



Chaffee County Commissioners Meeting
June 14, 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 June 14, 2022, at the Chaffee County Courthouse. 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, Assistant County Attorney Miles Cottom, Public Affairs Officer (PAO) Beth Helmke, Planning Manager Jon Roorda, and Principal Planner Greg Laudenslager.

Others present remotely were Visitors Bureau Marketing Director Scott Peterson, Director of Housing Becky Gray, and Deputy County Clerk Kit Kuester.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chairman Felt called the meeting to order at 9:01 a.m.

2. Approve the Agenda

Commissioner Granzella requested removing items C.1, C.3, and C.5 from the Consent Agenda. Chair Felt stated that he probably would move Consent Agenda Item C.1 to the June 21, 2022 Agenda.

Commissioner Baker moved to approve the Agenda as amended removing items C.1, C.3, and C.5 from the Consent Agenda and moving item C.3 to Regular Agenda Item D.10 time permitting. Commissioner Granzella seconded the motion. The motion carried unanimously.

3. Review Public Meeting List

The Board reviewed the public meeting list.

4. Public Comment

Jerry Mallett, 6573 Ridge Road, Salida, gave public comment.

B. Minutes for Approval

1. Approve the Minutes of the Work Session of June 6 2022 to include the Executive Session Portion and the Minutes of the Regular Meeting of June 7 2022.

Commissioner Granzella moved to approve the minutes of the June 6, 2022 Commissioners' Work Session regarding moving into Executive Session and the corrected minutes of the June 7, 2022

Commissioners' regular meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

C. ~9:10 a.m. - Consent Agenda

Commissioner Baker moved to approve the Consent Agenda as amended consisting only of Consent Agenda items 2 and 4. Commissioner Granzella seconded the motion. The motion carried unanimously.

1. Approve the Sustainable Development Plan Management Proposal from _____
2. Acknowledge the Chaffee County Sheriff's Office Reports for May 2022 as Provided
4. Approve Resolution 2022-44 Approving the Bear Trail Subdivision Plat Amendment
5. Approve the Public Comment Letter in Relation to the Public Notice from Town of Poncha Springs Regarding the Public Hearing: Major Subdivision - Poncha Meadows Filing No 2- Preliminary Plat

D. Regular Agenda Items

1. **9:15 a.m. - Project:** Rip's Ranch Subdivision Exemption for Public Benefit
Applicant: SkyWes Communications, LLC represented by Mark Young, Managing Member
Location: TBD FS 108; Lost Charley Ross Lode, MS 7929; Hard Scrabble Lode, Stockton Lode, Silver Lead Lode, Golden Treasure Lode all in MS 8434, all located in Section 29, T49N, R9E, NMPM.
Zone: Recreational
Request: To dedicate FS 108 through private lands to maintain access to telecommunication facilities located at the top of Methodist Mountain

Manager Roorda addressed the Board to consider Rip's Ranch Subdivision Exemption for Public Benefit; **Applicant:** SkyWes Communications, LLC represented by Mark Young, Managing Member. Manager Roorda responded to Commissioners' questions.

Applicant Mark Young, Managing Member of SkyWes Communications, LLC, 14099 5875 Road, Montrose, provided a document to Commissioners and addressed the Board.

Attorney Cottom responded to Commissioners' questions. Young spoke further.

Chair Felt asked for public comment. There were no comments, and the public comment portion of the hearing was closed.

Commissioners deliberated.

Commissioner Granzella moved to approve Rip's Ranch Subdivision Exemption for Public Benefit; Applicant: SkyWes Communications, LLC represented by Mark Young, Managing Member; Location: TBD FS 108; Lost Charley Ross Lode, MS 7929; Hard Scrabble Lode, Stockton Lode, Silver Lead Lode, Golden Treasure Lode all in MS 8434, all located in Section 29, T49N, R9E, NMPM.; modify condition number 2, accept condition number 1, and direct staff to prepare a resolution for July 5, 2022, to dedicate FS 108 through private lands to maintain access to telecommunication facilities located at the top of Methodist Mountain. Commissioner Baker seconded the motion. The motion carried unanimously.

2. **9:30 a.m. - Name of Project:** Shaw Ranch Major Subdivision – Final Plat ****Continued from May 10, 2022****

Applicants: JTS Development, LLC

Location: 7380 County Road 221, Salida

Zone: Rural

Request: To subdivide approximately 74.3 acres into eight (8) lots ranging in size from 2.4 acres to 36.6 acres, in three phases. Wells and on-site wastewater treatment systems will serve the property. The property has a 100-year Floodplain associated with Green Creek along County Road 221, and the South Arkansas River along the northern boundary.

Planner Laudenslager addressed the Board regarding the Shaw Ranch Major Subdivision – Final Plat; **Applicants:** JTS Development, LLC; **Location:** 7380 County Road 221, Salida, provided an update, requested that this matter be continued to July 5, 2022, and responded to Commissioner's questions.

Aaron Cook with Crabtree Group Inc., 325 D St., Salida, stated that he promised to tell the truth, addressed the Board, and responded to Chair Felt's question.

Chair Felt spoke in response to Cook's comments.

Commissioner Baker moved to continue the Shaw Ranch Major Subdivision – Final Plat; **Applicants:** JTS Development, LLC; **Location:** 7380 County Road 221, Salida, to July 5, 2022. Commissioner Granzella seconded the motion. The motion carried unanimously.

Planner Laudenslager stated that this will be posted on chaffeespeaks.org.

