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## November 9, 2020 Board of County Commissioners Work Session Report and Activity Update

### I. Building Inspection:

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

- **Permits** issued in October 2020: 325 (BMEP only)  
2019: 381 (BMEP only)
  - \* BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in October      2020: \$137,503.41 (all divisions)  
2019: \$118,400.20 (all divisions)
- **Total Revenue** collected year-to-date      2020: \$1,158,506.67 (all div.s)  
2019: \$1,392,424.44 (all div.s)
  - % of Total budgeted revenue (original) collected by year end: 96.54% (\$1.2 M)
  - % of Total Covid amended revenue collected by year end: 115.9% (\$1 M)
- **SFDs** issued in October 2020: 26  
2019: 22
  - Salida: 1    BV: 6    Poncha: 4    County: 15
- **2020 year-to-date permit totals:**

Salida:	641	28 SFDs
Buena Vista:	376	55 SFDs
Poncha Springs:	284	33 SFDs
Unincorporated County:	<u>1,550</u>	<u>90 SFDs</u>
Total Number of Permits Issued:	2,451	*206 SFDs
- **2019 year-to-date permit totals:**

Salida:	914	29 SFDs
Buena Vista:	492	70 SFDs
Poncha Springs:	346	46 SFDs
Unincorporated County:	<u>1,531</u>	<u>117 SFDs</u>
	3,283	*262 SFDs

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

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

##### **Salida:**

- **404 Grant:** A permit was issued for a storage building at the golf course.

- **106 Old Stage:** Plans were reviewed for a mercantile building with residential units. Comments were sent to the design team and we are awaiting their response.

#### **Buena Vista**

- **1950 McCormick:** A footing and foundation permit was issued for an office building and modular home manufacturing plant. The entire plan set has been reviewed and we are waiting for responses from the design team to our comments.
- **430 E. Main Street:** The plans have been approved for Legacy Bank at this location. Permits will be issued once we receive zoning approval from BV.
- **112 Linderman:** A permit was issued for a new door installation at the Chaffee County Annex building in BV.

#### **Chaffee County:**

- **13979 Bozeman Circle:** A permit was issued for a storage building at this location.
- **26000 CR 344:** Permits were issued for 3 new cabins on the Spring Canyon property.

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

- We performed 1,170 field inspections in the month of October.
- We issued 70 certificates of occupancy in October.

#### **D. Legislative Update**

- Nothing to report.

#### **E. Personnel Update:**

- Interviews for the planner position were conducted on November 5 and 6<sup>th</sup>.

### **II. Planning & Zoning**

**A. Land Use Code:** The amendment to Article 7.7.2, the Airport Overlay District was heard at the September 29, 2020 regular meeting and was recommended for approval. The amendment was heard by the BoCC on October 13, 2020 and approved. The Resolution will be heard by the BoCC on November 4, 2020.

**B. Comprehensive Plan:** On October 23, 2020, the BoCC issued direction to the Planning Commission with a timeline to complete the Comprehensive Plan Process by the end of 2020. A subcommittee met on October 27 to discuss re-formatting of the document and comments are being issued to CT on November 2, 2020 in anticipation of a November 9, 2020 presentation to the Planning Commission of the third draft that will be posted for review by November 16, 2020. A Planning Commission Public Hearing will be held on or about December 15, 2020 to consider adoption of the plan.

#### **C. Land Use Current / Pending / in progress:**

##### **Applications Scheduled for Public hearing:**

- The Centerville Ranch Phase 1, Filings 2-6 Final Plan for 32 lots will be heard by the BoCC on **November 4, 2020**. This will complete the 62 lots proposed for Phase 1.

