

**FREMONT COUNTY  
PLANNING COMMISSION MEETING MINUTES  
August 1, 2023, AT 3:00 P.M.**

**MEMBERS PRESENT**

Mark Masar (Chair)  
John Hamrick (Vice Chair)  
Larry Brown  
Travis Payne  
Gardner Fey  
Dale McCullough  
Rudl Mergelman

**STAFF PRESENT**

Dan Victoria, Director  
Joanne Kohl, Office Manager

**1. CALL TO ORDER**

Chairman Masar called the meeting to order at 3:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was recited.

**3. APPROVAL OF AGENDA**

Chairman Masar asked if there were any changes, additions or corrections to the August 1, 2023, Fremont County Planning Commission Agenda.

**MOTION**

Mr. Brown motioned to approve the August 1, 2023, Fremont County Planning Commission Meeting Agenda.

**SECOND**

Mr. Fey second the motion.

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

**4. APPROVAL OF THE JULY 5, 2023, PLANNING COMMISSION MEETING MINUTES**

Chairman Masar asked if there were any changes, additions, or corrections to the July 5, 2023, Fremont County Planning Commission Meeting Minutes.

**MOTION**

Mr. Hamrick motioned for approval of the July 5, 2023, Meeting Minutes.

**SECOND**

Mr. Fey second the motion.

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

**5. UNFINISHED BUSINESS**

None

**6. NEW BUSINESS**

**1. PROPOSED REG'S**

- A.** Residential 1-Zone Consolidation and Rewrite  
Agricultural Suburban and Agricultural Estates Zone Districts
  
- B.** Residential 2-Zone Consolidation and Rewrite  
Agricultural Rural and Agricultural Living Zone Districts.
  
- C.** Residential 3-Zone Consolidation and Rewrite  
Agricultural Farming and Ranching and Agricultural Forestry Zone Districts.

Chairman Masar asks Director Victoria to speak on these proposed regulation changes.

Mr. Payne is now present for the meeting at 3:07 pm.

Director Victoria states the Fremont County Zoning Resolution has been needing some updating for a while, some of the uses are not current with what's occurring today. Staff is hoping to rewrite and have one unified zoning resolution by April 2024. The draft regulations have been reviewed by the county attorney.

## **STAFF REPORT**

**Project Name: Residential 1 - Zone Consolidation and Rewrite**

Name(s) Planning and Zoning Director- Daniel Victoria

**Request: Zone Consolidation and rewrite.**

Planning and Zoning has recognized the need for a review and update to the regulations. This rewrite and consolidation is to address the Agricultural Suburban and Agricultural Estates zone districts.

The proposal in front of you is a consolidation of these two districts into the new Residential 1 (R1) zone district. The changes include reformatting, renaming, a new zone description, the development requirements of the smaller zone district (AS) becoming the standard, consolidating the uses of the two zone districts and adding new uses into the regulations.

**Intent.**

The intent of this consolidation is to address many issues and deficiencies in the current regulations such as but not limited to.

- 1) Citizens having confusion about the zone district they reside in (6 agricultural zone districts currently with minimal differences).
- 2) Zone district name causing difficulty for individuals to get financing as banks do not like offering loans to agricultural operations.
- 3) Uses needed updating.

- 4) Current regulations propose barriers for housing.
- 5) Consolidation will offer the citizens of Fremont the opportunity to have more opportunities on the land they own.
- 6) Current regulations had descriptions of uses in the allowed uses table. The description of uses has been moved to the General Requirements section or detailed in the Definitions section and will be presented at a later date.

In the attached regulations you will see strike throughs, as well as red and yellow highlighting.

- Strike through details items that were moved to the general requirements section or the definitions section.
- Red details uses by consolidation.
- Yellow details new uses.

### Residential One (R1)

This district is established for residential use in addition to agricultural and accessory uses. It provides opportunities for limited business uses and community projects by permitting.

