

**FREMONT COUNTY
PLANNING COMMISSION MEETING MINUTES
May 5, 2020 AT 3:00 P.M.**

MEMBERS PRESENT

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

STAFF PRESENT

Sean Garrett, Planning Director
Danielle Adamic, Code Officer

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

March 3, 2020 Planning Commission Meeting

5. UNFINISHED BUSINESS

A. Request: MS 19-005 Winters Subdivision

Requesting approval for a minor subdivision of a parcel that is currently 28.54 acres in size and located in the Agricultural Suburban, to create two lots. Lot 1 will be 1.09 acres in size and Lot 2 will be 27.43 Acres in size. The general location of the subject property is off of Pinion Ave near the Town of Brookside boundary.

Representative: George Hall

B. Request: SRU 20-001 Phantom Canyon Estates

Requesting approval of a Special Review Use, Department File SRU 20-001 Phantom Canyon Estates for a Travel Trailer Park & Campground consisting of 40 spots. The property is located off of County Road 67, North of Highway 50. Minor Subdivision,

Representative: Dr. Angela Bellantoni

6. NEW BUSINESS

A. Request: MS 20-001 JP Properties Subdivision

Requesting approval of a Minor Subdivision, Department file # MS 20-001 JP Properties Subdivision. The site is located at the intersection of Pinion & Ash, near the Town of Brookside. The property is zoned Agricultural Suburban and contains 4.28 acres. The proposed lot sizes are: Lot 1: 45877, Lot 2: 33895, Lot 3, 44777

Representative: Matt Koch

B. Amendments to the Fremont County Zoning Resolution Section 8.3 Meetings.

7. 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 Alsup asked if there were any changes, additions or corrections to the March 3, 2020 Fremont County Planning Commission Agenda.

MOTION

Mr. Mark Masar motioned to accept the March 3, 2020 Fremont County Planning Commission Meeting agenda.

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 FEBRUARY 4, 2020 PLANNING COMMISSION MEETING MINUTES

Chairman Alsup asked if there were any changes, additions or corrections to the February 4, 2020 Fremont County Planning Commission Meeting Minutes.

Mr. Masar stated that the date on the top of the minutes need to be corrected to February 4, 2020.

MOTION

Mr. Gardner Fey motioned for approval of the February 4, 2020 minutes with the correction.

SECOND

Mr. Michael Pullen seconded the motion.

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

5. UNFINISHED BUSINESS

A. MS 19-005 Winters Subdivision

Chairman Alsup called Mr. George Hall to present MS 19-005 Winters Subdivision. Mr. Hall stated that this is a 28 acre lot and they will be splitting off 1 acre that surrounds the existing house and the remaining acreage will remain intact and will be sold.

Director Sean Garret read the Department review for MS 19-005. Director Garrett stated that there are 2 contingency items. The contingency items are a statement of authority indicating James Winters can sign on behalf of the Trust and approved FCDOT access for lot 1. Director Garrett also stated that they are deferring the drainage plan and it is noted on the plat that a drainage plan will be submitted at time of development.

Mr. Masar asked if the no build flag area of the lot going to Pinion Ave. includes not allowing a driveway?

Mr. Hall stated it is not adequate width for the zone district so it has to be labeled as a no build area however it is adequate for a driveway. He stated it just cannot contain any structures.

Chairman Alsup stated that there are several other no build areas due to subsidence issues. He asked if those are flagged or marked in some way?

Mr. Hall stated those are fenced. He also stated that it is on the plat as well.

MOTION

Mr. Pullen motioned to approve MS 19-005 Winters Subdivision with the contingencies as stated.

SECOND

Mr. Baker seconded the motion.

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

B. SRU 20-001 Phantom Canyon Estates:

Chairman Alsup called Dr. Angela Bellantoni to present the proposal.

Dr. Bellantoni asked if she should go through the entire proposal again since this was tabled from last month.

Chairman Alsup stated that if she could just address any changes or any updates that would be sufficient.

Dr. Bellantoni stated that the use as an RV park will be limited to self contained units as defined by the County code, hard sided and self contained. She stated there will be no soft sided (pop up) units or tent sites at all. She also stated that Mr. Slatin and Mr. Rhodes will inspect the vehicles for condition and will have a 10 year age limit in order to maintain a nice community appeal. She did state that there will be some exceptions for certain remodeled units such as Air Streams. Dr.

Bellantoni stated that the target client is the short term. The one night to one month stays, such as hunters, fisherman, tourists etc. She stated there are 40 spaces with parking for the RV and 1 to 2 vehicles. She also stated that there will be pellet fire pits available for checkout from the camp host only. She stated that there is a sanitation and drainage plan submitted by Jesik consulting. Dr. Bellantoni stated that the use of chemical toilets is proposed to encourage the RVers to use their own facilities and not the on-site facilities. She also stated the chemical toilets are there for the use of the employees for the most part. Dr. Bellantoni stated that they will be using a program similar to state parks where there will be camp hosts that will care for the park in exchange for a limited amount of time to reside in the park.

