



Chaffee County Board of Commissioners

P.O. Box 699 / 104 Crestone Ave.
Salida, CO 81201
719.539.2218/www.chaffeecounty.org

AGENDA 9:00 AM

August 5, 2025

BOARD OF COUNTY COMMISSIONERS

**Commissioner's Meeting Room
104 Crestone Avenue
Salida, Colorado**

Meetings are in person and available via zoom at <https://us02web.zoom.us/j/109079543> or by dialing 719 359 4580
Meeting ID: 109 079 543

PLEASE NOTE: The Agenda times are approximate; items may be discussed before or after the times listed below.

A. Call to Order

1. Pledge of Allegiance
2. Approve Agenda
3. Review Public Meeting List
4. Public Comment

B. Minutes for Approval

1. Consider for Approval the Minutes of the July 15, 2025 Regular Meeting
2. Consider for Approval the Minutes of the July 28, 2025 Special Meeting

C. Consent Agenda

1. Pay the Bills
2. Approve Resolution 2025-33 terminating Salty Riggs' appointment to the Chaffee Housing Authority Board of Directors - Commissioner Armstrong
3. Approve the Veteran's Service Officer's Monthly Report for July 2025
4. Approve public comment letter submission from Chaffee County regarding anticipated implications of proposed Colorado Department of Public Health Regulation 31 rule-making to Colorado Public Health and Environment Air Quality Control Commission - B. Helmke
5. Award Common Ground Citizen Advisory Committee 2025 Grants, as discussed at the August 4 Work Session

Strengthening Forest Health

Forest Health & Fire Resilience Projects

Colorado Firecamp - Firecamp Community Forestry

Amount requested: \$313,800 (3 year funding request)

Amount recommended: \$76,095 for year 1 (\$76,095 for years 2 & 3; TOTAL \$228,285)

Colorado Parks and Wildlife - Droney Gulch SWA Mastication Project

Amount requested: \$94,000

Amount recommended: \$0

Forest Health & Fire Resilience Planning and Education

Foodshed Alliance - Farmers Feed Chaffee

Amount requested: \$10,000

Amount recommended: \$0

Salida Fire Department - South Arkansas FPD Wildfire Mitigation & Community Resilience Education Initiative

Amount requested: \$260,000 (3 year funding request)

Amount recommended: \$66,500 for year 1 (\$66,500 for years 2 & 3, TOTAL \$199,500)

Conserving and Supporting Ranches, Farms, and Rural Landscapes

Sustainable Agriculture Enhancement

Guidestone - Keeping Working Lands Viable: Strengthening the Guidestone Colorado - Hutchinson Ranch Partnership

Amount requested: \$79,000

Amount recommended: \$34,000

Hutchinson Ranch - Del Monte Ditch (1881) - Diversion and Headgate Improvements

Amount requested: \$50,000

Amount recommended: \$47,500

Lowland Ditch - Lowland Ditch Headgate

Amount requested: \$31,423

Amount recommended: \$26,244

Post Office Ranch - Ranch Bot water storage indicator

Amount requested: \$5,300

Amount recommended: \$5,300

TN Bar Cattle Company - TN Bar Pipeline Project

Amount requested: \$55,480

Amount recommended: \$52,706

Sustainable Agriculture Program

Central Colorado Conservancy - Enhancing Ranch and Rangeland Management through Virtual Fencing

Amount requested: \$49,310

Amount recommended: \$40,000

Guidestone - Expanding Pathways for Next-Generation Land Stewards on Chaffee County Working Lands

Amount requested: \$25,000

Amount recommended: \$0

Mark Kostelic - Kostelic river stabilization
Amount requested: \$25,000
Amount recommended: \$0

Murray Ditch Company - Murray Ditch Headgate / intake channel repair
Amount requested: \$42,000
Amount recommended: \$0

Riverside Ditch & Allen Extension Company - Riverside Ditch and Allen Extension Company Ditch Improvement Initiative 2
Amount requested: \$243,658
Amount recommended: \$153,436

The Triangle Oasis - Produce Stand/Trailer retrofit
Amount requested: \$10,000
Amount recommended: \$0

V Bar X Inc - V Bar X Ranch River Bank Stabilization Project
Amount requested: \$25,000
Amount recommended: \$0

Sustainable Agriculture Conservation Easement and Acquisition

Central Colorado Conservancy - Frenchman's Creek Ranch Conservation Easement
Amount requested: \$75,000
Amount recommended: \$71,250

Central Colorado Conservancy - Williams Ranch Conservation Easement
Amount requested: \$75,000
Amount recommended: \$71,250

Managing Impacts of Growth

Recreation Impacts Management

No applications received

Recreation Impacts Planning and Monitoring

Salida Mountain Trails - Chaffee County Trails System and Conservation Plan
Amount requested: \$51,600
Amount recommended: \$0

Salida Mountain Trails - Salida Bike Skills Park
Amount requested: \$10,000
Amount recommended: \$0

Mini Grants

30Auti80 Ranch - Seeding and protection of lgds 30auti80
Amount Requested: \$5,000
Amount recommended: \$0

Arrowpoint Cattle Company, LLC - Arrowpoint Fencing

Amount Requested: \$5,000
Amount recommended: \$5,000

Friends of Browns Canyon - E-bike Patrols of Browns Canyon National Monument
Amount requested: \$5,000
Amount recommended: \$4,250

GARNA - Chaffee County Phase 2 Surface Stream E. Coli Monitoring
Amount requested: \$4,240
Amount recommended: \$4,240

Guidestone Colorado - Expanding Utilization of Chaffee Provides to Increase Local Food Access and Purchasing
Amount requested: \$4,990
Amount recommended: \$2,698

