Chaffee County Board of Commissioners Meeting  
June 13, 2017

The Regular meeting of the Board of Commissioners was held Tuesday, June 13, 2017 in the Commissioner’ Meeting Room at the Courthouse. Board members present were Chairman Dave Potts, Commissioner Keith Baker, and Commissioner Greg Felt.

Other present were Director of General Administration Bob Christiansen, Director of Finance Dan Short, County Attorney Jennifer Davis, Planning Manager Jon Roorda, Planner Christie Barton, Director of Development Services Dan Swallow, and Deputy County Clerk Paula Barnett.

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

Public Notices  
The Board reviewed the Public Meeting List.

Public Comment  
There were no public comments.

Agenda Item A  
Report from the County Sheriff

Agenda Item C  
Consider a request from Calvin and Jillaine Paplow for an extension to an Addendum to Subdivision Improvements Agreement for Shikoba Acres Filing II.

Planning Manager Roorda gave an overview of the request, and Jillaine Paplow was in attendance to answer questions for the Board.

Commissioner Felt made a motion to approve the request for an extension to an Addendum to the Subdivision Improvements Agreement for Shikoba Acres Filing II. Commissioner Baker seconded the motion. On the question, the motion carried 3-0.

Agenda Item D  
Consider County Weed Management Plan. (Kayla Malone, County Weed Manager)

County Weed Manager Kayla Malone was not present.

Commissioner Felt made a motion to approve the County Weed Management Plan. Commissioner Baker seconded the motion. On the question, the motion carried 3-0.

Agenda Item I  
Cliff Hangers Inc., dba Cliffrangers, 22720 West US Highway 50, Monarch, has made application to renew their Hotel and Restaurant Liquor License (Attorney Davis)
Commissioner Baker made a motion to approve the renewal of the Cliff Hangers, Inc. liquor license. Commissioner Felt seconded the motion. On the question, the motion carried 3-0.

**Agenda Item J**

Application to approve Corporate Change for Cliff Hangers, Inc. for New Director Keith Surber.

Commissioner Felt made a motion to approve the Corporate Change application for Cliff Hangers, Inc. and new director Keith Surber. Commissioner Felt seconded the motion. On the question, the motion carried 3-0.

**Agenda Item B**

**9:15 a.m. Public Hearings** and consideration of recommendation from the May 23rd Planning Commission Special Meeting and the May 30th Planning Commission Regular Meeting (see attached) with regard to the following matter:

a. **Major Impact Review - Name of Applicant:** ACA Products/Frank Holman  
   **Location:** 14110 County Road 140, Located in the SW1/4SE1/4SW1/4, Section 36, Township 50 N, Range 7 E, NMPM, Salida.  
   **Zone:** Rural  
   **Request:** Surface mining of construction aggregates (continued from the April 25, 2017 meeting)  
   **STATUS UPDATE ONLY – THE HEARING WILL BE CONTINUED TO JUNE 19TH AT 5:30 P.M. AT THE CHAFFEE COUNTY FAIRGROUNDS**

Commissioner Baker made a motion to continue the ACA hearing to Monday, June 19th at 5:30 p.m. at the Fairgrounds, Tuesday, June 20th, and Wednesday, June 21st if needed. Commissioner Felt seconded the motion. On the question, the motion carried 3-0.

b. **Minor Subdivision Final Plat - Name of Subdivision:** Double Helix Minor Subdivision  
   **Applicant:** Petra Zwingers  
   **Location:** 7626 County Road 253, Tract A in the Hennessy Tracts Subdivision Exemption, in the E1/2, Section 5, Township 49 North, Range 8 East, NMPM  
   **Zone:** Rural  
   **Request:** To divide 25.1 acres into 4 lots with the minimum lot size being 3.04 acres. Water by wells, wastewater treatment by on-site wastewater systems.

The Applicant, Petra Zwingers, was present.

Planner Barton gave the staff report.

Commissioner Baker made a motion to move the review of the Double Helix Minor Subdivision to July 11th. Commissioner Felt seconded the motion. On the question, the motion carried 3-0.

c. **Major Subdivision Sketch Plan - Name of Subdivision:** Oro Vista Estates Subdivision  
   **Applicant:** KJD Holdings, LLC  
   **Location:** County Road 356-12, Tract 1 of the Robinson-Lockett Tracts located within Section 6, Township 14 South, Range 78 West, 6th P.M., Buena
Vista **Zone:** Residential **Request:** To divide 38.2 acres into 13 lots with the minimum lot size being 2.09 acres. Water by wells, wastewater treatment by on-site wastewater systems.

Planning Manager Roorda gave the staff report.

The Board received public comments from Wanda Franklin, 16003 County Road 356-13, and Bill Urbanowski, 16051 County Road 356-12.

Commissioner Baker made a motion to approve the sketch plan for OroVista Estates with the following recommendation: a cooperative agreement to develop a harden surface on County Road 356-6 south to County Road 356-12, and the developer to establish a stub road on either lots 3 and 4 or lots 4 and 5. Commissioner Felt seconded the motion. On the question, the motion carried 3-0.

