



Chaffee County Commissioners Meeting  
July 7, 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 July 7, 2026, at the Chaffee County Courthouse, 104 Crestone Ave., Salida. Board members present were Chair Gina Lucrezi, Commissioner Dave Armstrong (remotely), and Commissioner P. T. Wood.

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

Others present remotely were Deputy County Clerks Kit Kuester and Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chair Lucrezi called the meeting to order at 9:02 a.m.

2. Approve Agenda

Commissioner Wood moved to approve the Agenda amending it by moving Agenda item H.1. to immediately following Agenda item B.1. Minutes for Approval and before Agenda item C. 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 Lucrezi asked for public comment. She stated that you'll have up to 3 minutes to speak, and please give your name and address for the record.

There was no public comment.

**B. Minutes for Approval**

1. Consider for Approval the Minutes of the June 16, 2026 Regular Meeting

Commissioner Wood moved to approve the minutes of the June 16, 2026 Commissioners' regular meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

## **H. Regular Agenda Items**

1. Consider fee waiver request for Fairgrounds usage for Addie Mazza for a St. Jude's Hospital Fundraiser - Addie Mazza

Addie Mazza addressed the Board to consider a fee waiver request for Fairgrounds usage for a St. Jude's Hospital Fundraiser.

Commissioner Wood suggested that the Fairgrounds fee be paid from another County discretionary fund.

Commissioner Wood moved to pay the Fairgrounds fee from the General Fund for a St. Jude's Hospital Fundraiser. Commissioner Armstrong seconded the motion. The motion carried unanimously.

## **C. Consent Agenda**

Commissioner Wood moved to approve the Consent Agenda adding comments regarding Interim County Attorney Hanlon. Attorney Hanlon commented. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Pay the Bills
2. Ratify Department of Human Service's TANF Performance Contract with CDPHE - Meredith Takacs, Beth Helmke
3. Approve Employment Agreement with Kathleen Sullivan for County Attorney position - Beth Helmke; Commissioners
4. Approve Letter of Support for Regional Partnership Initiative grant application to CPW - Commissioners

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

There was no public comment.

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

1. Hearing to Consider the Optimist Club of Buena Vista Special Event Liquor Permit Application  
Event Date: August 29, 2026  
Event Location: 14998 County Road 350, Buena Vista, CO 81211
2. Hearing to Consider the Liquor License Renewal for Cliff Hangers Inc, DBA Cliff Hangers, at 22720 W Hwy 50, Monarch, CO 81227
3. Hearing to Consider the Liquor License Renewal for Riverside Grill LLC, DBA Riverside Grill, at 24070 County Road 301, Buena Vista, CO 81211

**E. Convene as the Chaffee County Board of Adjustment**

At 9:25 a.m. the Board recessed as the Board of Commissioners and convened as the Board of Adjustment.

1. *To be continued to July 14, 2026*

**Public Hearing on Board of Adjustment Variance Request**

**Project Name:** Brown's Canyon Minor Subdivision Variance Request

**Project Address:** Parcel 353309400004

**Brief Summary of the Proposed Development:** The applicant is requesting a variance from a land use code provision requiring public dedication of the proposed subdivision's access road.

**Planner:** Nick Gomer / 719-530-5571 / [ngomer@chaffeecounty.org](mailto:ngomer@chaffeecounty.org)

Chair Lucrezi addressed the Board to consider continuing to July 14, 2026 the Public Hearing on the Board of Adjustment Variance Request regarding Brown's Canyon Minor Subdivision Variance Request.

Commissioner Wood moved to continue to July 14, 2026 the Public Hearing on the Board of Adjustment Variance Request regarding Brown's Canyon Minor Subdivision Variance Request. Commissioner Armstrong seconded the motion. The motion carried unanimously.

At 9:26 a.m. the Board adjourned as the Board of Adjustment.

**F. Convene as the Chaffee County Board of Equalization**

At 9:26 a.m. the Board convened as the Board of Equalization.

1. Report to CBOE the total assessed value of all taxable property, and submit a list of all real and personal property protests, the status/outcome of each protest, a list of movable equipment apportionment, and a list of owners who failed to return a Personal Property Declaration Schedule - Janie Williams, Assessor

Assessor Williams addressed the Board to report to the County Board of Equalization the total assessed value of all taxable property, and submit a list of all real and personal property protests, the status/outcome of each protest, a list of movable equipment apportionment, and a list of owners who failed to return a Personal Property Declaration Schedule.

