



**CHAFFEE COUNTY**  
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## **August 9, 2021 Board of County Commissioners Work Session Report and Activity Update**

### **I. Building Inspection:**

#### **A. Permit Activity**

- **Permits** issued in July 2021: 334 (BMEP only)  
2020: 334 (BMEP only)
  - \* BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in July: 2021: \$179,185.56 (all divisions)  
2020: \$133,353.02 (all divisions)
- **Total Revenue** collected year-to-date: 2021: \$1,341,083.43 (all div.s)  
2020: \$772,141.01 (all div.s)  
% of Total budgeted revenue collected year to date: 111.8% (\$1.2 M)
- **SFDs** issued in July 2021: 31  
2020: 29  
Chaffee: 13 BV: 3 Poncha: 9 Salida: 6
- **2021 year-to-date permit totals:**

Chaffee County	1,120	87 SFDs
Buena Vista:	312	38 SFDs
Poncha Springs:	322	50 SFDs
Salida :	<u>693</u>	<u>39 SFDs</u>
Total Number of Permits Issued:	2,447	*214 SFDs
- **2020 year-to-date permit totals:**

Chaffee County:	1,028	58 SFDs
Buena Vista:	274	29 SFDs
Poncha Springs:	184	19 SFDs
Salida :	<u>427</u>	<u>22 SFDs</u>
	1,913	*128 SFDs

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

#### **B. New Commercial Projects**

##### **Chaffee County:**

- **18325 CR 366:** A plan change was approved for the building under construction at Adventures Unlimited.

##### **Buena Vista:**

- **115 Harrison Avenue:** A permit for a bathroom addition was issued for the Loves Travel Plaza.

- **1950 McCormick Place:** A plan change submittal was approved for several changes to the Fading West building that is under construction.

#### **Poncha Springs:**

- **10238 Hwy 50:** A permit was issued to remodel this building which will become a restaurant/pub.
- **11130 W. Hwy 50:** A permit was issued for a covered storage area onto the Salida Stove facility.

#### **Salida**

- **7166 CR 154:** The full permit was issued for the Solvista addiction recovery facility. Previously, only the footing and foundation permits were issued.
- **114 Old Stage Road:** A plumbing permit was issued for the building under construction at this address.
- **130 W. 2<sup>nd</sup> Street:** A permit was issued to replace the roof structure over the entryway into this building.
- **203 F Street:** A permit was issued for an alteration of this building.
- **136 E. 2<sup>nd</sup> Street:** A permit was issued for a shade structure at this location.

### **C. Inspection Totals**

- We performed 1,243 field inspections in the month of July.
- YTD we have performed 13,348 field inspections.
- We issued 36 certificates of occupancy in July.

## **II. Planning & Zoning**

### **A. Land Use Code:**

- Responses to the RFP for a comprehensive rewrite of the Land Use Code are due by September 2<sup>nd</sup>.
- Beth Helmke & Greg Laudenslager are working to develop a communication and public engagement plan for LUC rewrite.
- Greg Laudenslager is completing the DOLA grant application for matching funds to finance the LUC rewrite.
- Staff from Development Services have conducted thorough evaluation of multiple project management software programs. SmartGov & GovPilot have been identified as finalists that have great functionality for both Building & Planning staff. A preferred software program will be selected no later than August 19<sup>th</sup>.
- Planning Staff and Planning Commission have had extensive conversations regarding text amendments to the LUC that are necessary before the more comprehensive LUC rewrite can be conducted.
- Staff has been working with Administration and others to identify appropriate responses to Short Term Rentals, Hip Camp and Affordable Housing.
- Greg Laudenslager is preparing a memo to present to the BOCC regarding staff's recommendations on ROWs/Alleyways in Nathrop.
- Planning Commission held a work session on July 7th regarding water adequacy and road standards for subdivisions.

- Planning Commission held a work session on July 27th regarding Solar Farm Regulations and preparation for Land Use Code audit/rewrite.

#### **B. CWCB/FEMA activity in Chaffee County**

- Jon Roorda has been working on the ongoing efforts to prepare for the update to the FEMA FIRM map.

