The regular meeting of the Board of Commissioners was held on Tuesday, March 8, 2016 in the Central Colorado Regional Airport, 27960 County Road 319, Buena Vista. 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, County Planning Manager Jon Roorda and Deputy County Clerk Sheila Kapell.

Following the Pledge of Allegiance, Chairman Giese opened the meeting at 9:00 a.m.

**Verification of Distribution of the Board of Commissioners’ Agendas**

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

**Items for Review**

Public Notices.

**Public Comment**

There was none.

**Minutes of February 16, 2016 regular and special meetings.**

The Board was presented the minutes of the February 16, 2016 Regular and Special Meetings.

Commissioner Holman made a motion to approve the minutes of the February 16, 2016 Regular and Special Meetings. Commissioner Potts seconded the motion. On the question, the motion carried 3 - 0.

**Agenda Item A**

Deliberation regarding the request from Madison House for a Special Events Permit.

Chairman Giese explained the process of the deliberation.

County Planning Manager Roorda explained the changes that had been made to the Special Events Permit.

Michael Sampliner, Madison House Inc., 2060 Broadway, Boulder explained some changes that were made. He stated the proposed fence line was moved so it would increase the barrier between the surrounding neighbors and the concert area.

The Board held discussion.
Chairman Giese asked for when the music would stop with the new curfew.

Mr. Sampliner stated the music would end approximately fifteen minutes prior to the curfew.

Cindy Miller, 723 Yale Avenue, Buena Vista asked what the egress plan would be and why they were bringing everyone into the event in two days and had only one day allotted in the traffic plan for people to leave.

Mr. Sampliner stated they would check all of the vehicles on the way in to the event and they wouldn’t need to do that on the way out.

Rebecca Hind, 29540 County Road 371, Buena Vista asked for clarification on the curfew.

Mr. Sampliner stated the curfew was 1:30 a.m. on Friday and Saturday and 12:00 a.m. on Sunday.

Kathy Mcelroy, 32201 County Road 371, Buena Vista spoke of her concern over the precedence this event would set and the potential for fire. She stated she felt the property owners had a right to the quiet enjoyment of their property and she felt the curfew was too late.

Chairman Giese stated there needed to be a discussion to establish a maximum decibel level and to decide how or where it would be monitored and what the penalty would be if it was violated.

County Attorney Davis stated the applicant asked to work with staff to come up with that level.

Chairman Giese asked County Sheriff John Spezze if he had any comments.

Sheriff Spezze stated enforcing a decibel level wouldn’t be his department’s responsibility since it would be a zoning issue.

The Board held discussion.

County Attorney Davis went over the proposed conditions of approval for the permit.

Discussion was held.

Chairman Giese stated that it would seem every effort would be made by the landowner and Madison House to make this a pleasant event so that it could happen again in the future.
Commissioner Holman stated that last year for the Salida event Madison House followed through with everything they said they would do and they were pleasant to work with.

Commissioner Holman made a motion to approve the request from Madison House for a Special Events Permit, pending the condition of having staff work out the decibel level issue and having the letter with conditions outlined by County Attorney Davis be part of the permit. Commissioner Potts seconded the motion. On the question, the motion carried 3 - 0.

The Board recessed at 9:46 a.m.

The Board reconvened at 9:47 a.m.

**Agenda Item B**
Open and consider bids for three asphalt overlays in northern Chaffee County.

Chairman passed out the bids.

Chairman Giese read the bid from Hard Rock Paving and Ready Mix.

Commissioner Holman read the bid from Avalanche Excavating, Inc.

Commissioner Potts read the bid from Miles Construction Co.

Chairman Giese read the bid from Pavement Maintenance Services, Inc.

The Board held discussion.

Chairman Giese made a motion to accept the bids for the asphalt as presented by the four companies named and asked staff to evaluate the bids and come back with a recommendation on the Tuesday, March 15, 2016 Board of Commissioners’ meeting. Commissioner Potts seconded the motion. On the question, the motion carried 3 - 0.

**Agenda Item C**
Public Hearing and consideration of recommendations from the February 23, 2016 Planning Commission Meeting with regard to the following matter: Final Plat - Wooden Flume Minor Subdivision Applicant: Scanga Ranch LLC Location: County Roads 250 & 140, located within the SW1/4SE1/4, SE1/4SE1/4, Section 32, Township 50 North, Range 8 East, NMPM Zone: Rural Request: To divide 64.7 acres into 3 lots with the minimum lot size being 5.72 acres. Water by wells, wastewater treatment by on-site wastewater systems.

Chairman Giese opened the Public Hearing at 9:54 a.m. He asked if anyone felt any of the Commissioners had a conflict of interest on this item.
There was no objection.

