



- **18325 CR 366:** A permit was issued for a storage building at Adventures Unlimited.

#### **Salida**

- **116 Old Stage Road:** A permit was issued for a mixed-use building at this location.
- **104 Crestone Ave:** A permit was issued for a minor interior remodel of the County Assessor's office.
- **709 Palmer Ave:** A permit was issued for a shade structure at the Boy's and Girl's Club.
- **123 W 1<sup>st</sup> Street:** A permit was issued to install a mechanical hood at this location.

#### **C. Inspection Totals**

- We performed 1,240 field inspections in the month of September.
- We issued 88 certificates of occupancy in August.

## **II. Planning & Zoning**

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

- Bob Christiansen, Becky Gray, Beth Helmke, Miles Cottom, Greg Laudenslager, Daniel Tom, and Marjo Curgus conducted interviews with four out of the five applicants that submitted RFPs for the rewrite of the Land Use Code. These firms include Fairfield and Woods, Pel-Ona, Kendig Keast and Sustainable Futures LLC. An interview with Logan Simpson will be held October 14<sup>th</sup>.
- Staff from Development Services worked with Daniel Tom, Brenda Mosby and Paul Harford to finalize the details associated with Development Services implementation of the SmartGov project management software.
- The Clerk to the Planning Commission, Lynne Drogosz, is retiring at the end of this year. The job description has been posted for her replacement and staff has received two applications thus far. Staff plans to conduct interviews the week of October 25<sup>th</sup>.

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

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

- October 5, 2021
  - Land Use Code Text Amendment – Certified Mail to First Class Mail for Public Notice
  - Callaway Minor Subdivision, Sketch Plan
  - Ogden, Major Subdivision Preliminary/Final
- October 26, 2021
  - Peak View Major Subdivision, Preliminary
  - El Rancho Vaquero Minor Subdivision, Final Plat
- November 30, 2021
  - At Home Vet, Limited Impact Review
  - Timber Creek Conservation Major Subdivision, Sketch Plan
  - Morrison Minor Subdivision, Final Plat

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

- October 5, 2021
  - Martellaro-Veltri, Minor Subdivision Final Plat

- October 12, 2021
  - Ogden, Major Subdivision Preliminary/Final
  - Jones Appeal
  - Hiser Ranch Agricultural Subdivision Exemption
- October 19, 2021
  - Land Use Code Text Amendment – Certified Mail to First Class Mail for Public Notice
- November 16, 2021
  - El Rancho Vaquero Minor Subdivision, Final Plat
  - Morrison Minor Subdivision, Final Plat
  - Timber Creek Conservation Major Subdivision, Sketch Plan

#### Applications Requiring Applicant Action:

- The Held Brothers Minor Subdivision – Awaiting Final Plat application for referral agency review.
- Ruby Mountain Minor Subdivision - Awaiting Final Plat application for referral agency review. *Note: Plat indicates there is to be no further subdivision.*

#### Out of Compliance Applications:

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

### **C. 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.

### **D. Violation Investigations**

1. Staff is researching if a bar/lounge on Rural zoned property is being used for commercial uses that it is not currently permitted for.

## **III. Engineering**

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

1. Granite Bridge: See section E. Engineering projects.

### **B. Plan Review**

1. Staff reviewed the following subdivisions:

- a. Aspire traffic report.
- b. Cozart estates Civil drawings.

### **C. OWTS Program**

- 1. In September, staff reviewed 17 OWTS designs, issued 17 OWTS permits, and 1 is on hold. Total permits issued in 2021: 138 (36 more than in 2020 or + 20%).

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

- 1. The Director of Building services and staff met with the Buena Vista Town Administrator and Public Works Director to discuss the IGA and the Town 's regulations regarding OWTS systems in the Buena Vista Source Water Protection District.
- 2. An owner of the Tennessee ditch contacted staff regarding drainage work along and around CR 107, that may have caused the ditch to be filled with silt after rain storms. Staff is investigating the complaint.

### **E. Engineering Projects**

- 1. Army Corp of Engineers, "Waters of the USA", violations:
  - a. 30450 CR 371; No news to report
- 2. Fair grounds:
  - a. North building:
    - i. Heating/cooling units: The contractor was informed that the delivery of the new diffusers will be delayed another 6 weeks. Once the diffusers have been installed this project will be completed.
    - ii. Remodel the North Building: No news to report.
  - b. Master plan update: The architect is currently making changes to the design and the final plan will be ready in October.
  - c. Generator: No submittals were received. Staff is looking at splitting the work into civil and electrical.
  - d. A water line broke and DSI repaired it at no cost.
  - e. The county had an environmental assessment (Phase I) done on the Shavano Recycling center. The assessment came back with the conclusion no hazards have been noted.
- 3. Chaffee County Administration Building:
  - a. AV design: staff is waiting for the design bid from Wold.
- 4. New Driveway:
  - a. Trash dumpster: concrete has been poured.
  - b. Stabilization of the bump-out/storage:
    - i. Staff has approved the design for the new façade and the permit has been issued for the bump-out/storage area.
  - c. Repair damaged Clerk's breakroom: The exterior damage will be repaired when the new façade is installed.
- 5. Public safety Building BV:
  - a. The project preliminary design is at 95%.