Director Garrett stated the Department did receive a revised site plan as was requested last month. Director Garrett then read the Department review for SRU 20-001. He stated there are 3 contingency items. First is an approved design for the dump station, which has been submitted for approval. They also need an approved FCDOT access permit, and a drainage plan which has been submitted and sent to the engineer for review. He stated they also have 2 waiver requests. They have requested a waiver of the hard surfacing of the parking areas and for landscaping of the parking areas. He stated they are also asking for approval of chemical toilets which has to go to the Board of Health for approval. Director Garrett stated there are several recommended conditions as well. Those are that they provide receipts to the County showing that the dump station has been serviced regularly and any requirements set forth by FCDOT for County Road impacts.

Mr. Hamrick asked if the applicant is good with the recommended contingency and conditions?

Dr. Bellantoni stated yes, they are.

Mr. Fey asked since they are showing non-potable water in the cleanout station for the dump will that water be coming from somewhere else than where the potable water is being delivered from.

Mr. Rhodes stated no it is just labeled as non-potable because you wouldn't want to drink water by the dump station.

Chairman Alsup stated that the only hesitation he has is the waiver for the permanent restroom facility. He stated he understands these are all self-contained units however he is still a little leary of approving a facility like this without a single permanent restroom facility.

Mr. Hamrick asked if the type of clientele that the park wishes to provide service for and it becomes more of a typical RV park, what mechanism does the County have to review that.

Director Garrett stated that they are proposing that they only want self contained units and the County can set that as a condition of approval is that it be self contained units only and if they decided to start allowing others they could come back before the board to have that condition changed. If they were to start doing that without approval that would be addressed as appropriate.

Dr. Bellantoni asked if putting in that permanent facility as Chairman Alsup requested would that be a minor or major modification.

Director Garrett stated that could be viewed as a minor modification.

Mr. Pullen asked about the power. He stated that in the application it states that there will be power to every site. He asked if that is the only service that will be provided to each lot.

Dr. Bellantoni stated yes that is it and any changes will come back for a minor or major modification.

MOTION

Mr. Masar motioned to approve SRU 20-001 Phantom Canyon Estates with the contingencies and conditions as stated.

SECOND

Mr. Baker seconded the motion.

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

6. NEW BUSINESS

A. MS 20-001 JP Properties Subdivision

Chairman Alsup called Mr. Matt Koch to present the project.

Mr. Koch stated it is a 3 lot subdivision at the southwest corner of Pinion and Ash. He stated there is an existing house with several outbuildings on lot 2 that will remain. He also stated the lots will be serviced by city water and have septic systems and all utilities are adjacent. He stated that there is a stem lot on lot 3 and that stem is a no build area but will be suitable for a driveway in the future.

Director Garret read the Department review. He stated there are several contingencies. Those being submittal of soil testing and design for lots 1 & 3 for OWTS and FCDOT access permit for lot 2.

Mr. Koch asked if they are requesting design of the OWTS or just the soils testing.

Director Garrett stated just the testing showing the soil is suitable.

Mr. Koch asked if they need them for both lots or just one lot since guidelines are 25% of overall lots so that would be just the one lot.

Director Garrett stated that they can do just one since lot 2 already has one.

Mr. Koch stated that Deweese Dye Ditch did review the application and they sent one letter stating it was OK and then they sent another letter stating that there is a lateral on the property and asked that it be noted on the plat. He stated that lot 3 won't have water rights and the current rights will be split between lots 1 and 2.

Mr. Masar stated that the drainage plan was done before the flag was added and the detention pond is shown in the upper end of that and it used to be lot 2 now it is lot 3 will they still have access.

Mr. Koch stated that the detention is really small approx. 20x20 and only 1 foot deep so it is really rather small and won't cause any issues.

MOTION

Mr. Pullen motioned to approve MS 20-001 JP Properties Subdivision with the contingencies as stated.

SECOND

Mr. Fey seconded the motion.

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

B. Amendments to the Fremont County Zoning Resolution Section 8.3 Meetings.

Director Garrett stated that the proposal is to go to mandatory pre-submittal meetings for all Land Use applications such as SRU, CUP, CDP etc. They will allow exceptions if we get a consultant who has prior experience and understand the process and are requesting that waiver. However, if we get applicants who are not adept at the process then we would meet with them so they have a better understanding of the regulations and process.

Mr. Hamrick stated to adjust the verbiage on 8.3.2 to state "waiver is agreed to by applicant" instead of "agreed to by applicant".

MOTION

Mr. Masar motioned to approve the amendments to the Fremont County Zoning Resolution with the suggested amendments.

SECOND

Mr. Baker seconded the motion.

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

7. ADJOURNMENT

Chairman Alsup adjourned the meeting at 3:32 p.m.

Byron Alsup
CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

5-5-20
DATE