



# Chaffee County Planning Commission

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

## AGENDA

August 30, 2022

**PLANNING COMMISSION MEETING**  
**104 CRESTONE AVE.**

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

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

**B. Call to Order**

**C. Minutes for Approval**

1. Minutes for Consideration

**D. Consent Agenda- Consent Agenda is intended to allow the Planning Commission to spend its time on complex items. These items are generally not perceived as controversial and can be approved by a single motion. The applicants and staff are in agreement on all of the recommendations on these projects. The Planning Commission will pass these items to the Board of County Commissioners with Findings and Conditions. Anyone from the public may ask that an item be removed from the Consent Agenda for individual consideration at tonight's hearing.**

1. **Name of Project:** Boone & Peuser Minor Subdivision Final Plat  
**Applicants:** Taylor Boone & Kaelen Peuser, represented by Mike Henderson  
**Location:** 10180 County Road 190 W, Salida  
**Zone:** Residential  
**Request:** To subdivide Tract 1-R of the Hall Boundary Line Adjustment of 4.98 acres into two (2) lots of 2.524 acres (Lot 1, with the existing house, well and on-site wastewater treatment system) and 2.00 acres (Lot 2, vacant). Right of way for Murphy Road (0.454 acres) is proposed to be dedicated on the plat.
2. **Name of Project:** Ferris Minor Subdivision Sketch Plan  
**Applicant:** Ronald Ferris  
**Location:** 10217 County Road 163, Salida  
**Zone:** Rural  
**Request:** To re-subdivide Parcel 2 of the Holmes and Young Parcels of 5.17 acres into two (2) lots of 2.97 acres (Parcel A with existing house) and 2.00 acres (Parcel 2). The existing driveway will be relocated and a shared driveway easement created. Wells and on-site wastewater treatment systems will serve the property.

**E. Regular Agenda Items**

1. Envision/Chaffee Rec Council Update  
6:05pm-6:20pm

2. Alpine West Conceptual Planned Development Review  
**Name of Project:** Alpine West Planned Development  
**Owner:** Stackhaus llc, Alex Telthorst  
**Applicant Representative:** Alex Telthorst  
**Location:** 15750 County Road 306, Buena Vista  
**Zone:** Residential  
**Request:** A Conceptual Planned Development Plan Review and Major Subdivision Sketch Plan at 15750 County Road 306, Buena Vista (Parcel Number: R327118200060) of 7.8 acres to allow for the entitlements for 104 new residential dwelling units including 28 single-family units, 70 multi-family rental units and 6 permanently affordable townhouse style condos that would be deeded to the Chaffee County Housing Trust. Central water and central sewer would serve the property.
3. GEOCAMP (Continued from July 26 2022)- To Be Continued  
**Name of Project:** GEOCAMP – Limited Impact Review  
**Owner:** Patty Bobzin, Jason Kunshier  
**Applicant Representative:** Katie Donahue  
**Location:** 8707 State Highway 285, Buena Vista  
**Zone:** Rural  
**Request:** A Limited Impact Review for the permitting of a campground on 58.83 acres at 8707 State Highway 285, Buena Vista (Parcel Number: R327317300017). A commercial well and on-site wastewater treatment system would serve the property

**F. Other Business**