



# Chaffee County Board of Commissioners

P.O. Box 699 / 104 Crestone Ave.  
Salida, CO 81201  
719.539.2218/www.chaffeecounty.org

## AGENDA 9:00 AM

June 15, 2021

BOARD OF COMMISSIONERS  
104 CRESTONE AVENUE

COMMISSIONER'S MEETING ROOM  
SALIDA, COLORADO

**Due to COVID-19 precautions, meetings are being convened virtually until further notice.**

To participate in the meeting, connect via Zoom at <https://zoom.us/j/109079543> or by calling 1-669-900-6833 and entering meeting ID # 109 079 543.

**PLEASE NOTE:** The Agenda times are approximate; items may be discussed before or after the times listed below.

### A. Call to Order

1. Pledge of Allegiance
2. Review Public Meeting List
3. Public Comment

### B. Minutes for Approval

1. Approve the minutes of the June 1, 2021 regular meeting.
2. Approve the minutes of the June 10, 2021 special meeting.

### C. Contracts/Grant Consideration

1. Consider approval of a contract with L.M. Kersting in the amount of \$243,678.25 for the remodel of the Assessor's Office.

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

1. **Public Hearing - Name of Project:** Larks Perch Major Subdivision Sketch Plan **Applicants:** 9479 Hutchinson, LLC c/o Integrity Trust Company, represented by Crabtree Group, Inc. **Location:** 9479 Hutchinson Lane, Salida **Zone:** Rural **Request:** To subdivide 36.9 acres into seven (7) lots, ranging in size from 2.1 to 19.4 acres. The lots are aligned along Hutchinson Lane, and drainage easements will protect the existing drainages. Wells and on-site wastewater treatment systems will serve the property. The lots will have individual driveways onto Hutchinson Lane.
2. **Public Hearing - \*\*Request Continuance to July 13, 2021 \*\* Continued from May 4, 2021 - Name of Project:** Cooper Property Minor Subdivision Final Plat **Applicants:** Joe Edward Cooper Living Trust, represented by Joe Cooper and Antonia Cooper **Location:** 9325 County Road 160 and 9693 County Road 163, Salida **Zone:** Rural **Request:** To re-subdivide Tract 1A-R of the Cooper Property Boundary Line

Adjustment No. 2 of 16.73 acres into four (4) tracts; three of which will be 2.0 acres and the remainder tract of 10.73 acres. A request for a waiver of Section 7.3.7C1 to allow a private road easement for access and frontage to the lots off County Road 163. Wells and on-site wastewater treatment systems will serve the property.

3. **Public Notice - \*\*Request continuance to July 13, 2021\*\* This item originally continued on January 19, 2021 and again continued on February 9, 2021, March 9, 2021, April 13, 2021 and May 4, 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 Salida Airport Overland District and replace it with proposed new section. Text is available at <https://www.chaffeecounty.org/Planning-and-Zoning-Planning-Commission>

#### **E. Regular Agenda Items**

1. **Public Hearing - Name of Project:** Lofgren Heritage Water Subdivision Exemption **Applicants:** Jacob & Sherri Lofgren, represented by Mike Henderson **Location:** 9245 County Road 156, Salida **Zone:** Rural **Request:** To subdivide approximately 10 acres into two lots of 4.42 and 4.99 acres, and 0.44 acres of right of way dedication for County Road 156. Wells and on-site wastewater treatment systems will serve the property.
2. **Public Hearing - Name of Project:** Nighthawk Heritage Water Subdivision Exemption **Applicants:** Steve O'Neill **Location:** 9395 County Road 160, Salida **Zone:** Rural **Request:** To subdivide 7.7 acres into two lots of 4.04 and 3.54 acres, and 0.12 acres of right of way dedication for County Road 163. Wells and on-site wastewater treatment systems will serve the property.
3. Consider approval of funding various capital projects through the issuance of Certificates of Participation secured by the Detention Facility and a resolution authorizing and approving documents in connection with the issuance, including without limitation a Site Lease, Lease Purchase Agreement, and Preliminary Official Statement. - Attorney Davis and Finance Director Short
4. Consider release of lot sales restriction for Nola Minor Subdivision.
5. Release escrow for storm water detention basing for 10764 Sawatch Range Road aka Lot 9 Vista Sawatch Subdivision.
6. Consider Resolution 2021-40 approving the Farney Heritage Water Subdivision Exemption.
7. Consider Resolution 2021-41 approving the McFarland Heritage Water Subdivision Exemption
8. Consider a resolution designating operating hours, areas of public assembly and unauthorized activities on County properties. - Attorney Tom
9. Consider a request for the renewal of a Beer and Wine On-Premises License for Station 24.
10. Consider an application for a new Liquor Store, for applicant, BV Outdoors, LLC dba Buena Vista KOA.
11. Consider approving the Chaffee County 2020 audit.
12. Consider Resolution 2021-42 appointing referees for the Board of Equalization hearings and appointing arbitrators for appeals from decisions of the Board of Equalization.
13. Consider engagement with Revize Software Systems, LLC for Chaffee County Government website redesign and development project.

#### **F. Consent Agenda**

1. Pay bills
2. Report from the Chaffee County Veterans Service Officer for May, 2021.

**G. Convene as 1041 Permit Authority**

1. **1:00 P.M. - Public Hearing - Continued from May 18, May 4, April 20, March 16, February 16, 2021 and originally continued from December 15, 2020 - Applicant:** Nestle Waters North America Inc. **Location:** 12974 Hwy 24/285, Johnson Village, 22565 and TBD CR 300, Nathrop, lying in the S1/2 NE1/4, SE1/4 NW1/4, W1/2 SE1/4, and the SE1/4 SE1/4, all in Section 11, Township 15 South, Range 78 West of the 6th P.M. **Zones:** Commercial and Rural **Request:** Ten (10) year extension of an existing 1041 Permit for a spring water production process, and associated transmission pipeline and loading facility.

All documents regarding this hearing may be found on the Chaffee County Public Notice website at <http://www.chaffeecounty.org/Public-Notices>.

**H. Active Projects**

**I. Adjourn**

**J. Potential Road Trip**

\*\*\*\*The official posting site for the Chaffee County Board of Commissioners meeting agendas on the Chaffee County website at [chaffeecounty.org](http://www.chaffeecounty.org).

Day-To-Day Oversight and Supervision: From time to time throughout the year, two or more Commissioners may meet to discuss day-to-day oversight of County property and/or supervision of employees. Such meetings are held in accordance with C.R.S. § 24-6-402(2)(f) and, therefore, prior notice may not be posted. No policies, positions, resolutions, rules or regulations are adopted at day-to-day business meetings, nor is any formal action taken. Accordingly, no official minutes of day-to-day business meetings may be kept.

It is the policy of Chaffee County that all County sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the County's ADA Coordinator at 719-539-3463 or e-mail [bvenes@chaffeecounty.org](mailto:bvenes@chaffeecounty.org) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.