Minimum Lot Size/Area	Minimum Lot Width	Set Back Requirements Principal/Accessory			Max Building Height	Maximum Lot Coverage
		Front	Side	Rear		
15,000 sq. ft with public water & sewer	100'	25'	10/5	20/5	35'	15%
1 acre with public water & OWTS			15' Adjacent to a street 25' Adjacent to a State or Federal Highway	25' Adjacent to a State or Federal Highway		
4.5 acres with well & OWTS			20' for livestock housing	20' for livestock housing		

ALLOWED USES: SUBJECT TO ZONING COMPLIANCE, POSSIBLE LIMITATIONS, AND PERMIT		
USE		CONDITIONS
<a href="#">ACCESSORY BUILDINGS &amp; USES:</a>		
<a href="#">AGRICULTURE</a>		Including livestock, poultry and rabbits. In addition, the sale of agricultural and forestry products produced on the premise provided that no on-street parking is allowed and a minimum one hundred (100) foot setback from all property lines is provided;

<a href="#"><u>ANIMAL UNITS</u></a>		Refer to section 1.5.6 FCZR
<a href="#"><u>DWELLING UNIT</u></a>		Single Family Manufactured Home Accessory Dwelling Unit – Refer to section 9 FCZR
<a href="#"><u>Elementary School</u></a>		
<a href="#"><u>GOLF COURSE</u></a>		
<a href="#"><u>GROUP HOME</u></a>		
<a href="#"><u>ORCHARD &amp; VINEYARD</u></a>		
<a href="#"><u>HOME OCCUPATIONS</u></a>		Refer to 5.2.1 of this resolution for additional development requirements.
<a href="#"><u>PARK</u></a>		Mini
<a href="#"><u>ROADSIDE STAND</u></a>		No agricultural products may be sold that are not produced on the premises

<b>USES SUBJECT TO ISSUANCE OF A SPECIAL REVIEW USE PERMIT</b>		
<b>USE</b>		<b>CONDITIONS</b>
<u>AGRITAINMENT</u>		including livestock, poultry, and rabbits. This use shall not include feedlots, dairy farms, and fur bearing animal farms.
<u>ASSISTED LIVING RESIDENCE</u>		
<u>BED &amp; BREAKFAST</u>		
<u>CEMETERY</u>		
<u>CHILD CARE CENTER</u>		
<u>COMMUNITY BUILDING</u>		
<u>CONTRACTOR'S YARD #1 &amp; #2</u>		Refer to 5.2.6 & 5.2.7 of this Resolution for additional development requirements
<u>FAMILY CHILD CARE HOME</u>		
<u>FIRE, POLICE STATION, &amp; EMS FACILITIES</u>		Lot size may deviate from the minimum lot size development requirements for the zone district.
<u>HOSPITAL</u>		
<u>NURSING HOME</u>		
<u>PARK</u>		Neighborhood
<u>PUBLIC UTILITY BUILDINGS, REGULATORS, &amp; SUBSTATIONS</u>		
<u>RECREATIONAL FACILITY</u>		Urban
<u>RELIGIOUS INSTITUTION</u>		
<u>SCHOOLS</u>		Junior High, & High School
<u>TOWER</u>		Exceeding 50' in height

**TEMPORARY USES:** Approval as stated below will be required for the following uses: Lots shall be 4 ½ acres or more.

Spectator events, athletic events, organized events, carnivals, circus, concerts, fairs, festivals, flea markets, public recreational events, tent meetings, wedding venues or other similar uses require the issuance of a temporary use permit by the Board.

A temporary use permit will not be required for athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses if the event is to be held at an established permanent stadium, athletic field, arena, auditorium, coliseum,

fairground, or other similar permanent place of assembly, if such place or facility was constructed and approved for such events. Organized athletic events that do not require roadway closures are exempt from requiring a temporary use permit.

If a temporary use permit is required refer to Section 8.16 for requirements.

