AGENDA

April 12, 2016

BOARD OF COMMISSIONERS
COMMISSIONER’S MEETING ROOM
104 CRESTONE AVE. SALIDA, COLORADO

PLEASE NOTE: The Agenda times are approximate; items may be discussed before or after the times listed below.

9:00 a.m. Regular meeting of the Board of Commissioners

Pledge of Allegiance

- Verification from the County Clerk the Board of Commissioner’s agendas were distributed appropriately.
- Review public meeting list
- Public Comment

A. Contract/Grant Consideration:
- Computer Information Concepts Annual Peopleware Agreement (Treasurer Cooper)

B. 9:15 a.m. PUBLIC HEARING To consider a request for Final Plat for the Ranch View Minor Subdivision. Applicant: Seth Richardson Location: 10165 County Road 165, located within the NE1/4SW1/4 & SE1/4NW1/4, S22, T50N, R8E, NMPM, Salida Zone: Rural Request: To divide 10 acres into 2 lots with the minimum lot size being 3.94 acres. Water by wells, wastewater treatment by on-site wastewater systems. (Planning Manager Roorda)

C. Public Hearing and consideration of recommendations from the March 29, 2016 Planning Commission Meeting (see attached) with regard to the following matters:
- Table 2.2: Use Table: Modify Use Table Items: to remove the section headings to the table including: Residential and Related Uses; Agricultural, Food, and Animal Uses; Commercial, Institutional, and other Non-Residential Uses, and Public Utility and Related Uses. The proposed change to the table shows the section headings removed and the permitted uses re-alphabetized.
**Article 4.1.3A2e: Consultants and Referral Agency Reviews.** The Director Staff shall identify which referral agencies will potentially be part of the review, and whether consultant reviews are likely to be required.

**Article 4.1.3D: LUC 4.1.3D Review by Referral Agency.** The potential referral agencies will be identified by staff at the Pre-Application Meeting.

**Article 4.1.3D3: Referral Agencies.** The following constitute referral agencies:

Take out “required for application proposing division of land” on items a – l. Since the Planning Commission determines which referral agencies, if any, will be notified, it is proposed to strike “(required for application proposing division of land).

**Create New Section**

**LUC 4.3.4A4a.** As part of the Planning Commission review, the Planning Commission shall identify which, if any, of the referral agencies in Section 4.1.3D should review the application.

**Article 4.3.4B3:** This section is proposed to be deleted and the requirement reworded and moved to the sketch plan section as shown in item 4 above.

**Article 5.2.3J: Proposed Minor Subdivision Exemption – division by road, highway, railroad or major stream**

To be added to Section 5.2.3 Additional Types of Subdivision Exemptions

J. Minor Subdivision Exemption. A Minor Subdivision Exemption may be used to separate parcels under a single ownership that are divided by a County Road, State Highway, railroad, river or major stream.

1. Parcels Eligible:
   a. Parcels that existed on or before May 5, 1972 and on that date were divided by deeded County Road or State Highway.
   b. Parcels that existed on or before May 5, 1972 and on that date were divided by an existing railroad.
   c. Parcels that existed on or before May 5, 1972 and are naturally split by the Arkansas River, the South Arkansas River, Chalk Creek or Cottonwood Creek (including North and South branches)

2. A residential lot created through this process shall conform to the overall zoning density and lot size requirements.

3. The residential lot shall include all requirements detailed in the Land Use Code including frontage, minimum setbacks, easements, fire protection, access permits and addressing.

**Article 7.3.4: Subdivision Fire Protection**

All subdivisions shall provide adequate access and water supply for fire suppression. Fire suppression water supplies are required in subdivisions to protect the lives of residents and firefighters, to protect the personal property of the residents and neighboring property owners, and to minimize the threat of wildfires through early response and suppression.

A. Water Supply. Water used for fire protection purposes may be non-potable water and may be from a source separate from the domestic supply. The amount of water, type of delivery system and storage system is determined by several factors. The most critical factor is the density of the subdivision; other factors include wildfire threat levels and geography. The developer should contact the appropriate municipality or Fire Protection District during the Sketch Plan phase. Firefighting water supply for the proposed subdivision shall be identified as part of the Preliminary Plan submittal, and shall meet the requirements of the appropriate Fire Protection District.

**Article 7.8.1: Accessory Dwellings Unit (ADU)**

**Maximum Floor Area.** The conditioned living space of an ADU shall not exceed 800 square feet in size. 60 percent of the floor area of the primary dwelling unit on the same parcel not to exceed 1,250 square feet.

D. **10:30 p.m.** – Discussion regarding the Realignment of County Road 154 and Heart of the Rockies Medical Center future expansion. (Tom Eve and Mike Wilbur)

E. **11:00 p.m.** - Discussion regarding County issues with Senator Bennett’s representative Noah Koerper

F. Establish dates related to the 30-day flow period under the RICD. (Attorney Davis)

G. Consider purchase of Frank McMurry’s one-half interest in vacant land parcel in Nathrop. (Attorney Davis)

Consent Agenda:
- Ratify DOLA grant for Chaffee County Administrative Office Remodel.
- Pay Bills

Old Business:
- Madison House Update
- County Road 302
- Cleora Railroad Crossing
- Projects 2014

Potential Road Trip

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