



Chaffee County Commissioners Meeting
February 15, 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 February 15, 2022, at the Buena Vista Community Center. Board members present were Chairman Greg Felt and Commissioner Rusty Granzella. Commissioner Keith Baker was an excused absence.

Others present in person were Director of General Administration Bob Christiansen, Director of Finance Dan Short, County Attorney Daniel Tom, Assistant County Attorney Miles Cottom, Public Affairs Officer (PAO) Beth Helmke, Planning Manager Jon Roorda, Principal Planner Greg Laudenslager, Planner Christie Barton, and Development Engineer Gary Greiner.

Present remotely was 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. Approve the Agenda

Director Christiansen requested that under D. Consent Agenda, item 5. be pulled and put on a future agenda.

Commissioner Granzella moved to approve the Agenda removing item D.5. Commissioner Felt seconded the motion. The motion carried unanimously.

3. Review Public Meeting List

The Board reviewed the public meeting list.

4. Public Comment

David Holt, 12895 County Rd. 162, Buena Vista, on behalf of the Buena Vista Rotary Club, stated that he promised to tell the truth and gave public comment.

Attorney Tom, Holt, and Planner Laudenslager responded to Commissioners' questions.

B. Minutes for Approval

1. Approve the Minutes of the February 8, 2022 Regular Meeting of the Board of County Commissioners

Discussion ensued regarding item E.8. on the February 8, 2022 minutes.

Commissioner Granzella moved to approve the minutes of the February 8, 2022 Commissioners' regular meeting amending the minutes at item E.8. correcting the motion under E.8. to change the word 'for' to 'or' after the word, "Headstart" for the Motion to read, "Commissioner Granzella moved to approve \$350,000 to Jane's Place and \$150,000 available for pre-school childcare related to the Early Childhood Council or Headstart or anyone interested in proposing help to promote early childhood pre-school childcare with a deadline of June 1, 2022."

Commissioner Felt seconded the motion. The motion carried unanimously.

C. Contracts/Grant Consideration

There were none.

D. 9:15 a.m. - Consent Agenda

Commissioner Granzella moved to approve the Consent Agenda with item 5. removed. Commissioner Felt seconded the motion. The motion carried unanimously.

1. Consider Request from 2/14/22 Work Session- Chaffee County to Serve as a Joint Applicant on a Great Outdoors Colorado (GOCO) Centennial Program Visioning Proposal for Sustainable Recreation Opportunities Related to Colorado 14ers
2. Acknowledge the Sheriff's Report for January 2022
3. Consider Support for Elements Mountain Compost -CDPHE Recycling Resources Economic Opportunity (RREO) Grant (Julie Mach)
4. Direct the County Administrator or Designee to Submit by March 1, 2022, the FY 2022 Cycle 22-06 EIAF Tier II Grant Application for the Northern Chaffee County EMS/Public Safety Building
5. Approve Finalizing the Sketch Design of the Northern Chaffee County EMS/Public Safety Building
6. Adopt Resolution 2022-19 Supporting HB 1117 Lodging Tax Expansion Resolution (Helmke)

E. Regular Agenda Items

1. **9:20 a.m. - Name of Project:** Held Brothers Minor Subdivision Final Plat
Applicants: Pamela C. Held, Trustee of the 2004 Irrevocable Trust of Lloyd G. Chavez for Descendants of Pamela C. Held U/T/D December 9, 2004 Trust and George F. Held, Trustee of the Held Land Trust u/d/o November 28, 2011; represented by George Held.
Location: 11410 County Road 240, Salida
Zone: Recreational

Request: To subdivide 32.15 acres into three lots and one outlot with the minimum lot size being 2.02 acres. Wells and on-site wastewater treatment systems will serve the property. Right of way will be dedicated with the plat.

Manager Roorda addressed the Board to consider the Held Brothers Minor Subdivision Final Plat **Applicants:** Pamela C. Held, Trustee of the 2004 Irrevocable Trust of Lloyd G. Chavez for Descendants of Pamela C. Held U/T/D December 9, 2004 Trust and George F. Held, Trustee of the Held Land Trust u/d/o November 28, 2011, represented by George Held; **Location:** 11410 County Road 240, Salida.

Manager Roorda responded to Commissioners' questions. Discussion ensued.

Applicant and/or Applicants' representative were invited to speak. Neither spoke.

There was no public comment.

Commissioners deliberated during which Attorney Tom spoke and he and Manager Roorda responded to Commissioners' questions.

