



**AGENDA  
TOWN OF PARACHUTE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
February 12, 2015**

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**(A) ROLL CALL**

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**(B) PLEDGE OF ALLEGIANCE**

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**(C) APPROVAL OF AGENDA**

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**(D) CONSIDERATION OF MINUTES**

- Minutes from Planning and Zoning Commission Regular Meeting September 18, 2014

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**(E) PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

The Planning and Zoning Commission welcomes you and thanks you for your time and concerns. If you wish to address the Planning and Zoning Commission, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address then address the Commission. Your comments will be limited to **three (3) minutes**. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town Staff for follow-up. Thank you.

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**(F) PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION FOR A LAND USE APPLICATION**

<b>APPLICANT/OWNER:</b>	Town of Parachute 222 Grand Valley Way Parachute, CO 81635
<b>PROJECT NAME:</b>	Revisions to the Town of Parachute's Municipal Code: Title 15 (Town of Parachute Land Use Regulations), Schedule of Uses, Article III, Sections 15.03.215 and 15.03.216
<b>PROJECT LOCATION:</b>	N/A
<b>LEGAL DESCRIPTIONS:</b>	N/A

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**(G) CONSIDERATION OF RESOLUTION 2015-01.**

A RESOLUTION OF THE TOWN OF PARACHUTE, COLORADO, PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF AN AMENDMENT TO SECTION 15.03.215 OF THE PARACHUTE MUNICIPAL CODE, SCHEDULE OF USES PERMITTED IN ZONE DISTRICTS

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**(H) ADJOURNMENT**

**TOWN OF PARACHUTE  
PLANNING & ZONING COMMISSION  
MINUTES OF SPECIAL MEETING  
September 18, 2014**

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**ACTION MINUTES:**

*Meeting called to order at 6:31 p.m. by Chairperson Kelli Stanton.*

**(A) ROLL CALL**

**COMMISSION MEMBERS PRESENT:**

Kelli Stanton, John Yadloski, Juanita Williams, Sherry Loschke

**COMMISSION MEMBERS ABSENT:**

Roy McClung, Candy Allbee

**STAFF PRESENT:**

Town Manager Stuart McArthur, Town Clerk Denise Chiaretta, Administrative Assistant Colleen Kyle, Town Attorney Ed Sands, Town Planner Davis Farrar, Town Engineer Mark Austin

**Audience Attendance List Attached.**

**(B) PLEDGE OF ALLEGIANCE**

**(C) CONSIDERATION OF MINUTES-August 11, 2014**

**MOTION NO. 1**

Moved and seconded by Members Williams/Loschke to accept minutes as presented.

Motion passed unanimously.

**(E) COMMENTS FROM CITIZENS NOT ON THE AGENDA**

*Chairperson Stanton called public hearing to order at 6:33 p.m.*

**(F) PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION FOR A LAND USE APPLICATION/REZONING**

**APPLICANT/OWNER:** B&V Developers, LLLP  
259 CR 320  
Rifle, CO 81650

**PROJECT NAME:** Spring Lake Estates Re-zone

**PROJECT LOCATION:** Spring Lake Estates, Parachute, CO

**LEGAL DESCRIPTIONS:** Section: 7 Township: 7 Range: 95  
Subdivision: SPRING LAKE ESTATES,  
PHASE II Lots: 18, 19, and 20.  
A RESUB OF LOTS 1, 2 & 3, SEC A; LOTS  
1, 2 & 3, SEC D; LOT 1, SEC B; & LOTS  
1-A & 3, SEC C

Chairperson Stanton asked if there was Proof of Publication, Town Clerk Chiaretta replied yes. Meeting was called to order for Public Hearing 6:34 p.m.

Chairperson Stanton asked if all fees were paid, Town Clerk Chiaretta replied yes.

Town Planner Davis Farrar gave staff report and list of criteria that planning must consider when evaluating rezoning application property:

- Zone change request only residential high density (5,000ft-10,000ft) to service commercial.
- Application for drill pad site in future.
- On-site and off-site parking, utility services, road safety, street access etc.
- Conformance with Parachute Municipal Code.
- Compatibility with surrounding area.
- Desirability of proposed use.
- Potential for adverse environmental effects.
- Compatibility for proposed use in site for Parachute Plan.
- Conformance in requirements with Public Works improvements manual.

