



Chaffee County Commissioners Meeting
April 6, 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 April 6, 2021, at the Chaffee County Courthouse. Board members present were Commissioner Keith Baker, Chairman Greg Felt, Commissioner Rusty Granzella.

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, and Road & Bridge Supervisor Mark Stacy.

Others present remotely were Development Services Director Dan Swallow, Emergency Manager Rich Atkins, 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

Jeff Post, 7385 W. Hwy. 50, Salida, gave public comment requesting that the Peak View Heritage Water Subdivision Exemption be put back on the agenda. Attorneys Tom and Davis, Manager Roorda, and Commissioners spoke in response to this request. Discussion ensued.

B. Minutes for Approval

Commissioner Granzella moved to approve the minutes of the March 16, 2021 Commissioners' regular meeting and March 18, 2021 Commissioners' special meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

1. Approve the minutes of the March 16, 2021 regular meeting.

2. Approve the minutes of the March 18, 2021 special meeting.

C. Contracts/Grant Consideration

D. Regular Agenda Items

1. Public Hearings and considerations of recommendations from the Planning Commission with regard to the following matter(s):

Continued from March 9, 2021 and February 16, 2021 - Name of Project: Land Use Code Text Amendment **Applicants:** Sterling Stoudenmire of Pure Greens, represented by Michael Scott **Request:** Amend sections 7.8.22 B2 and 7.8.22 C2 of the Land Use Code to reduce the setbacks from the property line of a Marijuana Optional Premises Cultivation Center and/or an Infused Products Manufacturing Facility to adjacent residential uses.

Planning Manager Roorda addressed the Board regarding this matter. He, Attorney Tom, and Director Swallow responded to Commissioners' questions. Commissioner Baker spoke.

Applicant representative Michael Scott, 125 E. 11th St., Salida, addressed the Board. Attorney Tom responded to Scott's question.

The public comment portion of the hearing opened at 9:57 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Baker moved to approve the Land Use Code Text Amendment; Applicant: Sterling Stoudenmire of Pure Greens, represented by Michael Scott, to amend Section 7.8.22 B2 of the Land Use Code to reduce the setbacks from the property line of a Marijuana Optional Premises Cultivation Center to adjacent residential uses and direct staff to prepare a resolution for the April 20, 2021 meeting.

Manager Roorda spoke.

Commissioner Granzella seconded the motion. Discussion ensued. The motion carried unanimously.

4. Consider Intergovernmental Agreement between the Colorado Department of Transportation and Chaffee County for the Deer Fence/Guard maintenance.

Attorney Tom followed by Supervisor Stacy addressed the Board to consider the Contract between the Colorado Department of Transportation and Chaffee County for the deer fence/guard construction, installation, and maintenance. Supervisor Stacy and Attorney Tom responded to Commissioners' questions.

Commissioner Baker moved to approve the Intergovernmental Agreement between the Colorado Department of Transportation and Chaffee County for the deer fence/guard maintenance, specifically at County Rd. 301 on the south side of Hwys. 24/285. Commissioner Granzella seconded the motion. The motion carried unanimously.

5. Open bids for seven county vehicles to be sold.

Commissioners opened and read twenty-six (26) bids for the following vehicles:

1987 Chevy Fleetside

1989 Chevy Flatbed

2005 Ford Explorer

2001 Ford Ranger

2005 Ford Explorer

2014 Chevy Tahoe (1)

2013 Chevy Tahoe (2)

Commissioners presented the bids to Staff who will coordinate with bidders and award vehicles to the appropriate parties.

2. Peak View Heritage Water Subdivision Exemption has been withdrawn. It is now combined with the Peak View Major Subdivision which will be heard by the BOCC on April 13th.

This matter was discussed during Public Comment.

3. Discuss and finalize the 30-Day Flow Recommendation for the RICD – Attorney Davis
Attorney Davis addressed the Board to determine the 30-Day high flow period for the recreational in-channel diversion (RICD) and responded to Commissioner's questions. Discussion ensued.

Commissioner Granzella moved to continue the discussion on the 30-day high flow period recommendation for the recreational in-channel diversion (RICD) to April 20, 2021. Commissioner Baker seconded the motion. The motion carried unanimously.

6. Consider a resolution for Joplin Properties, LLC Road and Alley Vacation Right of Way.
Attorney Tom addressed the Board to consider draft Resolution 2021-31 VACATING A PORTION OF THE ROAD AND ALLEYWAY IN BLOCK 16 OF THE TOWNSITE OF NATHROP AND APPROVING A REPLAT OF LOTS 1 THROUGH 26, BLOCK 16 IN THE TOWNSITE OF NATHROP. Manager Roorda spoke, and he and Attorney Tom responded to Commissioners' questions.

