AGENDA
Amended
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 Chapter 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 Subdivision Preliminary) and 4.3.4.C.1.k (Major Subdivision Final).

4. 4.3.3B Review by Referral Agency. Remove “If required by Planning Commission at the Sketch Plan review and capitalize “The” in the next sentence. 4.3.3C2 remove “(if required)”. 4.3.3C2 remove “is required only if the application is sent to Referral Agencies for review and”

5. Removal of Open Space Dedication requirement in Section 7.3.7.C.2.c

6. Discussion regarding Article 7.3.4 Subdivision Fire Protection

6:00 p.m. Regular Meeting

Pledge of Allegiance

1. 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.

2. 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.

3. 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)

4. 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.
      (Remanded back to the Planning Commission at the Board of Commissioners meeting April 12, 2016)

5. 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.
      Delete A1a – c and add “The National Fire Protection Association National Fire Code, Standard 1231, Standard on Water Supplies for Suburban and Rural Fire Fighting, is the reference guideline for fire suppression water supplies.” (Remanded back to the Planning Commission at the Board of Commissioners meeting April 12, 2016)