



Chaffee County Commissioners Meeting
July 18, 2023

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 July 18, 2023, at the Buena Vista Community Center. Board members present were Chair Keith Baker, Commissioner Greg Felt, and Commissioner P. T. Wood.

Others present in person were County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, County Attorney Daniel Tom, Assistant County Attorney/Planning Director Miles Cottom, and Principal Planner Greg Laudenslager.

Others present remotely were Assistant County Attorney Lynda Knowles and Deputy County Clerks Kit Kuester and Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chair Baker called the meeting to order at 9:00 a.m.

2. Approve Agenda

Commissioner Felt moved to approve the Agenda. Commissioner Baker seconded the motion. The motion carried unanimously with Commissioners Felt and Baker voting FOR the motion. Commissioner Wood was not present.

3. Review Public Meeting List

Commissioner Wood arrived at the meeting.

The Board reviewed the public meeting list.

4. Public Comment

Chair Baker asked for public comment stating that this is an opportunity for members of the public to express their views on topics that are *not* on the Agenda, and, therefore, Commissioners do not normally engage in a back-and-forth discussion or respond to questions during public comment.

He stated that:

- the Board of Commissioners (BOCC) cannot take public comment on an item that is scheduled or likely to be scheduled for a quasi-judicial hearing before the BOCC;
- the BOCC or a staff member may reply later, using contact information provided on the sign-

up sheet;

- by making voluntary public comment, you are agreeing to speak only what you know to be true and are going to follow normal rules of civility in conducting public business;
- you have up to 3 minutes to speak, and when called upon, please come to the podium and speak your name and address for the record.

Public Comment was given by:

Tom McCracken, 16165 Burt Gulch Rd., Buena Vista.

Lisa Myres, 14717 S. Stagecoach Lane, Buena Vista.

Jayne McCracken, 16165 Burt Gulch Rd., Buena Vista.

Alan Seeling, 29275 County Road 358a, Buena Vista.

[Deputy Clerk note: Zoom was rebooted.]

Barbara Seeling, 29275 County Road 358a, Buena Vista.

Chair Baker stated that if you're online and wish to speak, please use the raise hand function on zoom, the chat function, or unmute and speak loudly.

On-line public comment continued with:

Jerry Raski, 10158 Starlight, Buena Vista.

Further in-person public comment was given by:

Mark Hammer, 118 River Run Drive, Buena Vista.

Chair Baker stated that there are no pending applications before the Board of Commissioners for geothermal, and once they do come up, we have processes and procedures to follow before anything gets approved.

B. Minutes for Approval

1. Consider for Approval the Minutes of the July 11 2023 Regular Meeting

Commissioner Wood moved to approve the minutes of the July 11, 2023 Commissioners' regular meeting as corrected and published. Commissioner Felt seconded the motion. The motion carried unanimously.

C. Consent Agenda

Commissioner Felt moved to approve the Consent Agenda as published. Commissioner Wood seconded the motion. The motion carried unanimously.

1. **Name of Project:** Allen Lot Line Elimination
Applicants: Richard & Marjorie Allen, represented by Tony Komarnsky
Location: 30770 County Road 371, Buena Vista
Zone: Residential
Request: To eliminate the lot lines between two unplatted tracts.
Planner: Christie Barton 719-530-5572 cbarton@chaffeecounty.org

2. Approve Resolution 2023-69 Five Year Special Event Application for Max Fink and Sarah Furey Magee Allowing for Filming Activity on Chaffee County Public Roads and Lands as Directed at the July 5, 2023 BOCC
3. Consider for Approval Resolution 2023-68 Adopting the Proposed Changes to the Boundaries of Commissioner Districts 1, 2 and 3
4. Acknowledge the Treasurers' Report for June 2023
5. Acknowledge the Chaffee County Sheriff's Office Reports for June 2023
6. Pay the Bills

D. Regular Agenda Items

Chair Baker explained the order of proceedings for the following Regular Agenda items with public hearings.

1. **Name of Project:** Woolmington Agricultural Subdivision Exemption
Applicants: Robert & Sharon Woolmington, represented by Taylor Woolmington
Location: 16500 County Road 328 (south half), Buena Vista
Zone: Rural
Request: To subdivide 80.6 acres into two (2) parcels of 78.57 acres (Parcel A-Remainder Parcel) and 2.03 acres (Parcel B). Wells and on-site wastewater treatment systems will serve the property. A 20' wide access easement from County Road 238 will provide access to the property.
Planner: Christie Barton, 719-530-5572, cbarton@chaffeecounty.org

Attorney/Director Cottom addressed the Board to consider for approval the Woolmington Agricultural Subdivision Exemption for Applicants Robert & Sharon Woolmington, represented by Taylor Woolmington, at 16500 County Road 328 (south half), Buena Vista.

Attorney/Director Cottom stated that notice for this item was properly effectuated and presented this item.

Applicant representative Taylor Woolmington addressed the Board.