Director Victoria states that what staff has done on these various zone districts is that the smaller lot is absorbing the next one up. They have gone with their setbacks and their lot requirements to be sure they are not making anything non-conforming. On some of the larger lots, it actually allows people to possibly have a subdivision if they want and allows people to expand their uses in some of these districts. R1 will be absorbing the Agricultural Suburban and Agricultural Estates zone districts. Staff did some rewording in the description, dwelling, manufactured home, community building and golf course, are the only differences between Ag. Suburban and Ag. Estates. Everything was the same besides these 3 uses. We gave a new name and new description. Moving forward they will address dwellings and the different types of dwellings instead of previously they had all the individual ones spelled out.

Director Victoria asks if the board has any questions.

Mr. Fey asks Director Victoria if the term Group Home could be a homeless shelter in a small lot.

Director Victoria states that is not something they changed from one of the zone districts.

Vice Chairman Hamrick asks what they should do today is approve this on the first reading, what is the process here.

Director Victoria states that through talks with the county attorney, they are hoping to get all these changes approved and have a final adoption date that is later on down the road. It gives time to be able to present all the changes and have one formal adoption date where they all come into effect. Staff is hoping to use the April 2024 adoption date for this.

Vice Chairman Hamrick states that staff is asking today is that the Board approve these Reg's with the adoption date of April 2024.

Director Victoria states that providing the board recommends approval, it will go to county commissioners to schedule a public hearing. Possibly doing 2 rounds of public hearings to get it in front of people and get it advertised and get as much feedback as they can.

Vice Chairman Hamrick suggested at the head of each table on the charts provided, to put example drawings to see exactly what each description is talking about.

Mr. Payne asks that with the city having labels of R1, R2 R3, do those marry up well with setbacks, just a concern being if you're R1 City or R1 County, really easy to be a lack of confusion there.

Director Victoria states that he does not anticipate a lot of people mistaking which is their permitting authority, he would not think that the County requirements line up with the city at all.

Mr. Payne asks if they could use re-naming of each zone different from the city.

Director Victoria states it could basically be anything. He see's how that could cause confusion.

Chairman Masar moves on to R2.

Director Victoria states R2 is a consolidation of what is now Agricultural Rural and Agricultural Living. AR has a 4 ½ acre minimum and AL has a 9-acre minimum. All the requirements are that of AR. That way we are not making anything non-conforming. Staff has added Agritainment as a use and later they will have a definition of that.

Vice Chairman Hamrick suggests checking the formatting and fixing any incomplete paragraphs for the next draft. He states it is good to have a clean version with no strike throughs.

## **Project Name: Residential 2 - Zone Consolidation and Rewrite**

### **Request: Zone Consolidation and rewrite.**

Planning and Zoning has recognized the need for a review and update to the regulations. This rewrite and consolidation is to address the Agricultural Rural and Agricultural Living zone districts.

The proposal in front of you is a consolidation of these two districts into the new Residential 2 (R2) zone district. The changes include reformatting, renaming, a new zone description, the development requirements of the smaller zone district (AR) becoming the standard, consolidating the uses of the two zone districts, and adding new uses into the regulations.

### **Intent.**

The intent of this consolidation is to address many issues and deficiencies in the current regulations such as but not limited to.

- 1) Citizens having confusion about the zone district they reside in (6 agricultural zone districts currently with minimal differences).
- 2) Zone district name causing difficulty for individuals to get financing as banks do not like offering loans to agricultural operations.
- 3) Uses needed updating.
- 4) Current regulations propose barriers for housing.
- 5) Consolidation will offer the citizens of Fremont the opportunity to have more opportunities on the land they own.
- 6) Current regulations had descriptions of uses in the allowed uses table. The description of uses has been moved to the General Requirements section or detailed in the Definitions section and will be presented at a later date.

In the attached regulations you will see strike throughs, as well as red and yellow highlighting.