County Planning Manager Roorda gave an overview of the request.

Commissioner Potts asked for clarification on the Fair Contribution to Schools note.

County Planning Manager Roorda clarified that it was a $364.00 fee required for each new residential unit when applying for a building permit.

Commissioner Holman stated he would like to make discussion of the Fair Contribution to Schools fee an agenda item and run it by the Planning Commission to see if it was needed.

The Board held discussion.

Applicant, Sam Scanga, 12066 W. US Highway 50, Salida stated he didn’t have any comments.

Commissioner Holman asked if there was any water on the lots.

Mr. Scanga stated that there was but he didn’t plan on selling the water rights.

Discussion was held.

Chairman Giese closed the public hearing at 10:00 a.m.

Commissioner Holman stated for the record that he had an issue with the fact that Mr. Scanga was required to pay a fee in lieu of cistern to the Chaffee County Fire District for this property.

Commissioner Holman Made a motion to approve the recommendations from the February 23, 2016 Planning Commission meeting with regard to the following matter: Final Plat - Wooden Flume Minor Subdivision, applicant: Scanga Ranch LLC Location: County Roads 250 & 140, located within the SW1/4SE1/4, SE1/4SE1/4, Section 32, Township 50 North, Range 8 East, NMPM Zone: Rural Request: To divide 64.7 acres into 3 lots with the minimum lot size being 5.72 acres, with water by wells, wastewater treatment by on-site wastewater systems and to direct County Attorney Davis to prepare a resolution. Commissioner Potts seconded the motion. On the question, the motion carried 3 - 0.

Agenda Item D
Consider a request from Tim Swartz and Rich Young to release lot sales restrictions for Caballo Ranchero Rural Open Space Incentive.

County Planning Manager Roorda gave an overview of the request.
County Attorney Davis stated that the process would be to release the lots, contingent on the proceeds going into escrow.

Commissioner Dave Potts stated that if that is what is required he would like a resolution to be created stating that.

The Board held discussion.

Commissioner Potts made a motion to grant the request from Tim Swartz and Rich Young to release lot sales restrictions for Caballo Ranchero Rural Open Space Incentive and require escrow in the amount paid to the construction company at the closing of the first lot. Commissioner Holman seconded the motion. On the question, the motion carried 3 - 0.

The Board directed County Attorney Davis to prepare a resolution requiring that in the event a lot sales restriction is lifted, escrow be paid at the time of closing to cover needed improvements in the event that a lot sales restriction is lifted.

**Agenda Item E**
Consider a request from Ron Southard to release lot sales restriction for Southwinds Minor Subdivision.

County Planning Manager Roorda gave an overview of request.

Commissioner Holman made a motion to approve the request from Ron Southard to release the lot sales restriction for Southwinds Minor Subdivision and require escrow in the amount paid to the construction company at the closing of the first lot. Commissioner Dave Potts seconded the motion. On the question, the motion carried 3 - 0.

**Agenda Item F**
Consider a request to release funds from the Chaffee County Public Infrastructure Account to Trish Buffalo for completion of re-permitting and augmentation of a well permit for the Rundell Tracts Minor Subdivision.

County Planning Manager Roorda gave an overview of the request.

Commissioner Holman made a motion to release funds from the Chaffee County Public Infrastructure Account to Trish Buffalo for completion of re-permitting and augmentation of a well permit for the Rundell Tracts Minor Subdivision. Commissioner Potts seconded the motion. On the question, the motion carried 3 - 0.

**Agenda Item G**
Consider a renewal application for Coyote Cantina's Liquor License at 12985 Highway 24 and 285 in Buena Vista.
Commissioner Potts made a motion to approve the renewal application for Coyote Cantina’s Liquor License at 12985 Highway 24 and 285 in Buena Vista. Commissioner Holman seconded the motion. On the question, the motion carried 3 - 0.

Consent Agenda:
- County Veteran’s Service Officers report for February, 2016
- Report from the County Clerk for February, 2016
- Pay Bills

Commissioner Holman made a motion to approve the Consent Agenda as stated. Commissioner Potts seconded the motion. On the question, the motion carried 3 - 0.

Chairman Giese read a statement into record commending the Salida City Council on their decision to clean Harrington ditch rather than piping it. He directed Director of Administration Christiansen to formulate a letter on the subject for the Commissioners to sign.

Old Business:
- County Road 302
- Cleora Railroad Crossing
- County Project Status Report

Round table:
- DOLA approval of the County office remodel funds
- Madison House concert measuring decibel levels
- County Road 107 catch basin
- Grandstand and rodeo arena at the fairgrounds

The meeting closed at 10:22 a.m.

Attest:

Lori Mitchell, County Clerk