



Chaffee County Planning Commission

P.O. Box 699 / 104 Crestone Ave.
Salida, CO 81201
719.539.2118/www.chaffeecounty.org

AGENDA November 2, 2021

PLANNING COMMISSION MEETING
104 CRESTONE AVE.

COMMISSIONER'S MEETING ROOM
SALIDA, COLORADO

****Meetings are currently being convened in person and virtually until further notice.****

To participate in the meeting, connect via Zoom at <https://zoom.us/j/4328290633> or by calling 1-669-900-6833 and entering meeting ID #432 829 0633

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

- A. 4:00 P.M. Special Meeting**
- B. 4:30 P.M. Work Session**
- C. 6:00 P.M. Regular Meeting**
- D. Call to Order**
 - 1. Pledge of Allegiance
- E. Minutes for Approval**
- F. Regular Agenda Items**
 - 1. **Name of Project:** Morrison Minor Subdivision Final Plat
Applicant: Gerald Morrison
Location: 15974 County Road 306, Buena Vista
Zone: Residential
Request: To designate a 6.28 outlot (Outlot A of the Morrison Heritage Water Subdivision Exemption) as a buildable lot through the Minor Subdivision process. A well and on-site wastewater treatment system will serve the property.
 - 2. **Name of Project:** At Home Pet Doctor Home Business Limited Impact Review
Applicants: Richard Gastellum and Kelly Collins
Location: 15171 County Road 306, Buena Vista
Zone: Residential
Request: To review an application for a veterinary service, including a mobile service, as a Home Business incidental to the residential use. The veterinary service is conducted within the building. Hours are 8 am to 4 pm, Monday through Friday, with urgent care on Saturdays. The owners propose a maximum of six customers per day. The use has no employees.
 - 3. **Name of Project:** Timber Creek Ranch Conservation Subdivision
Owner: Walt Harder
Applicant Representative: Joe DeLuca, Crabtree Group Inc.
Location: 8268 County Road 160, Salida

Zone: Rural

Request: To subdivide Parcel 6, Timber Creek Ranch (Parcel Number – R368336200006), of 184.27 acres into fifty-nine (59) lots with the minimum being 0.86 acres and one additional outlot (“OUTLOT B”) of 114.78 acres to be preserved in perpetuity as contiguous open space. Wells and on-site wastewater treatment systems would serve the property.

4. **Name of Project:** Elk Run Conservation Subdivision

Owner: D&G Sparks FLP II

Applicants: Bruce Kramer (First Son Development) & Todd Sparks (D&G Sparks FLP II)

Location: 28505 County Road 340, Buena Vista
28495 County Road 340, Buena Vista
28375 County Road 340, Buena Vista

Zone: Rural

Request: To subdivide five (5) parcels (R326914200139, R326914100138, R326914100148, R326914100147, R326914100141) of a combined ~393 acres into twenty-nine (29) lots with the minimum being 4.00 acres and four additional outlots of a combined 313.88 acres to be preserved in perpetuity as contiguous open space. Wells and on-site wastewater treatment systems would serve the property.