Commissioner Granzella moved to approve the Held Brothers Minor Subdivision Final Plat; **Applicants:** Pamela C. Held, Trustee of the 2004 Irrevocable Trust of Lloyd G. Chavez for Descendants of Pamela C. Held U/T/D December 9, 2004 Trust and George F. Held, Trustee of the Held Land Trust u/d/o November 28, 2011; represented by George Held; **Location:** 11410 County Road 240, Salida, and to adopt the Planning Commission Conditions of Approval with adjustments as discussed as to 5.b. and direct staff to prepare a resolution for March 1, 2022. Commissioner Felt seconded the motion. The motion carried unanimously.

2. **9:40 a.m. - Name of Project:** Sage Heights Major Subdivision Preliminary Plan/Final Plat

Applicants: Chris Bainbridge, represented by Mike Henderson

Location: 12506 County Road 190 E, Salida

Zone: Rural

Request: To subdivide Parcel 2 (remainder parcel) of the Bainbridge Heritage Water Subdivision Exemption, and the Eggleston-Bainbridge Boundary Line Adjustment (approved to avoid crossing the arroyo but not yet recorded). The property is 30.9 acres and is proposed to be subdivided into fourteen (14) lots, ranging in size from 1.26 to 3.94 acres. Wells and on-site wastewater treatment systems will serve the property. A new low volume road on dedicated right of way will serve the subdivision.

Planner Barton addressed the Board to consider the Sage Heights Major Subdivision Preliminary Plan/Final Plat; **Applicant:** Chris Bainbridge, represented by Mike Henderson; **Location:** 12506 County Road 190 E, Salida.

Discussion ensued during which Planner Barton, Engineer Greiner, and Attorney Tom responded to Commissioners' questions.

Applicant's surveyor Mike Henderson, 203 G St., Salida, addressed the Board, stated that he promised to tell the truth, and responded to Commissioner's question.

Applicant Chris Bainbridge, 12506 County Rd. 190E and 826 D St., Salida, stated that he promised

to tell the truth and addressed the Board.

Henderson spoke further. Henderson and Planner Barton responded to Commissioners' questions.

There was no public comment.

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

Henderson spoke again.

Deliberations continued during which Planner Barton, Engineer Greiner, and Attorney Tom, and Henderson responded to Commissioners' questions.

Commissioner Granzella moved to approve the Sage Heights Major Subdivision Preliminary Plan/Final Plat; **Applicant:** Chris Bainbridge represented by Mike Henderson; **Location:** 12506 County Road 190 E, Salida, and to include the Conditions of Approval as amended today during discussion and direct staff to prepare a resolution for March 1, 2022. Commissioner Felt seconded the motion. The motion carried unanimously.

3. **10:00 a.m. - Name of Project:** Land Use Code Text Amendment – Amend Sections 5.2.3 A, F & I of the Land Use Code, for Certified Mailings

Applicants: Chaffee County Staff

Request: Amend Section 5.2.3 A, F & I of the Land Use Code to correct wording for removal of the certified, return receipt mailing requirement and replace it with consistent wording for first class mail notice requirement. Text is available at chaffeecounty.org/Planning-and-Zoning.

Planner Barton addressed the Board to consider the Land Use Code Text Amendment – Amend Sections 5.2.3 A, F & I of the Land Use Code regarding certified mailings to correct wording for removal of the certified, return receipt mailing requirement and replace it with consistent wording for first class mail notice requirement.

There was no public comment.

Commissioner Granzella moved to amend Sections 5.2.3 A, F & I of the Land Use Code to correct wording for removal of the certified, return receipt mailing requirement and replace it with consistent wording for first class mail notice requirement as presented and direct staff to prepare a resolution for March 8, 2022. Commissioner Felt seconded the motion. The motion carried unanimously.

4. **10:30 a.m. - Consider Appeal of Administrative Decision Denying Application for Short Term Rental License - 13500 CR 220, Salida, CO; (Sections 4.2.2 and 4.1.3(g) of the Chaffee County Land Use Code)- (Cottom)**

Attorney Cottom addressed the Board to communicate the request of Covells who are the parties to this Appeal of Administrative Decision Denying Application for Short Term Rental License - 13500 CR 220, Salida, to continue this matter to a date certain when all three Commissioners are present. Attorney Cottom requested that this matter be continued to March 1, 2022.

Commissioner Granzella moved to continue to March 1, 2022 consideration of the Appeal of Administrative Decision Denying Application for Short Term Rental License - 13500 CR 220,

Salida, CO. Commissioner Felt seconded the motion. The motion carried unanimously.

F. Active Projects

1. Land Use Code Rewrite Update

PAO Helmke updated the Board on the Land Use Code Rewrite. PAO Helmke and Planner Laugenslager responded to Commissioner's questions.

No formal action was taken.

G. Adjourn

Commissioner Granzella moved to adjourn the meeting. Commissioner Felt seconded the motion. The motion carried unanimously. The meeting was adjourned at 11:20 a.m.

H. 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