List of things allowed at residential 57 use categories under service use commercial, out of 57 there are 11 that are permitted.

Master Plan dated as 2002 plan is outdated at this point. This is a guidance tool, and overall update should be done every 5 years. Documents are out of date and need to be updated to reflect current conditions. Service commercial and residential at the West and open space on South. What would the traffic impact and environmental impact be? The impact shouldn't be that much different.

It will provide sales tax and other opportunities.

Town Planner Farrar suggested that applicant make presentation and then come back to it.

Applicants Ted Vaughan & Scott Brymildson of B & V Developers gave a short presentation- B & V Developers bought Spring Lake Estates about 10 years ago, 2005 and 2006 was a hot area for multi-family residential was changed to high density. In last 6 years economy progressed downward with lots of vacancies around. Surrounded with service commercial, need to make zoning change to see if we can make progress with that property. We are requesting change from high density to service commercial.

Town Planner Farrar asked when it might take place and what they have plans for? Mr. Vaughn responded within the next couple of years.

Trustee Yadloski asked what grid is it that is asked to be changed? Is it the same grid that town is in? Mr. Vaughn responded that it takes in South 7<sup>th</sup>, plus another gridline that takes in north of Railroad.

Town Planner Farrar recommends approval for residential high density to service commercial with a note: typically you don't add zone change conditions because you end up with somewhat of a contract zone which gets you into all kinds of legal problems.

Town Attorney Sands noted that there was a written public comment in packet that will be part of record. Town Administrator McArthur responded to Madam Chair Stanton, that it will be read into record when opened up to public comment.

- Madam Chair Stanton suggested findings 1-5 be reflected in the minutes.
  - o 1. That the application was found consistent with the requirements of the Town of Parachute *Land Use Regulations (12-10-2005)*
  - o 2. That adjacent property owners were properly notified by certified mail, consistent with requirements of the Town of Parachute *Land Use Regulations (12-10-2005)*.
  - o 3. That the Public Hearing before the Board of Trustees give consideration to concerns expressed by adjacent property owners and other interested parties.
  - o 4. That the Board of Trustees give consideration to the needs of the applicant.
  - o 5. That the Board of Trustees review this application utilizing the criteria set forth in the Town of Parachute *Land Use Regulations (12-10-2005)*.
- Town Clerk Chiaretta asked if there were any comments from general public 7:04 p.m.
- A letter written by community member Judith Hayward was read by Town Manager McArthur, as to her concerns (attached in packet).
- Madam Chair Stanton so noted and that it was the only communication received and closed public hearing at 7:06 p.m.

Madam Chair Stanton opened up comments from Planning Commission Meeting for discussion at 7:07 p.m.

Madam Chair Stanton asked if there was any discussion?

- Trustee Yadloski responded with should he abstain since he is profiting from well at this time?
- Town Attorney Sands replied with he doesn't think zoning affects whether or not there will be a well in the grid, and doesn't think it affects him financially, since zoning change is only thing before them and doesn't have anything to do with drilling of well. Have very little power through zoning to control or prohibit oil and gas drilling.

**MOTION NO. 2**

Moved and seconded by Members Yadloski/Williams to approve the application with the conditions stated and reflected in these minutes.

Motion passed unanimously.

**(G) ADJOURNMENT**

*Meeting adjourned at 7:14 p.m.*

**SIGNED:**

\_\_\_\_\_  
**P & Z CHAIRPERSON**

**ATTESTED:**

\_\_\_\_\_  
**TOWN CLERK**

## Stuart McArthur

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**From:** Judith Hayward <judi.heart@juno.com>  
**Sent:** Sunday, August 31, 2014 6:52 PM  
**To:** Stuart McArthur  
**Subject:** Message to Parachute Planning Committee

Dear Parachute Planning and Zoning Committee

I wish to express concern regarding the rezoning of the property for B & V Developers. My concern is the specific Lots and their location. This property is some of the most desirable for nicer homes in Parachute. The location of the lake and the Colorado River would be so desirable for homes rather than a gas well site. And the location by the River and Lake (the water) gives me concern. Isn't there some other location on their property that could be the well site and retain this property for development of homes? Parachute has not had home construction in the last 10 years except for one or two. The population of Parachute grew by no more than 10 persons since 2000 census. That is a real problem for the Town and this specific location could help. I am unable to attend the September 18, 2014 P & Z meeting because I will be on vacation but will plan to be at the October Town Council Meeting.

