The regular meeting of the Board of Commissioners was held on Tuesday, May 10, 2016 in the Commissioners’ Meeting Room at the Courthouse. Board members present were Chairman Dennis Giese, Commissioner Frank Holman and Commissioner Dave Potts.

Others present were Director of General Administration Robert Christiansen, Director of Finance Dan Short, County Attorney Jenny Davis, Planning Manager Jon Roorda, Administrative Assistant Patty Baldwin, Director of Development Services Dan Swallow and Deputy County Clerk Chris McGinnis.

Following the Pledge of Allegiance, Chairman Giese opened the meeting at 9:02 a.m.

Verification of Distribution of the Board of Commissioners’ Agendas
Chairman Giese asked Deputy Clerk McGinnis for verification regarding the distribution of the Board of Commissioners Agendas. Deputy Clerk McGinnis stated that the agendas were properly distributed.

Public Meeting List Review
Commissioners Giese, Holman and Potts noted various public meetings they intend to attend this week of May 10-17.

Public Comment
There was none.

Minutes
Minutes of April 5, 2016 and April 12, 2016 Board of County Commissioners meetings were approved.

Agenda Item B
Public Hearing and consideration of recommendations from the April 26, 2016 Planning Commission Meeting with regard to the following matters:

- To consider an application for a Zoning Map Amendment. Applicant: Steve and Alison Gauss dba Heart of the Rockies Campground LLC Location: 10165 Highway 50, located within the SE1/4SW1/4, Section 35, Township 50 North, Range 7 E NMPM, Maysville, Zone: Rural, Request: To change the present Recreational Zone to a Rural Zone.

Commissioner Giese opened the public hearing at 9:06 a.m.

Applicant Steve Gauss, 16105 U.S. Hwy. 50 stated he wished to add acreage to Lot 16 to make it more buildable. He intends to vacate a boundary line between the remaining Tract E and another lot, Lot 11 for access to Tract E.
There were no others commenting during the public hearing. Commissioner Giese closed the public hearing at 9:15 a.m.

The Board held discussion.

Commissioner Potts moved to continue the request to the next meeting in order to include the rezone, boundary line adjustments and lot consolidation elements on one plat. Commissioner Holman seconded. On the question, the motion passed 3-0.

**Agenda Item C**
Consideration: A request for an addendum to Subdivision Improvements Agreement between Westwinds Subdivision Filings 3 &4 and Chaffee County.

Jay Howe, 28636 Lupine Drive, Buena Vista represented the owner Brian Kramer. Mr. Howe indicated there was an interested buyer in five of the lots in the Subdivision, provided the county could release the subdivision improvement restrictions on the lots.

County Administrative Assistant Baldwin said the County had no documentation of the improvements being completed in the subdivision.

The board held discussion.

Mr. Howe was asked to confer with Administrative Assistant Baldwin to provide improvement documentation. In the meantime, the Commissioners discussed extending the subdivision improvements Agreement, which had previously expired, from September 2015 to September 2016.

Commissioner Holman made a motion to extend the subdivision improvements agreement. Commissioner Potts seconded the motion. On the question, the motion carried 3-0.

**Agenda Item D**
To consider a recommendation from the April 26, 2016 meeting which was remanded back to the Planning Commission at the Commissioners April 12, 2016 meeting and continued at the Commissioners meeting May 3, 2016 with regard to the following matter:

- Article 5.2.3J: Proposed Minor Subdivision Exemption – division by road, highway, railroad or major stream. To be added to Section 5.2.3 Additional Types of Subdivision Exemptions J. Minor Subdivision Exemption. A Minor Subdivision Exemption may be used to separate parcels under a single ownership that are divided by a County Road, State Highway, railroad, river or major stream.
The Board held discussion.

Commissioner Potts moved the recommendation be remanded back to the Planning Commission and brought before the Board when the Commission determined what revisions they wished to be considered. Commissioner Holman seconded. On the question, the motion passed 3-0.

**Agenda Item A**  
Road and Bridge Manager Mark Stacy recommended awarding PMS the bid for paving work on County Road 321. The price is $79.50 a ton.

Commissioner Holman moved to accept the recommendation. Commissioner Potts seconded. On the question, the motion passed 3-0.

**Agenda Item E.**  
Consider a request for a fee waiver of building permits for the Salida School District Spartan Heights project.

Joe DeLuca, 325 D Street, Salida represented the project before the board. DeLuca said the effort has great community support. It is a partnership between the Career Building Academy, Chaffee County Economic Development Corporation and the Salida School District. Students will learn a trade while building duplexes on 10 school district-owned lots in Poncha Springs.

The goal of the program is for students to build a duplex a year at the site. The school district will then rent the duplexes to school district employees at a more affordable rate than is typically found in Chaffee County. The district may also sell completed duplexes to generate funds for future building on lots.

Poncha Springs has waived fees for the project. The Crabtree Group, Diesslin Construction and many other groups have donated time and materials to the project, DeLuca said.

Commissioner Holman moved to waive the fees. He voiced his support of the project and said anything to help with affordable housing and develop trade skills for students was positive. Commissioner Potts seconded, adding introducing students to trade skills can provide them a livelihood. Commissioner Giese commended the Salida School District for its forward-thinking on the project and noted the district has also contributed $86,000 toward the project. On the question, the motion carried 3-0.

**Agenda Item F.**  
Appoint a member to the Fair Board.

The Board considered Abby Hutchison to replace Howard DeWalt on the Chaffee County Fair board. Mr. DeWalt recently passed away.
Commissioner Potts moved to appoint Abby Hutchison to the Fair Board. Commissioner Holman seconded. On the question, the motion carried 3-0.

**Agenda Item G.**
Consider the 2016 Chaffee County Visitors Bureau Bylaws.

There were no changes to the Bylaws from the previous year.

Commissioner Holman moved to approve the bylaws. Commissioner Potts seconded. On the question, the motion passed 3-0.

**Agenda Item H.**
Consider purchase of Frank McMurry's one-half interest in vacant land parcel in Nathrop. Proposal is for Chaffee County to purchase half interest of vacant land parcel in Nathrop, co-owned by the County with Frank McMurry. The consideration was continued from the May 3, 2016 meeting.

Commissioner Potts moved that County Planning Manager Roorda confirm the lot is buildable given its size, easements on the site and its location next to an existing home. If the lot is buildable, Habitat for Humanity should be given first right of refusal for the lot. If Habitat does not wish to build on the lot, the county should put the property on the market. Commissioner Holman seconded. On the question, the motion passed 3-0.

**Agenda Item I.**
Consider a renewal of 3.2 % Beer on Premises Liquor License of Mt. Princeton Country Store, 15870 County Road 162, Nathrop.

Commissioner Holman moved to approve the renewal. Commissioner Potts seconded the motion. On the question, the motion passed 3-0.

**Consent Agenda:**
- Pay Bills

**Old Business:**
- Madison House Update
  Discussion was held. Concerns were aired about planning and communication on the event. Commissioner Giese asked Commissioner Holman to organize a meeting with Sheriff John Spezze, Emergency Manager Phil Graham, Administrator Bob Christiansen and Finance Director Dan Short to hash out issues. Commissioner Holman agreed to do so.
- Commissioner Holman will look in to progress on County Road 302
- There was not update on the Cleora Railroad Crossing project.
Roundtable:
Administrator Christiansen said the Energy Impact Assistance funding may change. The county uses the funds for several projects. He hopes to hear more from a DOLA representative who is visiting this week on the subject.

The meeting was adjourned at 11:30 a.m.

Attest:

Lori Mitchell
Chaffee County Clerk