



Chaffee County Commissioners Meeting
February 9, 2021

Due to the COVID-19 pandemic and State and County safer-at-home orders, these minutes have been taken remotely via Zoom meeting. Some County staff, representatives from other governments and government agencies, and others from the public attend, including participating in the public hearing portion of the meeting, remotely via Zoom meeting as well.

A. Call to Order

The regular meeting of the Board of Commissioners was held on February 9, 2021, at the Chaffee County Courthouse. Board members present were Commissioner Keith Baker (remotely), Chairman Greg Felt, Commissioner Rusty Granzella (remotely).

Others present in person were Director of General Administration Bob Christiansen, Director of Finance Dan Short, County Attorney Jennifer Davis, Assistant County Attorney Daniel Tom, Public Affairs Officer Beth Helmke, Planning Manager Jon Roorda, Administrative Assistant Debbie Fesenmeyer, and Deputy Assessor Dean Russell.

Others present remotely were County Engineer Gary Greiner, Director of Development Services Dan Swallow, Assistant County Attorney Miles Cottom, and Deputy County Clerk Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chairman Felt called the meeting to order at 9:01 a.m.

2. Review Public Meeting List

The Board reviewed the public meeting list.

3. Public Comment

There was no public comment.

B. Minutes for Approval

1. Approve minutes for the February 2, 2021 regular meeting.

Commissioner Baker moved to approve the minutes of the February 2, 2021 Commissioners' regular meeting. Commissioner Felt seconded the motion. Commissioners Baker and Felt voted FOR. Commissioner Granzella abstained because he was not present at that meeting. The motion carried.

C. Contracts/Grant Consideration

1. Consider contract between the Chaffee County Landfill and Wagner Equipment for a landfill compactor.

Director Short addressed the Board to consider a contract between Chaffee County for the Chaffee County Landfill and Wagner Equipment for a landfill compactor.

Commissioner Granzella moved to approve the contract between Chaffee County for the Chaffee County Landfill and Wagner Equipment for \$399,025.93 for purchase of a Caterpillar 816K landfill compactor and extended warranty. Commissioner Baker seconded the motion. The motion carried unanimously.

2. Consider contract between Chaffee County Finance and Road and Bridge and the Federal Highway Administration for the Browns Canyon Access Road Project.

Director Christiansen addressed the Board to consider a contract (Federal Lands Highway Agreement) between Chaffee County for Chaffee County Finance and Road & Bridge and the Federal Highway Administration for the Browns Canyon Access Road Project.

Commissioner Baker moved to approve the contract between Chaffee County for Chaffee County Finance and Road & Bridge and the Federal Highway Administration for the Browns Canyon Access Road Project as presented and included in our packet. Commissioner Granzella seconded the motion. The motion carried unanimously.

D. 9:15 a.m. - Public Hearings and consideration of recommendations from the January Planning Commission Meeting with regard to the following matters:

1. **Continued from January 19, 2021 - Name of Project:** Shaw Ranch Major Subdivision Sketch Plan **Applicants:** JTS Development, LLC **Zone:** Rural **Request:** To subdivide approximately 74.3 acres into eight (8) lots ranging in size from 2.4 acres to 36.6 acres. Wells and on-site wastewater treatment systems will serve the property. The property has the 100-year Floodplain associated with Green Creek along County Road 221, and the South Arkansas River on the northern boundary.

Planning Manager Roorda addressed the Board concerning the Shaw Ranch Major Subdivision Sketch Plan for Applicant JTS Development, LLC; Location: 7380 County Rd. 221, Salida. By consensus, Commissioners agreed to have Roorda read into the record the three comment letters Staff received that Commissioners had not received. Roorda responded to Commissioners' questions. Chaffee County Engineer Gary Greiner addressed the Board and responded to Commissioners' questions.

Applicant representative Aaron Cook, Crabtree Group, Inc., 325 D St., Salida, addressed the Board and responded to Commissioners' questions.

