



CHAFFEE COUNTY
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June 14, 2021 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Permit Activity

- **Permits** issued in May 2021: 568 (BMEP only)
2020: 285 (BMEP only)
 - * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in May 2021: \$159,032.72 (all divisions)
2020: \$80,616.16 (all divisions)
- **Total Revenue** collected year-to-date 2021: \$976,974.25 (all div.s)
2020: \$536,177.59 (all div.s)
% of Total budgeted revenue collected year to date: 81.41% (\$1.2 M)
- **SFDs** issued in May 2021: 31
2020: 14
Salida: 5 BV: 6 Poncha: 5 County: 15
- **2021 year-to-date permit totals:**

Chaffee County	716	64 SFDs
Buena Vista:	215	26 SFDs
Poncha Springs:	247	35 SFDs
Salida :	<u>479</u>	<u>33 SFDs</u>
Total Number of Permits Issued:	1,657	*158 SFDs
- **2020 year-to-date permit totals:**

Chaffee County:	660	41 SFDs
Buena Vista:	203	16 SFDs
Poncha Springs:	130	14 SFDs
Salida :	<u>281</u>	<u>11 SFDs</u>
	1,274	*82 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:

- **9625 Hwy 291:** Plans were approved and permits were issued for a mixed use building at this address.
- **16865 CR338:** Plans were approved and permits were issued for the Moon Stream RV park electrical distribution system and the water distribution system within the park.

- **2770 CR 303:** A permit was issued for new playground equipment at this KOA campground.
- **9625 Hwy 291:** Permits were issued for the addition of a bathroom to the existing riding facility at this location.

Buena Vista:

- **438 S. Hwy 24:** Plans were approved and permits were issued for an interior remodel of the City Market building.
- **220 N. Hwy 24:** Plans were approved and a permit was issued for a Pavilion building at this location.

Poncha Springs

- **10364 CR 120:** Plans were approved and permit were issued for interior renovations of the CC EMS building.
- **126 Halley's:** Plans were approved and permits were issued for this live/work building.

Salida

- **6201 Cleora Road:** Plans were approved and permits were issued for the Salida Ridge Apartments consisting of two 24-unit apartment buildings and a clubhouse.
- **6507 CR 102:** Plans were approved and permits were issued for a clubhouse building at this location.
- **7166 CR 154:** A footing and foundation permit was issued for an 11,000 sf metal health building for Solvista on the HRRMC campus. Architectural and MEP plans are still under review.
- **228 N. F Street:** A permit was issued for a shade structure at the Pizza Rio building.
- **Alpine and Riverside Parks:** Permits were issued for electric car charging stations.

C. Inspection Totals

- We performed 984 field inspections in the month of May.
- We issued 48 certificates of occupancy in May.

II. Planning & Zoning

A. Land Use Code:

- The amendment to Article 7.7.2, the Airport Overlay District was originally heard by the Planning Commission on September 29, 2020 and has been variously approved, revised, sent for review and continued until the June 15, 2021 BoCC meeting where staff will request a continuance to a tentative Planning Commission hearing date of **July 27, 2021** and subsequent BoCC hearing date of **August 10, 2021**.
- An amendment to Article 1.1.8.A, Chaffee County Comprehensive Plan has been proposed by a member of the Planning Commission. This amendment will be heard by the Planning Commission in work session on **June 29, 2021**.

B. CWCB/FEMA activity in Chaffee County

- On April 22, 2021 Chaffee Planning and OEM Managers attended a Base Level Engineering Review and Phase 2 Risk Map kickoff meeting with CWCB, FEMA, Wood Engineering and area floodplain managers. The

purpose of the meeting was to discuss availability of the new 2D Base Engineering, progress of the CWCB Hazard Mitigation Plan, kickoff of the FEMA Risk Map Study and scope of eventual FEMA FIRM Map update. The study will provide Base Flood Elevations along some portions of the Arkansas River and review data utilized along Cottonwood Creek for the December, 2017 FIRM update. Staff will provide the presentations and scope data as they become available from CWCB. The BoCC heard a request to sign a Memorandum of Understanding on June 1, 2021 and approved the request.

C. Land Use Current / Pending / in progress:

Applications Scheduled for Public hearing:

