



Chaffee County Commissioners Meeting
July 13, 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 July 13, 2021, at the Chaffee County Courthouse. Board members present were Commissioner Chair Greg Felt and Commissioner Rusty Granzella. Commissioner Keith Baker was not present. His absence was excused.

Others present in person were Director of General Administration Bob Christiansen, Director of Finance Dan Short, County Attorney Jennifer Davis, Deputy County Attorney Daniel Tom, Public Affairs Officer Beth Helmke, Planning Manager Jon Roorda, Planner Greg Laudenslager, and IT Ethan Smith.

Others present remotely were Assistant County Attorney Miles Cottom, Development Services Director Dan Swallow, County Clerk Lori Mitchell, and Deputy County Clerk Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chairman Felt called the meeting to order at 9:03 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 the minutes from the July 6th, 2021 regular meeting.

Commissioner Granzella moved to approve the minutes of the July 6, 2021 Commissioners' regular meeting. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

C. Contracts/ Grant Consideration

E. Regular Agenda Items

1. Report from the County Sheriff

Commissioner Granzella moved to accept the County Sheriff's June, 2021 report. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

F. Consent Agenda

Commissioner Granzella moved to approve the Consent Agenda, including pay bills and reports from the Chaffee County Veterans Service Officer for June 2021 and County Treasurer for the months of May and June 2021. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

1. Pay Bills
2. Report from the Chaffee County Veterans Service Officer for June, 2021.
3. Report from the County Treasurer for the month of May, 2021.
4. Report from the County Treasurer for the month of June, 2021.

The meeting recessed for a short break at 9:11 a.m.

The meeting resumed at 9:15 a.m.

D. 9:15 a.m. - Public Hearings and consideration of recommendations from the June 29 Planning Commission Meeting with regard to the following matters:

1. **Public Hearing - **Request to continue to August 10, 2021** Originally continued on May 4, 2021 and again continued on June 15, 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.

Manager Roorda addressed the Board to request a continuance to August 10, 2021 of the 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.

Commissioner Granzella moved to continue to August 10, 2021, the 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. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

2. **Public Notice - This item originally continued on January 19, 2021 and again continued on February 9, 2021, March 9, 2021, April 13, 2021, May 4, 2021 and June 15, 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 Overlay District and replace it with proposed new section. Text is available at <https://www.chaffeecounty.org/Planning-and-Zoning-Planning-Commission>

Manager Roorda addressed the Board to consider a Land Use Code Text Amendment - correction to Table 7.7.2 Salida Airport Overlay District for Chaffee County Staff to remove existing Section

7.7.2 Salida Airport Overland District and replace it with proposed new section. Manager Roorda responded to Commissioners' and Attorney Tom's questions. Attorney Tom responded to Commissioners' questions.

Discussion ensued during which Attorneys Tom and Davis responded to Commissioner's questions.

The meeting recessed for a short break at 10:05 a.m.

The meeting resumed at 10:08 a.m.

Commissioner Granzella moved to accept into the public record the July 2, 2021 letter from David and Jennifer Brown received by the Commissioners on July 10, 2021. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

The public comment portion of the hearing opened at 10:09 a.m.

Public comments were given by:

Pete Guccione, 7045 County Rd. 111 B, Salida, stated he promised to tell the truth.

Joe DeLuca with Crabtree Group, 325 D St., Salida, stated he promised to tell the truth and stated he would speak for himself and on behalf of Pete Guccione.

Commissioners spoke. DeLuca, Attorney Tom, and Manager Roorda responded to Commissioners' questions and comments.

The public comment portion of the hearing closed at 10:24 a.m.

Commissioner Granzella moved to continue to August 10, 2021, the Land Use Code Text Amendment - correction to Table 7.7.2 Salida Airport Overlay District for Chaffee County Staff to remove existing Section 7.7.2 Salida Airport Overland District and replace it with proposed new section. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

E. Regular Agenda Items

2. County Assessor Mosby Reports:

- Assessed Value Report for the year 2020
- Personal Property Non-Files
- Real & Personal Property Protests
- Valuation of Real Property

Commissioner Felt moved to recess as the Board of Commissioners and convene as the Board of Equalization. Commissioner Granzella seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

The Board recessed as the Board of Commissioners at 10:30 a.m. and convened as the Board of Equalization at 10:30 a.m.

Deputy Assessor Rick Roberts presented the above-referenced reports to the Board of Equalization. Roberts and Director Short responded to Commissioners' and Attorney Davis's questions.

No formal action was taken.

The Board of Equalization adjourned at 10:50 a.m. and the Board of Commissioners reconvened at 10:50 a.m.

3. **Public Hearing - Name of Project:** Haygood Plat Amendment **Applicants:** Charles and Tonda Haygood, represented by Mike Henderson **Location:** 11033 River's Edge Lane, Salida **Zone:** Rural **Request:** To amend the building envelope for Lot 4B-A to increase the buildable area on the lot. The area of expansion is currently a 25' setback to the open space in Lot 4C-A2 for a drainage easement and adjacent to private open space in Lot 3B & 3C. The property is limited by steep slopes, a powerline easement, and a narrow boundary on the east. The River's Edge Architectural Control Committee have no objection to the plat amendment.

Manager Roorda addressed the Board to consider the Haygood Plat Amendment located at 11033 River's Edge Lane, Salida, for Applicants Charles and Tonda Haygood, represented by Mike Henderson. Manager Roorda responded to Commissioner's questions.

