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August 10, 2020 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Permit Activity

- **Permits** issued in July 2020: 334 (BMEP only)
2019: 365 (BMEP only)
 - * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in July 2020: \$131,261.98 (all divisions)
2019: \$182,863.50 (all divisions)
- **Total Revenue** collected year-to-date 2020: \$770,049.97 (all div.s)
2019: \$989,398.94 (all div.s)
 - % of Total budgeted revenue (original) collected by year end: 77% (\$1.2 M)
 - % of Total Covid amended revenue collected by year end: 63.9% (\$1 M)
- **SFDs** issued in July 2020: 29
Salida: 9 BV: 9 Poncha: 2 County: 9
- **2020 year-to-date permit totals:**

Salida:	426	22 SFDs
Buena Vista:	274	29 SFDs
Poncha Springs:	185	19 SFDs
Unincorporated County:	<u>1,028</u>	<u>58 SFDs</u>
Total Number of Permits Issued:	1,913	*128 SFDs
- **2019 year-to-date permit totals:**

Salida:	643	19 SFDs
Buena Vista:	370	54 SFDs
Poncha Springs:	250	34 SFDs
Unincorporated County:	<u>1,011</u>	<u>85 SFDs</u>
	2,274	*192 SFDs

*SFDs include only new detached single-family dwellings and do not include duplexes, ADUs, townhouses, apartment units etc.

B. New Commercial Projects

Salida:

- **1 Old Stage Road:** A permit was issued for a covered parking structure with PV solar panels.
- **148 E. 1st Street:** A permit was issued for a climbing wall gym at this address.

Poncha Springs:

- **1010 Tailwinds:** Permits were issued for several four-plex buildings at this address.
- **405 Quarry Station:** A permit was issued for a pavilion structure at this address.

Buena Vista

- **501 Antero Circle:** A permit was issued for a storage building at this address.
- **707 N. Hwy 24:** Permits were issued for parking lot lighting at the Valley Wide Health Medical Clinic.
- **328 E. Main Street:** A permit was issued for a minor remodel of the Asian Palette building.

C. Inspection Totals

- We performed 1,098 field inspections in the month of June.
- We issued 61 certificates of occupancy in June.

D. Legislative Update

- On July 15, 2020 the Colorado Electrical Board adopted the 2020 National Electric Code. We are evaluating the changes now and it will be automatically adopted 12 months after the state with the resolution that is currently in place in accordance with state statute.

II. Planning & Zoning

A. Land Use Code: The July 7 Planning Commission & BoCC joint work session was devoted to review of the draft comprehensive plan. The following Land Use Code items are pending discussion:

- An amendment to LUC Article 1.1.8 to include the Buena Vista Intergovernmental Agreement was heard by the Planning Commission on July 28, 2020 and recommended for approval. The item will be before the BoCC on **August 11, 2020**.
- An amendment to the definition of Outfitting Facility in Article 15 of the LUC was discussed in work sessions on November 26, 2019, January 28, 2020 and February 25, 2020. Changes to the code will be heard by the PC at a date to be determined.
- A citizen-initiated amendment to Article 7.8.22.B.2.e to reduce the setback to existing residences from 500 feet to 100 feet. This was heard in work session on January 28, 2020 and was discussed in a joint work session agenda on February 25, 2020. A hearing has yet to be scheduled.
- An amendment to Article 15, Definitions to add definitions of Central Water System and Central Sewer System. This was discussed by the Planning Commission in work session on January 9, 2019. Planning Commissioner Curgus has research to share with the Planning Commission and this will be discussed at a future work session.

B. Buena Vista Intergovernmental Agreement: A joint work session with the County and Buena Vista Planning Commissions was held on June 9, 2020. Further discussion and a recommendation to approve the plan was heard at the June 30, 2020 Planning Commission meeting. **The Chaffee County BoCC approved the**

plan on July 21, 2020. The Town of Buena Vista Trustees approved the plan on July 28, 2020. A formal signing of the document by both parties is being scheduled.

- C. Comprehensive Plan:** Staff continues to meet with Cushing Terrell on a bi-weekly basis on the comp plan project. The Planning Commission has held weekly meetings for discussion of the plan through the beginning of July. The new draft plan is anticipated in 2 phases; on July 10, 2020 for internal review with edits and comments due July 17, 2020 for values, vision, goals and strategies, and then on July 31, 2020 for internal review with edits and comments due on August 9, 2020 for future land use plan and implementation strategies.

