PLANNING COMMISSION RECOMMENDATION

Date: June 29, 2016
To: Chaffee County Board of County Commissioners
From: Chaffee County Planning Commission
Subject: Davis Major Impact Review

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of June 28, 2016 and should be considered as a draft summary of their recommendation until the minutes are approved at their next regular meeting.

Findings:

1. The OSWS will be engineered.
2. The existing domestic well must be augmented according to state requirements for the proposed use.
3. Many of the public concerns expressed are not within the provision or restriction of the CCLUC.
4. The applicant’s application is for a total occupant load of 25 persons.
5. The proposed use is compatible with the zone district based on Table 2.2 or Section 2.3.1A of the CCLUC

Condition

1. The occupant load should not exceed 25 persons.
2. The OSWS will be engineered
3. The exiting well must be augmented and permitted according to State requirement for the purpose use

Tracy Vandaveer moved to recommend to the Board of Commissioners approval of the Davis Major Impact Review Application based on the above Findings of Fact and Conditions. Dan McCabe seconded and the motion carried unanimously.
PLANNING COMMISSION RECOMMENDATION

Date:    June 29, 2016
To:      Chaffee County Board of County Commissioners
From:    Chaffee County Planning Commission
Subject: Article 5.2.3J Proposed Minor Subdivision Exemption

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of June 28, 2016 and should be considered as a draft summary of their recommendation until the minutes are approved at their next regular meeting.

Finding:

1. There are parcels of property that are physically divided by natural or manmade features beyond the control of the property owner.
2. This subdivision exception functions outside of the purposes of the subdivision of land as provided for in CRS 30-28-101

Motion by Dan McCabe to recommend revision of Article 5.2.3J: Proposed Minor Subdivision Exemption – division by road, highway, railroad or major stream: The revisions as proposed by staff and modified by the Planning Commission in the regular meeting June 28, 2016. Rob Treat seconded and the motion carried with Mr. Cogan abstaining.
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 create 2 parcels from a single ownership that is divided by a County Road, State Highway, railroad, river or major stream beyond the control of the property owner.

1. Parcels Eligible:
   a. Parcels divided by deeded or prescriptive County Road, State Highway or Federal Highway.
   b. Parcels divided by an existing railroad.
   c. Parcels that are naturally split by the Arkansas River, the South Arkansas River, North Fork of the South Arkansas, Chalk Creek, Clear Creek, Poncha Creek, Trout Creek, Browns Creek, or Cottonwood Creek (including North and South branches)

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

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

4. The review process and submittal requirements shall be as described in Section 4.3.1 of the Chaffee County Land Use Code.