



Chaffee County Commissioners Meeting
November 4, 2024

A. Call to Order

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.

The Board of Commissioners' Land Use Code Public Hearing was held on November 4, 2024, at the Chaffee County Courthouse. Board members present were Chair P. T. Wood, Commissioner Keith Baker, and Commissioner Greg Felt.

Others present in person were County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Interim County Attorney Lynda Knowles, and Planning Director Miles Cottom.

Others present remotely were Planning Manager Garry Baker, Planner Brandon Wolff, Planner Nick Gomer, and Deputy County Clerk Barbara Tidd.

1. **Pledge of Allegiance**

Following the Pledge of Allegiance, Chair Wood called the meeting to order at 10:01 a.m.

2. **Approve Agenda**

Commissioner Felt moved to approve the Agenda. Commissioner Baker seconded the motion. The motion carried unanimously.

B. Board of Commissioners Public Hearing

1. **Public Hearing** to Consider Adoption of the Chaffee County Land Use Code as part of the Chaffee County Land Use Code Rewrite Project

Chair Wood introduced the Land Use Code Public Hearing to consider adoption of the Chaffee County Land Use Code as part of the Chaffee County Land Use Code Rewrite.

Commissioner Felt addressed the public.

Director Cottom spoke, Chair Wood commented, and Director Cottom continued to speak and shared a PowerPoint presentation.

Chair Wood spoke.

Director Cottom responded to Chair Wood's question.

Director Cottom presented his and staff's recommendations.

Chair Wood spoke.

The public comment portion of the hearing opened at 10:50 a.m.

Public comments were given by:

Blane Clark, 16100 Pine Grove Pkwy., Buena Vista.

Chair Wood spoke.

Clark spoke further.

Trevor Steldt, 11720 W 29th Place, Lakewood, CO.

Commissioner Felt spoke.

Karl Kostelic, 11025 Hwy. 291, Salida.

Doug Mendelson, 1040 H St., Salida.

Chair Wood spoke.

Mark Kostelic, 11025 Hwy. 291, Salida.

Rich Furton, 130 Halleys Ave., Poncha Springs.

Director Cottom responded to Commissioner Felt's question.

Furton spoke further.

Robin NeJame, 13154 County Rd. 140, Salida.

Commissioner Baker spoke.

Director Cottom responded to Commissioner Baker's question. NeJame spoke further.

Ben Langston, 31390 County Rd. 384b, Buena Vista.

Commissioner Felt spoke.

Director Cottom responded to Commissioner Felt's question.

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

Joe Cooper, 9325 County Rd. 160, Salida.

Commissioners Wood and Felt responded to Cooper's question.

Alan Seeling, 29275 County Rd. 258a, Buena Vista.

Justin Steldt, 3210 Yarrow St., Wheat Ridge, CO.

Commissioners Baker and Wood and Director Cottom spoke.

Karin Adams, 11460 County Rd. 140, Salida.

Irv Brody, 735 C St., Salida.

Gwen Merrezuko, 16895 County Rd. 338, Buena Vista. Re: LUC Sec. 2.2.2.4. Campgrounds.

Jerry Raski, 10158 Starlight, Salida.

Mike Sugaski, 204 W Park Ave., Salida.

Commissioner Felt spoke.

Sugaski spoke further.

Bradley (Brady) Becker, 8495 County Rd. 160, Salida.

Shannon Rayburn, 14820 Little Beaver Lane, Nathrop. Re: LUC Sec. 3.6.2.
Chair Wood spoke and responded to Rayburn's question.

Vika Chandrashekar, Attorney Of Counsel with Fennemore Craig, P.C., 3615 Delgany St., Suite 1100, Denver, CO.

Eliot Hoyt, Assistant Director of Sustainability & Working Lands, Colorado State Land Board,
Main Office: 1127 Sherman St., Denver; Southwest District Office responsible for lands in Chaffee County is in Alamosa, CO.

Jeff Post, 8803 County Rd. 150, Salida.

Aaron Cook, 10705 Englemann Ave., Poncha Springs. Re: LUC Secs. 1.2.1.3; 3.2.4.5 alleys;
2.5.3.1; 3.6.2.1; 3.7.4.3.c.2 and 3.
Cook will provide his comments/references in writing.
Chair Wood spoke followed by Cook and Commissioner Baker.

Shae Whitney, 8495 County Rd. 160, Salida.

Patrick McNeirney, 603 F St., Salida.
Chair Wood, Director Cottom, and Commissioner Felt responded to McNeirney's questions.

The public comment portion of the hearing closed at 12:23 p.m.

Discussion ensued.

Chair Wood responded to Mark Kostelic's question regarding the moratorium.

Commissioner Felt responded to Justin Steldt's question regarding 'use' of land vs. zoning.

The Public Hearing recessed until Wednesday, November 6, 2024, at 10:00 a.m.

C. Adjourn

Commissioner Baker moved to adjourn the meeting. Commissioner Felt seconded the motion. The motion carried unanimously. The meeting was adjourned at 12:28 p.m.

Attest:



Lori Mitchell, County Clerk