3. ~9:45 a.m. - Consider Letter of Support for Arkansas River Bighorn Sheep Herd Management Plan- Bryan Lamont, CPW

Chair Felt addressed the Board to consider a Letter of Support for the Arkansas River Bighorn Sheep Herd Management Plan.

Commissioner Granzella moved to approve the Letter of Support for the Arkansas River Bighorn Sheep Herd Management Plan as presented. Commissioner Baker seconded the motion. The motion carried unanimously.

4. ~10:15 a.m. - Consider Letter of Support for Chaffee County Early Childhood Council Application for Local Coordinating Organization (LCO)

Discussion ensued regarding consideration of a Letter of Support for the Chaffee County Early Childhood Council Application for Local Coordinating Organization (LCO) during which Director Christiansen spoke.

Commissioner Baker moved to commit to provide a letter of support for the Chaffee County Early Childhood Council Application to be the Local Coordinating Organization (LCO) for the DEC program and empower Chair Felt to sign the letter once it meets our satisfaction. Commissioner

Granzella seconded the motion. The motion carried unanimously.

5. ~10:30 a.m. - Approve Resolution 2022-XX for the Appointments of Hank Held and Katie Lady to the Chaffee County Board of Adjustment to Meet the Requirements for Holding Meetings as Requested per Land Use Code 1.3.3.

Attorney Cottom addressed the Board to consider draft RESOLUTION 2022-__ FILLING VACANCIES ON THE BOARD OF ADJUSTMENT.

Commissioner Granzella moved to approve RESOLUTION 2022-45 FILLING VACANCIES ON THE BOARD OF ADJUSTMENT as presented in the packet. Commissioner Baker seconded the motion. The motion carried unanimously.

6. ~10:45 a.m. - Consider Amended Resolution 2022-37 to Correct a Clerical Error in the Approval of the True Heritage Water Subdivision Exemption

Attorney Cottom addressed the Board to consider draft AMENDED RESOLUTION 2022-37 to correct a clerical error in the Approval of the True Heritage Water Subdivision Exemption and responded to Commissioner's questions.

Commissioner Granzella moved to approve RESOLUTION 2022-37 APPROVING THE TRUE HERITAGE WATER SUBDIVISION EXEMPTION to correct a clerical error in the approval of the True Heritage Water Subdivision Exemption. Commissioner Baker seconded the motion. The motion carried unanimously.

7. ~11:00 a.m. - Consider Contract for Visitors Bureau with GARNA

Attorney Cottom addressed the Board to consider a Contract for the Visitors Bureau with GARNA. Discussion ensued during which Attorney Cottom responded to Commissioners' questions.

Commissioner Baker moved to continue consideration of this Contract between Chaffee County for the Visitors Bureau and GARNA to June 21, 2022. Commissioner Granzella seconded the motion. The motion carried unanimously.

Following consideration of all other Regular Agenda Items, at the request of Chair Felt, Visitors Bureau Marketing Director Scott Peterson addressed the Board regarding the proposed Contract between Chaffee County for the Visitors Bureau with GARNA. Peterson responded to Commissioners' questions.

Commissioner Granzella moved to approve the Contract between Chaffee County for the Visitors Bureau with GARNA as presented for a three-year term. Commissioner Baker seconded the motion. The motion carried unanimously.

8. ~11:10 a.m. - Consider Contract for Housing Authority with BETCH

Attorney Cottom addressed the Board to consider a Contract between Chaffee County on behalf of the Chaffee Housing Authority and Bringing Everyone Together through the Crisis of

Housing/BETCH Foundation (BETCH LLC).
Attorney Cottom responded to Commissioners' questions.

Discussion ensued during which Director Christiansen, Attorney Cottom, and PAO Helmke responded to Commissioners' questions.

Commissioner Baker moved to approve the Contract between Chaffee County on behalf of the Chaffee Housing Authority and BETCH LLC as presented. Commissioner Granzella seconded the motion. The motion carried unanimously.

Following all other Regular Agenda Items, Director Gray addressed the Board regarding the safe outdoor space through BETCH LLC and responded to Commissioners' questions.

Director Gray clarified that Chaffee County Public Health (CCPH) is the fiscal agent for this funding to the Chaffee Housing Authority. There will not be a contract between CCPH and BETCH.

9. ~11:20 a.m. - Consider Contract for Chaffee County Public Health with BETCH

See Item D.8. regarding Item D.8. and this Item.

Commissioner Baker moved to approve the Contract between Chaffee County on behalf of Chaffee County Public Health and BETCH. Commissioner Granzella seconded the motion. The motion carried unanimously.

Commissioner Granzella moved to reverse the approval of this item D.9. previously approved. Commissioner Baker seconded the motion. The motion carried unanimously.

3. Approve the Request for Building Permit Fee Waiver from Historic St. Elmo & Jon Sargent DBA Deep Roots Craftsman

Chair Felt addressed the Board regarding the request for a Building Permit Fee Waiver from Historic St. Elmo & Jon Sargent DBA Deep Roots Craftsman.

Director Short addressed the Board.

Commissioner Granzella moved to approve \$5,000 for the Historic St. Elmo funding request for the Cash-Williams Building. Commissioner Baker seconded the motion. Discussion ensued. The motion carried unanimously.

E. Active Projects

F. Adjourn

Commissioner Baker moved to adjourn the meeting. Commissioner Granzella seconded the motion. The motion carried unanimously. The meeting was adjourned at 11:08 a.m.

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