The regular meeting of the Board of Commissioners was held on Tuesday, April 12, 2016 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 Robert Christiansen, Director of Finance Dan Short, County Attorney Jenny Davis, County Planning Manager Jon Roorda, Administrative Assistant Patty Baldwin, Director of Development Services Dan Swallow and Deputy County Clerk Julie Daugherty.

Following the Pledge of Allegiance, Chairman Giese opened the meeting at 9:05 a.m.

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

Public Meeting List Review
Commissioners Giese, Holman and Potts noted various public meetings they intend to attend this week of May 3-10.

Public Comment
There was none.

Agenda Item A
Contract/Grant Consideration: Computer Information Concepts Annual Peopleware Agreement.

Commissioner Potts made a motion to approve the contract. Commissioner Holman seconded the motion. On the question, the motion carried 3-0.

Agenda Item B
Public Hearing:
Commissioner Giese called opened the Public Meeting at 9:15 a.m. to consider a request for Final Plat for the Ranch View Minor Subdivision.

Applicant: Seth Richardson
Location: 10165 County Road 165, located within the NE1/4SW1/4&SE14NW1/4,S22,T50N, R8E, NMPM, Salida Zone: Rural Request: To divide 10 acres into 2 lots with the minimum lot size being 3.94 acres. Water by wells, wastewater treatment by on-site wastewater systems.
Planning and Zoning Commission reviewed the plans and unanimously recommended approval.

Public comment was closed at 9:20 a.m.

Discussion was held.

Commissioner Potts made a motion to approve the final plat. Commissioner Holman seconded the motion. On the question, the motion carried 3-0. County Attorney Davis will create a resolution and have it signed.

**Agenda Item C.**
Public Hearing and consideration of recommendations from the March 29, 2016 Planning Commission Meeting with regard to the following matters:

- **Table 2.2: Use Table.** Modify Use Table Items: to remove the section headings to the table including: Residential and Related Uses; Agricultural, Food, and Animal Uses; Commercial, Institutional, and other Non-Residential Uses, and Public Utility and Related Uses. The proposed change to the table shows the section headings removed and the permitted uses re-alphabetized.

Commissioner Giese made a motion to approve the changes. Potts seconded the motion. On the question, the motion carried 3-0.

- **Article 4.1.3A2e: Consultants and Referral Agency Reviews.** The Staff shall identify which referral agencies will potentially be part of the review, and whether consultant reviews are likely to be required.

- **Article 4.1.3D: LUC 4.1.3D Review by Referral Agency.** The potential referral agencies will be identified by staff at the Pre-Application Meeting.

- **Article 4.1.3D3: Referral Agencies.** The following constitute referral agencies: Take out “required for application proposing division of land” on items a – l. Since the Planning Commission determines which referral agencies, if any, will be notified, it is proposed to strike “(required for application proposing division of land).”

Create New Section

- **LUC 4.3.4A4a** As part of the Planning Commission review, the Planning Commission shall identify which, if any, of the referral agencies in Section 4.1.3D should review the application.
• **Article 4.3.4B3:** This section is proposed to be deleted and the requirement reworded and moved to the sketch plan section as shown in item 4 above.

Changes were recommended by the Planning Commission to make language consistent and clarify phrasing.

Commissioner Potts made a motion to approve the changes. Commissioner Holman seconded the motion. On the question, the motion carried 3-0.

• **Article 5.2.3J:** Proposed Minor Subdivision Exemption – division by road, highway, railroad or major stream to be added to Section 5.2.3 Additional Types of Subdivision Exemptions

• **J. Minor Subdivision Exemption.** A Minor Subdivision Exemption may be used to separate parcels under a single ownership that are divided by a County Road, State Highway, railroad, river or major stream.

1. Parcels Eligible:
   a. Parcels that existed on or before May 5, 1972 and on that date were divided by deeded County Road or State Highway.
   b. Parcels that existed on or before May 5, 1972 and on that date were divided by an existing railroad.
   c. Parcels that existed on or before May 5, 1972 and are naturally split by the Arkansas River, the South Arkansas River, Chalk Creek or Cottonwood Creek (including North and South branches)

2. A residential lot created through this process shall conform to the overall zoning density and lot size requirements.

3. The residential lot shall include all requirements detailed in the Land Use Code including frontage, minimum setbacks, easements, fire protection, access permits and addressing.

Commissioner Potts made a motion to continue the proposal before approval was granted. Commissioner Holman seconded the motion. On the question, the motion carried 3-0.