Thank you for considering my comments and hope we can come to a Win Win conclusion for B & V Developers and the Town of Parachute.

Sincerely

Judith Hayward  
180 S. 2nd Court  
Parachute, CO 81635

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Total Control Panel

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# Town of Parachute

*A Safe Place to Land*

Davis Farrar, Town Planner

*Integrity • Respect • Teamwork • Pride • Innovation •  
Diversity*

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222 Grand Valley Way • Parachute, CO 81635 • (970) 285-7630

## STAFF REPORT

**DATE:** FEBRUARY 12, 2015  
**TO:** TOWN OF PARACHUTE PLANNING AND ZONING COMMISSION  
**FROM:** DAVIS FARRAR, TOWN PLANNER  
**SUBJECT:** ZONING AMENDMENTS

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During the fall of 2014, as Stuart McArthur, Town Manager, and I worked with the Town of Parachute zoning regulations, we noticed numerous shortcomings. This first came to our attention when we were looking at support facilities for natural gas extraction operations. More recently, staff had an inquiry about a storage building on a 35-acre parcel for equipment (trucks, loaders and similar items) needed for energy operations. The regulations require screening of equipment, but use of the building apparently was not contemplated for screening purposes. With a strict reading of the regulations, a 3-sided storage building was not identified as an allowable use.

It is recognized that the Town is going through a revision of the Comprehensive Plan and that it is likely at the end of this year-long process there will be recommendations about revisions to the land-use regulations. However, and in the meantime, reasonable changes to the zoning use tables need to be considered.

In an effort to make the Town of Parachute zoning tables more comprehensive, we took the Town of Bennett's zoning regulations and compared them to Parachute's. The Bennett tables are divided into major categories such as "Agriculture", "Residential" and other categories. The Parachute use tables are not broken out in this manner. Parachute zoning appears to be somewhat alphabetical, but not completely. This is probably a result of modifications over the years. The result is a zoning table that is somewhat difficult to use and it is hard to find uses without scanning the entire list. In other areas, uses are not listed in zone districts where they would make sense.

Included in your Planning Commission packet is a revised Table of Uses for the Town of Parachute zoning regulations. These are presented for your review and discussion at the February 12, 2015, meeting. We ask that you take some time prior to the meeting and go through the list of uses as well as the various zone districts to see if the list presented makes sense, is formatted to be user-friendly and meets the needs of the town. Hopefully and with everyone doing a little homework, we will not have to go through each use and each zone district at the meeting. Staff recommends that we work through this material as efficiently as

possible and focus on those items that Commissioners identify as inappropriate or otherwise should be discussed for change. Also, if you think of uses that are not included, please bring those items up as well.

I look forward to a productive session with the Planning Commission and developing recommendations to the Board of Trustees. If you have any questions in advance of the meeting, please contact me by email at [vsconsulting@sopris.net](mailto:vsconsulting@sopris.net) , by telephone at 970-618-4708 or contact Stuart and he can forward your questions or comments to me.