**d. Changes to the Chaffee County Land Use Code** – 1. Removal of the 24’ x 36’ minimum size requirement for Manufactured Home in Table 2.2; removal of the line item Manufactured Home (HUD approved, single-wide) from Table 2.2; and removal of “C. Size.” from Section 7.8.19 Manufactured Home of the Land Use Code. 2. Section 3.1.6.C & G - Update Right to Ranch section. Section 2.2.3 – the Rural zoning district intent and purpose statement conflicts with Table 2.1 of two units/acre

The Board agreed to review each recommended change separately.

1. Removal of the 24’ x 36’ minimum size requirement for Manufactured Home in Table 2.2; removal of the line item Manufactured Home (HUD approved, single-wide) from Table 2.2; and removal of “C. Size.” from Section 7.8.19 Manufactured Home of the Land Use Code.

Planning Manager Roorda reviewed the staff report, and reported the Planning Commission recommends the approval of this change.

Commissioner Felt made a motion to remove the 24’ x 36’ minimum size requirement for Manufactured Home in Table 2.2; removal of the line item Manufactured Home (HUD approved, single-wide) from Table 2.2; and removal of “C. Size.” from Section 7.8.19 Manufactured Home of the Land Use Code. Commissioner Baker seconded the motion. On the question, the motion carried 3-0.

2. Section 3.1.6.C & G - Update Right to Ranch section

Planning Manager Roorda reviewed the Staff Report, and the Planning Commission’s recommendation for the Board of Commissioners to approve the updates to the Right to Ranch.

Commissioner Baker made a motion to approve the change to Section 3.1.6.C & G - Update Right to Ranch section. Commissioner Felt seconded the motion. On the question, the motion carried 3-0.
3. Section 2.2.3 – the Rural zoning district intent and purpose statement conflicts with Table 2.1 of two units/acre

Planning Manager Roorda reviewed the Staff Report, and the Planning Commission’s recommendation for the Board of Commissioners to approve Section 2.2.3 – the Rural zoning district intent and purpose statement conflicts with Table 2.1 of two units/acre.

Commissioner Baker made a motion to approve the change to Chaffee County Land Use Code Section 2.2.3 – Rural zoning district intent and purpose statement conflicts with Table 2.1 of two units/acre. Commissioner Felt seconded the motion. On the question, the motion carried 3-0.

Chairman Potts adjourned as the Board of County Commissioners at 11:04 a.m.

Chairman Potts convened as the Board of Equalization at 11:05 a.m.

Agenda Item E
Consider an Appeal to the Senior Property Tax Homestead Exemption from Richard Welch.

Mr. Welch was present.

Commissioner Baker made a motion to deny the appeal based on all three requirements not being met at this time. Commissioner Felt seconded the motion. On the question, the motion carried 3-0.

Chairman Potts adjourned as the Board of Equalization at 11:14 a.m.

Chairman Potts reconvened as the Board of County Commissioners at 11:15 a.m.

Agenda Item F
Consider a request for a letter of support for the Chaffee Housing Trust Application to community builders for a tech assistance grant on behalf on Chaffee County. (Read McCulloch)

Read McCulloch discussed with the Board the grant application and the benefits the Chaffee Housing Trust brings to the communities within the county

Commissioner Baker made a motion to sign the letter of support for the Chaffee Housing Trust application. Commissioner Felt seconded the motion. On the question, the motion carried 3-0.

Agenda Item G
Receive a liquor license application from Buffalo Smokehouse Bar-B-Que for a new Hotel and Restaurant liquor license, set the hearing date and set the parameters of the neighborhood under consideration. (Attorney Davis)
Commissioner Felt made a motion to hold a liquor license hearing for Buffalo Smokehouse Bar-B-Que on July 18, 2017 at 9:15 a.m., and the neighborhood to include a one-mile radius of the location. Commissioner Baker seconded the motion. On the question, the motion carried 3-0.

**Agenda Item H**
Receive a liquor license application from Kyway Cafe for a new Hotel and Restaurant liquor license, set the hearing date and set the parameters of the neighborhood under consideration. (Attorney Davis)

Commissioner Baker made a motion to hold a liquor license hearing for Kyway Cafe on July 25, 2017 at 9:15 a.m., and the neighborhood to include a one-mile radius of the location. Commissioner Felt seconded the motion. On the question, the motion carried 3-0.

**Agenda Item K**
Consider real estate transaction for EMS housing. (Attorney Davis)

Attorney Davis reported this is the existing location for EMS housing

Commissioner Felt made a motion to move forward with the transaction as presented, subject to contingencies built into the contract. Commissioner Baker seconded the motion. On the question, the motion carried 3-0.

**Agenda Item L**
Appoint new director for Chaffee County Facilities Corp. (Attorney Davis)

Commissioner Felt made a motion to appoint Dave Potts as director of the Chaffee County Facilities Corp. Commissioner Baker seconded the motion. On the question, the motion carried 3-0.

Consent Agenda:
- Report from County Veterans Service Officer, Cathy Sadeik, for the month of May, 2017
- Report from the County Treasurer for the month of May, 2017
- Pay Bills

Commissioner Felt made a motion to approve the consent agenda and to pay bill. Commissioner Baker seconded the motion. On the question, the motion carried 3-0.

There being no other business before the Board, Chairman Potts adjourned the meeting at 12:25 p.m.

Attest:

Lori Mitchell, County Clerk