Hoosier Ditch Owners - Hoosier Ditch Willow Removal Project
Amount requested: \$2,500
Amount recommended: \$2,500

Salida Mountain Trails - Lost Trail - Rock Armoring
Amount requested: \$2,000
Amount recommended: \$2,000

Startup Colorado - Connected Landscapes: A Tech Feasibility Study for Chaffee County
Amount requested: \$5,000
Amount recommended: \$0

Upper Arkansas Conservation District - Dew Drop Drill
Amount requested: \$5,000
Amount recommended: \$4,800

D. Hearing Consent Agenda - Agenda Items are listed on the Hearing Consent Agenda because no testimony is expected. In the event a Commissioner or any member of the public wishes to testify regarding an item on the Consent Agenda, the item will be removed and considered with the Regular Agenda. These items, if approved, will include signing authority to the Chair of the Board on the related Resolution(s).

1. **Consider a Multi-Year Special Event Permit Application**
Name of Event: Colorado-Texas Tomato War
Applicant: Buena Vista Optimist Club
Location of Event: The Meadows Farm, 14998 CR 350, Buena Vista, CO
Date of Event: Mid to late September each year
Maximum # of Attendees: 300 attendees, plus 20 staff
Planner: Rose Reuling / 719-530-5572 / rreuling@chaffeecounty.org
2. Hearing to Consider the Buena Vista Optimist Club Special Event Liquor Permit Application
Event Date: September 20, 2025
Event Location: The Meadows Farm, 14998 CR 350, Buena Vista, CO
3. Hearing to Consider the Bereaved Father's and Brothers Special Event Liquor Permit Application
Event Date: August 14-16, 2025
Event Location: 15264 CR 350, Buena Vista, CO
4. Hearing to Consider the Liquor License Renewal for JV Food Shop LLC, DBA JV Food Shop LLC, at 12900 Hwy 24/285, Buena Vista, CO 81211

5. Hearing to Consider the Guidestone Special Event Liquor Permit Application
Event Date: August 22, 2025
Event Location: Hutchinson Ranch, 6700 Old Corral Road, Salida, CO
6. Hearing to Consider Elizabeth Ann's Haven Special Event Liquor Permit Application
Event Date: August 23, 2025
Event Location: Silver Cliff Ranch, 16565 CR 162, Nathrop, CO

E. Convene as the Chaffee County Board of Equalization

1. Consider Referee's Recommendations from Property Tax Hearings

Reconvene as the Chaffee County Board of County Commissioners

F. Contracts/Grant Consideration

1. Consider granting \$50,000 to Boys and Girls Club of Chaffee County from TANF Funds - Monica Haskell
2. Consider granting \$25,000 to Full Circle Restorative Justice of Chaffee County from TANF Funds - Monica Haskell
3. Consider First Amendment to the Ground Lease for Site N1 (previously N) at the Salida Airport for Hanger West LLC – Zech Papp
4. Consider Approval of new Ground Lease for Site N2 at the Salida Airport for BAO Properties LLC - Zech Papp
5. Consider contract with Monarch Digital for improvements to the Chaffee Resources website - Andrea Carlstrom, Beth Helmke
6. Fee agreement for legal services with Julie Thomerson of Mannina and Associates - Don Reimer

G. Regular Agenda Items

1. *To be continued to August 12, 2025*
Public Hearing
Project Name: Lore Rezone
Applicant: Judy Lore
Project Address: 13681 Highway 291 (Parcel #368303200022)
Existing and Proposed Zoning: Agricultural/Ranching (AR) to Residential Rural (RR)
Brief Summary of the proposed development: To rezone a parcel consisting of 13.2 acres from the Agricultural/Ranching zone to the Residential Rural zone.
County Planner Contact: Nick Gomer – ngomer@chaffeecounty.org - 719.530.5571
2. *To be continued to August 12, 2025*
Public Hearing
Project Name: Arkansas Valley Sports Group Rezone
Applicant: Arkansas Valley Sports Group, LLC
Project Address: 7862 County Road 152 (Parcel #368131216001) and Address TBD County Road 152 (Parcel #368131221001)
Existing and Proposed Zoning: Industrial (IND) to Mixed Use Rural (MUR)
Brief Summary of the proposed development: To rezone two adjacent parcels in the historic townsite of Kortz from the Industrial zone to the Mixed Use Rural zone.
County Planner Contact: Nick Gomer / ngomer@chaffeecounty.org / 719.530.5571
3. Post Event Review for the June Concert at The Meadows (2025: Pretty Lights' Yahn Dawn Festival) - Nick Gomer

H. Commissioners Comments

I. Adjourn

****The official posting site for the Chaffee County Board of Commissioners meeting agendas is www.chaffeecounty.org**

Day-To-Day Oversight and Supervision: From time to time throughout the year, two or more Commissioners may meet to discuss day-to-day oversight of County property and/or supervision of employees. Such meetings are held in accordance with C.R.S. § 24-6-402(2)(f) and, therefore, prior notice may not be posted. No policies, positions, resolutions, rules or regulations are adopted at day-to-day business meetings, nor is any formal action taken. Accordingly, no official minutes of day-to-day business meetings may be kept.

Work Sessions are held in accordance with C.R.S. § 24-6-402(2)(d)(II). No decisions, policy, positions, resolutions, rules, regulations or formal actions are adopted at the Work Session. Accordingly, no official minutes of Work Sessions may be kept.

It is the policy of Chaffee County that all County sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the County's ADA Coordinator at 719-539-2218 or e-mail chaffeeadmin@chaffeecounty.org at least three (3) business days prior to the scheduled meeting or event to request an accommodation.