- Strike through details items that were moved to the general requirements section or the definitions section.
- Red details uses by consolidation.
- Yellow details new uses.

## Residential Two (R2)

This district is intended to provide low density residential development and retain lands for agriculture, livestock or the raising of crops. Commercial uses will be limited by acreage.

Minimum Lot Size/Area	Minimum Lot Width	Set Back Requirements			Max Building Height	Maximum Lot Coverage
		Front	Side Int./Corner	Rear		
4 1/2 Acres	300'	50'	25'/50'	50'	35'	15%

ALLOWED USES: SUBJECT TO ZONING COMPLIANCE, POSSIBLE LIMITATIONS, AND PERMIT		
USE	MINIMUM ACRES	CONDITIONS
<a href="#">ACCESSORY BUILDINGS &amp; USES</a>		
<a href="#">AGRICULTURE</a>		Including livestock, poultry, and rabbits. This use shall not include feedlots, dairy farms, and fur bearing animal farms.
<a href="#">AGRITAINMENT</a>		Refer to section 5.2.10 FCZR
<a href="#">ANIMAL UNITS</a>		Refer to section 1.5.6 FCZR
<a href="#">CEMETERY</a>	9 ACRES	
<a href="#">CHILD CARE CENTER</a>		
<a href="#">CHRISTMAS TREE CUTTING STORAGE AND SALES</a>		
<a href="#">CONTRACTOR'S YARD #1</a>	9 ACRES	Refer to 5.7.15 of this Resolution for additional development requirements
<a href="#">DWELLING UNIT</a>		Single Family Manufactured Home Accessory Dwelling Unit
<a href="#">ELEMENTARY SCHOOL</a>		
<a href="#">FARM</a>		
<a href="#">GOLF COURSE</a>	9 ACRES	
<a href="#">GOVERNMENT ROAD MAINTENANCE FACILITY</a>		
<a href="#">GREENHOUSE, COMMERCIAL</a>		
<a href="#">GROUP HOME</a>		



<a href="#">HOME OCCUPATIONS</a>		Refer to 5.2 of this resolution for additional requirements.
<a href="#">LIMITED WINERY</a>		Refer to 5.2.8 of this resolution for additional requirements.
<a href="#">NURSERY</a>		
<a href="#">ORCHARD AND VINEYARD</a>		
<a href="#">RANCH</a>		
<a href="#">RIDING ACADEMY</a>		provided that all housing and accessory uses are located at least three-hundred (300) feet from property lines;
<a href="#">ROADSIDE STAND</a>		Agricultural products only
<a href="#">STABLE</a>		provided all housing and accessory buildings are located at least three-hundred (300) feet from all property lines;
<a href="#">VETERINARY PREMISES</a>		

<b>CONDITIONAL USE PERMIT: Subject to issuance of a CUP</b>		
<b>USE</b>	<b>MINIMUM ACRES</b>	<b>CONDITIONS</b>
<a href="#">MILLING</a>	9 ACRES	
<a href="#">MINING</a>	9 ACRES	

<b>SPECIAL REVIEW USES: Subject to issuance of a SRU</b>		
<b>USE</b>	<b>MINIMUM ACRES</b>	<b>CONDITIONS</b>
<a href="#">ASSISTED LIVING RESIDENCE OR RESIDENCE</a>		
<a href="#">BED &amp; BREAKFAST</a>		
<a href="#">CEMETERY</a>	4.5-9 ACRES	
<a href="#">COMMERCIAL FIREWOOD</a>	9 ACRES	cutting, splitting, storage, and sales, provided there is no firewood cutting within two hundred (200) feet of any property line,
<a href="#">CONTRACTOR'S YARD #2</a>		Refer to 5.7 of this Resolution