The public comment portion of the hearing opened at 9:39 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Felt spoke. There was no other discussion.

Commissioner Felt moved to approve as presented the Woolmington Agricultural Subdivision Exemption for Applicants Robert & Sharon Woolmington, represented by Taylor Woolmington, at 16500 County Road 328 (south half), Buena Vista. Commissioner Wood seconded the motion. The motion carried unanimously.

2. **Name of Project:** Jacobson Agricultural Subdivision Exemption

Applicants: Laurie Jacobson for B & L Cogan LLC

Location: 25896 County Road 301, Buena Vista

Zone: Rural

Request: To subdivide 160 acres into two (2) parcels of 2.43 acres (Lot 1) and approximately 157.57 acres (Lot 2 – Remainder Lot). Lot 2 is greater than 35 acres and is not required to be surveyed. Wells and on-site wastewater treatment systems will serve the property.

Planner: Christie Barton, 719-530-5572, cbarton@chaffeecounty.com

Attorney/Director Cottom addressed the Board to consider for approval the Jacobson Agricultural Subdivision Exemption for Applicant Laurie Jacobson for B & L Cogan LLC located at 25896 County Road 301, Buena Vista.

Luke Jacobson for Applicant addressed the Board.

The public comment portion of the hearing opened at 9:45 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Felt moved to approve the Jacobson Agricultural Subdivision Exemption for Applicant B & L Cogan LLC located at 25896 County Road 301, Buena Vista, directing staff to prepare a resolution with signing authority to the Chair. Commissioner Wood seconded the motion. The motion carried unanimously.

3. **Name of Project:** Townsite of Cleora Lot Line Eliminations, Townsite of Cleora Boundary Line Adjustments, and Townsite of Cleora Road Vacations

Applicant: Cleora LLC

Applicant Representative: Jeff Post

Location: 7385 Highway 50, Salida

Zone: Industrial & Recreational

Request: Cleora LLC is requesting Lot Line Eliminations, Boundary Line Adjustments, and Road Vacations for the historic Townsite of Cleora. These three subdivision exemptions are being reviewed concurrently. These existing buildable lots would be served by a central potable water system and individual On-site Wastewater Treatment Systems.

Planner: Greg Laudenslager, (719) 530-5571, glaudenslager@chaffeecounty.org

Planner Laudenslager addressed the Board to consider for approval the Townsite of Cleora Lot Line Eliminations, Townsite of Cleora Boundary Line Adjustments, and Townsite of Cleora Road Vacations for Applicant Cleora LLC represented by Jeff Post. This Townsite of Cleora project is located at TBD County Rd. 102, Salida.

Applicant representative Jeff Post, 7385 W. Highway 50, Salida, addressed the Board.

Attorney/Director Cottom addressed the Board followed by Attorney Tom.

The public comment portion of the hearing opened at 10:02 a.m. There were no comments, and the public comment portion of the hearing was closed.

Post responded to Commissioners' questions.

Planner Laudenslager spoke and responded to Commissioner's question.

Post responded to Commissioner's questions.

Attorney Tom spoke.

Post spoke further and showed the plat to Commissioners.
Attorney Tom and Post spoke.
Attorney/Director Cottom responded to Commissioner's question.

Discussion ensued during which Attorney/Director Cottom responded to Commissioner's question/comment.

Commissioner Felt moved to approve the Townsite of Cleora Lot Line Eliminations, Townsite of Cleora Boundary Line Adjustments, and Townsite of Cleora Road Vacations for Applicant Cleora LLC, located at TBD County Rd. 102, Salida, recognizing that the plat today is a little bit different from what Planner Laudenslager was working on; and we are accepting that plat subject to staff review and following Findings and Conditions as in the packet and posted on the website; and direct staff to prepare a resolution for August 1, 2023. Commissioner Wood seconded the motion. The motion carried unanimously.

4. CONTINUED FROM JULY 11th PUBLIC HEARING:

Name of Project: Timber Creek Major Subdivision Final Plat
Applicant: TCR Subdivision LLC / Walt Harder
Applicant Representative: Crabtree Group / Tracy Vandaveer
Location: 8315 County Road 160, Salida
Zone: Rural

Request: Subdivision of 184.27 acres into 70 lots with 133.66 acres to be conserved as open space in perpetuity. Shared wells and individual on-site wastewater treatment systems would serve the proposed properties.

Planner: Greg Laudenslager, (719) 530-5571, glaudenslager@chaffeecounty.org

Attorney/Director Cottom addressed the Board regarding any new information pertaining to the Timber Creek Major Subdivision Final Plat for Applicant TCR Subdivision LLC / Walt Harder represented by Crabtree Group / Tracy Vandaveer, located at 8315 County Road 160, Salida.

Planner Laudenslager stated that there was no new information to be presented.

Chair Baker stated that additional written public comments have been received since the public hearing during the Commissioners' July 11, 2023 meeting.

