Chaffee County Commissioners Meeting
January 3, 2017

The regular meeting of the Board of Commissioners was held on Tuesday, January 3, 2017 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 Bob Christiansen, Director of Finance Dan Short, County Attorney Jennifer Davis, Planning Manager Jon Roorda, Planner Christie Barton and County Clerk Lori Mitchell.

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

Public Notices
The Board reviewed the Public Meeting List.

Public Comment
There was no public comment.

Minutes of October 4 and 18, 2016
Commissioner Holman made a motion to approve the minutes from October 4th and 18th, 2016. Commissioner Potts seconded the motion. On the question, the motion passed 3 - 0.

Agenda Item A
Report from the County Sheriff.

Sheriff Spezze submitted a report for November 2016 and thanked the outgoing Commissioners for their support of the Sheriff’s office.

Agenda Item B
Consider a request from Caring and Sharing Thrift Store and Resource Center for a fee waiver of landfill fees.

Caring and Sharing General Manager Kayette Hutchison gave an overview of the request.

Landfill Manager Shannon Wilcox gave historical information on fee waiver requests. Boards did not want to set a precedence of giving a fee waiver to some groups and not others.

Finance Director Short reminded the Board that the Landfill is set up as an Enterprise Fund and waiving fees is a more difficult process.

Discussion was held. Chairman Giese commented that allowing a fee waiver for one group was a “slippery slope” and would open the floodgates to multiple requests for fee waivers from other
non-profit groups. Commissioner Holman noted he preferred not to make a decision and to leave it up to the new Board. Commissioner Potts asked Landfill Manager Wilcox to put the fee waiver issue on the Landfill Meeting Agenda for February 2017.

**Agenda Item C**
Consider a resolution regarding changes to the Chaffee County Land Use Code, Sections 2.2.1.C Lot and Building Requirements; Section 2.2.3.C Operational Characteristics; Section 2.6.4.G Administration; Section 4.1.3.G.4 Notice to Adjacent Property Owners; Section 4.6.2.J.1 Open Space Plan Map; Section 7.1.3.B and 7.1.3.B.2 Adequate Wastewater Treatment; Section 15.1 Acronyms; Section 7.4.6.A.3 Driveway Standards; Sections 7.4.7.L.1 and 7.4.7.L.2 Access Driveways; Section 7.8.1.G Compliance with Covenants and Restrictions

County Attorney Davis gave an overview of the Resolution. Resolution 2017-01 adopts the changes to the Land Use Code that were approved by the Board at the last meeting.

Commissioner Holman commented that he had concerns about the word “new” in section 2.2.3.C. Chairman Giese made a motion to strike Section 2.2.3.C Operational Characteristics out of the Resolution and to send that portion back to the Planning Commission and approve the rest of the changes outlined in Resolution 2017-01. Commissioner Holman seconded the motion. On the question, the motion passed 3 - 0.

**Agenda Item D**
9:30 a.m. – **Public Hearing** – To consider a request for a Subdivision Exemption for a Public Benefit from JLS, LLC and the Town of Poncha Springs. Property is located at 7693 U.S. Highway 50, in the W1/2NW1/4, Section 3, Township 49N, Range 8E, Poncha Springs. **Zone:** Commercial/Rural **Request:** To provide a location for municipal water system improvements for the Town of Poncha Springs.

Chairman Giese called the Public Hearing to order at 9:30 a.m. Planner Christie Barton gave the staff report.

Tracy Vandeveer of the Crabtree Group, 325 D St., Salida, representing the applicant, addressed the Board. He noted that the Town of Poncha Springs has been working on this plan since 2005. The upgrade to their water system is needed to accommodate new growth.

The Board deliberated.

Commissioner Holman instructed the County Attorney to write an appropriate resolution for a Subdivision Exemption for a Public Benefit from JLS, LLC and the Town of Poncha Springs. Commissioner Potts seconded the motion. On the question, the motion passed 3 - 0.
Agenda Item E
9:45 a.m. – Public Hearing – To consider a request for a Subdivision Exemption from Guglielmo, LLC. Property is located in the NE1/4, S1, T49N, R8E, NMPM, west of the Meadowlark Subdivision, Salida, **Zone:** Residential **Request:** To create a new 6.44 acre tract and enlarge a 2.08 acre tract to 6.44 acres.

Planner Barton gave the staff report. The purpose of the application is twofold: 1) to adjust the boundary between parcels 1 and 2 in order to increase the size of the Williams property (parcel 2) to 6.44 acres, and 2) to create a new 6.44 acre residential property (parcel 3) under the Agricultural Subdivision Exemption regulations.

Surveyor Mike Henderson, 203 G St., representing the applicant, gave the Board additional information on the request.

The Board went into deliberation.

Commissioner Potts made a motion approve the application when the following conditions are met, to strike number one in the staff report, (add ditch easement and setback designation descriptions,) and accept number two, the applicant must submit copies of letters from CenturyLink, Xcel Energy and Atmos Gas. Chairman Giese added to the motion that if the Applicant does not get a confirmation from a utility company within 30 days of contacting them, they can move forward. Commissioner Holman seconded the motion. On the question, the motion passed 3 - 0.

Agenda Item F
Consider agreement for purchase of land from Paul Moltz for the eventual construction of an EMS building and some itinerant county offices.

Sheila Moore representing ACA Products updated the Board on the agreement.

Chairman Giese made a motion to approve the purchase of a lot from ACA Products the contract will take into consideration the items we have discussed and authorize the Chairman of the Board to sign the necessary documents. Commissioner Holman seconded the motion. On the question, the motion passed 3 - 0.

Agenda Item G
Consider a request for a release of the Lot Sales Restriction for the Gibbons Minor Tract Division.

Planning Manager Roorda informed the Board that all requirements have been met, the last one being a fire protection cistern. County Staff recommends that the Lot Sales Restriction be released for the Gibbons Minor Tract Division.
Commissioner Holman made a motion to release the Lot Sales Restriction for the Gibbons Minor Tract Division. Commissioner Potts seconded the motion. On the question, the motion passed 3 - 0.

**Agenda Item H**
Consider resolution designating the historic “Pike Trail in Colorado”

County Attorney Davis introduced Resolution 2017-02 Designation Certain Roads in Chaffee County as a Section of a Pioneer Trail.

Commissioner Holman made a motion to ratify Resolution 2017-02 Designation Certain Roads in Chaffee County as a Section of a Pioneer Trail. Commissioner Potts seconded the motion. On the question, the motion passed 3 - 0.

**Agenda Item I**
Consider a request for a Change in Corporate Ownership of High Peaks Liquor located at 12916 Highway 24 and 285, Unit A, Buena Vista.

Commissioner Holman made a motion to approve the Change in Corporate Ownership of High Peaks Liquor located at 12916 Highway 24 and 285, Unit A, Buena Vista. Commissioner Potts seconded the motion. On the question, the motion passed 3 - 0.

Consent Agenda:
- Pay Bills

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

Old Business:
- County Project Status Report

Director Christiansen gave the Board an update on the Administrative Offices remodel. Rooftop HVAC units will be delivered next week.

There being no other business before the Board, Chairman Giese adjourned the meeting at 10:35 a.m.

Attest:

Lori Mitchell, County Clerk