



Chaffee County Planning Commission

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

AGENDA September 27, 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

1. Call to Order

B. Minutes for Approval

C. Consent Agenda

1. **Name of Project:** Box Minor Subdivision
Applicants: Box Living Trust, C. Robert & Marilyn C. Box, Trustees
Location: 33890 Vista Verde, Buena Vista
Zone: Rural/Residential
Request: To subdivide Lot 31 of Mt. Harvard Valley Development of 5.95 acres into two (2) lots with the minimum being 2.25 acres. The lot was amended from the original subdivision lot of 2.2 acres by two boundary line adjustments. Wells and on-site wastewater treatment systems will serve the property. An access easement will provide access to the new lot. Further development of either lot is restricted by steep slopes and public land.
2. **Name of Project:** Dvorak-Kopka Minor Subdivision Sketch Plan
Applicants: Anna Dvorak and Christopher Kopka
Location: 7440 County Road 146, Salida
Zone: Rural
Request: To subdivide 15.02 acres into two (2) lots with the minimum being 2.02 acres. Wells and on-site wastewater treatment systems will serve the property.

D. Regular Agenda Items

1. **Name of Project:** Pikul Major Subdivision Sketch Plan
Applicants: Pikul Investments, LLC
Location: 29320 County Road 361, Buena Vista
Zone: Residential
Request: To subdivide three parcels totaling 12.28 acres into a total of six lots between 2.02 and 2.08 acres in size. Lots 1, 5 & 6 have existing dwelling units that will remain. Wells and on-site wastewater treatment systems will serve the property. This is the site of the former Sleeping Indian Trailer Park, and the owners are in the process of demolishing the trailers and disposing of them in the county landfill. Colorado Department

of Public Health and Environment (CDPHE) has approved an abandonment of the on-site wastewater treatment system.

2. Name of Project: Divided Sky Estates - Major Subdivision Sketch Plan

Owner: Meaghan Richmond

Applicant Representative: Crabtree Group, Inc.

Location: 6025 Archery Lane, Salida

Parcel Number: 380717100008

Zone: Residential

Request: A Major Subdivision Sketch Plan application proposing 16 lots on 38.36 acres at 6025 Archery Lane, Salida. Individual wells and on-site wastewater treatment systems would serve the new lots.

E. Other Business

F.