Commissioner Wood moved to accept the additional written public comments into the record. Commissioner Felt seconded the motion. The motion carried unanimously.

Planner Laudenslager read the Findings and Conditions, including the additional Findings and Conditions presented at the July 11, 2023 Commissioners' meeting, during which Planner Laudenslager, Harder, Attorney/Director Cottom, and Attorney Tom responded to Commissioners' questions.

Harder stated that he supported 'Emergency Access only' for Yunikar Road.

Applicant representative Tracy Vandaveer spoke, followed by Attorney/Director Cottom, Harder, and Administrator Reimer.

Planner Laudenslager read Potential Conditions of Approval during which Attorney/Director Cottom, Commissioners, Attorney Tom, Administrator Reimer spoke and Attorney/Director Cottom

and Attorney Tom responded to Commissioners' questions.

Chair Baker asked for public comments requesting that they be limited to Yunikar Rd., water-dedication of water rights, irrigation, open space, and number of bedrooms per shared well.

The public comment portion of the hearing opened at 11:36 a.m.

Public comments were given by:

Shae Whitney, 8495 County Rd. 160, Salida.

Jeff Wolfe, 8365 Longhorn Drive, Salida.

Bobby Craig, 1037 Forest Hills Drive, Breckenridge.

Amy Guldán, 8379 Yunikar Rd., Salida. Administrator Reimer and Commissioner Wood responded to Guldán's question.

Brady Becker, 8495 County Rd. 160, Salida.

Brenda Sampson, 8701 County Rd. 160, Salida.

Nick Guldán, 8379 Yunikar Rd., Salida.

Eric Warner, 9707 County Rd. 163, Salida.

The public comment portion of the hearing closed at 12:01 p.m.

Discussion ensued during which Attorney/Director Cottom responded to Commissioners' questions.

Commissioners deliberated during which Attorney Tom, Planner Laudenslager, and Harder spoke.

Commissioner Felt moved to approve the Timber Creek Major Subdivision Final Plat for Applicant TCR Subdivision LLC / Walt Harder represented by Crabtree Group / Tracy Vandaveer, located at 8315 County Road 160, Salida, with the Findings and Conditions as amended today and to be summarized in a resolution to be presented to the Commissioners for consideration at its August 1, 2023 meeting.

Commissioner Wood seconded the motion. The motion carried unanimously.

The meeting recessed at 12:39 p.m. for a short break.

The meeting resumed at 12:44 p.m.

5. Public Hearing: Special Event Liquor License for Chaffee County Community Foundation (Renewal Festival) - Clerk's Office

Deputy Clerk Kuester addressed the Board regarding a Special Event Liquor License for Chaffee County Community Foundation (Renewal Festival).

Discussion ensued.

Applicant was not present at this time.

The public comment portion of the hearing opened at 12:45 p.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Wood moved to approve the Special Event Liquor License for Chaffee County Community Foundation (Renewal Festival). Commissioner Felt seconded the motion. The motion

carried unanimously.

6. Public Hearing: Liquor License for Greater Arkansas River Nature Association (GARNA) event for August 24, 2023 at Riverside Grill LLC/ River Runners - Clerk's Office

Deputy Clerk Kuester addressed the Board to consider a Liquor License for Greater Arkansas River Nature Association (GARNA) event for August 24, 2023 at Riverside Grill LLC/ River Runners.

Applicant was not present.

Chair Baker asked for public comments. There were none.

The public comment portion of the hearing opened at 12:47 p.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Wood moved to approve the Liquor License for Greater Arkansas River Nature Association (GARNA) event for August 24, 2023 at Riverside Grill LLC/ River Runners.

Commissioner Felt seconded the motion. The motion carried unanimously.

7. Considerations with DOLA Proposition 123 - State Affordable Housing Fund opportunities and County Letter of Commitment - Reimer/Helmke/Tom

Administrator Reimer addressed the Board regarding considerations concerning DOLA Proposition 123 - State Affordable Housing Fund opportunities and County Letter of Commitment.

Deputy Administrator Helmke addressed the Board.

Discussion ensued during which Deputy Administrator Helmke and Administrator Reimer responded to Commissioners' comments/questions.

Commissioner Wood moved to submit Chaffee County Commitment to the Department of Local Affairs (DOLA) within Proposition 123 program utilizing the "Own AMI" calculations provided by the State. Commissioner Felt seconded the motion. The motion carried unanimously.

8. Discussion on Bipartisan Infrastructure Law (BIL) / Infrastructure Investment and Jobs Act (IIJA) and Related Grant Opportunities - Helmke/Reimer/Short

This item was continued to another meeting (TBD) per staff request.

E. Active Projects

Attorney/Director Cottom announced that Planning Manager Garry Baker will be the County Planning Department's liaison to the Transportation Advisory Board (TAB).

F. Adjourn

Commissioner Felt moved to adjourn the meeting. Commissioner Wood seconded the motion. The motion carried unanimously. The meeting was adjourned at 12:57 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