



# Chaffee County Planning Commission

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

## AGENDA November 30, 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. \*\*\*DUE TO COVID19, THIS MEETING IS ONLY ACCESSIBLE BY ZOOM\*\*\***

- The Chaffee County buildings will not be open to the public for this meeting due to COVID19. Please attend the meeting by Zoom.**  
<https://zoom.us/j/4328290633>

**B. 6:00 P.M. Regular Meeting**

**C. Call to Order**

**D. Minutes for Approval**

**E. Regular Agenda Items**

- Name of Project:** Peak View Major Subdivision Preliminary Plan  
**Applicants:** Sunnyside CR 190 LLC, represented by Shawn Allison  
**Location:** 11415 County Road 190, Salida  
**Zone:** Residential  
**Request:** To re-subdivide Lot 2 of Peak View Heritage Water Subdivision Exemption of 20.13 acres into seven (7) lots ranging in size from 2.05 acres to 6.33 acres, and construction of a Low Volume Road. Wells and on-site wastewater treatment systems will serve the property. Right of way was dedicated with the Peak View Heritage Water Subdivision Exemption.
- \*\*Continued from September 28, 2021\*\***  
**Name of Project:** Aspire Tours Limited Impact Reviews  
**Applicants:** Kathrin Troxler  
**Location:** 11302 County Road 190 W, Salida  
**Zone:** Rural  
**Request:** To review an application for a business development that includes three Limited Impact Reviews: 1) an outfitting facility including but not limited to adventure tourism: rafting, hiking, fishing, mountain biking, backpacking and skiing, 2) a seasonal employee campground and 3) a public campground including cabins and tent sites in three phases. Multi-passenger vans will bring visitors to the property from the Front Range and to recreational activities. Seasonal employees will reside on the property to reduce vehicle trips.

