



Chaffee County Commissioners Meeting
November 8, 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

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

Discussion ensued regarding Consent Agenda Item 2.

Commissioner Granzella moved to approve the Agenda moving Consent Agenda Item 2 to the Regular Agenda. Commissioner Baker 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:

Joe Cooper, 9325 County Rd. 160, Salida, stated that he promised to tell the truth and spoke.

B. Minutes for Approval

1. Consider for Approval the Minutes of the November 1, 2022 Regular Meeting

Commissioner Baker moved to approve the minutes of the November 1, 2022 Commissioners' regular meeting. Commissioner Granzella seconded the motion. The motion carried unanimously.

C. Contracts/Grant Consideration

1. Consider the Contract for Chaffee County Visitors Bureau with 50West Productions in the Amount of \$77,500

Marketing Director Scott Peterson addressed the Board to consider the Contract for Chaffee County Visitors Bureau with 50West Productions in the amount of \$77,500.

Commissioner Granzella moved to approve the Contract for Chaffee County Visitors Bureau with 50West Productions LLC in the amount of \$77,500. Commissioner Baker seconded the motion. The

motion carried unanimously.

D. Consent Agenda

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

1. Consider the 2023 Holiday Schedule as Discussed in the Nov 7 2022 Work Session
3. Consider Resolution 2022-70 Approving the Palpant Lot Line Elimination (Approved by BOCC Oct 11 2022)
4. Consider Resolution 2022-71 Approving the Divided Sky Estates - Major Subdivision Sketch Plan (Approved by BOCC Oct 11 2022)
5. Consider Resolution 2022-72 Approving the Pikul Major Subdivision Sketch Plan (Approved by BOCC Oct 18 2022)
6. Consider Resolution 2022-73 Approving the Alpine West Conceptual Planned Development and Major Subdivision Sketch Plan (Approved by BOCC Oct 18 2022)
7. Pay the Bills
8. Acknowledge the CCSO's Report for October 2022

E. Regular Agenda Items

- D.2. (Moved from the Consent Agenda) Consider Resolution 2022-69 Filling a Vacancy for the Salida Regional Library per Salida Library Board Recommendation to Reappoint Cheryl Pearce-Trujillo to Serve the Five-year Term 1/1/2023-12/31/2027

Commissioner Granzella moved to approve RESOLUTION 2022-69 FILLING A VACANCY FOR THE SALIDA REGIONAL LIBRARY to reappoint Cheryl Pearce-Trujillo to serve the five-year term 1/1/2023-12/31/2027. Commissioner Felt seconded the motion. The motion carried unanimously with Commissioners Granzella and Felt voting FOR the Motion. Commissioner Baker does not vote on this matter because he does not reside in the Salida Library District.

1. **Name of Project:** Land Use Code Text Amendment – Amend Sections 7.3.7 C3b and 7.3.7 C3c, of the Land Use Code, concerning School Land Dedication Standards.
Applicants: Chaffee County Staff
Request: Amend Sections 7.3.7 C3b Land Dedication Standard, and 7.3.7 C3c Fee-in-Lieu Payment for Schools to amend dedication and fee in-lieu standards, phrasing for ‘residential dwelling unit’ in both sections; and the time of annual adjustment in Section 7.3.7 C3c.
Planner: Christie Barton

Planner Barton addressed the Board to consider Land Use Code Text Amendment to amend Sections 7.3.7 C3b and 7.3.7 C3c of the Land Use Code concerning School Land Dedication Standards.

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

Commissioner Granzella moved to approve the Land Use Code Text Amendment to amend Sections 7.3.7 C3b and 7.3.7 C3c of the Land Use Code concerning School Land Dedication Standards as presented and direct staff to prepare a resolution and allow the Chair to sign. Commissioner Baker seconded the motion. The motion carried unanimously.