- The Strehler Plat Amendment of Parcel 1, Monarch Investments Replat of a portion of Maysville proposes a realignment of an emergency egress. This application will be before the BoCC on **November 10, 2020**.
- Joe Cooper is appealing the Planning Commission approval of the Cooper Minor Subdivision concerning the creation of a private road to provide frontage to one of the lots, the designation of building envelopes and the inclusion of the Restriction of Future Changes note. This appeal will be before the BoCC on **November 17, 2020**.
- The Baca Family Trust Boundary Line Adjustment at 17400 W. Highway 50 in the Maysville Townsite proposes to adjust 3 existing parcels totaling 9.29 acres and includes dedication of a portion of CR 220. This application will be before the BoCC on **November 17, 2020**.
- The Warholoski/Longuski Boundary Line Adjustment at 29105 and 29145 CR 330, west of Buena Vista, proposes a decrease in non-conformity of the Longuski parcel to allow for construction of a garage. This application will be before the BoCC on **November 17, 2020**.
- The Dao Minor Subdivision final plat on CR 270, just north of the Kalivoda ROSI, proposes division of 13.56 acres into 3 lots. The sketch plan was before the Planning Commission on July 28, 2020 and was approved for agency review. This application will be before the Planning Commission on **November 24, 2020** and the BoCC on **December 8, 2020**.
- The Roach Heritage Water Subdivision Exemption at 12110 CR 280, just west of Hwy 285 proposes the division of 40.8 acres into 2 – 20.4 acre parcels. This application will be before the BoCC on **December 8, 2020**.
- The Sampson Heritage Water Subdivision Exemption at 8701 CR 160, west of Smeltertown, proposes the division of 5.66 acres into 2 lots. This application will be before the BoCC on **December 8, 2020**.
- The Valley View School Subdivision Exemption for Public Benefit at 9051 CR 140 is “Clean Up” of land divided and deeded to the Salida School District without County approval. This application will be before the BoCC on **December 8, 2020**.

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

- 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, September 15, 2020, October 6, 2020 and October 13, 2020 to allow for revision of the property description and maps and preparation of a new title commitment. At the October 8 meeting the BoCC approved the application.
- 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 met with the applicant's on August 4, 2020 to consider a date for further continuance and a date of October 13, 2020 was set for a meeting at the fairgrounds. At the October 13 meeting the BoCC unanimously denied the application and waived application fees if the applicant wishes to re-apply.

#### Applications Requiring Applicant Action:

- 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.
- 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. Road dedication issues are trying to be resolved with BV.
- 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. We have not heard from the applicant. This application is out of compliance.

#### 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.

**D. Nestle Waters:** On September 3, 2019 Nestle submitted an application for extension of their 1041 permit without amendment. The BoCC considered a continuance of this hearing on April 7, 2020, and eventually, hearing dates of October 20, and 22, 2020 were set for the Fairgrounds. At the meetings, staff reports, expert testimony, opposition presentation, public comment and applicant rebuttal took approximately 13 hours after which, the public comment portion of the application was closed. Deliberation by the BoCC is currently set for **November 5, 2020**.

**E. 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. 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. 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.
5. Bos Minor Subdivision: LSR on all 4 lots through November 11, 2019. This will require extension.
6. Chipeta Meadows Minor Subdivision: LSR on Lot 1 through July 13, 2019. This requires extension
7. Longhorn Ranch: Chaffee County holds an escrow account of \$10,000 for completion of improvements.
8. 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 and then September 8, 2020 to allow the applicant to repair the irrigation system, attend to the plantings and allow staff to do another site visit. Staff visited the site again on September 4, 2020 and found the plantings to be taking hold and the irrigation system to be functional. At the September 8 hearing the BoCC approved release of one-half of the escrow funds and set another review of the landscaping at the first meeting in May of 2021.
9. Rafter's Roost: Improvements and Maintenance Agreement through October 31, 2021 for Phase I and through October 31, 2024 for Phase II.
10. Strother Minor Subdivision: LSR through July 7, 2023.



#### **F. Violation Investigations**

1. Planning Staff is working with a landowner in Johnson Village regarding a junk and waste tire complaint. Public Health is working with the CDPHE to see if funds for the tire clean-up are available. The junk clean-up is progressing slowly with a dumpster on the property.
2. Staff is looking into reports of a campground operating on CR 250 in the Rural zone without permitting. A site visit is scheduled for November 2, 2020.

### **III. Engineering**

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

1. Granite Bridge: See section E. Engineering projects.
2. 2 low water crossings on CR 110: See section E. Engineering projects.