		<i>for additional development requirements</i>
<u>CORRECTIONAL FACILITY</u>		
<u>FARM &amp; RANCH SUPPLIES &amp; SERVICE</u>		
<u>FEED STORE</u>		
<u>FIRE, POLICE STATION, &amp; EMS FACILITIES</u>		lot size may deviate from the minimum lot size development requirements for the zone district. Refer to section 5.2.11 for development requirements.
<u>FUR BEARING ANIMAL FARM</u>	9 ACRES	
<u>GOLF COURSE</u>		
<u>HIGH SCHOOL</u>		
<u>JUNIOR HIGH SCHOOL</u>		
<u>KENNEL</u>		
<u>MINI-STORAGE FACILITY</u>		
<u>PARK</u>		Regional or Neighborhood
<u>PUBLIC UTILITY BUILDING, REGULATORS, &amp; SUBSTATION</u>		
<u>RECREATIONAL FACILITY, RURAL</u>		
<u>RELIGIOUS INSTITUTION</u>		
<u>RESTAURANT WITH OR WITHOUT BREWERY</u>	9 ACRES	
<u>RODEO GROUND</u>	9 ACRES	
<u>SOLAR FIELD</u>	9 ACRES	
<u>TOWERS THAT EXCEED 50' FEET</u>		
<u>TRAVEL TRAILER PARK &amp; CAMPGROUND</u>		Refer to section 5.6
<u>WINERY</u>	9 ACRES	

**TEMPORARY USES:** Approval as stated below will be required for the following uses:

Trailer incidental in construction on the premises of the principal building. Included with and dependent upon the issuance of a building permit. If a building permit is not required, Department approval will be required.

Spectator events, athletic events, organized events, carnivals, circus, concerts, fairs, festivals, flea markets, public recreational events, tent meetings, wedding venues or other similar uses require the issuance of a temporary use permit by the Board.

A temporary use permit will not be required for athletic events, carnivals, circus, concerts, fairs, festivals, flea markets, public recreational events, tent meetings, wedding venues, or other similar uses if the event is to be held at an established permanent stadium, athletic field, arena, auditorium, coliseum, fairground, or other similar permanent place of assembly, if such place or facility was constructed and approved for such events. Organized athletic events that do not require roadway closures are exempt from requiring a temporary use permit.

### **Project Name: Residential 3 - Zone Consolidation and Rewrite**

Director Victoria states that the R3 is for the Agricultural Farming & Ranching and Agricultural Forestry Zone District. AF&R is currently a 20-acre minimum, and AF is 35 acre minimum. All the requirements for the AF&R would now be the new requirements for this zone district.

#### **Request: Zone Consolidation and rewrite.**

Planning and Zoning has recognized the need for a review and update to the regulations. This rewrite and consolidation is to address the Agricultural Farming and Ranching and Agricultural Forestry zone districts.

The proposal in front of you is a consolidation of these two districts into the new Residential 3 (R3) zone district. The changes include reformatting, renaming, a new zone description, the development requirements of the smaller zone district (AF&R) becoming the standard, consolidating the uses of the two zone districts and adding new uses into the regulations.

#### **Intent.**

The intent of this consolidation is to address many issues and deficiencies in the current regulations such as but not limited to.

- 1) Citizens having confusion about the zone district they reside in (6 agricultural zone districts currently with minimal differences).
- 2) Zone district name causing difficulty for individuals to get financing as banks do not like offering loans to agricultural operations.
- 3) Uses needed updating.
- 4) Current regulations propose barriers for housing.
- 5) Consolidation will offer the citizens of Fremont the opportunity to have more opportunities on the land they own.
- 6) Current regulations had descriptions of uses in the allowed uses table. The description of uses has been moved to the General Requirements section or detailed in the Definitions section and will be presented at a later date.

In the attached regulations you will see strike throughs, as well as red and yellow highlighting.

- Strike through details items that were moved to the general requirements section or the definitions section.
- Red details uses by consolidation.
- Yellow details new uses.

