PLEASE NOTE: The Agenda times are approximate; items may be discussed before or after the times listed below.

9:00 a.m. Regular meeting of the Board of Commissioners

Pledge of Allegiance

- Review public meeting list

- Public Comment

A. 9:15 a.m. - PUBLIC HEARING and consideration of recommendations from the August 28, 2018 Planning Commission Meeting (see attached) with regard to the following matter:
   a. Final Plat - Name of Subdivision: Van Deel Minor Subdivision Applicant: Roger Van Deel
      Location: 12908 County Road 162, Nathrop Zone: Rural Request: To re-subdivide Tract 2 of the
      McMurry Tracts of 35.98 acres into two lots with the minimum being 15.96 acres. Water by wells,
      wastewater treatment by on-site wastewater systems. THIS APPLICATION HAS BEEN
      WITHDRAWN
   b. Major Subdivision Sketch Plan - Name of Subdivision: Vista Sawatch Applicant: Edge
      Investments, LLC Location: Northeast corner of Highways 285 and 291 Zone: Rural Request: To
      divide 54.25 acres into 11 lots and one outlot with the minimum lot size being 3.58 acres Water by
      wells, wastewater treatment by on-site wastewater systems.

B. Consider a request from John Farrell for a Boundary Line Adjustment. Property is located at
   33515 County Road 373A, Buena Vista. (Planner Roorda)

C. Consider a request from Colorado Mountain College to support the Colorado Opportunity
   Scholarship Initiative (COSI). (Edward Chusid, Grants Coordinator, CMC)

D. Consider rescinding the Hecla Crossing Minor Subdivision. (Administrative Assistant Baldwin)

E. Consider request for assistance in completing the County Road 120 Trail. (Donna Rhoads, SPOT
   President)
F. Consider CCI Mountain District Commissioner nomination for Child Welfare Advisory Committee (CWAC) (Director of Administration Christiansen)

Consent Agenda:
	- Report from the County Veteran Service Officer for the month of August, 2018
	- Pay Bills

Old Business:
	- County Project Status Report
	- Fire Protection Boundary Update
	- Cottonwood FLAP

Potential Road Trip

****The official posting site for the Chaffee County Board of Commissioners meeting agenda’s is at the County Court House.

It is the policy of Chaffee County that all County sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the County’s ADA Coordinator at 719-539-3463 or e-mail bvenes@chaffeecounty.org at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

From time to time throughout the year, two or more Commissioners may meet to discuss day-to-day oversight of County property and/or supervision of employees. Such meetings are held in accordance with C.R.S. § 24-6-402(2)(f) and, therefore, prior notice may not be posted. No policies, positions, resolutions, rules or regulations are adopted at day-to-day business meetings, nor is any formal action taken. Accordingly, no official minutes of day-to-day business meetings may be kept.
PLANNING COMMISSION RECOMMENDATION

Date: August 29, 2018
To: Chaffee County Board of County Commissioners
From: Chaffee County Planning Commission
Subject: Vista Swatch Major Subdivision

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of August 28, 2018 and should be considered as a draft summary of their recommendation until the minutes are approved at their next regular meeting.

Members Present: Karin Adams, Marjo Curgus, Bill Baker, Mike Allen, Dan McCabe, Tracey Vandaveer and Joe Stone

Findings
1. The application meets the requirements for a Major Subdivision Sketch Plan.
2. The property is impacted by natural drainages and an electric transmission line.
3. The existing topography and vegetation screen the subdivision from Highways 285 and 291.
4. The Outlot is adjacent to Highway 291. No access to the outlot is shown from the proposed subdivision road.
5. The outlot cannot be developed with the outlot designation. The applicant’s testimony indicates a possible willingness to change the outlot to a subdivision lot prior to platting.
6. No open space is shown on the Sketch Plan.
7. The applicant’s testimony indicated that the area west of the electric transmission line easement could be preserved for screening to the Scenic Byway (Highway 285).

Conditions
1. Drainage easements shall be added to the plat to protect natural drainages.
2. Dedicate 0.1 acres of Open Space per residential lot or create building envelopes to maintain the existing topography and vegetation that screens the subdivision.

