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 September 9, 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 County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Interim County Attorney Karl Hanlon, Community Planning & Natural Resources Director Miles Cottom, and Senior Planner - Long Range Implementation Gabe Hobson.

Others present remotely were Deputy County Clerks Kit Kuester, Julia Rivera, 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 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:

   Lily Foster, 7480 County Rd. 150, Salida.
   Madelyne Felsch, 238 Hot Springs Rd., Poncha Springs.
   Danielle Brown, 706 W. 3rd St., Salida.
   Michaela Ledesma, 8000 1/2 County Rd. 152, Salida.
   Mary Jean Crume, 1416 G St., #2, Salida.
   Ginger Castillo, 200 Wood Ave., Salida.
   Diane Luchild, 728 Oak St., Salida.
   Terrie Cannon, 318 Two Rivers Rd., Salida.
   Megan Strauss, 409 Blake St., Salida.

Joe Cooper, 9325 County Rd. 160, Salida.
Laura Hansen, 123 Neighbors Lane, Buena Vista.

Commissioners commented.

B. Minutes for Approval

1. Consider for Approval the Minutes of the September 2, 2025 Regular Meeting

Commissioner Armstrong moved to approve the minutes of the September 2, 2025 Commissioners' regular meeting. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

C. Consent Agenda

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

1. Pay the Bills

2. Ratify Second Amendment to the Youth Substance Abuse Prevention Project for the Chaffee County Department of Human Services

3. Approve Compliance on Consent agreement with Colorado Department of Public Health and Environment for Chaffee County Landfill permitting - Don Reimer

4. Approve Letter of Support for Chaffee County Community Foundation's application to the Laura Jane Musser Rural Initiative Grant program to support expansion of volunteerism - Beth Helmke

5. Approve the Veteran's Service Officer's Monthly Report for August 2025

6. Acknowledge the Sheriff's Office Monthly Report for August 2025

D. Contracts/Grant Consideration

1. Discuss and Action on Common Ground Citizen Advisory Committee 2025 Grant Amendment for Colorado State University, 2020 Forest Health & Fire Resilience Proj. - Methodist Front Wildland Urban Interface Forest & Watershed Health Restoration Project - Anna Hendricks; Betsy Dittenber; Gabe Hobson; Miles Cottom

Planner Hobson addressed the Board to open discussion and consider action on the Common Ground Citizen Advisory Committee 2025 Grant Amendment for Colorado State University, 2020 Forest Health & Fire Resilience Project - Methodist Front Wildland Urban Interface Forest & Watershed Health Restoration Project.

Hobson responded to Commissioners' comments and questions.

Commissioner Armstrong moved to follow the recommendation of the Common Ground Citizen Advisory Committee to table this for further conversation around weed management. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

1. Discussion and Information on Lodging Tax ballot measure - Commissioner Wood

   Chair Wood addressed the Board and public to open discussion and provide information on the Lodging Tax ballot measure.

   Commissioners Lucrezi and Armstrong spoke.

   Chair Wood spoke further.

   No formal action was taken.

2. Public Hearing on proposed Land Use Code "glitch bill" Amendments - Miles Cottom, Planning Director

   Director Cottom addressed the Board regarding the proposed Land Use Code "glitch bill" amendments.

   Cottom responded to Commissioners' comments and questions.

   The public comment portion of the hearing opened at 10:08 a.m.

   Public comments were given by:

   Blane Clark, 16100 Pine Grove Pkwy., Buena Vista.
   Joe Cooper, 9325 County Rd. 160, Salida.
   Kurt Baumgardner, 16953 County Rd. 306, Buena Vista.
   Patricia Dungan, 8994 County Rd. 152, Salida.
   Michaela Ledesma, 8000 1/2 County Rd. 152, Salida.
   Jayne McCracken, 16165 Burt Gulch Rd., Buena Vista.
   Karin Adams, 11460 County Rd. 140, Salida.
   Tracy Adams, 10380 Rawhide Creek Rd., Nathrop.
   Paul Andrews, 27999 County Rd. 301, Buena Vista.
   Bill Alderton, 10025 County Rd.156, Salida.
   Casey Martin, 315 W. Main, Buena Vista on behalf of Silver Cliff Ranch, 16565 County Rd. 162, Nathrop.
   Ed Carriere, 30670 County Rd. 371, Buena Vista.
   Michael Earle, 9514 Hwy. 291, Salida.
   Tom McCracken, 16165 Burt Gulch Rd., Buena Vista.
   Kim Hawthorne, 26000 County Rd. 344, Buena Vista, representing Spring Canyon Retreat & Conference Center.