D. Land Use Current / Pending / in progress:

Applications Scheduled for Public hearing:

- Rio Frio Minor Subdivision Final plat on CR 300 proposes division of the 27-acre Parcel 1 of the Nestle Water/Jacobson Boundary Line Adjustment into 4 residential lots, 2 common use outlots and Rio Frio Lane. The application was before the Planning Commission on September 24, 2019 and was recommended for approval. The application was before the BoCC on October 10, 2019 and approved. The final plat was before the PC on July 28, 2020 and continued at the request of the applicant to August 25, 2020. The application will be before the BoCC on **August 11, 2020** and presumably will be continued until after PC hears the application.
- The High Country Village Major Subdivision Planned Development at the intersection of CR's 313 & 314 in Johnson Village proposes the conversion of the manufactured home spaces created by the Swisher Manufactured Home Park into Lots served by a private water system and BV Sanitation District sewer. This application was heard by the PC on July 28, 2020 and was recommended for approval. The application will be before the BoCC on **August 11, 2020**.
- The North Fork Ranches Major Subdivision Preliminary/Final Plat at the entrance to Weldon Creek on W. Hwy 50 proposes to divide 150 acres into 16 Lots. This application was before the Planning Commission on June 30, 2020 and was recommended for approval. The application was before the BoCC on July 14, 2020 and continued to **August 4, 2020** with the understanding that a new title report would be delivered to planning staff at least 1 week prior to the meeting. The title report was received by staff on Monday, August 3, 2020 and the applicant's representatives have agreed to continue the August 4 hearing to **August 11, 2020**.
- The Aspire Tours application for Limited Impact Review at 11302 CR 190W proposes an Outfitting Facility, a Commercial Campground and a Seasonal Employee Campground on a 44-acre parcel. This application was to be heard by the Planning Commission on February 25, 2020 but was continued to March 31, 2020 at the applicant's request. The application was before the Planning Commission on July 7, 2020 and further **continued to a date uncertain** to allow the applicant to provide a water supply study and traffic study of the property.
- Lark's Perch Major Subdivision preliminary plan, located south of Hutchinson Lane and east of the Canyons ROSI, proposes the division of a 37-acre

parcel into 13 lots. This application was before the PC on January 29, 2019 and recommended for Approval. The application was before the BoCC on February 12, 2019 and approved. After agency review the application was before the Planning Commission on November 5, 2019 and continued to January 14, 2020 to allow the applicant to prepare additional materials and then additionally continued to March 3, 2020 at which time the application was denied. The BoCC heard an appeal on May 19, 2020 and this was continued to July 7, 2020 at which time the applicant's representative requested continuance to a face-to-face meeting. The BoCC will visited the application on August 4, 2020 to consider a date for further continuance.

Recently Approved, Denied or Withdrawn Applications:

- The Arkansas Valley Business Park Phase 2 Preliminary/Final Plat at the Miles Construction yard on CR 317 proposes the division of 12.8 acres into 8 lots and roadway. This application was before the Planning Commission on June 30, 2020 and was recommended for approval. The application was before the BoCC on July 14, 2020 and approved.
- The Tipton resubdivision of Lot 25 Glenview Subdivision Filing No. 1 proposes the subdivision of 7.8 acres into 3 Lots. This application was heard by the Planning Commission on June 2, 2020 and was recommended for approval. The application was before the BoCC on July 28, 2020 and was approved.

Applications Requiring Applicant Action:

- The DAO Minor Subdivision sketch plan on CR 270, North of the Kalivoda ROSI, proposes the division of 13.6 acres into 3 Lots. This application was before the PC on July 28, 2020 and approved for agency review.
- The Morrison Heritage Water Subdivision Exemption at 15974 CR 306 proposes the creation of one lot and one outlot in conjunction with a Minor Subdivision. The HWSE was heard by the BoCC on November 19, 2019 and approved. The Minor Subdivision was heard by the PC on November 19, 2019 and was recommended for approval.
- Ruby Mountain Minor Subdivision sketch plan, located east of the Arkansas River adjacent to the Ruby Mountain campground, proposes to divide a 19.7-acre parcel into two lots. This application was before the PC on January 29, 2019 and recommended for approval. The application will be sent for agency review upon receipt of the final submittal.
- El Rancho Vaquero Minor Subdivision north of the Buena Vista rodeo grounds proposes to divide the outlot created by the Heritage Water Subdivision into 3 lots of 9.6 to 9.8 acres. The Minor Subdivision was before the Planning Commission on February 26, 2019 and recommended for agency review.
- Whispering Pinons Acres Major Subdivision Sketch Plan at 11341 CR 206, west of the Poncha Springs Cemetery, proposing 12 lots on 40 acres was heard and approved by the BoCC on March 13, 2018. Staff granted a 6-month extension to submit the preliminary plat through September 13, 2019.

