



Chaffee County Commissioners Meeting
September 28, 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 special meeting of the Board of Commissioners was held on September 28, 2022, at the Chaffee County Courthouse. Board members present were Commissioner Keith Baker, Chairman Greg Felt, Commissioner Rusty Granzella.

Others present in person were Assistant County Attorney/Planning Director Miles Cottom, County Attorney Daniel Tom, Deputy Director of Administration Beth Helmke, Planning Staff member Debbie Fesenmeyer, and Planner Brandon Wolff.

Others present remotely included Planner Greg Laudenslager, Jen Gardener of Logan Simpson and Deputy County Clerk Brandy Coscarella.

1. Pledge of Allegiance

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

B. Approve Agenda

By consensus, the commissioners agreed to reorder the items listed on the agenda. Attorney Cottom would speak at the beginning.

Commissioners discussed the order of the meeting, comments, and written information from the public. Additional discussion followed.

Commissioner Granzella moved to accept late public comment. Commissioner Baker seconded the motion. The motion carried unanimously.

Attorney Cottom introduced Brandon Wolff, new hire for the planning dept.

C. Regular Agenda Items

2. Consider Resolution 2022-XX Extending a Temporary Moratorium on the Submission, Acceptance, or Processing of Applications for Road and Alley Vacations in the Townsite of Nathrop

Attorney Cottom addressed the Board to consider Resolution 2022-66 Extending a Temporary Moratorium on the Submission, Acceptance, or Processing of Applications for Road and Alley Vacations in the Townsite of Nathrop. Discussion followed.

Commissioner Granzella moved to approve Resolution 2022-66 Extending a Temporary

Moratorium on the Submission, Acceptance, or Processing of Applications for Road and Alley Vacations in the Townsite of Nathrop Pending Adoption of the Approved Land Use Code Language. Commissioner Baker seconded the motion. The motion carried unanimously.

3. Consider Letter of Support for Trails and Conservation Plan Grant Application

Chair Felt addressed the Board to consider a letter of support for the trails and conservation plan grant application.

Commissioner Baker moved to approve a letter of support for the trails and conservation plan grant application. Commissioner Granzella seconded the motion. The motion carried unanimously.

1. Public Hearing- Deliberation and Decision - **(continued from September 13th and August 22nd)**
****Public Comment Closed on These Items Sept 13 2022****

Land Use Code -Consider Adoption of Final Land Use Code Text Amendments: "Module 1" topics, including Wildland Urban Interface; Accessory Dwelling Units; Agritourism; Short Term Rentals; and Bed and Breakfast sections

Chair Felt opened the floor for public comment as defined by the Commissioners around these topics.

Jeremy Spearing, 22720 CR 292B Nathrop promised to tell the truth and spoke.

Steve Doane stated he owns property at 17250 CR 291 Nathrop, promised to tell the truth and spoke

Dan Jones, 4141 CR 210 Salida, promised to tell the truth and spoke.

Joe Cooper, 9325 CR 160 promised to tell the truth and spoke.

Public Comment was closed at 9:50 a.m.

Attorney Cottom addressed the Board to consider the language for Wildland Urban Interface. Discussion between Commissioners, Attorney Cottom, and Deputy Director Helmke followed. Attorney Cottom noted changes recommended by the Commissioners for this section, noting they will be effective after approval of the WUI map adoption.

Commissioner Granzella moved to approve the language for the Wildland Urban Interface changes to the Land Use Code with the Amendments as discussed and directed staff to draft a resolution for October 11, noting this section will be effective on final approval of the WUI map. Commissioner Baker seconded the motion. Attorney Cottom answered Commissioner Baker's question. The motion carried unanimously.

A short break was taken.

Attorney Cottom addressed the Board to consider the language for Accessory Dwelling Units. Discussion between Commissioners, Attorney Cottom, Planner Laudenslager, Attorney Tom, and Deputy Director Helmke followed. Attorney Cottom noted changes recommended by the commissioners for this section.

Commissioner Granzella moved to approve the language for the Accessory Dwelling Units section

as presented and directed staff to prepare a resolution for Oct 11. Commissioner Baker seconded the motion. The motion carried unanimously.

Attorney Cottom addressed the Board to consider the language for the Agritourism section. Discussion between Commissioners, Attorney Cottom, Attorney Tom, and Deputy Director Helmke followed. Jeremy Spearing spoke. Attorney Cottom noted changes recommended by the commissioners for this section.

No formal action was taken on the Agritourism section. It will be continued for further consideration.

A lunch break was taken.

Attorney Cottom addressed the Board to consider the language for the Short Term Rental section of the Land Use Code. Discussion between Commissioners, Attorney Cottom, Deputy Director Helmke, Planner Wolff, Planning Staff member Fesenmeyer, and Attorney Tom followed.

Commissioner Baker moved to approve the language for the Short Term Rental section as amended and entertain final approval on Oct 11. Commissioner Granzella seconded the motion. The motion carried unanimously.

Attorney Cottom addressed the Board to consider the language for the Bed and Breakfast section of the Land Use Code. Discussion between Commissioners, Attorney Cottom, Deputy Director Helmke, Planner Wolff, and Attorney Tom followed.

Commissioner Granzella moved to approve the amended language for the Bed and Breakfast section as amended and direct staff to prepare a Resolution for Oct 11. Commissioner Baker seconded the motion. The motion carried unanimously.

Consider Adoption of Land Use Code Text Amendments: "Module 1" topic: Private Lands Camping

Commissioner Granzella moved to continue Private Lands Camping language and the updated Agritourism language to be reviewed to Oct 4. Commissioner Baker seconded the motion. The motion carried unanimously.

D. Adjourn

Commissioner Granzella moved to adjourn the meeting. Commissioner Baker seconded the motion. The motion carried unanimously. The meeting was adjourned at 4:54 p.m.

Attest:



Lori Mitchell, County Clerk