



Chaffee County Commissioners Meeting
January 11, 2022

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 January 11, 2022, at the Chaffee County Courthouse. Board members present were Commissioner Keith Baker (remotely), Chairman Greg Felt, Commissioner Rusty Granzella (remotely).

Others present in person were Director of General Administration Bob Christiansen, Director of Finance Dan Short, County Attorney Daniel Tom, Public Affairs Officer (PAO) Beth Helmke, Planner Christie Barton, Road & Bridge Superintendent Mark Stacy, Development Engineer Gary Greiner, and Principal Planner Greg Laudenslager.

Others present remotely were Assistant County Attorney Miles Cottom, Special Counsel Jennifer Davis (for Item G.4. only), 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.

3. Public Comment

There was no public comment.

B. Approve the Agenda

Commissioner Baker moved to approve the Agenda removing from the Consent Agenda Item F.3. the South Fairgrounds Property Lease, putting that item on the regular Agenda, and approving the Consent Agenda with that change. Commissioner Granzella seconded the motion. The motion carried unanimously.

C. Minutes for Approval

1. Approve the Minutes from the January 4, 2022 Regular Meeting of the Chaffee County Commissioners

Commissioner Granzella moved to approve the minutes of the January 4, 2022 Commissioners' regular meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

F. 11:00 a.m. Consent Agenda

Commissioner Baker moved to approve the Amended Consent Agenda removing Item F.3. the South Fairgrounds Property Lease matter. Commissioner Granzella seconded the motion. The motion carried unanimously.

1. Accept the Sheriff's Report Received for December 2021
2. Accept the Treasurer's Reports as Submitted
3. Approve South Fairgrounds Property Lease - *Moved to G. Regular Agenda*
4. Consider CDOT Memorandum of Agreement - CR 397 Granite Bridge Rehabilitation interpretive signage requirement only

G. Regular Agenda Items

2. 11:35 a.m. - Appoint Two Board Members to the Southern Colorado Economic Development District (SCEDD)

Chair Felt addressed the Board to consider appointment of two Board members to the Southern Colorado Economic Development District (SCEDD).

Commissioner Baker moved to appoint Commissioner Granzella and Chaffee County Economic Development Corporation Executive Director Jake Rishavy to be representatives on the Southern Colorado Economic Development District (SCEDD) Board. Commissioner Felt seconded the motion. The motion carried unanimously.

Rishavy spoke briefly.

D. Contracts/Grant Consideration

There were none.

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

1. **Name of Project:** Ogden Major Subdivision Preliminary Plan-Final Plat
Applicants: Ralph & April Ogden; **Location:** 12806 County Road 190 E, Salida; **Zone:** Rural
Request: To subdivide Lot 2 of the Ogden Heritage Water Subdivision Exemption of 20.14 acres into five lots, all approximately 4.0 acres. Wells and on-site wastewater treatment systems will serve the property. Applicants are dedicating a 30' wide private right of way (half road right of way adjacent to an existing access easement on adjoining property) off County Road 190 E.

Planner Barton addressed the Board to consider the Ogden Major Subdivision Preliminary Plan-Final Plat; **Applicants:** Ralph & April Ogden; **Location:** 12806 County Road 190 E, Salida.

Planner Barton and Attorney Tom responded to Commissioner's question. Discussion ensued.

Applicant Ralph Ogden, 12840 County Rd. 190 East, Salida, stated that he promised to tell the truth, and spoke.

Attorney Tom responded to Ogden's questions. Attorney Tom and Planner Barton responded to Commissioner's questions.

The public comment portion of the hearing opened at 9:40 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioners deliberated during which Planner Barton responded to Commissioner's question.

Christopher Bainbridge, 826 D St., Salida, stated that he promised to tell the truth and addressed the Board regarding Sage Heights.

Deliberations continued during which Attorney Tom and Planner Barton responded to Commissioners' questions.

