



Chaffee County Commissioners Meeting
November 16, 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 November 16, 2021, at the Buena Vista Community Center, 715 E. Main St., Buena Vista. 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, Deputy County Attorney Daniel Tom, Public Affairs Officer (PAO) Beth Helmke, Director of Housing Becky Gray, Principal Planner Greg Laudenslager, Planner Christie Barton, and IT Ethan Smith.

Others present remotely were County Attorney Jennifer Davis, Assistant County Attorney Miles Cottom, Planning Manager Jon Roorda, Airport Manager Zech Papp, and Deputy County Clerk Barbara Tidd.

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.

B. Approve the Agenda

Chair Felt stated that with respect to Agenda Item E.3. the Timber Creek matter, in an email received yesterday at about 2:00 p.m., Applicant indicated that there would be substantive changes to the application and the Applicant would submit an amended application to the Planning Commission at a later date. Therefore, we will not be taking public comment today on Agenda Items E. 2., 3., or 4.

Attorney Tom responded to Commissioner's question regarding how to handle the requests from applicants regarding Items E. 2., 3., and 4. on today's Agenda. Attorney Tom clarified that for Timber Creek, we will hear more from staff, but the request from Applicant is to go back to the Planning Commission.

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

3. Public Comment

There was no public comment.

C. Minutes for Approval

1. Approve the minutes of the November 9, 2021 regular meeting.

Commissioner Granzella moved to approve the minutes of the November 9, 2021 Commissioners' regular meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

D. Contracts/Grant Consideration

1. Approve submission of "House HB21-1271 DOLA Innovative Housing Strategies: Planning Grant Program application" in collaboration with the County, Chaffee Housing Authority, and Chaffee County Economic Development Corporation - Becky Gray

Director Becky Gray addressed the Board to consider approving submission of "House HB21-1271 DOLA Innovative Housing Strategies: Planning Grant Program application" in collaboration with the County, Chaffee Housing Authority, and Chaffee County Economic Development Corporation.

Director Christiansen spoke.

Director Gray responded to Commissioners' questions.

Jake Rishavy, Executive Director, Chaffee County Economic Development Corporation, addressed the Board.

Director Christiansen, Director Gray, and Director Short responded to Commissioners' questions.

Principal Planner Laudenslager spoke.

Commissioner Granzella moved to approve submission of "House HB21-1271 DOLA Innovative Housing Strategies: Planning Grant Program application" in collaboration with the County, Chaffee Housing Authority, and Chaffee County Economic Development Corporation. Commissioner Baker seconded the motion with the amendment of up to \$20,000. The motion carried unanimously with Commissioner Baker's amendment.

E. 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:** El Rancho Vaquero Minor Subdivision Final Plat
Applicant: Shirley Graham
Location: 28445 Los Nietos Drive, Buena Vista
Zone: Residential
Request: To re-subdivide Outlot A of El Rancho Vaquero Heritage Water Subdivision Exemption of 29.28 acres into three (3) lots ranging in size from 9.60 to 9.85 acres. Wells and on-site wastewater treatment systems will serve the property. No additional right of way is required to be dedicated, and Los Nietos Drive is installed and approved.

Planner Barton addressed the Board to consider El Rancho Vaquero Minor Subdivision Final Plat;

Applicant: Shirley Graham; **Location:** 28445 Los Nietos Drive, Buena Vista. Planner Barton responded to Commissioners' questions.

Applicant representative Kevin Burdges, 109 Brookdale Ave., Suite I, Buena Vista, 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 Planner Barton and Burdges responded to Commissioner's questions.

Commissioner Baker moved to approve the request to resubdivide Outlet A of El Rancho Vaquero Heritage Water Subdivision Exemption into three (3) lots ranging in size from 9.60 to 9.85 acres with the Conditions as presented and direct staff to prepare a resolution to that effect for our consideration on December 7, 2021. Commissioner Granzella seconded the motion.