**CC:**           STUART MCARTHUR

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
<b>AGRICULTURAL USE</b>											
Agricultural uses including crops, grazing, ranching	P										
Agricultural-related business	S										
Equestrian stable with or without training facility	S										
Greenhouse and /or nursery without retail sales	P							P	S	S	
Greenhouse and/or nursery with retail sales	S								S	S	
Landscape business including equipment sales/rental, landscape & hardscape materials	S							S	P	P	
Poultry hatcheries, fish hatcheries, commercial ranching and dairy farms or animals raised or kept for profit or production	P								S	S	
Riding academies and stables	P							S	S	S	S
Rodeo grounds	S										S
Soil amendments packaging and processing such as peat moss, top soil and composted manure; but excluding raw manure or chemical fertilizers	S								P	P	
<b>ANIMAL SERVICES</b>											
Animal boarding and training	P								S	S	S
Animal hospital, large; without outside kennels	S							S	P	S	
Animal hospital, small; without outside kennels	P							P	P	P	
Outside Kennels in association with animal hospital or veterinary use	S							S	S	S	
Veterinary offices or clinics; without outside kennels	P							P	P	P	
<b>COMMERCIAL / RETAIL USES</b>											
Bakeries – Retail					P	P	P	P	P		
Bakeries - Commercial					S		S	S	P	P	
Business services, courier services, catering and others	P	S	S	S	P	P	P	P	P	P	
Car washes							S	P	P	S	
Commercial parking lots or garages						S	S	S	P	P	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Convenience retail stores					P	P	P	P	P	S	
Convenience retail stores with more than four fueling stations							S	S	P	S	
Convenience retail stores with or without motor vehicle fuel sales (maximum four fuel pumps)							P	P	P	S	
Convenience retail stores without motor vehicle fuel sales					P	S	P	P	P		
Drive-in banks							P	P	P		
Farmers' and flea markets	P				S	S	S	S	P		
Financial institutions					P	S	P	P			
Grocery stores							P	P	P		
Hotels and motels							P	P			
Indoor recreation facilities	S				S		P	P	P	P	P
Laundromats and dry cleaning facilities					P	P	P	P	P		
Laundry - commercial									P	P	
Manufactured and modular home sales								S	P	P	
Mixed-use commercial uses and multiple commercial uses in the same building					P	S	P	P	P	P	S
Other food retail (delicatessen, retail bakery, specialty food market)					P	P	P	P	P	S	
Outdoor retail display and sales					P	S	P	P	P	P	
Outfitter/guide business	S				S		S	S	P	S	
Pawnshops					P		P	P	P		
Personal service establishments					P	P	P	P	P	S	
Pet shop - Retail					P	P	P	P	S		
Printing and bookbinding - commercial					S	S	P	P	P	S	
Rental services					S		S	S	P	P	
Repair, furniture and major household appliance					S	S	P	P	P	P	
Repair, Small equipment, Appliances					P	S	P	P	P	P	
Restaurant, other					P	S	P	P	P	S	
Restaurants - fast food type with drive through pick-up facilities							P	P	P	S	
Retail establishments					P	S	P	P	S	S	
Sexually oriented business									S	S	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Wholesale retail sales in conjunction with wholesaling								S	P	P	
Wholesaling Business								S	P	P	
<b>CLUBS AND LODGES</b>											
Clubs and lodges, fraternal organizations					P	S	P	P	S		
<b>COMMUNITY SERVICES</b>											
Assembly hall or exhibition facilities					S	S	P	P	S		P
Cultural facilities	S				P	S	P	P			P
Events center	S				S		P	P	P		P
<b>INDUSTRIAL USES</b>											
Auction house or yard							S	S	P	P	
Building materials and services							S	S	P	P	
Commercial trash business without trash storage or trash transfer operations									P	P	
Concrete products production									P	P	
Contractor yards - heavy equipment									P	P	
Contractors shops (carpentry, machine, electrical, plumbing)							S	S	P	P	
Custom crafts	S	S	S	S	P	P	P	P	P	S	
Dry cleaning - large scale non-retail								S	P	P	
Food and beverage processing								S	P	P	
Frozen food lockers								P	P	P	
General machine shops							S	P	P	P	
Light trade and technical uses					S	S	P	P	P	P	
Manufacturing, fabrication and assembly operations or industrial uses subject to limitations of subsection 15.03.209								S	P	P	
Meat processing plant									P	P	
Mixed industrial uses and multiple uses in the same building or on the same lot									S	S	
Natural Gas or Oil Extraction Support Facilities	S					S	S	S	P	P	S
Natural gas production and warehousing						S	S	S	P	P	S
Oil/petroleum product production, warehousing and storage						S	S	S	P	P	S
Open sales yards								S	P	P	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Paint and body shops								S	P	P	
Primary manufacturing, assembly, finishing or fabrication								S	P	P	
Publishing facility					S	S	P	P	P	P	
Recycling facilities, large									S	P	
Refining or initial processing of basic raw materials									S	P	
Refuse collection facilities									S	P	
Retail firewood storage and sales								S	P	P	
Salvage operations									S	S	
Sand and gravel, stone, and mineral extraction and processing									S	S	
Sand and gravel, stone, mineral - extraction and processing - excluding asphalt production	S								S	S	
Secondary manufacturing, assembly, finishing or fabrication								S	P	P	
Warehousing and distribution									P	P	
Waste-related uses, trash transfer station									P	P	
Wholesale establishments								S	P	P	
<b>LABORATORY, RESEARCH AND DEVELOPMENT</b>											
General research and development					S	S	S	P	P	P	
Laboratory: medical, dental, optical, scientific					P	S	P	P	P	S	
<b>MEDICAL FACILITIES</b>											
Medical, dental or other health-related offices					P	S	P	P	S		
Hospital					S		P	P	P		P
<b>MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS</b>											
Automobile rentals							P	P	P	P	
Automobile washing facility						S	P	P	P	P	
Equipment sales and service with associated storage							S	S	P	P	
Limited equipment rental						S	P	P	P	P	
Major vehicle/equipment repair							S	S	P	P	
Motor vehicle dealer/sales, new and/or used							P	P	P	P	
Recreational vehicle sales and service							S	P	P	P	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Service stations						S	P	P	P	P	
Truck stops							S	S	P	P	
Truck washes							S	S	P	P	
Vehicle repair							S	S	P	P	
Vehicle fueling facilities with minor repair							S	S	P	P	
Vehicle or automobile wrecking or salvage yard									S	P	
Vehicle storage									P	P	
Vehicle towing services and associated storage									P	P	
Vehicle/equipment sales and rentals					S		S	S	P	P	
<b>OTHER USES</b>											
Ambulance service					S	S	P	P	P	P	S
Cemetery	S	S	S	S							S
Day care center, adult or child	S	S	S	S	S	S	S	P			
Funeral homes and mortuaries					P		P	P	P		
Government facilities with or without associated operations	S	S	S	S	P	P	P	P	P	P	P
Heliports/helistops	S							S	S	S	S
Home occupations	P	P	S	S		P					
Overnight campground and travel trailer parking	S						S	S	S		S
Public assembly - indoor	S				P	S	P	P	P		P
State licensed day care facilities	P	P	S	S	S	P	P	P			
Uses Not Itemized	S	S	S	S	S	S	S	S	S	S	S
Zoos, arboretum, botanical gardens	S	S				S	P	P	P		S
<b>OFFICE, CLERICAL AND SERVICES NOT RELATED TO GOODS OR MERCHANDISE</b>											
Administrative and executive; business and professional; and general offices					P	P	P	P	P	P	
Financial services no drive-in facilities					P	P	P	P	P		
Financial services with drive-in facilities						S	P	P	P		
Instructional services, studies	S				P	P	P	P	P	P	
Offices - business or professional					P	P	P	P	P	P	
<b>RESIDENTIAL</b>											
Accessory Dwelling Unit (ADU)	S	S									P
Assisted living facility					S	S	S	P			