Out of Compliance Applications:

- Estates at Mt. Princeton Phase II & III (OLD) are required to be completed by 06/08/2015 (sketch plans for multiple filing subdivisions are valid for a maximum of 5 years under the old regulations). The PUD development agreement also refers to a five-year term, requiring that all phases have final approval within 5 years. Staff had a pre-application meeting with the applicant on 6/4/15. This subdivision is out of compliance. Staff met with representatives of Mt. Princeton Holdings and Phelps Engineering on September 30, 2019 and it was agreed that Phases II & III will need to be considered as a new application. A replat of lots in Phase I was also discussed. No application has been submitted to date.

E. Nestle Waters: Staff continues to work with Nestle Waters in anticipation of a permit amendment and renewal of the 1041 permit. The 2018 Annual Report was received by staff on May 1, 2019. Staff met with Larry Lawrence on August 6, 2019 to review renewal submittal requirements. Nestle has submitted an application for extension of the permit without amendment. The resolutions and yearly reports are currently published on the County website. **The BoCC considered a continuance of this hearing on April 7, 2020, and a hearing date of October 20, 2020 was set.**

F. Homestake pipeline reconstruction 1041 permit: Staff met with Homestake representatives to discuss an amendment of this 5-year permit for an additional 5 years to repair additional sections of pipeline. **An application has been submitted and this was heard by the BoCC on August 4, 2020.**

G. Subdivisions subject to SIA with Lot Sales Restrictions:

1. Estates at Mt. Princeton: LSR on Phase 1, Lots 10 and 16-27; was extended through June 27, 2019. Staff met with the applicant on September 30, 2019, see out of compliance applications.
2. Lakeside Preserve: The BoCC granted a final extension to the Lot Sales Restriction through November 01, 2019. The BoCC accepted escrow for the completion of Teal Ct. on February 18, 2020.
3. River Meadow Estates Addition, Fil. 1-4; LSR was extended through October 20 2029
4. Shikoba Acres Fil. 2: LSR was extended through July 6, 2023.
5. Westwinds: LSR Lots 35-45 Filing 3 & Lots 47-49 and 52-55, Filing 4. Developer has entered into an escrow agreement with the County (\$3520) for completion of road grading and road swales.
6. Bos Minor Subdivision: LSR on all 4 lots through November 11, 2019. This will require extension.
7. Chipeta Meadows Minor Subdivision: LSR on Lot 1 through July 13, 2019. This requires extension
8. Longhorn Ranch: Chaffee County holds an escrow account of \$10,000 for completion of improvements.
9. Oak Leaf Solar Farm: Improvements and Maintenance Agreement through July 27, 2019. The applicant has submitted the funds required by the Improvements Agreement and has submitted an application for the building permit. Construction is complete. **The landscaping of the property has been completed and staff inspected the improvements on July, 16 2020 at which time it was**

noted that the irrigation system was not functional and that some of the plantings did not look healthy or were dying. The release of funds was before the BoCC on July 21 and this item was continued to August 11, 2020 to allow the applicant to repair the irrigation system, attend to the plantings and allow staff to do another site visit.

10. Rafter's Roost: Improvements and Maintenance Agreement through October 31, 2021 for Phase I and through October 31, 2024 for Phase II.

11. Strother Minor Subdivision: LSR through July 7, 2023.

H. Violation Investigations

1. Staff is reviewing the property at 30108 CR 361 at the southeast corner of Game Trail (the site of "Organic Firewood" sales) for possible violations of the Junk Ordinance.
2. Wyzkiewicz/Hirschey Property – 11341 CR 206. Building and Zoning violations. This property is being platted as Whispering Pinons Acres Major Subdivision, see items requiring applicant action. Staff is working with the applicant toward resolution of the building and land use violations.
3. Staff is reviewing 3 properties in Trout Creek Meadows on Singletree Road for possible camping violations.
4. Nathrop Properties – white metal Junk
5. Staff is investigating a junk and waste tire complaint at 27396 CR 314