Discussion ensued regarding Conditions during which Attorney Tom and Burdges responded to Commissioners' questions. It was clarified that conditions 1. and 5. are waived as those Conditions have been met, and regarding Condition 2., setback is per code. Regarding Condition 4., it was suggested to add, "to provide verification of payment of a fee-in-lieu of a fire suppression water supply if requested from Chaffee County Fire Protection District (CCFPD) or that the requirement has been waived by the time the plat is approved." It was further clarified that continuation of a 'no comment' from CCFPD means Applicant does not need to pay.

Burdges clarified that he is not the surveyor of record, merely Applicant's representative.

It was clarified to omit Conditions 1., 2., and 5. and change the language on Condition 4. as stated above.

Commissioner Baker amended the motion to omit Conditions 1., 2., and 5. and change the language on Condition 4. adding, "to provide verification of payment of a fee-in-lieu of a fire suppression water supply from Chaffee County Fire Protection District (CCFPD) or that such fee has been waived by the time the plat is approved." Commissioner Granzella seconded the amendment. The motion and the amendment carried unanimously.

The meeting recessed at 10:23 a.m. for a short break.
The meeting resumed at 10:32 a.m.

2. ***Requesting continuation to December 14, 2021****

Public Hearing: Name of Project: Morrison Minor Subdivision Final Plat

Applicant: Gerald Morrison

Location: 15974 County Road 306, Buena Vista

Zone: Residential

Request: To designate a 6.28 outlot (Outlot A of the Morrison Heritage Water Subdivision Exemption) as a buildable lot through the Minor Subdivision process. A well and on-site wastewater treatment system will serve the property.

Attorney Tom addressed the Board to request a continuation to December 14, 2021 on behalf of Applicant for the Morrison Minor Subdivision Final Plat; **Applicant:** Gerald Morrison; **Location:** 15974 County Road 306, Buena Vista.

Commissioner Granzella moved to continue to December 14, 2021, the Morrison Minor Subdivision Final Plat; **Applicant:** Gerald Morrison; **Location:** 15974 County Road 306, Buena Vista. Commissioner Baker seconded the motion. The motion carried unanimously.

3. **Public Hearing: Name of Project:** Timber Creek Ranch Conservation Subdivision

Owner: Walt Harder

Applicant Representative: Joe DeLuca, Crabtree Group Inc.

Location: 8268 County Road 160, Salida

Zone: Rural

Request: To subdivide Parcel 6, Timber Creek Ranch (Parcel Number – R368336200006), of 184.27 acres into fifty-nine (59) lots with the minimum being 0.86 acres and one additional outlot (“OUTLOT B”) of 114.78 acres to be preserved in perpetuity as contiguous open space. Wells and on-site wastewater treatment systems would serve the property.

Principal Planner Laudenslager addressed the Board to request a continuance on behalf of Applicant of the Timber Creek Ranch Conservation Subdivision. Planner Laudenslager stated that Applicant's intent is to do a standard subdivision rather than a conservation subdivision preserving two-thirds of the land in perpetuity. Therefore, this application needs to be remanded to the Planning Commission. Planner Laudenslager and Attorney Tom responded to Commissioners' questions.

Planner Laudenslager announced that Applicant indicated that Applicant will hold a community meeting (not on Zoom) on December 1, 2021 at 6:00 p.m. at the Scout Hut in Salida.

Commissioner Baker moved to remand the Timber Creek Ranch Subdivision matter to the Planning Commission. Commissioner Granzella seconded the motion. The motion carried unanimously.

4. ****Requesting continuation to December 7, 2021****

Public Hearing: Name of Project: Elk Run Conservation Subdivision

Owner: D&G Sparks FLP II

Applicants: Bruce Kramer (First Son Development) & Todd Sparks (D&G Sparks FLP II)

Location: 28505 County Road 340, Buena Vista

28495 County Road 340, Buena Vista

28375 County Road 340, Buena Vista

Zone: Rural

Request: To subdivide five (5) parcels (R326914200139, R326914100138, R326914100148, R326914100147, R326914100141) of a combined ~393 acres into twenty-nine (29) lots with the minimum being 4.00 acres and four additional outlots of a combined 313.88 acres to be preserved in perpetuity as contiguous open space. Wells and on-site wastewater treatment systems would serve the property.

