



Chaffee County Commissioners Meeting
November 12, 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 portion of the meeting, remotely via Zoom.

A. Call to Order

The regular meeting of the Board of Commissioners was held on November 12, 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 (rejoined meeting at 1:45 p.m. after recess at 12:34 p.m.), Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Interim County Attorney Lynda Knowles, Planning Director Miles Cottom, and Commissioners-Elect Gina Lucrezi and Dave Armstrong.

Others present remotely were Assistant County Attorney Mark Olguin, Planning Manager Garry Baker, Planners Brandon Wolff and Nick Gomer, GIS Coordinator Eric Lubell. and Deputy County Clerks Kit Kuester and Barbara Tidd.

1. Pledge of Allegiance
Following the Pledge of Allegiance, Chair Wood called the meeting to order at 9:02 a.m.
2. Approve Agenda
Commissioner Felt moved to approve the 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
Chair Wood asked for public comment *not* related to the Land Use Code.

There was no public comment.

B. Minutes for Approval

Commissioner Baker moved to approve the minutes of the November 4, 2024 Commissioners' Land Use Code Public Hearing, November 6, 2024 Commissioners' Regular Meeting and Land Use Code Public Hearing, and November 7, 2024 Commissioners' Regular Meeting and Land Use Code Public Hearing. Commissioner Felt seconded the motion. The motion carried unanimously.

1. Consider for Approval the Minutes of the November 4, 2024 Land Use Code Public Hearing

2. Consider for Approval the Minutes of the November 6, 2024 Regular Meeting & Land Use Code Public Hearing
3. Consider for Approval the Minutes of the November 7, 2024 Land Use Code Public Hearing

C. Consent Agenda

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

1. Pay the Bills
2. Approve the Veteran's Service Officer's Monthly Report for October 2024
3. Acknowledge the Sheriff's Office Monthly Report for October 2024

D. Contracts/Grant Consideration

1. Consider ~\$48,100.38 increase to Dibble Engineering for expanded design work for the Fuel Farm Replacement at the Salida Harriet Alexander Airport - B Helmke; D Reimer; Z Papp

Deputy Administrator Helmke addressed the Board to consider an approximate \$48,100.38 increase for Dibble Engineering for expanded design work for the Fuel Farm Replacement at the Salida Harriet Alexander Airport.

Helmke responded to Commissioner's question.

Commissioner Felt moved to approve an approximate \$48,100.38 increase for Dibble Engineering for expanded design work for the Fuel Farm Replacement at the Salida Harriet Alexander Airport. Commissioner Baker seconded the motion. The motion carried unanimously.

2. Engagement of Stifel, Nicolaus & Company to acquire funds through Certificates of Participation or Lease Purchase Agreements - Dan Short, Director of Finance

Director Short addressed the Board to consider the engagement of Stifel, Nicolaus & Company, Inc. to acquire funds through Certificates of Participation or a Lease-Purchase Agreement for the Chaffee County Road 300 road project, early design of the renovation of the building to be occupied by the Sheriff's Office in Salida, and to finish the Public Safety EMS/Sheriff north facility.

Director Short responded to Commissioner's question.

Commissioner Baker moved to approve the engagement of Stifel, Nicolaus & Company, Inc. to acquire funds through Certificates of Participation or a Lease-Purchase Agreement as presented. Commissioner Felt seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

1. **Public Hearing:** Modification of Liquor License for Independent Whitewater, DBA Drift In, 10832 County Road 165, Salida, CO 81201

Chair Wood opened the Public Hearing regarding the Modification of Liquor License for Independent Whitewater, DBA Drift In, 10832 County Road 165, Salida, CO 81201.

Deputy Clerk Kuester addressed the Board.

The public comment portion of the hearing opened at 9:15 a.m. There were no comments, and the public comment portion of the hearing was closed.

Applicant Scott Wiley Ledwith, 2 Silver Spruce Dr., Salida, responded to Commissioner's questions.

Applicant agreed to signage as discussed.

Commissioner Felt moved to approve the Modification of Liquor License for Independent Whitewater, DBA Drift In, 10832 County Road 165, Salida, CO 81201. Commissioner Baker seconded the motion. The motion carried unanimously.

2. Consider Letter of Support to HRRMC Foundation for a renewal of Enterprise Zone certification - Don Reimer

Administrator Reimer addressed the Board to consider a Letter of Support to HRRMC Foundation for renewal of its Enterprise Zone certification.

Commissioner Baker moved to approve a Letter of Support to HRRMC Foundation for renewal of its Enterprise Zone certification. Commissioner Felt seconded the motion. The motion carried unanimously.

3. Consider joining with Fremont County in civil lawsuit against former District Attorney Linda Stanley - Don Reimer

Attorney Knowles addressed the Board to consider joining with Fremont County in civil lawsuit against former District Attorney Linda Stanley.

Discussion ensued during which Attorney Knowles responded to Commissioner's question.

Commissioner Felt moved to approve joining with Fremont County in civil lawsuit against former District Attorney Linda Stanley and direct Attorney Knowles to make that happen. Commissioner Baker seconded the motion. The motion carried unanimously.