### Residential Three (R3)

Non-urban areas established primarily for the purpose of efficiently using land to conserve forest resources, protect the natural environment, and to allow for residential, farming and ranching activities.

Minimum Lot Size/Area	Minimum Lot Width	Set Back Requirements			Max Building Height	Maximum Lot Coverage	
		Principal/Accessory	Front	Side			Rear
20 Acres	500'		75'	50'	50'	45'	7%

ALLOWED USES: SUBJECT TO ZONING COMPLIANCE		
USE		Conditions
<u>ACCESSORY BUILDINGS AND USES</u>		
<u>AGRICULTURE</u>		Including livestock, poultry and rabbits. In addition, the sale of agricultural and forestry products provided that no on-street parking is allowed and a minimum one hundred (100) foot setback from all property lines is provided;
<u>AGRITAINMENT</u>		Refer to 5.2.10 of this Resolution for additional development requirements
<u>ANIMAL UNITS</u>		Refer to section 1.5.6 FCZR
<u>CEMETERY</u>		Must comply with all state requirements (25-2-111, C.R.S)
<u>CHRISTMAS TREE CUTTING, STORAGE, AND SALES</u>		
<u>COMMERCIAL FIREWOOD</u>		Cutting, splitting, storage, and sales, provided there is no firewood cutting within two hundred (200) feet of any property line.

<u>CONTRACTOR'S YARD #1</u>		Refer to 5.2.6 of this Resolution for additional development requirements
<u>DWELLING UNIT</u>		Single Family Manufactured Home Accessory Dwelling Unit Cabin
<u>FARM</u>		
<u>FARM &amp; RANCH HAND QUARTERS</u>		Refer to 5.2.9 of this Resolution for additional development requirements
<u>FORESTRY</u>		
<u>FUR BEARING ANIMAL FARMS</u>		
<u>GOLF COURSE</u>		
<u>GOVERNMENT ROAD MAINTENANCE FACILITY</u>		
<u>GREENHOUSE, COMMERCIAL</u>		
<u>GROUP HOME</u>		
<u>HOME OCCUPATION</u>		Refer to 5.2.1 of this resolution for additional development requirements.
<u>LIMITED WINERY</u>		Refer to 5.2.8 of this Resolution for additional development requirements
<u>NURSERY</u>		
<u>ORCHARD AND VINEYARD</u>		
<u>RANCH</u>		
<u>RIDING ACADEMY</u>		Provided all housing and accessory buildings are located at least three-hundred (300) feet from all property lines;
<u>ROADSIDE STAND</u>		Agricultural products only.
<u>STABLE</u>		Provided all housing and accessory buildings are located at least three-hundred (300) feet from all property lines;
<u>VETERINARY PREMISES</u>		

<b>ALLOWED USES: SUBJECT TO ISSUANCE OF A <u>CONDITIONAL USE PERMIT</u></b>		
<b>USE</b>		<b>Conditions</b>

<u>MILLING</u>		
<u>MINING</u>		
<u>RECYCLING FACILITY</u>		
<u>SAWMILL</u>		
<u>TRANSFER STATION</u>		

<b>USES SUBJECT TO ISSUANCE OF A <u>SPECIAL REVIEW USE PERMIT</u></b>		
<b>USE</b>		<b>Conditions</b>
<u>AIRPORT, PRIVATE</u>		
<u>BED &amp; BREAKFAST</u>		
<u>CHILD CARE CENTER</u>		
<u>COMMUNITY BUILDING</u>		
<u>CONTRACTOR'S YARD #2</u>		<i>Refer to 5.2.7 of this Resolution for additional development requirements</i>
<u>CONVENIENCE STORE</u>		
<u>CORRECTIONAL FACILITY</u>		Public and Private
<u>DAIRY FARM</u>		Provided all animal feeding areas, housing and accessory buildings are located at least three-hundred (300) feet from all property lines;
<u>DISTILLERY</u>		
<u>FARM &amp; RANCH SUPPLIES, SALES, &amp; SERVICE</u>		
<u>FEEDLOT</u>		Provided all animal feeding areas, housing and accessory buildings are located at least three-hundred (300) feet from all property lines;
<u>FIRE, POLICE STATION, &amp; EMS FACILITIES</u>		Lot size may deviate from the minimum lot size development requirements for the zone district. Refer to section 5.2.11 for development requirements.
<u>KENNEL</u>		
<u>LANDFILL</u>		

