

February 9, 2016

THIRD MEETING

The Board of Commissioners of the County of Fremont, State of Colorado, met in Regular Session on February 9, 2016, 615 Macon Avenue, Room LL3, Fremont County Administration Building, Cañon City, Colorado. Commissioner Chairman Edward Norden called the meeting to order at 9:30 a.m.

Edward H. Norden	Commissioner	Present
Debbie Bell	Commissioner	Present
Tim Payne	Commissioner	Present
Katie Barr	Clerk and Recorder	Present
Brenda Jackson	County Attorney	Present

Also present: George Sugars, County Manager and Matt Koch, Planning and Zoning Director

The Invocation was given by Alex Ackerman of Vineyard.

Those present recited the Pledge of Allegiance to the Flag of the United States of America.

APPROVAL OF AGENDA

Commissioner Bell moved to approve the Agenda. Commissioner Payne seconded the motion. Upon Vote: Commissioner Bell, aye; Commissioner Payne, aye; Commissioner Norden, aye. The motion carried.

CONSENT AGENDA

1. Approval of Minutes / January 26, 2016
2. Approval of Bills for February 9, 2016 / \$868,604.82
3. Adoption of Resolution #8 Series of 2016, SRU 15-004 RoCnJeN's HaYe – Feed Store
4. Approval and ratification of Chairman's signature on a Lease Purchase Agreement with U.S. Bancorp for the purchase of 20 Sheriff Department Vehicles in the amount of \$1,200,000.00 to be repaid over a three year period
5. Scheduling of Public Hearing for February 23, 2016 at 10:00 a.m.:
Request approval of a Zone Change from Agricultural Forestry to Travel Trailer Park & Campground, Department file # ZC 15-002 Mountaindale Campground Zone Change, for their property which is located .25 miles east of the intersection of Barrett Road and August Road, on the North side of Barrett Road. The site is 45.364 acres. The campground has been in existence since 1943 and was in existence prior to the Mountaindale Equestrian Estates Subdivision. The existing Campground is a non-conforming use with 88 existing RV sites and 7 cabins. This application will allow for 26 new RV sites and conversion of the cabins to other uses such as laundry facilities, bathhouses, recreation rooms and maintenance buildings. The application also includes placement of a swimming pool and maintenance building.

Commissioner Payne moved to approve the Consent Agenda. Commissioner Bell seconded the motion. Upon Vote: Commissioner Payne, aye; Commissioner Bell, aye; Commissioner Norden, aye. The motion carried.

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ADMINISTRATIVE/INFORMATIONAL

1. Staff / Elected Officials:

Commissioner Norden expressed a deep concern for Senate Bill 16-100 on behalf of counties across the State. The bill would give Municipalities the ability to have veto power for budgetary concessions at the county level. Municipal approval could pose a problem at times of budgetary crises when counties need to make concessions.

2. Citizens who wish to address the Commissioners on a matter not scheduled on the agenda

OLD BUSINESS

1. Approval of the Accessory Dwelling Unit (ADU) regulations and application process.

Director Koch said staff had met to address concerns posed at the public hearing. The staff took out the overlay zoning and made ADU's a permitting process. In the new wording, burden of proof of adequate utilities has been transferred to property owners. Discussions found that excluding the Penrose Area excluded people who have their own water wells and the ability to provide water.

Charlotte Norman reiterated Penrose Water District's opposition to the ADU. The district does not have enough water to accommodate double the population in the area.

Richard Hildebrand questioned if the utilities to the ADU must be through the primary units. State regulations restricted household wells to one resident. He feels the County is moving the responsibility to other entities instead of addressing concerns. He is opposed to the ADU based on population density and lifestyle.

Pat Trotta works with the homeless, and stable housing is necessary for many reasons including holding a job to improve their lives. Fremont County is in need of housing. She is in favor of the ADU regulations and the options provided.

Mark Trotta represents the Wellspring Church in Florence whose mission is to support organizations that provide housing and welfare support. A major concern is the lack or shortage of low-income housing in Fremont County. He feels the ADU is a necessary bandage for a growing problem.

Audrey Slater submitted an email that proposed the minimum acreage should be 5 acres instead of 1 acre.

Commissioner Bell explained how the process provides the option for separate utilities if the utility company requires.

Commissioner Payne moved to approve the Accessory Dwelling Unit (ADU) regulations and application process. Commissioner Bell seconded the motion. Upon Vote: Commissioner Payne, aye; Commissioner Bell, aye; Commissioner Norden, aye. The motion carried.

NEW BUSINESS

1. Fremont County Tourism Council annual report by Steve Kaverman, FCTC Chair

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Steve Kaverman said the County had a great year in tourism. The Lodging Tax collected exceeded the budgeted amount of \$130,000. FCTC received grants from the Colorado Tourism Office for the second consecutive year in 2015 and the third consecutive year for 2016. The money collected has been used to produce the Royal Gorge Vacation Guide, to expand the website, and to fund grants to various community events that bring in more tourists. Tourism marketing for Fremont County includes the vacation guides, a Facebook page, Instagram, and an email newsletter.

2. In consideration of an Airport Landing Area Lease with High Sky Adventures Parachute Club
Representatives: Skip Moreau, High Sky Adventures Parachute Club / Dick Baker, Airport Manager

Dick Baker said the project has been a collaborative effort with the skydiving operations in the area. The lease will define specific landing areas for each operation.

Commissioner Bell moved to approve the Airport Landing Area Lease with High Sky Adventures Parachute Club. Commissioner Payne seconded the motion. Upon Vote: Commissioner Bell, aye; Commissioner Payne, aye; Commissioner Norden, aye. The motion carried.

3. In consideration of an Airport Landing Area Lease with US Sport Aeronautics Corporation
Representatives: Jason Dawson, US Sports Aeronautics / Dick Baker, Airport Manager

Dick Baker said the lease agreement is standard as far as terms and rent in comparison to the other operations in the area.

Commissioner Payne moved to approve the Airport Landing Area Lease with US Sport Aeronautics Corporation. Commissioner Bell seconded the motion. Upon Vote: Commissioner Payne, aye; Commissioner Bell, aye; Commissioner Norden, aye. The motion carried.

PUBLIC HEARINGS SCHEDULED FOR 10 A.M.

None.

Chairman Norden adjourned the meeting at 10:23 a.m.

Clerk and Recorder