The regular meeting of the Board of Commissioners was held on Tuesday, October 10, 2017 in the Commissioners' meeting room at the Courthouse. Board members present were Chairman Dave Potts, Commissioner Greg Felt and Commissioner Keith Baker.

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, and County Clerk Lori Mitchell.

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

Public Comment
Alison Brown, 317 E 3rd St., Salida, made comments about putting meetings on YouTube.

Agenda Item A
Contract/Grant Consideration

Agenda Item B
9:15 a.m. - Public Hearings and consideration of recommendations from the September 26, 2017 Planning Commission Meeting (see attached) with regard to the following matters:

a. **Name of Subdivision:** Lantz Minor Subdivision Final Plat **Applicants:** Lonnie & Cynthia Lantz **Location:** 8591 & 8595 Highway 285, Salida **Zone:** Rural and Commercial **Request:** To divide 74.48 acres into 3 lots with the minimum being 4.48 acres. The portion of the property that is zoned Commercial will become Lot 3. Water by wells, wastewater treatment by on-site wastewater systems.

Lonnie Lantz, 8595 US Highway 285, Salida, addressed the Board.
Mike Henderson, Surveyor, addressed the Board.

Commissioner Felt moved to re-characterize the Lantz Minor Subdivision application as Lantz Subdivision exemption and approve that with a resolution noting that a maintenance agreement or covenant addressing maintenance for the existing shared driveway that serves lots 1 and 2 be addressed before the plat is recorded and a copy of this be submitted to the Chaffee County Development Services and a draft shall be submitted for staff review before recording and a plat note be added noting the absence of a well on Lot 3. Commissioner Baker seconded the motion. The motion carried unanimously.

b. **Name of Subdivision:** Fisher Minor Subdivision Final Plat. **Applicants:** Brian & Sandra Fisher **Location:** 12385 County Road 140, Salida **Zone:** Rural **Request:** To
divide 11.68 acres into 2 lots with the minimum being 2.39 acres. Water by wells, wastewater treatment by on-site wastewater systems

Mike Henderson, surveyor for the applicant, addressed the Board.
Sandra Fisher, applicant, made comments.
Lonnie Lantz, 8595 US Highway 285

Commissioner Felt moved to re-characterize the Fisher Minor Subdivision application as a subdivision exemption application and direct the County Attorney to draft a resolution supporting this application with the condition that a maintenance and access agreement be required for the shared well and be submitted to the Development Services Office prior to the filing of the final plat. Commissioner Baker seconded the motion. The motion carried unanimously.

c. Name of Subdivision: Hecla Crossing Minor Subdivision Final Plat. Applicant: Anna Vohs Trust, Representative John Strandberg. Location: 10920 County Road 194, Salida. Zone: Rural. Request: To divide 40 acres into 4 lots with the minimum being 3.92 acres. Water by wells, wastewater treatment by on-site wastewater systems.

John Strandberg, Engineer of Record for the subdivision, addressed the Board.

Commissioner Baker moved to approve Hecla Crossing and final plat with the conditions stated on the planning commission recommendation memorandum and the additional condition of lot sales 2, 3, and 4 with the lot sales restriction to be lifted on the remaining two lots after the sale of a first lot, the proceeds of which will be used to make the necessary road improvements and direct the County Attorney to prepare a resolution to that effect. Commissioner Felt seconded the motion. The motion passed unanimously.

d. Updates to the Chaffee County Land Use Code.
   Updates and Corrections to Table 2.2 and Section 7.8 to coordinate titles for utility uses.
   Updates to Section 4.3.4.A.2 to amend time frames in the Limited Impact Review Section.
   Updates to Section 4.3.3.A.4a to remove the requirement for Planning Commission review of referral agencies in the Minor Subdivision Sketch Plan process.

Commissioner Baker moved to direct staff to prepare a resolution for updated section 4.3.4.A.2 to amend time frames in limited impact review section of the land use code. Commissioner Felt seconded the motion. The motion carried unanimously.

Commissioner Baker moved to accept the Planning Commission’s recommendation to table to a date uncertain, updates and corrections to Table 2.2 and Section 7.8, and to accept the Planning Commission’s denial of Section 4.3.3.A.4. Commissioner Felt seconded the motion. The motion carried unanimously.
Agenda Item C
Consider appointment of Board member to the Chaffee County Visitors Bureau to fill seat vacated by Bill Dvorak.

Commissioner Felt moved to appoint Travis Hochard to the Chaffee County Visitor’s Bureau to fill the seat vacated by Bill Dvorak. Commissioner Baker seconded the motion. The motion carried unanimously.

Agenda Item D
Updates to the Chaffee County Land Use Code: Article 15 Kennel Definition. Continued from the September 12, 2107 meeting

Roorda gave a review of the proposed kennel definition

Chairman Potts allowed additional public testimony.

Megan McLaughlin, 8783 Cameron Circle, Salida, spoke against the proposed definition of kennel.

Chris Vely, 11444 Antelope Road, Salida, spoke in favor of proposed definition of kennel.

Jim Hutchins, 528 G Street, Salida, spoke in favor.

Laura Barton, 11444 Antelope Road, in favor.

Deborah Mahoney, 11222 Antelope Road, Salida

Will Kaye, 11003 County Road 185, in favor.

Steve Brandon, Buena Vista

Marianne Mays, 1118 Harvard Lane, Buena Vista

Linda Cutrara, 303 Crestone Ave., Salida

Tom Kottmeier, 12050 Happy Jack Lane, Salida

Marsha Boggs, 7800 County Road 146, Salida

Brent Smith, 11222 Antelope Road, Salida

Chris Vely, made additional comments

Jim Miller, 7495 County Road 156 West, Salida
Commissioner Baker moved to direct staff to prepare a resolution changing the Land Use Code definition of kennel to the following: Any lot, parcel, tract or structure, in which more than seven (7) dogs, six (6) months or older are kept, raised, housed, boarded, or bred for longer than two (2) weeks. Facilities housing dogs used as part of an agricultural activity are not included in this definition. This definition shall not apply to a properly permitted pet shop, veterinary clinic, hospital or ADI accredited service dog training facility. Commissioner Felt seconded the motion. The motion carried unanimously.

Agenda Item E
Renewal for a Hotel and Restaurant (County) Liquor License for Powder Monarch LLC DBA Monarch Ski and Snowboard Area located at 23715 Highway 50, Garfield, CO

Commissioner Baker moved to approve the liquor license renewal for Monarch Ski and Snowboard Area. Commissioner Felt seconded the motion. The motion carried unanimously.

Consent Agenda
- Pay Bills
- County Veterans Service Officers Monthly Report and Certification of Pay

Commissioner Felt moved to approve the Consent Agenda. Commissioner Baker seconded the motion. The motion carried unanimously.

Attest:

Lori Mitchell