



## CHAFFEE COUNTY PLANNING COMMISSION

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### AGENDA April 26, 2016

**PLANNING COMMISSION MEETING  
104 CRESTONE AVE.**

**COMMISSIONERS MEETING ROOM  
SALIDA, COLORADO**

#### **4:30 p.m. - Work Session:**

1. Change to Table 2.1 allowing 1 unit per 2 acres as maximum allowable density in the RUR and REC zones.
2. Change to table 2.1 allowing 4 units per acre as maximum allowable density in the RES zone when connected to central water and central sewer.
3. Removal of Visual Analysis, Section 4.6.2.M (and Chap. 4 table of contents) and removal of corresponding references 4.3.2.A.1.g (Rural Land Use Cluster) 4.3.3.C.1.i (ROSI or Minor Sub), 4.3.4.B.1.k (Major Sub. Prelim) and 4.3.4.C.1.k (Major Sub. Final).
4. Removal of Open Space Dedication requirement in Section 7.3.7.C.2.c
5. Discussion regarding Article 7.3.4 Subdivision Fire Protection

#### **6:00 p.m. Regular Meeting**

Pledge of Allegiance

**6:00 p.m. Public Hearing** – To consider an application for a Minor Subdivision Sketch Plan, **Name of Subdivision:** Schwitzer Minor Subdivision, **Applicant:** Irene Schwitzer, **Location:** 10350 County Road 155, Tract A, Schwitzer Lands in the W1/2, Section 24, Township 50 North, Range 8 E, NMPM, Salida, **Zone:** Rural, **Request:** To divide 11.88 acres into 2 lots with the minimum lot size being 3.78 acres. Water by wells, wastewater treatment by on-site wastewater systems.

**6:15 p.m. Public Hearing** - To consider an application for a Zoning Map Amendment. **Applicant:** Steve and Alison Gauss dba Heart of the Rockies Campground LLC **Location:**

10165 Highway 50, located within the SE1/4SW1/4, Section 35, Township 50 North, Range 7 E NMPM, Maysville, **Zone:** Rural, **Request:** To change the present Recreational Zone to a Rural Zone.

**Limited Impact Review - Applicant:** Hammer Holdings LLC dba The Adventure Company  
**Location:** 12821 County Road 314, Tract A-1 Jordan/Tharp Minor Subdivision, Buena Vista  
**Zone:** Commercial **Request:** To use part of the parcel as an employee campground for seasonal employees of the companies rafting/outfitters business. (Tabled from the March 29, 2016 meeting)