Mike Allen moved to recommend to the Board of Commissioners approval of the Sketch Plan for the Vista Swatch Major Subdivision based on stated Findings of Fact 1 – 7 and Conditions 1 and 2. Dan McCabe seconded and the motion carried unanimously.
## BOARD OF COUNTY COMMISSIONERS PUBLIC MEETINGS

**THIS NOTICE IS POSTED PURSUANT TO C.R.S. 24-604 02 (IV)(c)(4)(b).**

**THERE WILL BE NO DECISIONS OR FORMAL ACTIONS MADE BY THE COMMISSIONERS AT THESE MEETINGS EXCEPT FOR THE REGULAR OR SPECIAL MEETINGS OF THE BOARD OF COMMISSIONERS**

Address for meeting places: **Commissioners Meeting Room** 104 Crestone Ave., Salida, **Buena Vista School District Offices**, 113 N. Court., **Buena Vista Annex**, 112 Linderman Ave., **Fairgrounds**, 10165 County Road 120, Poncha Springs, **Harriet Alexander Field**, County Road 140, Salida. Meeting places are subject to change and will be posted.

| DATE:       | September 10, 2018 |
| TIME:       | 9:00 a.m.          |
| SUBJECT:    | Regular meeting of Landfill Committee and Boards of Health and Human Services followed by Work Session |
| LOCATION:   | Commissioners Meeting Room |

| DATE:       | September 11, 2018 |
| TIME:       | 9:00 a.m.          |
| SUBJECT:    | Commissioner’s Regular Meeting |
| LOCATION:   | Salida              |

| DATE:       | September 12, 2018 |
| TIME:       | 9:00 a.m. – 5:00 p.m. |
| SUBJECT:    | Budget Work Session |
| LOCATION:   | Salida              |

| DATE:       | September 17, 2018 |
| TIME:       | 8:30 a.m. 0 10:15 a.m. |
| SUBJECT:    | Colorado Mountain Housing Coalition (CMHC) Educational Opportunity “How Housing Happens” |
| LOCATION:   | Mt. Princeton Hot Springs Resort, Nathrop |

| DATE:       | September 17, 2018 |
| TIME:       | 12:00 p.m. – 4:00 p.m. |
| SUBJECT:    | Southwest Conservation Corps 20 years celebration |
| LOCATION:   | Guidestone Community Garden, 1455 Holman Ave., Salida |

| DATE:       | September 18, 2018 |
| TIME:       | 9:00 a.m.          |
| SUBJECT:    | Commissioner’s Regular Meeting |
| LOCATION:   | Buena Vista         |

| DATE:       | September 25, 2018 |
| TIME:       | 3:00 p.m.          |
| SUBJECT:    | Visitors Bureau    |
| LOCATION:   | Salida             |

| DATE:       | September 25, 2018 |
| TIME:       | 4:00 p.m.          |
| SUBJECT:    | Planning Commission Work Session followed by Regular Meeting |
| LOCATION:   | Commissioners Meeting Room |

9/7/18
This list may be updated daily. Posted in posting area outside of Commissioners Office.
APPLICATION FOR
MAJOR SUBDIVISION

☐ Preliminary Plan  Fee - $550.00 + $50.00 per lot
☐ Final Plat  Fee - $500.00 + $50.00 per lot

GENERAL INFORMATION

NAME OF PROJECT  Vistes Savatch

PROPOSED SUBDIVISION  

PROPERTY ADDRESS  N.A.

TAX PARCEL #  36030200055  ZONING  Rural

EXISTING USE OF PROPERTY  None

OWNERS NAME (PLEASE PRINT)  Edge Investments LLC

ADDRESS  

TELEPHONE  E-MAIL  

I AM THE OWNER OF THE ABOVE PROPERTY AND HEREBY GIVE MY PERMISSION FOR THE
REPRESENTATIVE LISTED BELOW TO SERVE AS MY AGENT THROUGH THIS LAND PLANNING PROCESS. MY
AGENT SHALL HAVE FULL POWER AND AUTHORITY TO ACT ON MY BEHALF DURING THIS PROCESS. THIS
PERMISSION MAY BE REVOKED BY ME AT ANY TIME BY PROVIDING WRITTEN NOTICE TO CHAFFEE
COUNTY PLANNING.