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

The public comment portion of the hearing closed at 11:02 a.m.

Discussion ensued during which Cottom, Attorney Hanlon, and Administrator Reimer responded to Commissioner's questions and comments.

Commissioner Lucrezi moved that the Board approves of **CHAFFEE COUNTY PLANNING COMMISSION RESOLUTION 2025-04 RECOMMENDING THE ADOPTION OF THE GLITCH BILL AMENDMENTS TO THE CHAFFEE COUNTY LAND USE CODE AND ZONING MAP** with an amendment making the PCR zone now the Back Country Zone, making the change to the Silver Cliff Ranch from AR to MR and for Mr. Andrews' property to be changed from RR to AR, and direct staff to put together a process for common sense site-specific adjustments specifically around set-backs, wildlife habitat maps, etc. along with any additional overlays, and direct staff to connect with public comments submitted to work with them and help them with questions and requests.

Commissioner Armstrong seconded the motion.

Cottom clarified that the Board is not 'approving' the Planning Commission Resolution 2025-04, but rather the Board is approving of it as the Board, and this motion recommends that Staff draft a Board resolution for the next Commissioners' meeting for consideration of approval.

Cottom further clarified the following: That the Board approves the glitch bill amendments and zoning maps as presented today, including that all public PCR are designated as Wildlands Resource Preservation (WRP) with a Landscape Surface Ratio of 99.9%, that the PCR becomes Backcountry, eliminating the maximum building coverage requirements, rezoning the Silver Cliff Ranch property to Mixed Use Rural, rezoning the Paul Andrews' property per his public comment from AR to RR, and directing Staff to put together a process for common sense site-specific adjustments, and for Staff to follow-up with public commenters on specific requests.

Lucrezi concurred with these clarifications as an amendment to her motion. Armstrong seconded the amendment and motion.

Cottom stated that the proposed Board resolution would be prepared for consideration of approval at the next Board meeting.

The motion carried unanimously.

At 11:49 a.m., the meeting recessed for a break.
At 11:54 a.m., the meeting resumed.

3. Set a date for a public hearing for the approval of the formation of the Cleora Metropolitan District and discuss and select a firm for review of the service plan. - Legal / Planning

Director Cottom addressed the Board to set the date of October 7, 2025, for a public hearing for the approval of the formation of the Cleora Metropolitan District and discuss and select a firm for review of the service plan. Cottom clarified that no firm will now be selected for review of the service plan.

Attorney Hanlon spoke and responded to Commissioner's question and comments.

Commissioner Lucrezi moved to set October 7, 2025, as the date for a public hearing for the approval of the formation of the Cleora Metropolitan District. Commissioner Armstrong seconded the motion. The motion carried unanimously.

4. Consider building fee waiver request of up to $32,000 for The Crossings Apartments for AMI-restricted affordable units - Beth Helmke; Chaffee Housing Authority

Paul Andrews, 27999 County Rd. 301, Buena Vista, with the Chaffee Housing Authority, addressed the Board to consider a building fee waiver request of up to $32,000 for The Crossings Apartments for AMI-restricted affordable units.

Andrews responded to Commissioner's question.

Commissioner Armstrong moved to continue to September 16, 2025, a building fee waiver request of up to $32,000 for The Crossings Apartments for AMI-restricted affordable units. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

5. Review Chaffee County's Public Activity Bond (PAB) allocation decision - Beth Helmke

Deputy County Administrator Helmke addressed the Board to review the Chaffee County's Public Activity Bond (PAB) allocation decision.

Commissioner Armstrong moved to submit the carry-forward request to DOLA to secure the allocated 2025 PAB cap for future project use.

Commissioner Lucrezi amended the motion adding to carry forward Chaffee County's 2025 Private Activity Bond Allotment to 2026 and move the volume cap capacity amount forward for possible Chaffee Housing Authority projects or similar in future fiscal years within the parameters of State program requirements, and direct Staff to finalize the notice and related documentation to the Department of Local Affairs by the September 15 action deadline along with the inducement resolution, diligence, and certain bond opinion.

Commissioner Armstrong accepted and seconded the amendment.
Commissioner Lucrezi seconded the motion. The motion with the amendment carried unanimously.

F. Commissioners Comments

G. Adjourn

There being no objections, the meeting was adjourned at 12:23 p.m.

Attest:

Lori Mitchell

Lori Mitchell, County Clerk