



Chaffee County Commissioners Meeting
October 18, 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 October 18, 2022, at the Buena Vista Community Center. Board members present were Commissioner Keith Baker, Chairman Greg Felt, Commissioner Rusty Granzella.

Others present in person were Director of General Administration Bob Christiansen (until lunch break), Director of Finance Dan Short (until lunch break), County Attorney Daniel Tom, Assistant County Attorney/Planning Director Miles Cottom, Administrative Assistant Brandy Coscarella, Planner Christie Barton (morning only), and Principal Planner Greg Laudenslager.

Others present remotely were IT Manager Danny Gallegos (item C.1 only) and Deputy County Clerk Barbara Tidd.

1. Pledge of Allegiance

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

2. Approve the Agenda

Chair Felt stated that a Contract with CrowdStrike will be added to the Agenda as item C.1.

A Letter of Support to the State Land Board for an application for a State Program grant(s) by Pine Creek shall be added to the Consent Agenda.

Items D.5 and D.6. will be removed from the Consent Agenda and be considered under Section E. of the regular Agenda.

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

3. Review Public Meeting List

The Board reviewed the public meeting list.

4. Public Comment

Public comment was given by:

Earl Richmond, 106 River Run Dr., Buena Vista, stated that he promised to tell the truth and spoke.

Chair Felt, Commissioner Granzella, and Assistant Coscarella commented.

B. Minutes for Approval

1. Consider the Minutes of the October 11, 2022 Regular Meeting

Discussion ensued regarding item C.1.

The erroneous reference to funding of \$96,971 will be removed under C.1.

Corrected minutes shall read:

Commissioner Baker moved to approve the Contract Amendment Number Chaffee-2022-1/Colorado State University extending to December 31, 2023 the Chaffee Common Ground Fund-Methodist Front Wildland Urban Interface Forest & Watershed Health Restoration Project.

Commissioner Granzella seconded the motion. The motion carried unanimously.

Commissioner Granzella moved to approve the minutes of the October 11, 2022 Commissioners' regular meeting with the correction. Commissioner Baker seconded the motion. The motion carried unanimously.

C. Contracts/Grant Consideration

1. Consider CrowdStrike Contract

Attorney Tom addressed the Board to consider the contract with CrowdStrike in the amount of \$30,000.

Manager Gallegos addressed the Board providing more information regarding the Contract and responded to Commissioners' questions.

Commissioner Granzella moved to approve the contract with CrowdStrike for virus protection for Chaffee County in the amount of \$30,000 and authorize legal to draft and Chair to sign for signature authority. Commissioner Baker seconded the motion. The motion carried unanimously.

Attorney Tom clarified that he believes this is a purchase contract, which Director Short may sign.

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

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

1. Acknowledge the Treasurer's Monthly Report
2. Consider Policy Re: Disclosing Confidential DHS Files to Parties of the Case - Stocks
3. Consider Liquor License Renewal for High Peaks Liquor
4. Consider the Liquor License Renewal for Powder Monarch

E. Regular Agenda Items

1. ~9:20 a.m. - Consider Special Event Application Fee (\$150) Waiver Request for Two Turkey Relay / Chaffee County Running Club (November 12, 2022 event date)

Chair Felt addressed the Board to consider the Special Event Application Fee (\$150) Waiver Request for Two Turkey Relay / Chaffee County Running Club (November 12, 2022 event date). Assistant Coscarella responded to Commissioners' questions.

Commissioner Baker moved to approve waiver of the \$150 Special Event Application Fee for Two Turkey Relay / Chaffee County Running Club for the November 12, 2022 event. Commissioner Granzella seconded the motion. The motion carried unanimously.

2. ~9:25 a.m. - Review and Update from Blue Triton Brands Regarding the 1041 Extended Permit 2022 Year-end Deadline(s), Including CPW Easement

Larry Lawrence, Blue Triton Brands, 5785 San Sevaire Rd., Rancho Cucamonga, CA, addressed the Board providing a review and update regarding the 1041 Extended Permit 2022 year-end deadline(s), including the CPW Easement.