• **Article 7.3.4:** Subdivision Fire Protection All subdivisions shall provide adequate access and water supply for fire suppression. Fire suppression water supplies are required in subdivisions to protect the lives of residents and firefighters, to protect the personal property of
the residents and neighboring property owners, and to minimize the threat of wildfires through early response and suppression.

- **Water Supply.** Water used for fire protection purposes may be non-potable water and may be from a source separate from the domestic supply. The amount of water, type of delivery system and storage system is determined by several factors. The most critical factor is the density of the subdivision; other factors include wildfire threat levels and geography. The developer should contact the appropriate municipality or Fire Protection District during the Sketch Plan phase. Firefighting water supply for the proposed subdivision shall be identified as part of the Preliminary Plan submittal, and shall meet the requirements of the appropriate Fire Protection District.


Commissioner Potts made a motion to continue the proposal before approval was granted. Commissioner Holman seconded the motion. On the question, the motion carried 3-0.

- **Article 7.8.1: Accessory Dwellings Unit (ADU)**
  Maximum Floor Area. The conditioned living space of an ADU shall not exceed 60 percent of the floor area of the primary dwelling unit on the same parcel not to exceed 1,250 square feet.

Discussion was held.

Commissioner Giese moved to have County Attorney Jenny Davis change the resolution to read ADU not to exceed 1,000 feet and remove the 60 percent of floor area requirement. A variance approved by the County Commissioners for any ADU over 1,000 square feet would be required. Commissioner Holman seconded the motion. On the question, the motion carried 3-0.

**Agenda Item D.**
Discussion regarding the Realignment of County Road 154 and Heart of the Rockies Medical Center future expansion.

Mike Wilbur, lawyer representing the Heart of the Rockies Regional Medical Center explained a purchase and trade of land by the hospital from Colorado Parks and Wildlife. The land would be re-zoned and annexed in to the city. HRRMC has proposed realigning County Road 154 by 200 feet so it will not bisect CPW’s lot. HRRMC has obtained a permit from CDOT to realign the road.
Tom Eve from the HRRMC board of directors said that the hospital would help with the paving costs and requested a letter of intent from the county that they would help with constructing the road.

Commissioner Giese made a motion to write a letter of commitment from the county to participate in the relocation of County Road 154. Commissioner Potts seconded. On the question, motion passed 3-0.

**Agenda Item E.**
Discussion regarding County issues with United States Senator Michael Bennet’s representative Noah Koerper.

Koerper attended the meeting to listen to any concerns Chaffee County may have with which Senator Bennet’s office could assist. Discussion was held regarding a proposal to make improvements on the east side of Cottonwood Pass while it is closed for CDOT work on the west side was suggested. Koeper said he will follow up on the proposal.

There was also discussion regarding roads into the newly-designated Brown’s Canyon National Monument. Concerns were raised that some roads are steep and narrow in some areas. Perhaps grants could be applied for road improvements. Letters of support would help make a case.

**Agenda Item F.**
Establish dates related to the 30-day flow period under the RICD.

Discussion was held.

Commission Giese made a motion to begin the 30-day flow begin May 27, 2016 and end June 26, 2016. Commissioner Holman seconded the motion. On the question, the motion passed unanimously, 3-0.

**Agenda Item G.**
Consider purchase of Frank McMurry’s one-half interest in vacant land parcel in Nathrop.

Proposal is for Chaffee County to purchase half interest of vacant land parcel in Nathrop, co-owned by the County with Frank McMurry.

Commissioner Holman moved to continue consideration of the proposal until right of way information can be verified. Commissioner Potts seconded the motion. On the question, the motion passed unanimously, 3-0.

Consent Agenda:
- Ratify DOLA grant for Chaffee County Administrative Office Remodel.
County Administrator Christiansen spoke about the grant for remodeling the commissioner's and administrators offices at 104 Crestone Ave. in Salida. Commissioner Giese said the grant would pay for half of the remodeling costs.

- Pay Bills

**Old Business:**
- Madison House Update
  A brief discussion was held. Concerns were aired about the location of the stages, fees charged and sound monitoring.
- County Road 302
- Cleora Railroad Crossing

Commissioner Holman moved to adjourn the meeting. Commissioner Potts seconded the motion. On the question, the motion passed unanimously, 3-0. The meeting was adjourned at 11:30 a.m.

Attest:

Lori Mitchell
Chaffee County Clerk