



Chaffee County Commissioners Meeting
July 8, 2025

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 8, 2025, at the Chaffee County Courthouse, 104 Crestone Ave., Salida. Board members present were Chair P. T. Wood, Commissioner Dave Armstrong, and Commissioner Gina Lucrezi.

Others present in person were Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Interim County Attorney Karl Hanlon, Assistant County Attorney Mark Olguin, Planning Director Miles Cottom, Planning Manager Garry Baker, and Senior Planner - Long Range Implementation Gabe Hobson.

Others present remotely were Public Health Director Andrea Carlstrom (Item D.1. only), Planner Brandon Wolff, GIS Coordinator Eric Lubell. and Deputy County Clerks Kit Kuester, Sophie Gibb, Julia Rivera, and Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chair Wood called the meeting to order at 9:01 a.m.

2. Approve Agenda

Commissioner Lucrezi moved to approve the Agenda. Commissioner Armstrong 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. He stated that you'll have up to 3 minutes to speak, and please give your name and address for the record.

Public Comment was given by:

Jan Wondra, 16693 County Rd. 162, Nathrop (resident of Chalk Creek Canyon)

B. Minutes for Approval

Commissioner Armstrong moved to approve the minutes of the July 1, 2025 Commissioners' regular meeting. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

1. Consider for Approval the Minutes of the July 1, 2025 Regular Meeting

C. Consent Agenda

Commissioner Lucrezi moved to approve the Consent Agenda. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Pay the Bills
2. Approve the Veteran's Service Officer's Monthly Report for June 2025
3. Approve the Veteran's Service Officer's Report for Semi-Annual Payment Reimbursement for January-June 2025

D. Contracts/Grant Consideration

1. Discuss acceptance of the Chaffee Resources Grant from Chaffee County Community Foundation for Public Health for \$45,000 - Andrea Carlstrom; Beth Helmke

Director Carlstrom addressed the Board to open discussion regarding acceptance of the Chaffee Resources Grant from Chaffee County Community Foundation for Public Health in the amount of \$45,000. Carlstrom responded to Commissioner's question.

Discussion ensued during which Carlstrom spoke.

Commissioner Lucrezi moved to accept the Chaffee Resources Grant from Chaffee County Community Foundation for Public Health in the amount of \$45,000. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider serving as applicant and fiscal sponsor for grant to Great Outdoors Colorado (GOCO) for trails maintenance project with Colorado Youth Corps on Rainbow Trail, via partnership with Salida Mountain Trails - Gabe Hobson

Jon Terbush, Executive Director of Salida Mountain Trails, addressed the Board to consider Chaffee County serving as applicant and fiscal sponsor for a grant to Great Outdoors Colorado (GOCO) for a trails maintenance project with Colorado Youth Corps on Rainbow Trail via partnership with Salida Mountain Trails.

Planner Hobson spoke.

Discussion ensued.

Commissioner Armstrong moved to approve Chaffee County serving as applicant and fiscal sponsor for a grant to Great Outdoors Colorado (GOCO) for a trails maintenance project with Colorado Youth Corps on Rainbow Trail via partnership with Salida Mountain Trails. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

1. Public Hearing -

Name of Project: Trilogy Harvard River's Edge Major Subdivision Final Plat

Applicants: Trilogy Harvard Investments, LLC

Location: Vacant Parcels 316324200089 and 316324200045 at the entrance to Mt. Harvard Valley Development Subdivision

Request: The owner proposes to subdivide 26.75 acres into 8 lots ranging in size from 2.02 to 2.31 acres, 7.83 acres for Outlots A and B as open space, and 1.01 acres as right of way dedicated to the County. Wells and on-site wastewater treatment systems will serve the new lots. This project was submitted prior to the 2022 Land Use Application Moratorium and is being reviewed under the 2014-2024 Land Use Code.

Planner: Garry Baker / 719-530-5630 / gbaker@chaffeecounty.org

Manager Baker addressed the Board to open the Public Hearing for the Trilogy Harvard River's Edge Major Subdivision Final Plat for Applicant Trilogy Harvard Investments, LLC for the property described as: Vacant Parcels 316324200089 and 316324200045 at the entrance to Mt. Harvard Valley Development Subdivision.

Baker responded to Commissioners' questions and comments.

Applicant representative Julie Kersting addressed the Board.

Applicant engineer Tracy Vandaveer with Crabtree Group, 325 D St., Salida, addressed the Board.

Commissioner Armstrong commented.

The public comment portion of the hearing opened at 9:34 a.m.

Public comments were given by:

Gail Tubbs, 33600 Mt. Harvard Cir., Buena Vista.

The public comment portion of the hearing closed at 9:38 a.m.

Discussion ensued.

Baker spoke further.

Commissioner Lucrezi moved to approve with conditions the Trilogy Harvard River's Edge Major Subdivision Final Plat for Applicant Trilogy Harvard Investments, LLC; **Location:** Vacant Parcels 316324200089 and 316324200045 at the entrance to Mt. Harvard Valley Development Subdivision. Commissioner Armstrong seconded the motion. The motion carried unanimously.

F. Commissioners Comments

Chair Wood introduced Interim County Attorney Karl Hanlon who was present in person.

G. Adjourn

There being no objections, the meeting was adjourned at 9:49 a.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