Attorney Tom addressed the Board and responded to Commissioners' questions.

Sean Shepherd, CPW Area Wildlife Manager, addressed the Board.

Lawrence responded to Commissioners' questions.
Attorney Tom responded to Commissioner's question.

The Chair asked for public comments.

Public comments were given by:

John McGowan, 13100 Coyote Valley Rd., Salida, stated that he promised to tell the truth and spoke.

Jen Swacina, 132 E. 7th St., Apt. 2, Salida, stated that she promised to tell the truth and spoke.

Assistant Coscarella and Chair Felt responded to Swacina's questions.

Attorney Tom commented.

A further update will be given at the November 15, 2022 Commissioners' meeting.

Francie Bomer, 225 D St., Salida, spoke and stated that she told the truth.

Mary Jane Cavallo, 15033 County Rd. 306, Buena Vista, stated that she promised to tell the truth and spoke.

Attorney Tom commented, followed by Sean Shepherd regarding maintaining trails and signs.

Commissioner Baker commented.

Public comment closed.

No formal action was taken.

- D.5. Ratify the Letter of Support for the Chaffee Integrated Fuels Management Project - proposal submitted by the National Forest Foundation in coordination with Chaffee Treats and the Chaffee Envision Forest Health Council

Chair Felt addressed the Board to consider ratifying the Letter of Support for the Chaffee Integrated Fuels Management Project.

Assistant Coscarella responded to Commissioner's question.

Discussion ensued.

Assistant Coscarella spoke.

Discussion continued.

Commissioner Baker moved to approve ratifying the Letter of Support for the Chaffee Integrated Fuels Management Project as amended and inserting the dollar amount and authorize the Chair to sign on behalf of the Board. Commissioner Granzella seconded the motion. The motion carried unanimously.

D.6. Consider Resolution 2022-68 Approving the Yunikar Agricultural Subdivision Exemption (Approved by BOCC Oct 11 2022)

Chair Felt addressed the Board to consider RESOLUTION 2022-68 APPROVING THE YUNIKAR AGRICULTURAL SUBDIVISION EXEMPTION.

Attorney/Director Cottom responded to Commissioner's questions.

Discussion ensued during which Attorney/Director Cottom and Planner Barton responded to Commissioner's questions.

Commissioner Granzella moved to approve RESOLUTION 2022-68 APPROVING THE YUNIKAR AGRICULTURAL SUBDIVISION EXEMPTION. Commissioner Baker seconded the motion. The motion carried unanimously.

Attorney/Director Cottom commented.

3. **9:40 a.m. - Name of Project:** Pikul Major Subdivision Sketch Plan

Applicants: Pikul Investments, LLC

Location: 29320 County Road 361, Buena Vista

Zone: Residential

Request: To subdivide three parcels totaling 12.28 acres into a total of six lots between 2.02 and 2.08 acres in size. Lots 1, 5 & 6 have existing dwelling units that will remain. Wells and on-site wastewater treatment systems will serve the property. This is the site of the former Sleeping Indian Trailer Park, and the owners are in the process of demolishing the trailers and disposing of them in the county landfill. The Colorado Department of Public Health and Environment (CDPHE) has approved an abandonment of the on-site wastewater treatment system.

Planner: Christie Barton

Planner Barton addressed the Board to consider the Pikul Major Subdivision Sketch Plan'

Applicant: Pikul Investments, LLC; **Location:** 29320 County Road 361, Buena Vista. Planner Barton responded to Commissioners' questions.

Applicant Douglas Pikul, 16274 County Rd. 350, Buena Vista, stated that he promised to tell the truth and spoke.

Commissioners, Planner Barton, Attorney/Director Cottom, and Assistant Coscarella responded to Pikul's and Commissioner's comments/questions.

Applicant Sharon Pikul, 16274 County Rd. 350, Buena Vista, stated that she promised to tell the truth and spoke.

The public comment portion of the hearing opened at 10:34 a.m. There were no public comments and the public portion of the hearing closed.

Commissioners deliberated.