III. Engineering

A. Road and Bridge

1. Staff has approved Centerville Phase 1 subdivision roads. The connection to HYW 285 has been completed.
2. CR 101 was damaged by flooding, in days following the flooding, Road and Bridge repaired the road for local traffic.
3. Granite Bridge: See section E. Engineering projects

B. Plan Review

1. Staff reviewed the following plans:
 - a. Tipton minor subdivision,
 - b. Rio Frio minor subdivision.

C. OWTS Program

1. In July staff reviewed 13 OWTS designs, issued 10 OWTS permits and 5 are on hold.
2. Staff investigated overflowing sewage at the Maysville KOA. Staff concluded that the septic systems are operating properly but the sewer lines are not flowing properly and sewage was backing up and coming out a manhole. The owners have been contacted and have had the sewer line cleaned.
3. Staff received a concern about the Comanche Drive-in Septic system. Staff has contacted the owners but staff has not succeeded in scheduling a time to do a site-investigation.

D. Regional engineering plan review and inspection

1. Army Corp Of Engineers, "Waters of the USA", violations:
 - a. Cr 221- the owner is working with the ACOE to resolve the violation and has started remediation of the damaged area. The county has informed the owner

that no county permits will be issued until the remediation has been completed.

- b. 30450 CR 371; Nothing new to report.
- 2. Staff received a complaint that a skid steer loader was parked close to the Arkansas on CR 301A. Th complainant was concerned about possible pollution of the Arkansas. Staff could find no EPA or USACE regulation forbidding this. Staff contacted the owner and they graciously removed the machinery away from the river.
- 3. Buena Vista High School: Phase 2 and 3 is under construction.
 - a. Phase 1: 100% complete
 - b. Phase 2 and 3:
 - i. The existing school is 100% demolished,
 - ii. The foundations are 100% complete,
 - iii. Prefab concrete walls are 100% complete,
 - iv. Steel structure is 100% complete,
 - v. CMU walls are 100% complete,
 - vi. Steel stud framing is 100% complete,
 - vii. Drywall is 90% complete,
 - viii. Road/parking is 90% complete,
 - ix. Finishing is 0% complete,
 - c. Staff has performed approx. 256 different inspections to date.
 - d. 1 new case of Covid-19 was reported.



E. Engineering Projects

- 1. Salida Airport Beacon Tower:
 - a. Staff wrote and published an RFP for the construction, repair and installation of the airport beacon tower. Submittals were due August 3, 2020.
- 2. Fair grounds North building, heating/cooling:
 - a. DSI has been awarded the contract for the installation of the heating and cooling units,
 - b. Atmos will be installing the new gas main after the end of the county fair.
- 3. Chaffee County Administration Building:
 - a. Preliminary design is 100% complete,
 - b. A parking/lot coverage variance has been approved by the City of Salida and Salida added new diagonal parking to Crestone Ave.
- 4. Public safety Building:
 - a. On HOLD
- 5. Granite Bridge rehabilitation:
 - a. Structural steel analysis:
 - i. Preliminary analysis is currently being performed, the first conclusions are that the bridge will have to be removed and strengthened with new girders. A temporary bridge will be placed on the existing abutments allowing local traffic and emergency vehicles to cross,
 - b. Abutments:

- i. Preliminary analysis is currently being performed, the results are not yet available.
 - c. ROW (Right Of Way):
 - i. The first surveys have been performed and it appears that the county has the ROW in of the SE side of the bridge, which probably means that a temporary easement during construction from UPRR (Union Pacific Rail Road) will not be needed. This needs to be confirmed by CDOT and UPRR.
- 6. Decker Fire recovery:
 - a. The surveying of the site locations is complete.
 - b. Construction started on June 22, 2020,
 - c. Site specific status:
 - i. The Hosman property: NRCS approval, construction 0% complete,
 - ii. The Short property: NRCS approval, construction 100% complete,
 - iii. The Fontana property: NRCS approval, construction 20% complete,
 - iv. The Ricci property: NRCS approval, construction 0% complete,
 - v. The Graves/Stables property: NRCS approval, construction 0% complete,
 - vi. The Byars property: NRCS approval, construction 0% complete,
 - vii. The Chick property: After the flood the property has been temporarily protected with sandbags, and plastic flood barriers. Due to the recent flooding the design will altered to better protect the house. The owner is aware and agrees to the new changes, NRCS preliminary approval, construction 0% complete.
 - viii. The Speaker property: NRCS preliminary approval, construction 0% complete,



Terrace ln, Short Property, Completed