Commissioner Granzella moved to approve Resolution 2021-31 VACATING A PORTION OF THE ROAD AND ALLEYWAY IN BLOCK 16 OF THE TOWNSITE OF NATHROP AND APPROVING A REPLAT OF LOTS 1 THROUGH 26, BLOCK 16 IN THE TOWNSITE OF NATHROP. Commissioner Felt seconded the motion. The motion carried with Commissioners Granzella and Felt voting FOR the motion and Commissioner Baker voting AGAINST the motion.

7. Discuss and consider directing the County Attorney's Office to bring enforcement actions for violating LUC Section 7.8.34 (Short Term Rental) against the following property: 8515 Cherokee Place, Salida
Attorney Tom addressed the Board regarding this matter stating this is an incorrect address. This matter was withdrawn from the agenda.

The meeting recessed at 10:26 a.m. for a short break.

The meeting reconvened at 10:31 a.m.

8. Open Proposals for the grazing property at the Chaffee County Fairgrounds.

Chair Felt addressed the Board and opened the only proposal for the grazing property at the Chaffee County Fairgrounds received from Scanga Ranch LLC.

Commissioner Baker moved to accept the bid from Scanga Ranch LLC for the grazing permit at the Chaffee County Fairgrounds. Commissioner Granzella seconded the motion. The motion carried unanimously.

9. Review and Approve the 2021 Chaffee County Operating Plan. (Pursuant to the Colorado State Wildland Fire Management Operating Plan (State OP)).
Emergency Manager Rich Atkins addressed the Board regarding the 2021 Chaffee County Operating Plan and responded to Commissioners' questions.

Commissioner Baker moved to approve the 2021 Chaffee County Operating Plan as presented by Emergency Manager Rich Atkins in the packet. Commissioner Granzella seconded the motion. The

motion carried unanimously.

10. Consider the Temporary Suspension of the Acceptance and Scheduling of any Land Use Application for Vacating Right of Ways in the Townsite of Nathrop for 180 Days.

Manager Roorda addressed the Board to consider the temporary suspension of the acceptance and scheduling of any Land Use Application for vacating rights-of-way in the Townsite of Nathrop for 180 days. Manager Roorda and Attorneys Tom and Davis responded to Commissioners' questions. Director Christiansen spoke. Discussion ensued.

Commissioner Granzella moved to approve a temporary suspension of the acceptance and scheduling of any Land Use Applications for vacating rights-of-way in the Townsite of Nathrop for 180 days and direct staff to begin an RFP for a transportation study of the Townsite of Nathrop. Commissioner Baker seconded the motion. The motion carried unanimously.

Discussion ensued.

11. Consider Resolution for the Habitat for Humanity Road and Alley Vacation of Right-of-Way in the Town of Nathrop.

Attorney Tom addressed the Board to consider draft Resolution 2021-30 VACATING A PORTION OF THE ALLEYWAY IN BLOCK 22 OF THE TOWNSITE OF NATHROP AND APPROVING A REPLAT OF LOTS 22 THROUGH 26, BLOCK 22 IN THE TOWNSITE OF NATHROP. Manager Roorda spoke.

Commissioner Granzella moved to approve Resolution 2021-30 VACATING A PORTION OF THE ALLEYWAY IN BLOCK 22 OF THE TOWNSITE OF NATHROP AND APPROVING A REPLAT OF LOTS 22 THROUGH 26, BLOCK 22 IN THE TOWNSITE OF NATHROP. Commissioner Baker seconded the motion. The motion carried unanimously.

12. See item 6.

13. Consider renewal of Medical Marijuana Optional Premise Cultivation License for PG Grow II at 7800 CR 152 within the Townsite of Kortz (Smeltern town) in the Industrial zone.

Manager Roorda addressed the Board to consider renewal of the Medical Marijuana Optional Premise Cultivation License for PG Grow II. He and Attorneys Davis and Tom responded to Commissioners' questions. Discussion ensued.

Commissioner Baker moved to approve the renewal of the Medical Marijuana Optional Premise Cultivation License for PG Grow II at 7800 County Road 152 within the Townsite of Kortz (Smeltern town) in the Industrial Zone. Commissioner Granzella seconded the motion. Discussion ensued. The motion carried unanimously.

14. Adopt a Proclamation honoring National County Government Month in Chaffee County.

Commissioner Baker addressed the Board to consider adopting a Proclamation honoring National County Government Month in Chaffee County, which he read into the record. Public Affairs Officer Helmke addressed the Board.

Commissioner Baker moved to adopting the Proclamation honoring National County Government Month in Chaffee County as read. Commissioner Granzella seconded the motion. The motion carried unanimously.

E. Consent Agenda

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

1. Pay Bills

F. Active Projects

G. Adjourn

Commissioner Baker moved to adjourn the meeting. Commissioner Granzella seconded the motion. The motion carried unanimously. The meeting was adjourned at 11:41 a.m.

H. Potential Road Trip

Attest:

A handwritten signature in cursive script that reads "Lori Mitchell". The signature is written in dark ink on a light-colored background.

Lori Mitchell, County Clerk