Or was this written up before the other plans were submitted?

Dr. Bellantoni stated that those comments were made in the preliminary submittal not on the new drainage submittal.

Chairman Alsup stated to Mr. Cooper that it was a very ambitious intent and by looking at the property would have never thought of using it like this.

Mr. Cooper stated that he when he had started with the idea for RV storage because it had been always something he wanted to do.

Mr. Pullen said he wanted to commend Mr. Cooper for his vision on these projects.

Chairman Alsup called for a motion.

MOTION

Mr. Pullen moved to approve SRU 18-004 Fremont Storage with listed Contingency Items.

SECOND

Mr. Brown seconded the motion.

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

Chairman Alsup stated there needs to be the Adoption of the 2019 Calendar.

MOTION

Mr. Masar moved to approve Adoption of the 2019 Calendar.

SECOND

Mr. Ore seconded the motion.

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

Chairman Alsup stated there needs to be the Election of Officers for Planning Commission.

MOTION

Mr. Brown moved to elect Byron Alsup as Chairman.

SECOND

Mr. Masar seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed. (5 of 6)

MOTION

Chairman Alsup moved to elect Michael Pullen as Vice Chairman.

SECOND

Mr. Brown seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed. (5 of 6)

MOTION

Chairman Alsup moved to elect Larry Brown as Secretary.

SECOND

Mr. Masar seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed. (5 of 6)

ADJOURNMENT

Chairman Alsup adjourned the meeting at 3:46 p.m.

CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION DATE