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Bed and Breakfast accommodations	S	S	S	S	P	P	P	P			
Dwelling unit accessory to a permitted business use	S				S	P	P	P	P	S	
Dwelling unit accessory to permitted uses and located in the same building or on the same lot as the principal use	S				S	S	S	S	S	S	
Employee housing provided employees are in the employ of property owner	S				S	P	P	P	P	P	S
Group homes for the developmentally disabled or for persons sixty years of age or older		S	S	S		S	S	S			
Mobile home parks			S	S							
Mobile homes			S	S							
Multiple-family dwelling and townhouses		S	P	P	S	S	S	S			
Nursing home			S	S	S	S					
One-family dwelling (Single-family dwelling)	P	P	P	P	S	S		S	S	S	
Rooming, lodging or boarding houses			S	P	S	S	S	S			
Two-family dwelling		S	P	P	S	S		S			
<b>RESTAURANT FOOD SERVICE</b>											
Bar, tavern, nightclub					P	P	P	P	S		
Eating and/or drinking establishments excluding fast food restaurants					P	S	P	P	P		
Fast food w/o drive thru					P	P	P	P	P		
Fast food with drive-thru					S	S	P	P	P		
<b>RECREATION OR AMUSEMENT FACILITIES, PRIVATE OR PUBLIC</b>											
Golf course	S										S
Outdoor playing fields	S	S									P
Outdoor Recreation	S	S									P
Parks	P	P	P	P	P	P	P	P			P
Public Recreation facilities with supporting accessory uses such as sports shops, snack shops, restaurants and equipment rental	S	S	S	S	S	S	P	P			S
<b>RELIGIOUS INSTITUTIONS</b>											
Religious assembly and worship	P	P	P	P	P	P	P	P	P	P	P
<b>SCHOOLS</b>											