Greiner spoke again.

John Shaw for Applicant had no comments at this time.

Roorda read the following comment letters into the record:

Letter dated 12/31/2020 from Mary Strumbos, 7005 County Rd. 221, Salida;

Letter dated 1/4/2021 from Richard L. Sharpe, 14950 County Rd. 220, Salida; and

Letter dated 1/19/2021 from Frankie Ann Spicer and Addie Ann Spicer, 14670 County Rd. 220, Salida, and 7150 County Rd. 221, Salida.

Roorda responded to Commissioner's question.

A short break was taken at 10:16 a.m. The meeting resumed at 10:20 a.m.

The public comment portion of the hearing opened at 10:20 a.m.

Public comments were given by:

Addie Ann Spicer, 14670 County Rd. 220, Salida, and 7150 County Rd. 221, Salida.

Roorda responded to Commissioners' questions regarding agency review.

Greiner responded to Commissioners' questions regarding well and septic.

The public comment portion of the hearing closed at 10:29 a.m.

Aaron Cook spoke in response to public comment and responded to Commissioners' and County Engineer's questions.

John Shaw for Applicant, 7380 County Rd. 221, Salida, commented and responded to Commissioner's question.

Commissioners deliberated. Greiner, Roorda, and Attorney Tom responded to Commissioners' questions.

Commissioner Granzella moved to approve the Shaw Ranch Major Subdivision Sketch Plan for Applicant JTS Development, LLC; Location: 7380 County Rd. 221, Salida; Zone: Rural; to subdivide approximately 74.3 acres into eight (8) lots ranging in size from 2.4 acres to 36.6 acres with wells and on-site wastewater treatment systems to serve the property; adopt the Planning Commission recommendations; and direct staff to ensure the Planning Commission Findings and Conditions from the Preliminary Plat discussion and decision are provided to the Commissioners in a timely way. Discussion ensued. Commissioner Baker seconded the motion. The motion carried unanimously.

2. **Request continuance to March 9, 2021 for this item originally continued from January 19, 2021 - Name of Project:** Land Use Code Text Amendment - correction to Table 7.7.2 Salida Airport Overlay District **Applicants:** Chaffee County Staff **Request:** Remove existing Section 7.7.2 Airport Overlay District and replace it with proposed new section. Text is available at chaffeecounty.org/Planning and Zoning.

Manager Roorda addressed the Board concerning this matter and requested a continuance to March 9, 2021. Chair Felt spoke.

Commissioner Baker moved to continue to March 9, 2021 the Land Use Code Text Amendment - correction to Table 7.7.2 Salida Airport Overlay District. Commissioner Granzella seconded the motion. The motion carried unanimously.

3. **Continued from February 2nd, 2020. Name of Project:** Habitat Road and Alley Vacation of Right of Way **Applicants:** Chaffee County Habitat for Humanity **Location:** 11248 County Road 198, Nathrop **Zone:** Rural **Request:** To vacate a portion of E Street (on south side) and the remaining alley in Block 22 (on east side), Block 22 in the Nathrop Townsites. Access for these propertyies is from County Road 198. These rights of way do not have roads constructed in them - Planning Staff

Planning Manager Roorda addressed the Board concerning the Habitat Road and Alley Vacation of Right of Way located at 11248 County Road 198, Nathrop, for Applicant Chaffee County Habitat for Humanity (CCHfH) and stated that Applicant requested this be continued to February 16, 2021.

Applicant representative Dale Shoemaker, 8240 County Rd. 313, Buena Vista, stated that CCHfH concurred with a continuance.

Commissioner Baker moved to continue this matter to February 16, 2021. Commissioner Granzella seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

1. Consider appointments to the Planning commission - 3 members for 3 years - 1 member for 2 years - 1 member for 1 year.

Chair Felt addressed the Board to consider appointments to the Planning Commission.

