Chaffee County Commissioners Meeting  
August 1, 2017

The regular meeting of the Board of Commissioners was held on Tuesday, August 1, 2017 in the Commissioners’ meeting room at the Courthouse. Board members present were Chairman Dave Potts, Commissioner Keith Baker, and Commissioner Greg Felt.

Others present were Director of General Administration Bob Christiansen, Director of Finance Dan Short, County Attorney Jennifer Davis, Development Services Director Dan Swallow, Planning Manager Jon Roorda, Planner Christie Barton, Administrative Assistant Patty Baldwin, and County Clerk Lori Mitchell.

Following the Pledge of Allegiance, Chairman Potts called the meeting to order at 10:01 a.m.

Public Notices
The Board reviewed the Public Meeting List.

Public Comment
There were no public comments.

Minutes
Commissioner Felt moved to approve the minutes from the July, 25, 2017 meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

Agenda Item A
Report from the County Sheriff

Agenda Item B
To consider a request for a New Hotel and Restaurant Liquor License for Buffalo Smokehouse BBQ, 4710 E. U.S. Highway 50, Salida. (Continued from the July 25, 2017 meeting)

Director Swallow addressed the Board regarding the size of the septic system at Buffalo Smokehouse and BBQ.

Commissioner Baker moved to approve the application for a Beer and Wine License at Buffalo Smokehouse Bar-B-Que with a condition that the establishment return to paper service only.

Agenda Item C
10:15 a.m. Public Hearing (originally scheduled for 9:15 a.m.) – Final Plat - Name of Subdivision: Longhorn Ranch Subdivision Applicant: Longhorn Ranch, LLC Location: 8371 CR 160, Salida, located in the N1/2, Section 36 and the S1/2 Section 25, Township 50 North, Range 8 East. Zone: Rural Request: To divide 35.10 acres into 14 lots with the minimum being 2.003 acres. Water by wells, wastewater treatment by on-site wastewater systems.
Planner Barton gave a staff report which included a PowerPoint presentation labeled Exhibit A. The Board also received a document listing nine items and titled, List of Inadequacies, written by the Planning Commission with notes from Director Swallow addressing these items. This document was labeled Exhibit B.

Applicants Brent Sites, Kent Townsend, Eric Schmalz, and surveyor Mike Henderson answered questions from the Board.

Commissioner Baker moved to approve the Final Plat for the Longhorn Ranch Subdivision with conditions listed on page 8 of the staff report as amended and projected on the screen and direct the County Attorney to prepare a resolution to that effect. Commissioner Felt seconded the motion. The motion carried unanimously.

Agenda Item D

Manager Roorda gave the staff report.

One of the applicants, Ed Herb, 16395 Mt. Princeton Rd., addressed the board. He explained that the applicants would like this adjustment so that the property can be preserved as open space.

Commissioner Felt moved to approve the Boundary Line Adjustment for Smucker’s 4S, LLC as presented. Commissioner Baker seconded the motion. The motion carried unanimously.

Agenda Item E
Consider a request for a Plat Amendment from Mesa Antero Property Owners Association. Property is located on Tabeguache Rd., Mesa Antero Subdivision, Filing 3.

Keith Krebs, 12977 County Road 261C, representing Mesa Antero Property Owners Association, addressed the Board.

Commissioner Felt moved to approve the Plat Amendment from Mesa Antero Property Owners Association. Commissioner Baker seconded the motion. The motion carried unanimously.

Agenda Item F
Consider resolution for the Double Helix Minor Subdivision. (Attorney Davis) (Continued from the July 25, 2017 meeting)

County Attorney Davis described the Resolution.

**Agenda Item G**  
Consider request for release of a Lot Sales Restriction for the Schwitzer Minor Subdivision.

Commissioner Baker moved to approve the Lot Sales Restriction for the Schwitzer Minor Subdivision. Commissioner Felt seconded the motion. The motion carried unanimously.

**Agenda Item H**  
Insurance Pool Update and Loss Trending Analysis (Jon Wagner, CTS)

This item was moved to the September 19, 2017 meeting.

**Consent Agenda**  
- Pay Bills

Commissioner Felt moved to approve the Consent Agenda and pay bills. Commissioner Baker seconded the motion. The motion passed unanimously.

The Board adjourned and convened as the Board of Equalization.

**CONVENE AS BOARD OF EQUALIZATION**

a. To consider referee’s recommendations from property tax hearings.  
   County Assessor Brenda Mosby asked if the Board had questions about the referees recommendations. Commissioner Felt moved to accept the referees recommendations from the property tax hearings. Commissioner Baker seconded the motion. The motion passed unanimously.

b. Approve correction of an error on a parcel of land.  
   Commissioner Baker moved to approve the correction on a parcel of land.

The Board adjourned as the Board of Equalization and reconvened as the Board of Commissioners.

The Board went into executive session at 12:08

**Agenda Item I**  
Possible executive session under C.R.S. 24-6-402(4)(b) for purposes of receiving legal advice on specific legal questions; namely, the procedural handling of amendments to the ACA/Holman Surface Mining Major Impact Review application.
I, Jennifer A. Davis, Chaffee County Attorney, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 1, 2017 constituted privileged attorney-client communications.

Jennifer A. Davis, Chaffee County Attorney

I, Dave Potts, Chairman of the Chaffee County Board of County Commissioners, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 1, 2017 were confined to the topic described in the announcement of such session and authorized by the provisions of CRS 24-6-402(4)(b).

Dave Potts

The Board came out of Executive Session at 12:52 p.m. and adjourned.

Attest:

Lori Mitchell, County Clerk