



Chaffee County Commissioners Meeting
August 17, 2021

These minutes were taken live in-person at the meeting. 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 17, 2021, at the Buena Vista Community Center, 715 E. Main St., Buena Vista, CO. 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, Deputy County Attorney Daniel Tom, Assistant County Attorney Miles Cottom, Public Affairs Officer Beth Helmke, Planning Manager Jon Roorda, County Development Engineer Gary Greiner, Deputy County Clerk Barbara Tidd, and IT Ethan Smith.

Present remotely was Development Services Director Dan Swallow.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chairman Felt called the meeting to order at 9:02 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

C. Contracts/Grant Consideration

D. Public Hearings and Consideration of Recommendations from the Planning Commission

- Public Hearing - **WITHDRAWN** **Requesting continuance to August, 17, 2021 ** Name of Project:** The Meadows Farm Outdoor Theater & Event Venue Major Impact Review **Applicants:** The Meadows Farm, LLC, represented by Davis Farrar & Matt Farrar **Location:** 14998 CR 350, 29062 CR 331, 15264 CR 350, 15284 CR 350, 15274 CR 350 and 15774 CR 359, Buena Vista **Zone:** Residential **Request:** To permit up to twelve (12) large scale events (i.e., events of over 1,000 attendees) per year; to allow these large scale events to be approved by 1) submittal of an "Event Plan" to Chaffee County; and 2) an Administrative Review approval process with the County; and to allow small-scale events (i.e., events of 1,000 attendees or less) as a use by

right on the site and to have no limitations on the number of these events that can be hosted each year.

E. Regular Agenda Items

1. Report from the County Sheriff

Chair Felt introduced the County Sheriff's July, 2021 report.

Commissioner Baker moved to accept the report of the County Sheriff for July 2021 as submitted. Commissioner Granzella seconded the motion. The motion carried unanimously.

2. Public Hearing - Name of Project: Ludwig Heritage Water Subdivision Exemption **Applicants:** Gary & Mary Ludwig **Location:** 504 S. Pleasant Avenue, Buena Vista **Zone:** Residential **Request:** To subdivide Lot 2R, 2nd Amendment, Ludwig Boundary Line Adjustment V of 4.509 acres into two lots of 2.027 and 2.482 acres. A new well and on-site wastewater treatment system will serve the new lot. A request for a variance of Section 5.2.3 K1 of the Land Use Code to allow a heritage water subdivision exemption on property created by a previous subdivision exemption.

Manager Roorda addressed the Board to consider the Ludwig Heritage Water Subdivision Exemption; **Applicants:** Gary & Mary Ludwig; **Location:** 504 S. Pleasant Avenue, Buena Vista. Manager Roorda and Attorney Tom responded to Commissioners' questions.

Applicant Gary Ludwig, 504 S. Pleasant Ave., Buena Vista, stated that he promised to tell the truth and addressed the Board.

Commissioners Baker and Granzella commented.

The public comment portion of the hearing opened at 9:31 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioners deliberated during which Attorneys Tom and Davis and Manager Roorda commented and responded to Commissioners' questions.

Commissioner Granzella moved to approve the variance related to the heritage water subdivision exemption requirements for the Ludwig Heritage Water Subdivision Exemption. Commissioner Baker seconded the motion. The motion carried unanimously.

Commissioner Baker moved to approve the request for the Ludwig Heritage Water Subdivision Exemption; **Applicants:** Gary & Mary Ludwig; **Location:** 504 S. Pleasant Avenue, Buena Vista, and direct staff to prepare a resolution for September 7, 2021. Commissioner Granzella seconded the motion. The motion carried unanimously.

3. Public Hearing - Name of Project: Peak View Heritage Water Subdivision Exemption **Applicants:** Sunnyside CR 190 LLC, represented by Shawn Allison **Address:** 11415 County Road 190, Salida **Zone:** Residential **Request:** To subdivide 26.62 acres into to (2) lots of 6.49 and 20.13 acres. Wells and on-site wastewater treatment systems will serve the property. The need for right

of way dedication will be reviewed. The 20.13 acre parcel is being reviewed concurrently as the Peak View Major Subdivision Sketch Plan. A request for a variance of Section 5.2.3 K1 of the Land Use Code to allow a heritage water subdivision exemption on property created by a previous subdivision.

Manager Roorda addressed the Board to consider the Peak View Heritage Water Subdivision Exemption; **Applicant:** Sunnyside CR 190 LLC, represented by Shawn Allison; **Address:** 11415 County Road 190W, Salida. Manager Roorda and Attorney Tom responded to Commissioners' questions.

Jeff Post, 8803 County Rd. 150, Salida, spoke on behalf of Applicant.

The public comment portion of the hearing opened at 10:02 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioners deliberated.