Attorney Davis and Administrative Assistant Debbie Fesenmeyer addressed the Board. Discussion ensued.

Commissioner Baker moved to approve the following appointments: William B. (Bill) Baker, Marjo Curgis, and Thomas Doumas to three-year terms, Paul "Bear" Rauschke to a two-year term, and

Devin Castendyk to a one-year term on the Planning Commission, direct staff to prepare a resolution to that effect and authorize the Chair to sign. Commissioner Granzella seconded the motion. The motion carried unanimously.

2. Consider appointments to the Transportation Advisory Board. Three vacancies need filled, two from southern Chaffee County and one from northern Chaffee County.

Chair Felt addressed the Board followed by Fesenmeyer concerning appointments to the Transportation Advisory Board.

Commissioner Granzella moved to appoint Steve Gustafson from southern Chaffee County and Jennifer (Jenny) Davis from northern Chaffee County to the Transportation Advisory Board, approve Resolution 2021-23, and allow the Chair to sign the Resolution. Commissioner Baker seconded the motion. The motion carried unanimously.

3. Consider appointments to the METAB board. Two community members and one member from the Marijuana Cultivation industry needed.

Director Christiansen addressed the Board to consider an appointment to the Marijuana Excise Tax Advisory Board (METAB). Attorney Davis spoke. Discussion ensued.

Commissioner Granzella moved to appoint Michael Scott to the METAB. Commissioner Baker seconded the motion. The motion carried unanimously.

4. Presentation of 2020 Common Ground annual report.

Rick Hum, 13405 County Rd. 261C, Nathrop, with Common Ground presented the 2020 Common Ground annual report. Cindy Williams with Common Ground, 13512 County Rd. 258A, Salida, addressed the Board. Commissioners spoke. Kim Marquis also with Common Ground responded to Chair Felt's question.

No formal action was taken.

5. Continued from January 19, 2021 - Discussion regarding advisory board to create a Chaffee County Recreation Plan.

Chair Felt addressed the Board regarding an advisory board to create a Chaffee County Recreation Plan. Attorney Cottom spoke. Discussion ensued during which Attorney Davis spoke.

Commissioner Granzella moved to continue this matter to February 16, 2021. Commissioner Baker seconded the motion. The motion carried unanimously. Commissioner Baker spoke.

6. Consider a request for a Retail or Fermented Malt Beverage License Renewal Application for Princeton Holdings LLC. - Clerk Mitchell

Chair Felt addressed the Board to concerning a request for a Retail or Fermented Malt Beverage License Renewal Application for Princeton Holdings LLC.

Commissioner Granzella moved to approve the request for a Retail or Fermented Malt Beverage License Renewal Application for Princeton Holdings LLC dba Mt. Princeton Hot Springs Resort. Commissioner Baker seconded the motion. The motion carried unanimously.

7. Consider abatement for the 2020 taxes on property owned by LWP Development. - Assessor Mosby
Deputy Assessor Dean Russell addressed the Board to consider an abatement for 2020 taxes on property owned by LWP Development LLC and responded to Commissioners' questions.

Commissioner Baker moved to approve an abatement for 2020 taxes on property owned by LWP Development LLC. Commissioner Granzella seconded the motion. The motion carried unanimously.

F. Consent Agenda

Commissioner Granzella moved to approve the Consent Agenda. Commissioner Baker seconded the motion. The motion carried unanimously.

1. Pay Bills
2. Report from the county Veteran Service Officer for the Month of January, 2021.

G. Active Projects

Commissioner Baker gave an update on the San Luis Valley Regional Transportation Planning Commission.

The Chaffee County Housing Authority first meeting is scheduled for February 18, 2021 at 3:00 p.m.

H. Adjourn

Commissioner Granzella moved to adjourn the meeting. Commissioner Baker seconded the motion. The motion carried unanimously. The meeting was adjourned at 12:16 p.m.

I. Potential Road Trip

Attest:



Lori Mitchell, County Clerk