2. **Name of Project:** Trilogy Harvard Major Subdivision sketch plan
Applicants: Trilogy Harvard Investments, LLC
Location: Vacant Parcels 316324200089 and 316324200045 at the entrance to Mt. Harvard Valley Development Subdivision
Zone: RCR and RUR
Request: To subdivide 25.45 acres into 8 lots ranging in size from 2.0 to 2.3 acres, 1 outlot of 6.8 acres for open space and roads. Wells and on-site wastewater treatment systems will serve the property.
Planner: Jon Roorda

Planner Barton addressed the Board to consider the Trilogy Harvard Major Subdivision sketch plan; **Applicant:** Trilogy Harvard Investments, LLC; **Location:** Vacant Parcels 316324200089 and 316324200045 at the entrance to Mt. Harvard Valley Development Subdivision.

Attorneys Tom and Cottom responded to Commissioners' questions regarding notice prior to Planner Barton's presentation.

Planner Barton and Manager Roorda responded to Commissioner's questions.

Applicant representative Tracy Vandaveer with Crabtree Group, 325 D St., Salida, stated that he promised to tell the truth, spoke, and responded to Commissioners' questions.

The public comment portion of the hearing opened at 10:03 a.m.

Public comment was given by:

Gail Tubbs, 33600 Mt. Harvard Circle, Buena Vista, stated that he promised to tell the truth, spoke, and responded to Commissioners' questions.

The public comment portion of the hearing closed at 10:17 a.m.

At Chair Felt's invitation, Vandaveer spoke in response to Public Comment and responded to Commissioners' questions and comments.

At Chair Felt's invitation, Tubbs spoke further.
Vandaveer spoke in response to Tubbs' response.

Commissioners deliberated during which Attorney Tom, Planner Barton, Vandaveer, Attorney/Director Cottom, and Tubbs responded to Commissioners' questions and comments.

Commissioner Granzella moved to approve the Trilogy Harvard Major Subdivision sketch plan; **Applicant:** Trilogy Harvard Investments, LLC; **Location:** Vacant Parcels 316324200089 and 316324200045 at the entrance to Mt. Harvard Valley Development Subdivision, to adopt the Planning Commission's Findings, Conditions, and recommendations in addition to what has been discussed by the Commissioners today and direct staff to prepare a resolution for consideration on December 6, 2022. Commissioner Baker seconded the motion. The motion carried unanimously.

3. Executive Session under CRS 24-6-402(4)(b) for purposes of receiving legal advice on legal questions and strategies involving personnel and employment matters; Attorney Tom, Attorney Cottom, Administrator Christiansen, Finance Director Short, and Deputy Director of Administration Helmke may attend.

County Attorney Tom stated that this executive session is under CRS 24-6-402(4)(b) for the purpose of receiving legal advice on legal questions and strategies involving personnel and employment matters. He further stated that this portion of the meeting would constitute attorney-client communication, and no further recording of this portion of the meeting would be required.

Commissioners Keith Baker, Rusty Granzella, and Greg Felt will attend. Director of County Administration Bob Christiansen, Director of Finance Dan Short, Deputy Director of Administration Beth Helmke, and Assistant County Attorney Miles Cottom may also attend.

Commissioner Baker moved to go into executive session under CRS 24-6-402(4)(b) as described further on the Agenda. Commissioner Granzella seconded the motion. The motion carried unanimously. The Board of Commissioners moved into executive session at 11:03 a.m. The Board of Commissioners came out of executive session at 12:02 p.m. with no decisions being made.

I, Daniel Tom, Chaffee County Attorney, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on November 8, 2022 constituted privileged attorney-client communication.

Daniel Tom

Daniel Tom, Chaffee County Attorney

I, Greg Felt, Chairman of the Chaffee County Board of County Commissioners, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on November 8, 2022 were confined to the topic described in the announcement of such session and authorized by the provisions of CRS 24-6-402(4)(b).



Greg Felt, Chairman

After the executive session, there was no other business, and the meeting was adjourned.

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 12:03 p.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