Commissioner Baker moved to approve the Pikul Major Subdivision Sketch Plan' **Applicant:** Pikul Investments, LLC; **Location:** 29320 County Road 361, Buena Vista, with the conditions as presented, and direct legal to prepare a resolution for the Board's consideration on November 8, 2022. Commissioner Granzella seconded the motion. The motion carried unanimously.

4. **10:00 a.m. - Name of Project: Alpine West Planned Development**

****Continued from August 9 2022 and September 13 2022****

Owner: Stackhaus LLC, Alex Telthorst

Applicant Representative: Alex Telthorst

Location: 15750 County Road 306, Buena Vista

Zone: Residential

Request: A Conceptual Planned Development Plan Review and Major Subdivision Sketch Plan at 15750 County Road 306, Buena Vista

Principal Planner: Greg Laudenslager

Planner Laudenslager addressed the Board to consider the Alpine West Planned Development; **Applicant:** Stackhaus LLC represented by Alex Telthorst; **Location:** 15750 County Road 306, Buena Vista.

Planner Laudenslager responded to Commissioners' questions.

Attorney Tom and Attorney/Director Cottom spoke in response to Commissioners' questions.

Applicant Alex Telthorst, 28872 County Rd.330, Buena Vista, stated that he promised to tell the truth, spoke, and shared his Power Point presentation. Telthorst responded to Commissioners' comments during and following Telthorst's presentation.

The public comment portion of the hearing opened at 12:46 p.m.

Public comments were given by:

Susan Shampine, 1089 Yale Ave., Buena Vista, stated that she promised to tell the truth, spoke, and responded to Commissioner's question.

Linda Killen, 30924 County Rd. 356, Buena Vista, stated that she promised to tell the truth and spoke.

Michal Rosenoer, 103 Brady Rd., Buena Vista, stated that she promised to tell the truth and spoke.

Babette Morrow, 28699 Westwinds Place, Buena Vista, stated that she promised to tell the truth and spoke.

Rich Morrow, 28699 Westwinds Place, Buena Vista, stated that he promised to tell the truth and spoke.

Daniel Willmann, 28586 Lupine Dr., Buena Vista, stated that he promised to tell the truth and spoke.

The public comment portion of the hearing closed at 1:16 p.m.

The meeting recessed at 1:17 p.m. for a lunch break and was scheduled to resume at 2:00 p.m.
The meeting resumed at 2:02 p.m.

Applicant Telthorst addressed the Board and responded to Commissioners' questions.
Attorney/Director Cottom and Attorney Tom spoke and responded to Commissioners' questions.
Applicant Telthorst spoke.
Attorney Tom, Attorney/Director Cottom and Applicant Telthorst spoke and responded to Commissioners' questions.
Discussion ensued.
Chair Felt read Staff Potential Findings and Conditions of Approval during which discussion continued and Planner Laudenslager, Attorney Tom, and Applicant Telthorst responded to Commissioners' questions.

Commissioner Granzella moved to approve the Alpine West Planned Development Concept Plan and Major Subdivision Sketch Plan; Owner: Stackhaus LLC, Alex Telthorst; Applicant Representative: Alex Telthorst; Location: 15750 County Road 306, Buena Vista; to adopt the Findings and Conditions as set forth by the Planning Commission; to add/change additional Findings and Conditions as stated at this meeting today; and direct staff to prepare a resolution for the Board's consideration on November 8, 2022. Commissioner Baker seconded the motion. The motion carried unanimously.

5. Consider Land Use Code Text Amendments- Last Section of Private Lands Camping
Continued from Aug 22, 2022/ Sept 13, 2022/ Sept 28, 2022/ Oct 4, 2022/ Oct 11 2022
Public Comments Closed on This Item Sept 28, 2022

By consensus, this matter was continued to the November 1, 2022 meeting.

F. Active Projects

G. Adjourn

Commissioner Baker moved to adjourn the meeting. Commissioner Granzella seconded the motion. The motion carried unanimously. The meeting was adjourned at 4:40 p.m.

H. Potential Road Trip

Attest:



Lori Mitchell, County Clerk