



Chaffee County Commissioners Land Use Code Public Hearing
November 7, 2024

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 remotely via Zoom.

A. Call to Order

This Land Use Code Public Hearing of the Board of Commissioners was held on November 7, 2024, at the Stardust Event Center, 16450 County Rd. 306, Buena Vista. 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, Planning Director Miles Cottom, and Commissioners-Elect Gina Lucrezi and Dave Armstrong.

Others present remotely were Interim County Attorney Lynda Knowles (joined at 9:30 a.m.), Planning Manager Garry Baker, Planner Brandon Wolff, GIS Coordinator Eric Lubell, and Deputy County Clerk Barbara Tidd.

1. **Pledge of Allegiance**

Following the Pledge of Allegiance, Chair Wood called the Public Hearing to order at 9:05 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

The Public Hearing opened at 9:06 a.m.

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

The public comment portion of the hearing opened at 9:07 a.m.

Chair Wood stated that this hearing will follow the same format as previous hearings and asked for public comment. He stated that you'll have about 3 minutes to speak, we may have questions or comments, please try to be as brief as possible, and please give your name and address for the record. He thanked everyone for coming out for this important discussion.

Public comments were given by:

Gordon Sloat, 16411 County Rd. 384, Buena Vista.

Director Cottom commented at the request of Chair Wood and responded to Sloat's question. Commissioner Felt commented.

Director Cottom spoke further.
Commissioner Baker commented.
Director Cottom responded to Commissioner Wood's question.
Consultant Todd Messenger spoke re: LUC Sec. 3.6.3 and 3.6.3.4 and responded to Commissioner Wood's question.
Commissioners Wood and Baker and Director Cottom commented.
Messenger spoke regarding LUC Sec. 5.2.5.4.
Commissioner Felt and Director Cottom spoke further followed by Sloat.

Sig Jaagstad, 19605 County Rd. 343, Buena Vista.

Susan Nies, 30640 Promontory East (Game Trail), Buena Vista.
Commissioner Wood commented followed by Nies.

Josh Bearss, 15030 County Rd. 306, Buena Vista.
Bearss responded to Commissioner Wood's question.
Commissioner Baker commented followed by Director Cottom and Commissioner Wood.

Bruce Kramer, 24731 County Rd. 339, Buena Vista.
Commissioner Wood commented and responded to Kramer's question.

Greg Frost, 29333 Big Sandy Way, Buena Vista.
Commissioner Baker and Director Cottom commented.

Leland Kerrison, 25855 County Rd. 162, Nathrop.
Commissioners Wood and Baker commented.
Kerrison spoke further.

Ken McMurry, 11605 County Rd. 162, Nathrop.
Commissioners Felt and Baker commented.

At 10:28 a.m., the public hearing recessed for a 10-minute break.
At 10:42 a.m., the public hearing resumed.

Brenda Miles, 16235 County Rd. 356, Buena Vista.

Scott Pelino, 365 Waters Ave., Buena Vista.
Commissioners Felt and Baker commented.

Jeff Keidel, 209 S. Colorado Ave., Buena Vista. Re: Table 2.4.2.1., 2.2.23a, 3.6.8.2., 3.6.3.4.
Keidel will provide references in writing to the Board.
Commissioner Felt commented.
Director Cottom spoke and responded to Commissioner Felt's question.
Commissioner Wood commented.

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

Barbara Seeling, 29275 County Rd. 358a, Buena Vista. Seeling responded to Commissioner's question.

Tracy Adams, 10380 Rawhide Creek Rd., Nathrop.
Commissioner Wood commented.
Adams spoke further.
Commissioners Felt and Baker commented.

Jed Selby, 901 S. Main St., Buena Vista.

Marilyn Taylor, 8986 Ball St., Garfield, CO.

John Shaw, 7381 County Rd. 221, Salida.
Commissioner Wood responded to Shaw's question.

The public comment portion of the hearing closed for today at 11:54 a.m.

Chair Wood stated that there will be recommendations coming out of the public hearing today for the Commissioners to consider.

Additional Public Comment was given by:
Suzy Kelly, 506 East Main St., Buena Vista.

Chair Wood commented and asked the public to think about and provide feedback at the next hearing on density, especially in more residential regions and RR zones. Is it beneficial to increase density from 1 per 20 to some other number in that RR zone? Is that something the community wants? Also, he asked the public to give feedback on their vision for the area, especially for the north and west areas of Buena Vista.

By consensus, the Board continued the public hearing until November 12, 2024, at 10:00 a.m. at which time additional public comment will be taken. The November 12, 2024 meeting agenda will be amended to include the 10:00 a.m. public hearing, which may be followed by the Board's deliberations.

C. Adjourn

There being no objections, the public hearing was adjourned at 12:01 p.m.

Attest:



Lori Mitchell, County Clerk