



Chaffee County Planning Commission

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

AGENDA February 1, 2022

**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

- A. 6 p.m. - Call to Order**
- B. Minutes for Approval**
- C. Aspire Tours Limited Impact Reviews**
 - 1. Review and approval of Notice of Decision.
- D. Regular Meeting**
 - 1. **Name of Project:** Held Brothers Minor Subdivision Final Plat
Applicants: Pamela C. Held, Trustee of the 2004 Irrevocable Trust of Lloyd G. Chavez for Descendants of Pamela C. Held U/T/D December 9, 2004 Trust and George F. Held, Trustee of the Held Land Trust u/d/o November 28, 2011; represented by George Held.
Location: 11410 County Road 240, Salida
Zone: Recreational
Request: To subdivide 32.15 acres into three lots and one outlot with the minimum lot size being 2.02 acres. Wells and on-site wastewater treatment systems will serve the property. Right of way will be dedicated with the plat.
 - 2. **Name of Project:** Sage Heights Major Subdivision Preliminary Plan/Final Plat
Applicants: Chris Bainbridge, represented by Mike Henderson
Location: 12506 County Road 190 E, Salida
Zone: Rural
Request: To subdivide Parcel 2 (remainder parcel) of the Bainbridge Heritage Water Subdivision Exemption, and the Eggleston-Bainbridge Boundary Line Adjustment (approved to avoid crossing the arroyo but not yet recorded). The property is 30.9 acres and is proposed to be subdivided into fourteen (14) lots, ranging in size from 1.26 to 3.94 acres. Wells and on-site wastewater treatment systems will serve the property. A new low volume road on dedicated right of way will serve the subdivision.
 - 3. **Name of Project:** Land Use Code Text Amendment – Amend Sections 5.2.3 A, F & I of the Land Use Code, for Certified Mailings
Applicants: Chaffee County Staff
Request: Amend Section 5.2.3 A, F & I of the Land Use Code to correct wording for removal the certified, return receipt mailing requirement and replace it with consistent wording for first class mail notice

requirement. Text is available at chaffeecounty.org/Planning-and-Zoning.