

**FREMONT COUNTY
PLANNING COMMISSION MEETING MINUTES
October 5, 2021 AT 3:00 P.M.**

MEMBERS PRESENT

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

STAFF PRESENT

Mica Simpleman, Director
Joanne Kohl, Office Manager

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

September 7, 2021 Planning Commission Meeting

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

A: Request: MS 21-009 Ervin Subdivision

Requesting approval for minor subdivision that will create a total of 2 lots. The subject property is located in the Agricultural Rural Zone District, on 3rd and L Street in Penrose CO.

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 Alsup asked for an approval of agenda.

MOTION

Mr. Mark Masar motioned to approve the agenda as provided.

SECOND

Mr. Larry Baker seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (7 of 7)

4. **APPROVAL OF THE SEPTEMBER 7, 2021 PLANNING COMMISSION MEETING MINUTES**

5.

Chairman Alsup asked if there were any changes, additions or corrections to the September 7, 2021 Fremont County Planning Commission Meeting Minutes.

Mr. Gardner Fey mentioned he was missing from the list of attendees, let Alicia know and they've taken care of that.

MOTION

Mr. Byron Alsup motioned for approval of the September 7, 2021 amended minutes.

SECOND

Mr. John Hamrick seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously. (7 of 7)

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

A: Request: MS 21-009 Ervin Subdivision

Requesting approval for minor subdivision that will create a total of 2 lots. The subject property is located in the Agricultural Rural Zone District, on 3rd and L Street in Penrose CO.

Chairman Alsup called Mr. Matt Koch to present.

Mr. Koch stated that the proposed subdivision is located in Penrose, the owner is Jeremy Ervin. We are splitting it in half, 4 ½ acres on each lot.

Purpose of the subdivision is the neighbor to the West wants that lot to keep as a buffer.

Submitted request for deferral drainage report. If they ever build on lot 1, they'll have to do a drainage report at that time. County engineer has agreed with that scenario. There are two contingency items, One, verification of existing driveway that comes out to the corner of lot 2, and Two, the ratification consent form. Mr. Koch gave a general overview of his proposal.

Chairman Alsup asked Director Mica Simpleman to give his staff report.

Director Simpleman 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. Director Simpleman stated that the only contingency is needing an access permit for lot 1. Also that Matt mentioned there were two contingency items, the verification of the existing driveway on lot 2 executed gratification consent and release form and deferral of driveway access permit for lot 1 will be required prior to development, waiver request was drainage plan the county engineer recommends to defer storm water drainage plan for lot 1 until time of development and noted that lot 2 does not require a storm water drainage plan.

Mr. Brown asked with this drive coming off the corner is there something wrong with that?

Mr. Koch replied that's what they need to verify if it will be causing a problem with traffic. Road and Bridge will go out and see if it meets the requirements.

Mr. Gardner Fey said he see's the Church of Ladder Day Saints owns the mineral rights under that and if you see that a lot out there, do those ever cause a problem?

Mr. Koch replied he's never seen it before actually. They have notified them by certified mail and haven't heard anything back.

Mr. Hamrick stated he saw the letter from the Colorado Department of Water Resources and they were requesting a lot of information so his question to staff is that change in information they're seeking, he does see the water access issue has been resolved in the letter from the Penrose water Company, but didn't see a resolution to. the DWR letter.

Director Simpleman stated the water supply summary form was not included with the referral, please note this documentation should be included with future referrals to clarify the information. Asked Mr. Koch if that was done.

Mr. Koch replied typically on minor subdivisions that's not a requirement, haven't heard anything back yet.

Chairman Alsup asked if there was any plans to develop that property right now.

Mr. Koch replied no, not at this time.

Mr. Gardner Fey asked if there are any regulations in Penrose about how many animals you can have?

Mr. Koch replied its all based on zoning, yes there are pretty much all AG Rural

MOTION

. Mr. Gardner Fey makes a motion to approve MS 21-009 Ervin Subdivision with the contingencies and the waiver for the drainage until developed

SECOND

Mr. Masar seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously (7 of 7)

8. **ADJOURNMENT**

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



CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

12-7-21

DATE