Attorney Tom addressed the Board to request a continuance of this matter to December 7, 2021, because of Planning Commission's workload.

Commissioner Baker moved to continue to December 7, 2021 this Elk Run Conservation Subdivision matter. Commissioner Granzella seconded the motion. The motion carried unanimously.

F. Regular Agenda Items

1. Consider an Administrative Interpretation regarding whether proposed changes to The Estates at Mount Princeton Phase 1 PUD are minor or major.

Manager Roorda addressed the Board to consider whether an Administrative Interpretation regarding proposed changes to The Estates at Mount Princeton Phase 1 PUD are minor or major. Manager Roorda and Attorney Tom responded to Commissioners' questions.

Discussion ensued.

Commissioner Baker moved to concur with staff that the Administrative Interpretation regarding the proposed changes to The Estates at Mount Princeton Phase 1 PUD are minor in nature. Commissioner Granzella seconded the motion. The motion carried unanimously.

2. Consider a Letter of Support for the Commitment to Veteran Support and Outreach (CFSO) Act (H.R. 4601), encouraging federal support for local Veterans Service Officers programs.

Commissioner Baker addressed the Board to consider a Letter of Support for the Commitment to Veteran Support and Outreach (CFSO) Act (H.R. 4601), encouraging federal support for local Veterans Service Officers' programs. Commissioner Baker responded to Commissioner Granzella's questions.

Commissioner Granzella moved to approve a Letter of Support for the Commitment to Veteran Support and Outreach (CFSO) Act (H.R. 4601), encouraging federal support for local Veterans Service Officers' programs as presented. Commissioner Baker seconded the motion. The motion carried unanimously.

3. Consider agreement for Transfer of Entitlement for the transfer of \$150,000.00 of fiscal years (FY) 2020 of Federal funds from Harriett Alexander Airport to Central Colorado Regional Airport and \$150,000.00 of fiscal years (FY) 2020 to Spanish Peaks Airport.

Manager Papp addressed the Board to consider an agreement for Transfer of Entitlement for the transfer of \$150,000.00 of fiscal year (FY) 2020 of Federal funds from Harriett Alexander Airport to Central Colorado Regional Airport and \$150,000.00 of fiscal year (FY) 2020 to Spanish Peaks Airport. Manager Papp and Director Christiansen responded to Commissioner's question.

Commissioner Baker moved to approve an agreement for Transfer of Entitlement for the transfer of \$150,000.00 of fiscal year (FY) 2020 of Federal funds from Harriett Alexander Airport to Central Colorado Regional Airport and \$150,000.00 of fiscal year (FY) 2020 to Spanish Peaks Airport. Commissioner Granzella seconded the motion. The motion carried unanimously.

4. Report from the County Sheriff

Commissioner Granzella moved to accept the report from the County Sheriff for October 2021. Commissioner Baker seconded the motion. The motion carried unanimously.

5. Discuss protocol for upcoming County meetings due to changing COVID data.

Chair Felt initiated discussion to consider protocol for upcoming County meetings due to changing COVID data.

Planner Laudenslager spoke regarding meetings at the Fairgrounds with regard to technical/digital capabilities. PAO Helmke spoke. Discussion ensued during which Attorney Tom and Planner Laudenslager responded to Commissioners' questions and commented.

Commissioner Granzella moved to have public and applicants' participation in Board of Commissioners (BOCC) and Planning Commission meetings through the January 4, 2022 BOCC meeting virtually via Zoom only, to eliminate *in-person* public participation for all meetings of County Boards, and encourage Board members of County Boards also to participate virtually and, if in person, to follow existing protocols through January 4, 2022. Discussion ensued. Commissioner Baker seconded the motion. The motion carried unanimously.

G. Consent Agenda

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

1. Ratification of agreement to purchase a 2022 ambulance from North Star.
2. Pay Bills
3. Approve the report from the County Treasurer for September, 2021.

H. Active Projects

I. Adjourn

Commissioner Granzella moved to adjourn the meeting. Commissioner Baker seconded the motion. The motion carried unanimously. The meeting was adjourned at 11:53 a.m.

J. Potential Road Trip

Attest:



Lori Mitchell, County Clerk