



Chaffee County Planning Commission

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

AGENDA November 16, 2021

**PLANNING COMMISSION MEETING
104 CRESTONE AVE.**

**COMMISSIONER'S MEETING ROOM
SALIDA, COLORADO**

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

A. 4:30 Worksession

1. Review of Land Use Code and Comprehensive Plan for Chaffee County clustering policy, and what can and cannot be exacted.

B. 5:00 P.M. Special Meeting

C. Call to Order

D. 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:** 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.