OWNERS SIGNATURE  

REPRESENTATIVE (PLEASE PRINT)  Mike Henderson

REPRESENTATIVES SIGNATURE  

TELEPHONE  EMAIL  

MAILING ADDRESS  203 G STREET, SALIDA, CO 81201

STAFF USE ONLY

Application received by  Date

Fee $  Check #  Completeness Date

Certified Mailing Labels  Electronic File

Updated March 29, 2018
Date: August 20, 2018  
To: Chaffee County Planning Commissioners  
From: Planning Staff, Jon Roorda & Christie Barton  
Subject: Vista Sawatch Major Subdivision Sketch Plan  
PC: 8/28/2018 BOCC 9/11/2018  

Applicant: Edge Investments, LLC, represented by Mike Henderson

Public Hearing Notice Information: The Public Hearing was advertised in the Mountain Mail and the Chaffee County Times on August 9, 2018. Public Hearing notices were sent by certified mail to adjoining property owners on August 9, 2018. The Public Hearing Notice sign was observed by staff on August 20, 2018.

Summary of Application: This application proposes to subdivide two parcels totaling 54.25 acres into eleven (11) lots and one outlot. The property is vacant land. Access for the eleven lots will be on a new road off County Road 193. Sawatch Range Road will be constructed in a 40-foot wide Low Volume Road right of way that will be dedicated with the plat. The subdivision road will be maintained by the property owners in the subdivision.

Location and Zoning Map:
Zoning & Density: This property is in the Rural zoning district. This proposal meets the requirements of this zoning district.

Issues that have come up during the Sketch Plan review:
- An outlot is created with access off Highway 291.
  - What is the use of the outlot?
  - Should it be a lot? The designation of ‘outlot’ may limit the use of the property.
  - A minimum of a pedestrian access easement should be provided to the subdivision.
  - A CDOT Access Permit will be required when the lot is developed.
- The property is bisected by natural drainages, and these should be placed in drainage easements or the final plat should show building envelopes to avoid these areas. The drainages are not mapped FEMA Floodplain areas.
- Vegetation and topography screen the majority of the property from both highways.
- No open space is proposed for the subdivision.

Potential Findings:
1. The application meets the requirements for a Major Subdivision Sketch Plan.
2. The property is impacted by natural drainages and a transmission line.
3. The existing topography and vegetation screen the subdivision from Highways 285 and 291.
4. The Outlot is adjacent to Highway 291. No access is shown to the proposed subdivision road.

Conditions:
1. Building envelopes shall be added to the plat that will avoid the natural drainages on the lots.
2. Dedicate 1.1 or 1.2 acres of Open Space along Highways 285 and 291 to maintain the existing topography and vegetation that screens the subdivision.
3. Change the designation of the outlot to a lot.
4. Provide a minimum of a pedestrian easement from the outlot to the subdivision.
5. A CDOT Access Permit will be required for the Outlot when developed.

If approved by the Planning Commission and the Board of County Commissioners, the applicant will prepare the Preliminary Plan application.

PLANNING COMMISSION ACTION: Commissioner ____________ moved and Commissioner ____________ seconded and the Commission voted to recommend to the Board of County Commissioners to APPROVE / APPROVE WITH CONDITIONS / DENY / CONTINUE the Vista Sawatch Major Subdivision Sketch Plan based on the following findings of fact and conditions:

Findings:
1.

Conditions:
1.
APPLICATION FOR
BOUNDARY LINE ADJUSTMENT

Application Fee $275.00 +$50.00 per lot (for each lot over 2)

PARCEL 1: OWNERS NAME (PLEASE PRINT) John T. Farrell Jr
ADDRESS 33515 County Road 373A

TELEPHONE

PLEASE SEE OWNERSHIP STATEMENT BELOW

OWNERS SIGNATURE (SEE STATEMENT BELOW) John T. Farrell Jr

PARCEL 2: OWNERS NAME (PLEASE PRINT) Same as Above
ADDRESS

TELEPHONE E-MAIL

OWNERS SIGNATURE

OWNERSHIP STATEMENT: I AM THE OWNER(S) OF THE ABOVE LISTED PROPERTY(IES) AND HEREBY GIVE MY PERMISSION FOR THE REPRESENTATIVE LISTED BELOW TO SERVE AS MY AGENT THROUGH THIS LAND PLANNING PROCESS. MY AGENT SHALL HAVE FULL POWER AND AUTHORITY TO ACT ON MY BEHALF DURING THIS PROCESS. THIS PERMISSION SHALL CONTINUE TO BE IN EFFECT UNTIL REVOKED, AND MAY BE REVOKED BY ME AT ANY TIME BY PROVIDING WRITTEN NOTICE TO MY AGENT AND TO CHAFFEE COUNTY PLANNING.