Commissioner Granzella moved to subdivide Lot 2 of the Ogden Heritage Water Subdivision Exemption of 20.14 acres into five (5) lots, all approximately 4.0 acres. Wells and on-site wastewater treatment systems will serve the property located at 12806 County Road 190 E, Salida; Applicants: Ralph & April Ogden; with the change to Item 5.d. under Conditions of Approval, to approve the other Conditions set forth by the Planning Commission, and direct staff to prepare a resolution for February 1, 2022. Commissioner Baker seconded the motion. The motion carried unanimously.

A short break was taken at 9:58 a.m.

The meeting resumed at 10:01 a.m.

2. **Name of Project:** Peak View Major Subdivision Preliminary Plan
Applicants: Sunnyside CR 190 LLC, represented by Shawn Allison; **Location:** 11415 County Road 190, Salida; **Zone:** Residential; **Request:** To re-subdivide Lot 2 of Peak View Heritage Water Subdivision Exemption of 20.13 acres into seven (7) lots ranging in size from 2.05 acres to 6.33 acres, and construction of a Low Volume Road. Wells and on-site wastewater treatment systems will serve the property. Right of way was dedicated with the Peak View Heritage Water Subdivision Exemption.

Planner Barton addressed the Board to consider the Peak View Major Subdivision Preliminary Plan; **Applicant:** Sunnyside CR 190 LLC, represented by Shawn Allison; **Location:** 11415 County Road 190, Salida.

Planner Barton and Superintendent Stacy responded to Commissioners' questions.

Jeff Post for Applicant, 8803 County Rd. 150, Salida, stated that he promised to tell the truth and addressed the Board.

Applicant representative Shawn Allison had nothing to add.

Commissioner Granzella spoke and Post responded to Commissioner Granzella's question.

Superintendent Stacy and Planner Barton responded to Commissioner's questions.

Chair Felt responded to Post's question.

Post offered on behalf of Applicant and Allison \$5,000 toward the safety of County Rd. 190W regarding a new culvert at the location on the road per the discussion.

Commissioner Baker commented.

The public comment portion of the hearing opened at 10:38 a.m.

Public comments were given by:

Ralf Topper, 11403 County Rd. 190W, Salida, stated that he promised to tell the truth and spoke.

Dr. Jerry Raski, 10158 Starlight Ln., Salida, stated that he promised to tell the truth and spoke.

Attorney Tom and Planner Barton spoke.

The public comment portion of the hearing closed at 10:45 a.m.

Post asked for clarification from the Board regarding next steps. Attorney Tom provided clarification.

Discussion ensued and Commissioners deliberated.

Attorney Tom spoke. Superintendent Stacy addressed the Board followed by Attorney Tom and Planner Barton.

Commissioner Granzella moved to approve the Peak View Major Subdivision Preliminary Plan; **Applicant:** Sunnyside CR 190 LLC, represented by Shawn Allison and Jeff Post; **Location:** 11415 County Road 190W, Salida; **Zone:** Residential; to add to Findings the offer by the Applicant; and move this forward to a final before the County Commissioners. Discussion ensued. Commissioner Baker seconded the motion. Attorney Tom responded to Chair's question. The motion carried unanimously.

3. **Name of Project:** Paulden-Stergius Boundary Line Adjustment & Lot Line Elimination
Applicants: Tess Paulden and John & Helen Stergius; **Location:** 22425 Dunn Street (Parcel 1A), 22442 Jones Street (Parcel 3), and Parcel #3687-341-24-207 (Parcel 4); all in Block 22, Garfield Townsites; **Zone:** Residential; **Request:** To replat Lots 1A, 3 & 4 of the Replat of a Portion of the Townsite of Garfield: to vacate Parcel 4 (vacant), and to merge that parcel into the two adjoining properties (Lots 1A & 3). The alley in Block 22, Garfield Townsite was vacated in Resolution 2004-30, recorded at Reception #344204.