#### **C. Land Use (Current):**

##### **Applications Scheduled for Planning Commission:**

- August 3, 2021
  - Cooper, Minor Subdivision Final Plat (Recommended Approval with Conditions)
- August 10, 2021
  - PC/BOCC Land Use Code Retreat (5:00p – 7:30p)
- August 31, 2021
  - Ogden, Major Subdivision Preliminary/Final Plan
  - Shaw Ranch, Major Subdivision Preliminary/Final Plan
  - Work session: Text amendment – Special Event Permits

##### **Applications Scheduled for Board of County Commission:**

- August 3, 2021
  - Darland HWSE
- August 10, 2021
  - Cooper, Minor Subdivision Final Plat
  - Scott, Heritage Water Subdivision Exemption
  - Airport Overlay District Text Amendment
  - PC/BOCC Land Use Code Retreat (5:00p – 7:30p)
- August 17, 2021
  - Ludwig HWSE
  - Peak View HWSE
- September 7, 2021
  - Shaw Ranch, Major Subdivision Preliminary/Final Plan
  - Ogden, Major Subdivision Preliminary/Final Plan
  - Taylor, Plat Amendment
- September 14, 2021
  - Martellaro-Veltri, Minor Subdivision Final Plat

##### **Recently Approved, Denied or Withdrawn Applications:**

- Cooper, Minor Subdivision Final Plat – Planning Commission RECOMMEND APPROVAL WITH CONDITIONS on August 3, 2021

##### **Applications Requiring Applicant Action:**

- The Martellaro-Veltri Minor Subdivision – Awaiting Final Plat application for referral agency review.
- The Held Brothers Minor Subdivision – Awaiting Final Plat application for referral agency review.
- The Peak View Major Subdivision Sketch Plan - Awaiting Final Plat application for referral agency review.
- The Sunnyside Heritage Water Subdivision Exemption - Awaiting application for exception to Article 5.2.3.K of the LUC.

- The Aspire Tours Limited Impact Review – Awaiting water supply study and traffic study.
- The Morrison Heritage Water Subdivision Exemption – Awaiting application for Final Plat.
- Ruby Mountain Minor Subdivision - Awaiting Final Plat application for referral agency review. *Note: Plat indicates there is to be no further subdivision.*
- El Rancho Vaquero Minor Subdivision - Awaiting Final Plat application for referral agency review.

#### Out of Compliance Applications:

- Estates at Mt. Princeton Phase II & III - Staff is determining the completeness of this application.

#### **D. Subdivisions subject to SIA with Lot Sales Restrictions:**

1. Estates at Mt. Princeton: Staff met with the applicant on September 30, 2019, see out of compliance applications.
2. River Meadow Estates Addition, Fil. 1-4; LSR was extended through October 20, 2029
3. Shikoba Acres Fil. 2: LSR was extended through July 6, 2023.
4. Bos Minor Subdivision: LSR on all 4 lots through November 11, 2019. This will require extension.
5. Chipeta Meadows Minor Subdivision: LSR on Lot 1 through July 13, 2019. This requires extension
6. Longhorn Ranch: Chaffee County holds an escrow account of \$10,000 for completion of improvements.
7. 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.
8. Rafter's Roost: Improvements and Maintenance Agreement through October 31, 2021 for Phase I and through October 31, 2024 for Phase II.
9. Strother Minor Subdivision: LSR through July 7, 2023.

#### **E. Violation Investigations**

1. Staff is currently researching multiple STRs for possible violations, an outdoor amphitheater that is currently in compliance but has been of concern to two neighbors.

### **III. Engineering**

#### **A. Road and Bridge**

1. Granite Bridge: See section E. Engineering projects.
2. Due to heavy rains main roads have been damaged. The county roads that have been impacted the most are CR 106,107,110, and 371. Road and Bridge have been onsite and have been managing the situation.



Cr 371

#### **B. Plan Review**

1. Staff reviewed the following subdivisions:
  - a. Cozart Estates civil design and drainage plan.

#### **C. OWTS Program**

1. In July, staff reviewed 16 OWTS designs, issued 13 OWTS permits, and 3 are on hold. Total permits issued in 2021: 111 (44 more than in 2020).