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Educational facilities	S	S	S	S	S	S	S	S	S		P
Elementary and secondary education school	S	S	S	S	S	S	S	S			P
Postsecondary colleges, universities and technical schools	S	S	S	S	S	S	S	S	S	S	P
Private business, trade and vocational school	S	S	S	S	S	S	S	S	S	S	S
Schools - private	S	S	S	S	S	S	S	S	S	S	
Schools of special instruction	S	S	S	S	S	S	S	S	S	S	
<b>STORAGE</b>											
Indoor storage	P					S	P	P	P	P	P
Outside storage - Unscreened	S					S	S	S	P	P	S
Outside storage - Screened	P					S	P	P	P	P	S
Personal storage units (Mini-storage)						S		S	P	P	
<b>TEMPORARY USES</b>											
Circuses, carnivals, other special events	S				S	S	S	S	S		S
Contractor's office/temporary construction uses	S	S	S	S	S	S	S	S	S	S	S
Temporary Construction Facilities with or without outdoor storage	S	S	S	S	S	S	S	S	S	S	S
Temporary real estate sales office	S	S	S	S	S	S	S	S	S	S	
<b>TELECOMMUNICATIONS FACILITIES AND SATELLITE DISH ANTENNAS</b>											
Cellular communications facilities	S							S	S	S	S
Freestanding tower	S							S	S	S	S
Radio and television transmission towers	S								S	S	S
Telecommunication facilities other	S	S							S	S	S
<b>TRANSPORTATION FACILITIES</b>											
Passenger terminal					S		S	S	P	S	S
Private automobile parking lots or parking garages as a principal use					S		S	S	P	P	
Public automobile park'n ride lots	S						S	S	P	S	S
<b>UTILITIES</b>											
Above Ground electric transmission lines 110 kV or more	S	S	S	S	S	S	S	S	S	S	S
Electric substations	S								S	S	S
Public utilities, major	S								P	P	P
Public utilities, minor	P	P	P	P	P	P	P	P	P	P	P

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Public utility facilities - above ground	S	S	S	S	S	S	S	S	S	S	S
Public utility facilities - underground	P	P	P	P	P	P	P	P	P	P	P

P: Permitted Use

S: Use by Special Review

“ “: Uses not designated as “P” or “S” are not allowed in the respective zoning category.

**TOWN OF PARACHUTE  
RESOLUTION NO. 2015-02**

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**A RESOLUTION OF THE TOWN OF PARACHUTE, COLORADO, PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF AN AMENDMENT TO SECTION 15.03.215 OF THE PARACHUTE MUNICIPAL CODE, SCHEDULE OF USES PERMITTED IN ZONE DISTRICTS.**

WHEREAS, the Board Of Trustees of the Town of Parachute has proposed amendments to Section 15.03.215 of the Parachute Municipal Code concerning the schedule of uses permitted in Zone Districts; and

WHEREAS, pursuant to Section 15.01.110 of the Parachute Municipal Code amendments to the Town's Land Use Regulations may be proposed by the Board of Trustees of the Town of Parachute and such amendments shall be known as text amendments and shall be reviewed by the Planning and zoning Commission and the Board of Trustees as prescribed in Article 15.05 of the Town's Land Use Regulations; and

WHEREAS, the application for the text amendment as described herein was submitted to and determined to be complete by the Parachute Town Manager, in accordance with Section 15.05.203 of the Parachute Municipal Code; and

WHEREAS, the Town of Parachute Planning and Zoning Commission reviewed the text amendment application at a public meeting in accordance with Section 15.05.205 of the Parachute Municipal Code pursuant to the criteria set forth in Section 15.05.206 of the Parachute Municipal Code.

NOW, THEREFORE, THE PLANNING AND ZONING COMMISSION RECOMMENDS TO THE BOARD OF TRUSTEES AS FOLLOWS:

Section 1. That Section 15.03.215 of the Parachute Municipal Code be retitled "Schedule of Uses in Zone Districts."

Section 2. That Section 15.03.216 of the Parachute Municipal Code, Schedule of Uses – OTC, NC, HT, SC, LI, GI and P Zone Districts be repealed.

Section 3. That the Schedule of Uses contained in Section 15.03.215 of the Parachute Municipal Code be amended to read as described in Exhibit "A" attached hereto and incorporated herein by this reference.

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting of the Town of Parachute Planning and Zoning Commission held on February 12, 2015.

**TOWN OF PARACHUTE PLANNING AND ZONING COMMISSION**

By: \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Town Clerk