- The Cooper Property Minor Subdivision Final Plat at 9325 CR 160 and 9693 CR 163 proposes to divide 16.73 acres into 3 – 2 acres lots and a 10.73 acre lot. The sketch plan was approved for agency review by the Planning Commission on September 29, 2020. The applicant appealed elements of the approval and this was heard by the BoCC on December 8, 2020 and approved in part. The Final Plat application was before the Planning Commission on February 23, 2021 and continued to a date uncertain to allow the applicant to prepare a drainage report and engineering plans for the roadway. The additional materials were received and the application was scheduled before the Planning Commission on April 27, 2021 at which date the applicant requested continuation to prepare additional materials. The application was scheduled to be before the Planning Commission on June 1, 2021 and the BoCC on June 15, 2021, but was again continued at the applicant's request. The application is currently scheduled to be before the Planning Commission on **June 29, 2021** and the BoCC on **July 13, 2021**.
- The Meadows Farm on Crossman Ave., west of Buena Vista, has made application for an outdoor theater which is a Major Impact Review in the Residential Zone. This application was before the the Planning Commission on April 6, 2021 and after presentation of the staff report and the applicant's presentation the applicant requested continuance to **July 27, 2021**. This tentatively will have the application before the BoCC on **August 17, 2021**.
- The Sage Heights Major Subdivision Sketch Plan at 12500 CR 190 E proposes to divide the 32.9 acre remainder parcel of the Bainbridge HWSE into 15 lots of 2.0-2.2 acres. This application was before the Planning Commission on April 27, 2021 and recommended for approval. The application was to be before the BoCC on May 11, 2021 but was continued at the applicant's request to pursue a Boundary Line Adjustment that will eliminate the Planning Commission's concern regarding a drainage through the lots. The Boundary Line Adjustment is tentatively scheduled before the BoCC on **July 20, 2021** pending receipt of application materials.
- A new sketch plan of Larks Perch Major Subdivision at 9479 Hutchinson Lane proposes to divide 36.9 acres into 7 lots of 2.1 to 19.4 acres. This application was before the Planning Commission on May 25, 2021 and was recommended for approval. The application will be before the Board of Commissioners on **June 15, 2021**.

- The Nighthawk Heritage Water Subdivision Exemption at 9395 CR 160 proposes the division of 7.58 acres into 2 lots of 4.04 and 3.54 acres. This application will be before the BoCC on **June 15, 2021**.
- The Lofgren Heritage Water Subdivision Exemption at 9245 CR 156 proposes the division of 9.41 acres into 2 lots of 4.42 and 4.99 acres. This application will be before the BoCC on **June 15, 2021**.
- The Ortiz application to vacate certain roads and alleys in the Townsite of Nathrop at 11225 CR 198 was received prior to the BoCC moratorium on April 6, 2021. The application will be heard by the BoCC on **June 22, 2021**.
- The Williams-O'Hare Heritage Water Subdivision Exemption at 12770 CR 190E proposes to divide 35.04 acres into 2 lots of 6.89 and 27.14 acres. This application will be heard by the BoCC on **June 22, 2021**.
- The Ludwig heritage Water Subdivision Exemption at 504 S. Pleasant Ave proposes the division of 4.51 acres into 2 lots of 2.03 and 2.48 acres. This application will be before the BoCC on **June 22, 2021**.
- The Swift Alley Vacation in the Townsite of Garfield proposes to vacate the alleyway in Block 31. The Swift's own the Lots on both sides of the unconstructed alley. This application will be before the BoCC on **July 13, 2021**.
- The Darland Heritage Water Subdivision Exemption at 34515 Highway 24 N proposes the division of a 58.04 acre tract into 2 parcels of 5.00 and 53.04 acres. This application will be before the BoCC on **July 13, 2021**.
- The Adams Agricultural Subdivision Exemption No. 3 at 11460 CR 140 proposes to create a 2.54 lot, leaving 74.34 acres in agricultural production. This application will be before the BoCC on **July 13, 2021**.
- The Shaw Ranch Major Subdivision Preliminary Plan at 7380 CR 221, east of Maysville, proposes 8 Lots on 74.4 acres. Lots will range from 2.4 to 34.7 acres. The sketch plan application was heard by the Planning Commission on January 26, 2021 and was recommended for approval. The application was heard by the BoCC on February 9, 2021 and approved for agency review. The preliminary plan application will be before the Planning Commission on **August 3, 2021** and the BoCC on **September 7, 2021**.
- The Ogden Major Subdivision Preliminary/Final Plan at 12806 CR 190E proposes to divide the 20.14 acre Lot 2 of the Ogden Heritage Water Subdivision Exemption into 5 Lots of approximately 4 acres. The application will be before the Planning Commission on **August 3, 2021** and before the BoCC on **September 7, 2021**.

Recently Approved, Denied or Withdrawn Applications:

- The Cogswell and Craft Enterprises Boundary Line Adjustment at 15099 CR 350 proposed the dissolution of Lot 3 of Harvard Lakeside Acres and the division of the parcel designated as Recreation Lake for non-residential purposes. This application was before the BoCC on May 18, 2021 and approved.
- The Longmire Plat Amendment of Lot 2-OS of Broadview ROSI proposed the use of a portion of this open space for a septic system soil treatment area. This application was before the BoCC on May 18, 2021 and approved.