Commissioner Baker moved to approve the variance request to allow for the Peak View Heritage Water Subdivision Exemption; **Applicant:** Sunnyside CR 190 LLC, represented by Shawn Allison; **Address:** 11415 County Road 190W, Salida. Commissioner Granzella seconded the motion. Discussion ensued. The motion carried unanimously.

Commissioner Granzella moved to approve the Peak View Heritage Water Subdivision Exemption; **Applicant:** Sunnyside CR 190 LLC, represented by Shawn Allison; **Address:** 11415 County Road 190W, Salida, and direct staff to prepare a resolution for September 7, 2021. Commissioner Baker seconded the motion. The motion carried unanimously.

4. Consider a request for a Special Event Malt, Vinous and Spirituous Liquor License for River Runners for an event for the Greater Arkansas River Nature Association at 24070 CR 301, Buena Vista, CO.

Attorney Tom addressed the Board regarding a request for a Special Event Malt, Vinous and Spirituous Liquor License for River Runners for an event for the Greater Arkansas River Nature Association (GARNA) at 24070 CR 301, Buena Vista, CO. Attorney Tom and Officer Helmke responded to Commissioners' questions.

Dominique Naccarato, 728 W. 2nd St., Salida, stated that she promised to tell the truth and addressed the Board.

Commissioner Baker moved to approve the request for a Special Event Malt, Vinous and Spirituous Liquor License for the Greater Arkansas River Nature Association (GARNA) for an event at River Runners at 24070 CR 301, Buena Vista, CO, and waive the local fees for the license. Commissioner Granzella seconded the motion. The motion carried unanimously.

5. Consider Resolution 2021-59 Darland Heritage Water Subdivision Exemption.

Attorney Tom addressed the Board to consider draft RESOLUTION 2021-59 APPROVING THE DARLAND HERITAGE WATER SUBDIVISION EXEMPTION. Commissioner Granzella commented.

Commissioner Granzella moved to approve RESOLUTION 2021-59 APPROVING THE DARLAND HERITAGE WATER SUBDIVISION EXEMPTION. Commissioner Baker seconded the motion. The motion carried unanimously.

6. **Continued from June 15, 2021 and again August 3, 2021** Consider Resolution 2021-41 approving the McFarland Heritage Water Subdivision Exemption

Manager Roorda addressed the Board to request a continuance to September 7, 2021 to consider draft RESOLUTION 2021-41 APPROVING THE MCFARLAND HERITAGE WATER SUBDIVISION EXEMPTION.

Commissioner Baker moved to continue consideration of RESOLUTION 2021-41 APPROVING THE MCFARLAND HERITAGE WATER SUBDIVISION EXEMPTION to September 7, 2021. Commissioner Granzella seconded the motion. The motion carried unanimously.

7. Consider request from PG Grow II, LLC for renewal of Medical and Retail Marijuana Infused Products licenses.

Manager Roorda addressed the Board to consider a request from PG Grow II, LLC for renewal of Medical and Retail Marijuana Infused Products licenses and responded to Commissioners' questions.

Discussion ensued during which Attorney Tom responded to Commissioners' questions.

Commissioner Baker moved to approve the request from PG Grow II, LLC for renewal of Medical and Retail Marijuana Infused Products licenses as presented. Commissioner Granzella seconded the motion. The motion carried unanimously.

8. Consider submitting a letter and any additional information to BLM requesting CR 397 and CR 398 be formally recognized as a right-of-way across federal lands under RS2477. -County Engineer Greiner

Engineer Greiner addressed the Board to consider submitting a letter and any additional information to BLM requesting County Rd. 397 and County Rd. 398 be formally recognized as a right-of-way across federal lands under RS2477. Engineer Greiner and Attorney Davis responded to Commissioners' questions. Engineer Greiner and Directors Short and Christiansen responded to Attorney Davis's questions. Attorney Tom and Commissioner Baker spoke.

Commissioner Baker moved to approve the letter and any additional information to BLM requesting County Rd. 397 and County Rd. 398 be formally recognized as a right-of-way across federal lands under RS2477. Commissioner Granzella seconded the motion. The motion carried unanimously.

9. Consider submitting an application to the State of Colorado Land Board to request dedication of CR 323 across State of Colorado Lands. -Jon Roorda

Manager Roorda addressed the Board to consider submitting an application to the State of Colorado Land Board to request dedication of County Rd. 323 across State of Colorado lands.

Commissioner Baker moved to submit an application to the State of Colorado Land Board to request dedication of County Rd. 323 across State of Colorado lands. 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

G. Active Projects

H. Adjourn

Commissioner Baker moved to adjourn the meeting. Commissioner Granzella seconded the motion. The motion carried unanimously. The meeting was adjourned at 10:44 a.m.

I. Potential Road Trip

Attest:



Lori Mitchell, County Clerk