Planner Barton addressed the Board to consider the Paulden-Stergius Boundary Line Adjustment & Lot Line Elimination; **Applicants:** Tess Paulden and John & Helen Stergius; **Location:** 22425 Dunn Street (Parcel 1A), 22442 Jones Street (Parcel 3), and Parcel #3687-341-24-207 (Parcel 4); all in Block 22, Garfield Townsites.

Planner Barton responded to Commissioner's questions.

Applicant Tess Paulden 22425 Dunn St., Garfield, stated that she promised to tell the truth and spoke.

The public comment portion of the hearing opened at 11:14 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioners deliberated.

Commissioner Baker moved to approve the Paulden-Stergius Boundary Line Adjustment & Lot Line Elimination; **Applicants:** Tess Paulden and John & Helen Stergius; **Location:** 22425 Dunn Street (Parcel 1A), 22442 Jones Street (Parcel 3), and Parcel #3687-341-24-207 (Parcel 4) all in Block 22, Garfield Townsites. Commissioner Granzella seconded the motion. The motion carried unanimously.

G. 11:20 a.m. - Regular Agenda Items

Moved from F. Consent Agenda - Item 3. Approve South Fairgrounds Property Lease

Attorney Tom addressed the Board regarding the South Fairgrounds Property Lease. Director Short addressed the Board. Attorney Tom and Director Short responded to Engineer Greiner's question.

Jennipher Bright, 10480 County Rd. 128, Salida, spoke and responded to Commissioner's question. Lisa Scanga, 12066 W US Hwy. 50, Salida, stated that she promised to tell the truth, spoke, and responded to Commissioner's question.

Chair Felt spoke followed by Scanga. Chair Felt responded to Scanga's comment/question. Bright spoke. Attorney Tom spoke.

The meeting recessed at 11:38 a.m. for a short break.
The meeting resumed at 11:42 a.m.

Bright spoke.

By consensus, this matter was continued to the January 18, 2022 meeting.

1. ****Continued from December 7, 2021, December 14, 2021, and January 4, 2022****
Name of Project: Tomkiewicz/Fortier Heritage Water Subdivision Exemption
Applicants: Warren C. Tomkiewicz III and Karen A. Fortier; **Location:** 9540 W Highway 50, Salida; **Zone:** Rural; **Request:** To subdivide 19.88 acres into two (2) lots of 11.25 and 8.63 acres. The property has a shared well and the new lot (Lot 2) will have augmentation or connection to Poncha Springs central water. An On-site Wastewater Treatment System will serve the new lot. Access is on an existing shared driveway, in accordance with an existing Roadway Easement.

Planner Laudenslager addressed the Board regarding continuing this matter.

Commissioner Granzella moved to continue the Tomkiewicz/Fortier Heritage Water Subdivision Exemption; **Applicants:** Warren C. Tomkiewicz III and Karen A. Fortier; **Location:** 9540 W Highway 50, Salida to February 1, 2022. Commissioner Baker seconded the motion. The motion carried unanimously.
3. 11:45 a.m. - County Administrative Strategic Plan - final working draft and initial implementation plan - B Helmke

Chair Felt addressed the Board stating that this matter is being continued at the request of PAO

Helmke.

4. Consider Teleworking/Remote Work Policy

Attorney Davis addressed the Board to consider the Teleworking/Remote Work Policy and responded to Director Christensen's and Commissioners' questions.

Commissioner Baker moved to approve the Teleworking/Remote Work Policy as presented and discussed. Commissioner Granzella seconded the motion noting that we will update it as needed as time goes on. The motion carried unanimously.

H. Active Projects

I. Adjourn

Commissioner Baker moved to adjourn the meeting. Commissioner Granzella seconded the motion. The motion carried unanimously. The meeting was adjourned at 12:26 p.m.

J. Potential Road Trip

Attest:

A handwritten signature in cursive script, reading "Lori Mitchell", is written over a light gray rectangular background.

Lori Mitchell, County Clerk