*********************************************************************************************************************

REPRESENTATIVE (PRINT)

SIGNATURE

ADDRESS

TELEPHONE E-MAIL

STAFF USE ONLY
Application received by Date
Fee $ Check # Completeness Date
Certified Mailing Labels Electronic File

Updated May 14, 2018
### GENERAL INFORMATION-PARCEL 1

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If the Boundary Line Adjustment involves more than two lots, please list information on the additional properties below:

---

APPLICATION FOR BOUNDARY LINE ADJUSTMENT
Date: August 29, 2018
To: Chaffee County Board of County Commissioners
From: Planning Staff, Jon Roorda & Christie Barton
Subject: Farrell Boundary Line Adjustment

BOCC: 9/18/2018

Applicant: John T. Farrell, Jr. and Miren I. Hernandez Ballester

Public Hearing Notice Information: No public notice is required per Article 5.2.3 A.

Summary of Application: John Farrell and Miren Ballester own Lots 10 and 11 in Colorado Midland Subdivision. Lot 10 has the residence, accessory structures, well and On-site Wastewater Treatment System (OWTS). Lot 11 is vacant. The existing driveway crosses the property line, and the well, pump house and shed are located on Lot 11. The intent of this application is to relocate the boundary line between the two lots to have the driveway and improvements on Lot 10. The existing house will also meet the 50 foot setback in the covenants (recorded at Reception #155687). Both properties are zoned Residential, and no changes will be made to the use or density of the lots with this application.

No right of way dedication or resolution is required for this application.

Location & Zoning Map:
Zoning & Density: The parcels are located in the Residential zoning district and this application makes no changes to use or density.

Aerial Photo:

Proposed Boundary Line Adjustment:
5.2.3A Boundary Line Adjustments:

1. The boundary line adjustment creates no more than the previously recorded number of parcels and does not create non-conforming parcels or increase existing non-conformities. No additional parcels are created with this application.
   The project starts with two (2) conforming lots and ends with two conforming lots. The driveway, well, pumphouse and shed will be located on Lot 10-R. Future structures can meet the setbacks listed in Table 2.1 of the Land Use Code, and can meet the setbacks listed in the covenants.

2. Boundary line adjustments may be permitted to allow land transfers between adjacent property owners, as long as the existing building envelopes are not relocated as a result of the adjustment.
   The Colorado Midland Subdivision does not have building envelopes on the plat (recorded on January 23, 1974 at Reception No. 155780).

3. If the request affects a municipal boundary, and the municipal comprehensive or master plan lacks specific guidance to approve a request for boundary line revision, the Board of County Commissioners must find the following exist:
   a. There has been substantial change in the vicinity of the property in question or time and experience have shown that the existing boundary or lot line is unwise or in need of change.
   b. The impact of the boundary or lot line revision request on the immediate neighborhood, vicinity and community as a whole will be neutral or positive.
   This application does not affect a municipal boundary.

All required materials were submitted. If approved by the Commissioners, staff will work with the applicant’s surveyor to make minor plat changes.

BOARD OF COMMISSIONERS ACTION: Commissioner ______________ moved and Commissioner ______________ seconded and the Board voted to APPROVE / DENY / CONTINUE the Farrell Boundary Line Adjustment based on the following findings of fact and conditions:

Findings:
   1. 
   2. 

Conditions:
   1. 
   2. 

Page 3 of 3
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Certification by County Veterans Service Officer

I hereby certify, the above captioned monthly report is true and accurate. I have been paid the following amount(s) for the month of Aug, 2018 from Chaffee county.

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TOTAL $1,047

Signature of County Veterans Service Officer  8/31/18

Certification by County Commissioner or Designee

In accordance with CRS 28-5-707, I hereby certify the accuracy of the Report CVA-26 revised 9-11-2015:

_________________________ County Commissioner or Designee of
_________________________ County

_________________________ Date

This certification, submitted monthly, properly signed and executed is considered as application for the monetary benefits to the County General Fund in accordance with 28-5-804 (2002) Colorado Revised State Statute.

Submit this form no later than the 15th day the following month.

Mail to:
Colorado Division of Veterans Affairs
Attention: Deputy Director
1355 South Colorado Blvd.
Building C, Suite 113
Denver, Colorado 80222