- The McFarland Heritage Water Subdivision Exemption at 22865 Maud Land proposed the division of 41.2 acres into two lots of 36.2 and 5.0 acres. This application was before the BoCC on June 1, 2021 and was approved.
- The Farney Heritage Water Subdivision Exemption at 8309 and 8509 CR 250 proposed the division of 73.6 acres into two lots of 10.3 and 63.2 acres. This application was before the BoCC on June 1, 2021 and was approved.
- Public Service Company of Colorado (dba XCEL Energy) has applied for a height variance to facilitate re-construction of the 6905 transmission line which runs (in Chaffee County) from near the top of Poncha Pass to the Xcel substation west of Poncha Springs. The line is noted as over 100 years old, with the last re-construction in 1945. This line is considered existing critical local infrastructure and is not subject to the requirements of LUC Table 2.2. The existing poles range from 30-55 feet. The height variance request is for 40 to 115 feet (a 5-90 foot variance) with the most common height to be 75 feet (a 40 foot variance). This Application was to be before the BOARD OF ADJUSTMENT on March 10, 2021 but was continued to March 31, 2021 due to a potential conflict with one of the Board member. At the March 31, 2021, the applicant requested a continuance and was re-scheduled to April 13, 2021 with an additional request to continue until May 10, 2021. The application was approved at the May 10, 2021 meeting.
- The Dvorak HWSE at 17921 Hwy 285 proposes the division of 6.9 acres into 2 lots of 2.8 and 4.1 acres. This application was before the BoCC on May 4, 2021 and approved.

Applications Requiring Applicant Action:

- The Martellaro-Veltri Minor Subdivision Sketch Plan proposes the division of 16.9 acres into 4 lots of 3.6 to 5.5 acres. This application was before the Planning Commission on June 1, 2021 and was approved for agency review.
- The Held Brothers Minor Subdivision on CR 240 north of Maysville proposes the division of 29.4 acres into 3 lots and an outlot. This application was before the Planning Commission on April 27, 2021 and approved for agency review.
- The Peak View Major Subdivision Sketch Plan at 11415 CR 190 W is being done in conjunction with the Sunnyside CR 190, LLC Heritage Water Subdivision Exemption to create a total of 8 lots. This application was before the Planning Commission on March 30, 2021 and recommended for approval. This application was before the BoCC on April 13, 2021 and approved for agency review.
- The Sunnyside CR 190, LLC Heritage Water Subdivision Exemption at 11415 CR 190 W was to be done in conjunction with the Peak View Major Subdivision until staff determined that the HWSE would be in conflict with Article 5.2.3.K of the LUC. The application was to be before the BoCC on April 6, 2021 and the applicant spoke in public comment. The BoCC agreed that the applicant can submit materials for a HWSE to be considered for a variance.
- 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.

Out of Compliance Applications:

- Estates at Mt. Princeton Phase II & III (OLD) were 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. This subdivision is out of compliance. Phases II & III will need to be considered as a new application. An application for a replat of lots in Phase I that decreases the number of lots and increases the open space has been submitted. Staff is currently determining the completeness of the application and the process for moving it to public hearing.

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 occurred on November 5, 10, and 17, 2020 at which time the BoCC determined a need for an economic impact study. The contract for the study was considered at the December 8, 2020 meeting and approved for signature at the December 15 meeting. The hearing was continued to January 19, 2021 for Nestle to respond regarding biodegradable bottles and the permit was extended to August 4, 2021 to allow for submittal, review and comment on the economic impact study. Final deliberation is currently set for June 15, 2021.

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. 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. 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.
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.

F. Violation Investigations

1. Staff is currently researching 2 possible rubbish/junk violations and 1 possible commercial camping violation.

III. Engineering

Gary was out of the office for 3 weeks so there was not much to report in the Engineering Division

A. Road and Bridge

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

B. Plan Review

1. No new news to report

C. OWTS Program

1. In May, staff reviewed 6 OWTS designs. Issued 6 OWTS permits and 1 is on hold. Total permits issued in 2021: 72, 30 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.
2. Salida Airport Beacon Tower: No new news to report.
3. Fair grounds:
 - a. North building:
 - i. Heating/cooling units: no new news to report.
 - ii. Remodel the North Building: no new news to report.
 - b. Master plan update: Staff discussed the new offer with the fairgrounds event manager, County Administrator, and the County Finance Director and it was decided to advise the BOCC to grant the contract to this firm.
 - c. Generator: The generator will be delivered on 8/5/21.
4. Chaffee County Administration Building: No new news to report.
5. Public safety Building BV:
 - a. The project preliminary design is at 90%.
6. Assessor's remodel: No new news to report.
7. Granite Bridge rehabilitation: The preliminary design (FIR) has been submitted to CDOT for review. Issues that are currently being discussed are as follows:
 - a. Union Pacific Railroad ROW,
 - b. Historical / Cultural review,
8. Chaffee County EMS/911 communication tower fencing: No new news to report.
9. Short term rentals (STR):
 - a. No new news to report.