



Chaffee County Commissioners Meeting
August 10, 2021

These minutes have been taken remotely via Zoom. Some County staff, representatives from other governments and government agencies, and others from the public may attend, including participating in the public hearing portion of the meeting, remotely via Zoom.

A. Call to Order

The regular meeting of the Board of Commissioners was held on August 10, 2021, at the Chaffee County Courthouse. Board members present were Commissioner Keith Baker (remotely), Chairman Greg Felt, Commissioner Rusty Granzella.

Others present in person were Director of General Administration Bob Christiansen, Director of Finance Dan Short, Deputy County Attorney Daniel Tom, Assistant County Attorney Miles Cottom, Public Affairs Officer Beth Helmke, Development Engineer Gary Greiner, Harriet Alexander Airport Manager Zech Papp, Planning Manager Jon Roorda, and IT Ethan Smith.

Present remotely was County Clerk Lori Mitchell.

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 of the August 3, 2021 regular meeting.

Commissioner Baker moved to approve the minutes of the August 3, 2021 Commissioners' regular meeting. Commissioner Granzella seconded the motion. The motion carried unanimously.

C. Contracts/Grant Consideration

1. Consider a grant between the Harriet Alexander Field and the FAA for an "Airport Rescue Grant".

Director Christiansen addressed the Board to consider a grant between the Harriet Alexander Field and the FAA for an "Airport Rescue Grant."

Commissioner Granzella moved to accept the grant between the Harriet Alexander Field and the FAA for an "Airport Rescue Grant." Commissioner Baker seconded the motion. The motion carried unanimously.

2. Consider a contract addendum and reimbursement agreement between Chaffee County and the Union Pacific.

Engineer Greiner addressed the Board to consider a contract addendum and reimbursement agreement between Chaffee County and the Union Pacific and responded to Commissioner's question.

Commissioner Granzella moved to approve the reimbursement agreement and addendum with Union Pacific related to the Granite Bridge. Commissioner Baker seconded the motion. The motion carried unanimously.

F. Consent Agenda

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

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

E. Regular Agenda Items

1. Report from the County Sheriff
This item was continued to August 17, 2021, by consensus.
3. Amend/ratify Meet Me At The Creek resolution.

Attorney Cottom addressed the Board to amend/ratify the Meet Me At The Creek RESOLUTION 2021-44. Attorneys Cottom and Tom responded to Commissioners' questions. Attorney Cottom stated that the name of the event is now Renewal instead of Meet Me at the Creek.

Commissioner Granzella moved to ratify the amendment to RESOLUTION 2021-44
CONDITIONALLY GRANTING A REQUEST FOR A SPECIAL EVENT PERMIT SUBMITTED BY MEET ME AT THE CREEK now known as Renewal AND PROVIDING FOR A MULTI-DAY FESTIVAL TO BE HELD AT A LOCATION IN CHAFFEE COUNTY COLORADO KNOWN AS THE "MEADOWS." Attorney Cottom stated that it is on the record that August 1, 2021 deadlines are changed to August 15, 2021. Commissioner Baker seconded the motion. The motion carried unanimously.

D. 9:15 a.m. - Public Hearings and consideration of recommendations from the July 27 Planning Commission Meeting with regard to the following matters:

1. **Public Hearing - Originally continued on May 4, 2021 and again continued on June 15, 2021 and July 13, 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 consider the Cooper Property Minor Subdivision Final Plat; **Applicant:** Joe Edward Cooper Living Trust, represented by Joe Cooper and Antonia Cooper; **Location:** 9325 County Road 160 and 9693 County Road 163, Salida. Manager Roorda and Attorney Tom responded to Commissioners' questions.

Applicant representative Geoff Anderson, 1331 17th Street, Suite 800, Denver, CO, stated that he promised to tell the truth and addressed the Board.

The public comment portion of the hearing opened at 10:03 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioners deliberated during which Anderson and Attorney Tom responded to Commissioner's questions.

Commissioner Granzella moved to approve the Cooper Property Minor Subdivision Final Plat; **Applicant:** Joe Edward Cooper Living Trust, represented by Joe Cooper and Antonia Cooper; **Location:** 9325 County Road 160 and 9693 County Road 163, Salida, adopting the County Planning Commission's Conditions of Approval with the two additions, and direct staff to prepare a resolution for September 7, 2021. Commissioner Baker seconded the motion. The motion carried unanimously.

The meeting recessed at 10:12 a.m. for a short break.

The meeting resumed at 10:17 a.m.

2. **Public Hearing - Name of Project:** Scott Heritage Water Subdivision Exemption **Applicants:** Joel & Caron Scott **Location:** 14410 Highway 285, Salida **Zone:** Rural **Request:** To subdivide Tract 2 of the Powers/DeDominic Boundary Survey of 35.13 acres into two lots of 5.03 and 30.10 acres. A new well and on-site wastewater treatment system will serve the new lot. Access is on a shared access easement off Highway 285.

Manager Roorda addressed the Board to consider the Scott Heritage Water Subdivision Exemption; **Applicants:** Joel & Caron Scott; **Location:** 14410 Highway 285, Salida. Manager Roorda responded to Commissioners' questions.

Applicant Joel Scott, 14410 US Hwy. 285, Salida, responded to Commissioner Felt's question, stated that he promised to tell the truth, and addressed the Board.

The public comment portion of the hearing opened at 12:05 p.m.
Public comments were given by:

Russell Warren, 13101 US Hwy. 285, Salida, stated that he promised to tell the truth.

The public comment portion of the hearing closed at 12:08 p.m.

Commissioner Granzella moved to approve the Scott Heritage Water Subdivision Exemption; **Applicants:** Joel and Caron Scott; **Location:** 14410 Highway 285, Salida, to amend the water

augmentation from an augmentation from the Upper Arkansas Water Conservation District (UAWCD) to a state statute that allows applicants to change the domestic well to two in-house wells under C.R.S. 37-92-602(1)(b), and direct staff to prepare a resolution for September 7, 2021. Commissioner Baker seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

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, June 15, 2021 and July 13, 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>

Manager Roorda addressed the Board to consider the Land Use Code Text Amendment regarding the Salida Airport Overlay District. Manager Roorda; Charlie McDermott, Dibble Engineering, 2696 South Colorado Blvd., Suite 330, Denver, CO; Attorney Tom, and Airport Manager Zech Papp responded to Commissioners' questions.

The public comment portion of the hearing opened at 11:06 a.m.

Public comments were given by:

David Brown, 8220 County Rd. 160, Salida, stated that he promised to tell the truth.

Dave Small, 8350 County Rd. 160, Salida, stated that he promised to tell the truth.

The public comment portion of the hearing closed at 11:19 a.m.

Commissioners deliberated during which Manager Papp addressed the Board. McDermott, Manager Papp, and Attorney Tom responded to Commissioners' questions.

David Brown asked Attorney Tom for clarification as to what Attorney Tom had said.

Dave Small spoke again.

Deliberations continued.

Commissioner Granzella moved to approve the Harriet Alexander Salida Airport Protection Overlay as presented along with Table 7.7.2 of the Land Use Code and the Land Use Code Text Amendment. Commissioner Baker seconded the motion. Attorney Tom stated that a resolution is required. Commissioner Granzella amended his motion to direct staff to prepare a resolution for consideration on September 7, 2021. Commissioner Baker seconded the amended motion. The amended motion carried unanimously.

The meeting recessed at 11:51 a.m. for a short break.

The meeting resumed at 11:55 a.m.

G. Active Projects

H. Adjourn

The meeting was adjourned at 12:28 p.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