Assessor Williams responded to Director Short's questions.

Discussion ensued during which Assessor Williams and Director Short spoke and responded to Commissioners' comments.

No formal action was taken.

At 9:36 a.m., the Board of Equalization adjourned, and the Board reconvened as the Board of Commissioners.

## **G. Contracts/Grant Consideration**

### **1. *Continued from June 16, 2026***

Public Hearing to Consider Intergovernmental Agreement with Pueblo Water in lieu of 1041 permit for Clear Creek Dam safety project - Miles Cottom

Director Cottom addressed the Board to open the Public Hearing to consider the Intergovernmental Agreement with Pueblo Water in lieu of 1041 permit for Clear Creek Dam safety project.

Director Cottom responded to Commissioner's comments and question.

Chair Lucrezi asked for public comments. There were none.

The public comment portion of the hearing opened at 9:41 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Wood moved to approve the Intergovernmental Agreement with Pueblo Water in lieu of 1041 permit for Clear Creek Dam safety project. Commissioner Armstrong seconded the motion. The motion carried unanimously.

## **H. Regular Agenda Items**

### **2. Lotus Engineering Greenhouse Gas Inventory Report**

Claire Kantor with Lotus Engineering & Sustainability addressed the Board to provide the Lotus Engineering Greenhouse Gas Inventory Report.

Julie Mach addressed the Board.

Kantor spoke further and responded to Commissioners' questions and comments.

Discussion continued during which Mach and Kantor spoke.

No formal action was taken.

### **3. Regional Sustainability Update - Julie Mach**

Julie Mach addressed the Board to provide a Regional Sustainability Update and responded to Commissioners' comments and questions.

No formal action was taken.

4. **Public Hearing**

**Project Name:** Corrigan Rezone

**Applicant:** Shane Corrigan

**Project Address:** 22420 Hwy 50 (Parcels #368727403171 & 368727403176), 22435 Hwy 50 (Parcel #368727408169), 22585 W Hwy 50 (Parcel #368727408026), and the currently unaddressed parcels numbered #368727403168, #368727403172, and #368727408024

**Existing and Proposed Zoning:** Residential Rural (RR) to Mixed Use Rural (MUR)

**Brief Summary of the Proposal:** To rezone several parcels in the historic townsite of Garfield from the Residential Rural zone to the Mixed Use Rural zone

**Planner:** Brandon Wolff / 719-530-5570 / bwolff@chaffeecounty.org

Planner Wolff addressed the Board to open the public hearing on the Corrigan Parcels Rezone for applicant Shane Corrigan for the project at 22420 Hwy 50 (Parcels #368727403171 & 368727403176), 22435 Hwy 50 (Parcel #368727408169), 22585 W Hwy 50 (Parcel #368727408026), and the currently unaddressed parcels numbered #368727403168, #368727403172, and #368727408024.

Planner Wolff responded to Commissioners' questions.

Applicant Shane Corrigan addressed the Board.

The public comment portion of the hearing opened at 11:08 a.m.

Public comments were given by:

Alec Maccaro, 22429 Hwy. 50, Salida.

The public comment portion of the hearing closed at 11:13 a.m.

Shane Corrigan spoke further.

Discussion ensued.

Commissioner Wood moved to continue to August 18, 2026, consideration of approval of the Corrigan Parcels Rezone for Applicant Shane Corrigan for the project at 22420 Hwy 50 (Parcels #368727403171 & 368727403176), 22435 Hwy 50 (Parcel #368727408169), 22585 W Hwy 50 (Parcel #368727408026), and the currently unaddressed parcels numbered #368727403168, #368727403172, and #368727408024 to rezone several parcels in the historic townsite of Garfield from the Residential Rural zone to the Mixed Use Rural zone to give the Applicant time to cure his violation. Commissioner Armstrong seconded the motion. The motion carried unanimously.

I. **Commissioners Comments**

J. **Adjourn**

There being no objections, the meeting was adjourned at 11:20 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.

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Lori Mitchell, County Clerk