#### **D. Regional engineering plan review and inspection**

1. No new news to report.

#### **E. Engineering Projects**

1. Army Corp of Engineers, "Waters of the USA", violations:
  - a. 30450 CR 371; No new news to report.
  - b. River Meadows Estates: the owner of the property was digging into the river bank to stabilize it. Staff informed the owner to stop all work in the river until the ACOE contacts him and the proper permits are required. Staff informed ACOE and they contacted the owner regarding the required permits.
2. Fair grounds:
  - a. North building:
    - i. Heating/cooling units: No new news to report.
    - ii. Remodel the North Building: Staff has meet with an architect regarding the remodel design.
  - b. Master plan update: Staff received the preliminary design and discussed this with fairgrounds staff. County staff will review the design and comments will be sent and applied to the final design.
  - c. Generator: Staff has completed the RFP, legal has reviewed the contract and in early August the RFP will be posted. The RFP will also be uploaded on BIDNET. BIDNET is a platform that publishes RFPs in the Rocky Mountain area, increasing our chances for a competitive bid.
3. Chaffee County Administration Building:
  - a. Initial meetings regarding the AV design have occurred. Once the scope is clear, Wold will make an official proposal for the design.



4. New Driveway: All the trees have been removed. 2 of the three stumps have been removed. The third will be removed when the “bump-out has been stabilized. Issues:
- a. The sprinkler system controls have been relocated and in doing so the contractor noticed that the irrigation water mains where to shallow with respect to the new driveway. The irrigation mains have also been relocated. Project completion date for this part was July 30<sup>th</sup>.
  - b. Stabilization of the bump-out has been completed. A new grade beam was installed in front of the opening to stabilize the bump out and prevent further settling.



- c. On July 21, Clerk staff noticed cracks in the break room wall. Staff inspected the area and confirmed that the track hoe onsite hit the building displacing some bricks in the wall and creating interior cracks in the plaster. For safety of staff, the area has been cordoned off. The ceiling has been shored and asbestos samples were taken. The results of the asbestos came back negative. The contractor will have to repair the exterior brick, plaster and any other damage caused by the track hoe.



Exterior

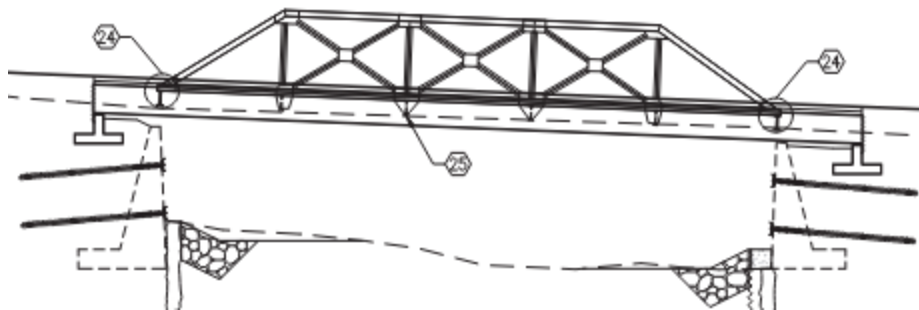


*Interior*



*Shoring*

5. Public safety Building BV:
  - a. The project preliminary design is at 95%.
  - b. Staff has contacted Wold Architects to retain their services through to definite design.
  - c. The preliminary design cost estimate came back approximately 2.2 times higher than originally calculated. Staff performed their own estimate and comparison to similar buildings built recently in the area. Staff is confident that the project can be completed for close to the original cost estimation.
6. Assessor's remodel: The remodeling schedule has been changed to fall 2021. Staff is awaiting the signed contract from the contractor.
7. Granite Bridge rehabilitation: On July 1<sup>st</sup> CDOT, OTAK and staff had an all-day preliminary design (FIR) review session. The initial building costs have come back at \$800k above the FHWA grant of \$ 1.2 million. Staff is working with OTAK to reduce the costs. Staff has requested 4 alternative designs (sketch) to help the county choose the design that best fits us with regards to use and costs. Issues that are currently being discussed are as follows:
  - a. Union Pacific Railroad ROW,
  - b. Historical / Cultural review,
  - c. Scouring of the existing abutments and the repair. (Increase the project by approx. \$800K)



*New Granite Bridge Design*

8. Chaffee County EMS/911 communication tower fencing: No new news to report.
9. Short term rentals (STR): No new news to report.