



Chaffee County Commissioners Meeting
June 9, 2026

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 June 9, 2026, at the Chaffee County Courthouse, 104 Crestone Ave., Salida. Board members present were Chair Gina Lucrezi, Commissioner Dave Armstrong, and Commissioner P. T. Wood.

Others present in person were County Administrator Beth Helmke, Director of Finance Dan Short, Contracted Legal Counsel Karl Hanlon, Community Planning & Natural Resources Director Miles Cottom, and Planner Brandon Wolff.

Others present remotely were Planning Manager Garry Baker and Deputy County Clerks Kit Kuester, Julia Rivera, and Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chair Lucrezi called the meeting to order at 9:06 a.m.

2. Approve Agenda

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

3. Review Public Meeting List

The Board reviewed the public meeting list.

4. Public Comment

Chair Lucrezi asked for public comment.

There was no public comment.

5. Proclamation Recognizing June as National Pride Month - Commissioners

Chair Lucrezi introduced the Proclamation Celebrating June as Pride Month in Chaffee County Colorado and read it into the record.

The Proclamation includes an Attestation that it was adopted by the Board of Commissioners at its June 9, 2026 regular meeting.

No motion was made.

B. Minutes for Approval

1. Consider for Approval the Minutes of the May 19, 2026 Regular Meeting

Commissioner Wood moved to approve the minutes of the May 19, 2026 Commissioners' regular meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

C. Consent Agenda

Commissioners commented.

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

1. Pay the Bills
2. Approve Resolution 2026-25 Approving the Special Event Permit Application for Colorado's Ride on August 10-12, 2026
3. Approval of 2026-2027 Common Ground Competitive Grant Cycle Process as discussed at the April 21, 2026 and May 19, 2026 meetings - Miles Cottom, Betsy Dittenber
4. Approve Resolution 2026-23 Appointing Referees for Board of Equalization Hearings, and Appointing Arbitrators for Appeals of Decisions of the Board of Equalization, and Set Dates for Board of Equalization Hearings - Tara Miller
5. Ratify application to USDA's Regional Food System Planning grant program for comprehensive food systems plan creation - Helmke
6. Renew CivicPlus Permit Software Subscription for the Community Planning & Natural Resources Department - Garry Baker
7. Acknowledge the Sheriff's Office Monthly Report for May 2026
8. Approve Letter of Support for AHRA Milk Run access road project - Cottom
9. Ratify Letter of Intent for Submission of CPW RPI Grant Application with Envision, Inc - Commissioner Lucrezi, Miles Cottom

- 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).**

Chair Lucrezi stated that these items are those that would normally require a hearing, but no public 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).

Chair Lucrezi asked if anyone from the public wished to testify on this/these item(s).

There was no public comment.

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

1. Hearing to Consider the Colorado Fourteener Initiative Special Event Liquor Permit Application for the High Lonesome 100
Event Date: July 18, 2026
Event Location: Large field locater near Frontier Ranch off of County Road 321
2. Hearing to Consider the Colorado Fourteener Initiative Special Event Liquor Permit Application for the Sawatch Ascent 50k
Event Date: September 27, 2026
Event Location: Large field located near Frontier Ranch off of County Road 321
3. Hearing to Consider the Liquor License Renewal for All Forward Adventures LLC, DBA American Adventures Expeditions, at 12844 US Hwy 24/285, Buena Vista, CO 81211

E. Contracts/Grant Consideration

1. Discuss and potential action on school district MOU for real estate transaction as discussed at the June 8, 2026 Work Session - Beth Helmke

Administrator Helmke addressed the Board to discuss and consider potential action on the Salida School District MOU for a real estate transaction as discussed at the June 8, 2026 Work Session.

Attorney Hanlon spoke.

Helmke spoke further.

Discussion ensued during which Attorney Hanlon and Helmke responded to Commissioner's questions.

Commissioner Wood moved to move forward with the Salida School District MOU for a real estate transaction as discussed at the June 8, 2026 Work Session. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider application to USDA Rural Business Development Grant program, hubbed through Central Mountain Small Business Development Center - Helmke

Administrator Helmke addressed the Board to consider an application to the USDA Rural Business Development Grant program, hubbed through Central Mountain Small Business Development Center.