<u>MINI-STORAGE FACILITY</u>		
<u>MUSEUM</u>		
<u>PARK, regional</u>		
<u>PUBLIC UTILITY BUILDING, REGULATORS, &amp; SUBSTATION</u>		
<u>RECREATION FACILITY, RURAL</u>		
<u>RELIGIOUS INSTITUTION</u>		
<u>RESTAURANT</u>		
<u>RODEO GROUND</u>		
<u>SCHOOLS</u>		Elementary, Junior High, High School
<u>SLAUGHTERHOUSE</u>		
<u>SOLAR FIELD</u>		
<u>TOWERS</u>		Exceeding 50' in height.
<u>TRAVEL TRAILER PARK</u>		<i>Refer to 5.6 of this Resolution for additional development requirements</i>
<u>WILDLIFE, COMMERCIAL PARK</u>		
<u>WINERY</u>		

**TEMPORARY USES:** Approval as stated below will be required for the following uses:

Property sales office, (i.e.: Manufactured home, or manufactured office building), (on site only). Included with and dependent upon the issuance of a building permit, if required. If a building permit is not required, Department approval will be required.

Trailer incidental in construction on the premises of the principal building. Included with and dependent upon the issuance of a building permit. If a building permit is not required, Department approval will be required.

Spectator events, athletic events, organized events, carnivals, circus, concerts, fairs, festivals, flea markets, public recreational events, tent meetings, wedding venues or other similar uses require the issuance of a temporary use permit by the Board.

A temporary use permit will not be required for athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, weddings or other similar uses if the event is to be held at an established permanent stadium, athletic field, arena, auditorium, coliseum, fairground, or other similar permanent place of assembly, if such place or facility

was constructed and approved for such events. Organized athletic events that do not require roadway closures are exempt from requiring a temporary use permit.

If a temporary use permit is required refer to Section 8.16 for requirements.

Mr. Payne states that the state requirement for wells would be 35 acres, may be worth notating somewhere in there.

Director Victoria states that he has emailed the CODWR (Colorado Division of Water Resources) regarding the Zone Consolidation, the response was providing it was a legal lot, it would meet the requirements in order to obtain water.

Chairman Masar asks if the board has any other questions for staff on any of the Zone Districts.

Mr. Payne states if they could make the approval that the board is all good with this but subject to change if they see something that warrants any definitions that would warrant coming back and visiting one of these things and they have the authority to do that.

Director Victoria states yes, he would love that. The number one goal is to have the best product for the folks of this county as they could possibly do. As many revisions as it takes to get it right.

Chairman Masar asks the Commissioners if they have any questions or comments. He is open to a motion.

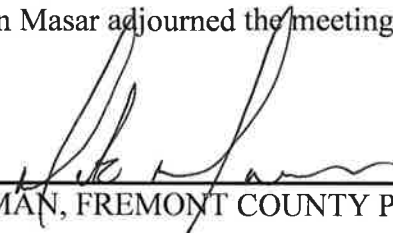
Mr. Fey makes a motion to approve all 3 Zone Districts, subject to revisions down the road, with the tentative adoption date of April 2024.

Mr. Hamrick second the motion.

Chairman Masar calls for roll call vote and motion is passed unanimously (7 of 7).

7. **ADJOURNMENT**

Chairman Masar adjourned the meeting at 3:47 p.m.

  
\_\_\_\_\_  
CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

9/5/23  
\_\_\_\_\_  
DATE