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

1. Staff reviewed the following plans:
  - a. Dao minor subdivision.

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

1. In April staff reviewed 14 OWTS designs. Issued 13 OWTS permits and 3 are on hold.
2. Staff performed a site visit at the request of an engineering firm regarding a OWTS situation on Cottonwood Creek. Staff, the Buena Vista public works director, the engineering firm and the owner met at the location to discuss possible solutions. The property has to cabins dating back to 1930's and they are located within 30 feet of Cottonwood creek. The location is also in the BV water protection district. Currently the cabins have a 1250-gallon septic tank under the cabins, that is being pumped 3 times a month. The owner wants to install a conventional OWTS system to increase the environmental safety to the area. Due to geographical limitations; Cottonwood creek on one side and a near shear cliff on the other side, the owner will need a variance for the tank setback to Cottonwood creek. The effluent will be pumped up the cliff to a location where the leach field can be safely installed.



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

1. Army Corp Of Engineers, "Waters of the USA", violations:
  - a. 30450 CR 371; No new news to report.
2. Buena Vista High School: Phase 2 and 3 is complete and a CO has been granted.
  - a. Phase 1: 100% complete
  - b. Phase 2 and 3: 100% complete
  - c. Staff has performed approx. 275 different inspections to date.

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

1. Salida Airport Beacon Tower:
  - a. The contract has been granted to EasTex Tower, LLC. They will be constructing the tower, installing the electricity and moving the airport beacon.

- b. Staff has requested a new address for the tower, contacted an electrical engineer to design the required electrical service, and requested a new service from Xcel.
- 2. Low water crossings on CR 110:
  - a. Engineering 100% complete,
  - b. Surveying 100% complete.
- 3. Fair grounds North building, heating/cooling:
  - a. The sewer and water line change order was approved by the BOCC in October. Construction will commence in November 2020.
- 4. Chaffee County Administration Building:
  - a. Preliminary design is 100% complete,
  - b. The planned public open house that was organized for November 5<sup>th</sup> has been canceled due to other issues and will be held in early 2021.
- 5. Public safety Building:
  - a. No new news to report
- 6. Granite Bridge rehabilitation:
  - a. The county has not contacted CCI to discuss the possibility to request an extension.
    - i. The project has been stopped until there is more information available regarding a grant extension.
- 7. Dekker Fire recovery:
  - a. Construction started on June 22, 2020, the grant end date is 12-24-2020.
  - b. Site specific status:
    - i. The Hosman property: NRCS approval, contract signed, construction 100%,
    - ii. The Short property: NRCS approval, contract signed, construction 100%, financial reimbursement has been submitted and returned with comments. Those comments have been addressed and will be resubmitted.
    - iii. The Fontana property: NRCS approval, contract signed, construction 100%,
    - iv. The Ricci property: NRCS approval, contract signed, construction 20% complete.



- v. The Graves/Stables property: NRCS approval, no contract is needed, construction 100% complete.

- vi. The Byars property: NRCS approval, the Byars have chosen to not participate in the EWP program.
- vii. The Speaker property: NRCS approval, contract signed, construction 100% complete,
- viii. The Chick property: NRCS approval, contract signed, construction 99% complete.



Looking from the house to CR 110      Looking from CR 110 to the house

- 8. Sleeping Indian:
  - a. Staff periodically performs a site visit to ensure that the STOP WORK order is being followed. Since the last BOOC report in September there appears to be not activity on the property. No mobile homes have been removed or demolished. Staff will continue to monitor this project until the proper permits and procedures have been initiated.
- 9. Chaffee County EMS communication tower illegal placement of equipment.
  - a. Colorado Central telecom installed extra equipment on the Chaffee County EMS communication tower located by the Poncha Springs Cemetery. The equipment was installed without permission of Chaffee County, without permits, and without engineering. The damage to the tower, if any, has yet to be determined. CCT has promised to remove all equipment by November 2, 2020. Staff will have the tower inspected for any damages and once the county receives the analyses (engineering check) from CCT staff will request a second opinion by an independent party to verify the results.



Installed w/out permission