Applicant representative Mike Henderson, surveyor for Applicant, 203 G St., Salida, stated that he promised to tell the truth and addressed the Board.

The public comment portion of the hearing opened at 11:01 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Granzella moved to approve the Haygood Plat Amendment; Applicants: Charles and Tonda Haygood, represented by Mike Henderson; Location: 11033 River's Edge Lane, Salida, and direct staff to prepare a resolution for the August 3, 2021, meeting. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

4. **Public Hearing - Name of Project:** Broadview ROSI Lot 3B Plat Amendment **Applicants:** Derek & Jessica Rapp, represented by Mike Henderson **Location:** 21284 Broadview Road, Nathrop **Zone:** Rural **Request:** To amend Lot 3B and 3-OS in the Broadview ROSI Subdivision to shift the 'B – Buildable' area to the east. This will reduce the area of steep slope and increase the buildable area within the 'B' area; and maintain the same proportion of buildable area and open space. A letter from the HOA approving the plat amendment is included in the application.

Manager Roorda addressed the Board to consider the Broadview ROSI Lot 3B Plat Amendment located at 21284 Broadview Road, Nathrop, for Applicants Derek & Jessica Rapp, represented by Mike Henderson. Manager Roorda responded to Commissioners' questions.

Applicant representative Mike Henderson, 203 G St., Salida, stated that he promised to tell the truth and addressed the Board.

Derek Rapp, 21284 Broadview Rd., Nathrop, stated that he promised to tell the truth and addressed the Board.

The public comment portion of the hearing opened at 11:10 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Granzella moved to approve the Broadview ROSI Lot 3B Plat Amendment; Applicants: Derek & Jessica Rapp, represented by Mike Henderson; Location: 21284 Broadview Road, Nathrop, and direct staff to prepare a resolution for August 3, 2021. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

5. Consider a request to transfer a Fermented Malt Beverage License for a transfer of ownership of JV Food Shop located at 12900 US Highway 24 and 285, Buena Vista.

County Clerk Mitchell addressed the Board to consider a request for the complete transfer of a Fermented Malt Beverage License for a transfer of ownership of JV Food Shop located at 12900 US Highway 24 and 285, Buena Vista. Clerk Mitchell responded to Commissioner's question.

Commissioner Granzella moved to approve the request to transfer a Fermented Malt Beverage License for a transfer of ownership of JV Food Shop located at 12900 US Highway 24 and 285, Buena Vista. Commissioner Felt seconded the motion. Attorneys Davis and Tom addressed the Board.

Granzella withdrew his motion.

The public comment portion of the hearing opened at 11:15 a.m. There were no comments, and the public comment portion of the hearing was closed.

Granzella moved to approve the request to transfer a Fermented Malt Beverage License for a transfer of ownership of JV Food Shop located at 12900 US Highway 24 and 285, Buena Vista. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

6. Non-Profit Colorado Fourteeners Initiative has made application for a Special Event Liquor License for the High Lonesome 100 trail running event to be held on July 31, 2021.

Clerk Mitchell addressed the Board to consider Non-Profit Colorado Fourteeners Initiative application for a Special Event Liquor License for the High Lonesome 100 trail running event to be held on July 31, 2021.

Commissioner Granzella moved to approve the Non-Profit Colorado Fourteeners Initiative for a Special Event Liquor License for the High Lonesome 100 trail running event to be held on July 31, 2021. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

7. Consider a request for the renewal of a Hotel and Restaurant License for Robin's, located at 8046 US Highway 50, Salida.

Clerk Mitchell addressed the Board to consider a request for renewal of a Hotel and Restaurant License for Robin's, 8046 US Highway 50, Salida.

Commissioner Granzella moved to approve the renewal of a Hotel and Restaurant License for Robin's, located at 8046 US Highway 50, Salida, and to waive the local fees of \$175.00. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

8. Consider approval of draft investment policy for Certificates of Participation.

Director Short addressed the Board regarding the draft investment policy for Certificates of Participation and responded to Commissioner's question. Attorney Davis addressed the Board and she and Director Short responded to Commissioners' questions. Director Christiansen spoke.

Attorney Davis read the resolution into the record: The Board resolves that the Chaffee County Investment Policy is updated as set forth in the attached Exhibit A. The Treasurer is hereby authorized to invest County funds pursuant to the Treasurer's investment policy. This resolution shall be in full force and effect immediately upon adoption by the Board.

Commissioner Granzella moved to approve Resolution 2021-51 UPDATING THE CHAFFEE COUNTY INVESTMENT POLICY SECTION 7.2.6. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

9. Appointment of replacement for Wendell Pryor (retired) on the Southern Colorado Economic Development District board of directors.

Chair Felt addressed the Board regarding appointment of a replacement for Wendell Pryor (retired) on the Southern Colorado Economic Development District Board of Directors.

Commissioner Granzella moved to appoint Jake Rishavy, Executive Director of the Chaffee County Economic Development Corp., to represent the Chaffee County EDC on the Southern Colorado Economic Development District Board. Commissioner Felt seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote.

G. Active Projects

H. Adjourn

Commissioner Felt moved to adjourn the meeting. Commissioner Granzella seconded the motion. The motion carried unanimously. Commissioner Baker was not present for the vote. The meeting was adjourned at 11:34.m.

I. 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