Commissioner Wood moved to move forward with the grant application to the United States Department of Agriculture Rural Business Development Grant program, hubbed through Central Mountain Small Business Development Center for a grant as summarized. Commissioner Armstrong spoke. Commissioner Armstrong seconded the motion. The motion carried unanimously.

F. Regular Agenda Items

1. Public Hearing

Project Name: Ramble Campground at Pine Creek Conditional Use Permit

Project Address: Parcel 300916200005 (County Road 388 portion)

Brief Summary of the Proposed Development: To seek formal approval of a campground along County Road 388 on land owned by the Colorado State Board of Land Commissioners

Applicant: Dieter Erdmann

County Planner Contact: Brandon Wolff – bwolff@chaffeecounty.org - 719-530-5570

Planner Wolfe addressed the Board to consider the Ramble Campground at Pine Creek Conditional Use Permit; Project address: Parcel 300916200005 (County Road 388 portion).

Planner Wolfe responded to Commissioners' questions.

Applicant Dieter Erdmann addressed the Board and responded to Commissioners' questions. Abe Medina, Recreation Program Manager with State Land Board spoke.

The public comment portion of the hearing opened at 11:07 a.m. Chair Lucrezi stated that you'll have 3 minutes to speak and please give your name and address for the record.

Public comments were given by:

Jacob (Jake) Farber, 40677 US Hwy. 24 N, Buena Vista.

Arthur Butler, 27665 County Rd. 313, Unit 49, Buena Vista.

Chris Lamson, 81 Kathy Dr., Buena Vista.

Kevin Brooker, 40211 County Rd. 388/Pine Creek Ranch, Buena Vista. K. Brooker responded to Commissioner's question.

Natalie Brooker, 40211 County Rd. 388/Pine Creek Ranch, Buena Vista. [11:22 am]

Corey Martin, address not stated; owns raw land across road - Cital Ranch, Buena Vista.

Dalton Reed, 43148 N County Rd. 397, Granite.

Kay Davis, 1339 Chesham Cir., Colorado Springs.

Karen Farber, 40677 US Hwy. 24 N, Buena Vista. Commissioner Wood commented.

Kim Naegele, 21420 N County Rd. 396, Granite.

Katie Welter, 18840 Mountain View Dr., Buena Vista (provided Commissioners printed letter).

Matthew (Matt) Brooker, 40211 County Rd. 388, Apt. C/Pine Creek Ranch, Buena Vista (provided

Commissioners printed material).
Scott Rutherford, 16850 County Rd. 369, Buena Vista.
Brittany LeTendre, 43148 N County Rd. 397, Granite.
Keith Baker, 831 McDonald Ave., Buena Vista.
Pat Mercer on behalf of USFS-Leadville Ranger District, 810 Front St., Leadville.
Steve Sunday, 624 W 2nd St., Leadville.
Judd Davis, 1003 Hans Brinker St., Colorado Springs.
Mary Ann Tillman, 113 River Run Ct., Buena Vista.
David Reed, 20700 N County Rd. 396, Granite.
Chuck Cichowitz, 14570 County Rd. 273, Nathrop.

The public comment portion of the hearing closed at 12:14 p.m.

Applicant Erdmann spoke in response to Public Comment.
Medina with the State Land Board spoke in response to Public Comment.

Commissioner Wood spoke.
Medina responded to Commissioner's questions.

Commissioners deliberated during which Planner Wolff and Attorney Hanlon responded to Commissioners' questions.

Commissioner Armstrong moved to deny the Ramble Campground at Pine Creek Conditional Use Permit; Project address: Parcel 300916200005 (County Road 388 portion). Commissioner Wood seconded the motion.

Attorney Hanlon asked the Commissioners for Findings.

Commissioner Wood stated that he seconded the motion for the following reasons:

- Commissioner Lucrezi's citing of Chaffee County Land Use Code (CCLUC) Sec. 2.2.1.3.B.2.
- does not believe the demonstrated need has been fulfilled, citing CCLUC Sec. 2.2.1.3.B.6.
- does not believe the wildlife mitigation was adequately answered.
- cannot believe CDOT did not ask for an access permit, adding we do not control CDOT.

Chair Lucrezi summarized that the motion was to deny the Permit based on the Findings as stated above.

The motion carried unanimously.

At 1:10 p.m., the meeting recessed for a short break.

At 1:11 p.m., the meeting resumed.

G. Commissioners Comments

H. Adjourn

There being no objections, the meeting was adjourned at 1:26 p.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