F. Active Projects

At 9:27 a.m. the meeting recessed until 10:00 a.m.

G. 10:00 am - Public Hearing

The meeting resumed at 10:00 a.m.

The Land Use Code Public Hearing opened at 10:00 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

Chair Wood stated that you'll have about 3 minutes to speak, to try to be concise, please give your name and address for the record, and that Commissioners may have questions and/or comments.

Director Cottom spoke regarding changes to the Land Use Code (LUC) update from the end of last week to today and shared those changes via Zoom shared screen.

Director Cottom responded to Commissioners' questions.

Copies of those changes will be made available to the public.

Chair Wood and Commissioner Felt spoke.

Commissioner Felt proposed putting in the authorizing resolution adopting the new LUC update that the new Board of Commissioners at maybe 120, 150 days after adoption, hold workshops with the Planning Commission for the public followed by legislative map revisions to the zoning map.

The public comment portion of the Land Use Code hearing opened at 10:29 a.m.

Chair Wood reminded folks to please give their name and address, keep comments as brief as possible, and Commissioners may have comments and/or questions.

Public comments were given by:

Tom Warren, 15870 County Rd. 162, Nathrop. Warren's printed handout was provided to Commissioners.

Mark Kostelic, 11025 County Rd. 291, Salida. Kostelic's printed notes were provided to Commissioners.

Melanie Roth, 22705 County Rd. 292b, Nathrop.
Director Cottom and Chair Wood responded to Roth's questions/concerns.

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

Brian O'Connell, 30245 County Rd. 352b, Buena Vista.

Michael Blitstein, 36570 US Hwy. 24 N, Buena Vista.

Richard Heckmann, 15250 County Rd. 328, Buena Vista.
Commissioners commented.

Gordon Sloat, 16411 County Rd. 384, Buena Vista.
Commissioners and Director Cottom responded to Sloat's and Commissioner's questions.

Molly Chilson, 7705 Meadowlark Dr., Salida.

Commissioners Wood and Felt and Director Cottom commented.
Director Cottom responded to Commissioner's question and comments.

Joe Cooper, 9325 County Rd. 160, Salida, spoke and handed Commissioners printed materials.
Commissioner Wood commented.

Ken McMurry, 11605 County Rd. 162, Nathrop.
Commissioners Felt, Wood, and Baker responded to McMurry's questions and commented.

David Holt, 12895 County Rd. 162, Nathrop.

The meeting recessed at 11:47 a.m. for a 10-minute break.
The meeting resumed at 12:02 p.m.

Public Comment continued.
Public Comment was given by:

Aaron Cook, 10705 Englemann Ave., Poncha Springs.
Chair Wood responded to Cook's question.
Cook continued. Re: LUC Sec. 5.1.4.7.c.
Director Cottom and Consultant Todd Messenger responded to Cook's questions/comments.
Commissioner Felt commented.

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

Joanne Allen, 14901 County Rd 261c, Nathrop.

Mark Young, 14275 5875 Rd., Montrose, spoke and stated his future address would be 3502 FS 108, Salida.
Chair Wood responded to Young's question/comments.

Sara Anderson, 19905 Nachtrieb Ranches Rd., Nathrop.
Chair Wood responded to Anderson's question and commented.

The public comment portion of the hearing closed at 12:33 p.m.

The meeting recessed at 12:34 p.m. until approximately 1:05 p.m.
The meeting resumed at 1:06 p.m.

Chair Wood spoke.
Chair Wood and Director Cottom responded to Commissioner Felt's question.
Chair Wood responded to Commissioner-Elect Lucrezi's question.
Commissioners Baker and Wood spoke and they and Director Cottom responded to Lucrezi's question.

Discussion continued regarding the following during which Director Cottom spoke and he and Consultant Messenger responded to Commissioners' questions:

- Mining claims/PCR cabins
- PCRs

- Ag/day care centers
- RR zoning/density
- St. Elmo ag pieces
- ADU size
- Mt. Princeton Hot Springs
- Temporary moratorium(s)
- Enhancing Right to Ranch
- Conservation incentives
- Tax Notices

Director Cottom stated that a common question is, What can I do with my property?

Discussion continued during which Administrator Reimer and Director Cottom spoke.

Chair Wood suggested giving staff concepts to work into the draft, get this to the public by Thursday or Friday at the latest, and continue the public hearing to November 19, 2024, at 10:00 a.m.

Director Cottom stated that along with the LUC update, there will be a proposal regarding short-term rentals.

Director Cottom responded to Administrator Reimer's question that a Fact Sheet/FAQ is in process.

Director Cottom spoke further.

Chair Wood stated that the intent is to adopt an updated LUC with an effective date of January 1, 2025.

Discussion continued during which Helmke, Reimer, Armstrong, and Messenger spoke.

Commissioner Baker moved to continue the Land Use Code Public Hearing to November 19, 2024 at 10:00 a.m. Commissioner Felt seconded the motion. The motion carried unanimously.

H. Adjourn

There being no objections, the meeting was adjourned at 2:18 p.m.

Attest:



Lori Mitchell, County Clerk