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## October 12, 2020 Board of County Commissioners Work Session Report and Activity Update

### I. Building Inspection:

#### A. Permit Activity

- **Permits** issued in September 2020: 408 (BMEP only)  
2019: 355 (BMEP only)
  - \* BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in September 2020: \$130,945.52 (all divisions)  
2019: \$113,846.34 (all divisions)
- **Total Revenue** collected year-to-date 2020: \$1,022,676.50 (all div.s)  
2019: \$1,274,024.24 (all div.s)
  - % of Total budgeted revenue (original) collected by year end: 85.22% (\$1.2 M)
  - % of Total Covid amended revenue collected by year end: 102.3% (\$1 M)
- **SFDs** issued in September 2020: 28  
2019: 22  
Salida: 4 BV: 10 Poncha: 6 County: 8
- **2020 year-to-date permit totals:**

Salida:	567	27 SFDs
Buena Vista:	349	49 SFDs
Poncha Springs:	265	29 SFDs
Unincorporated County:	<u>1,371</u>	<u>75 SFDs</u>
Total Number of Permits Issued:	2,552	*180 SFDs
- **2019 year-to-date permit totals:**

Salida:	829	24 SFDs
Buena Vista:	438	64 SFDs
Poncha Springs:	320	45 SFDs
Unincorporated County:	<u>1,340</u>	<u>107 SFDs</u>
	2,927	*240 SFDs

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

#### B. New Commercial Projects

##### Salida:

- 720 E. Hwy 50: A permit was issued for a covered patio addition to Walbangers.

- 104 Crestone: A permit was issued for a minor interior renovation at The County Clerk's office.

#### **Poncha Springs:**

- 11130 W. Hwy 50: A permit was issued for a lean-to addition to the Salida Stove building.
- 10012 W. Hwy 50: A permit was issued for a storage building at Poncha Lumber.

#### **Buena Vista**

- 203 Cedar Street: A permit was issued for a deck at this location.
- 220 N. Hwy 24: A permit was issued for a shade structure at McPhelany Park.

#### **Chaffee County:**

- 2600 CR 344: Permits were issued for the construction of new cabins at Spring Canyon Ranch.
- 12916 Hwy 24/285: Permits were issued for a large addition to the Gunsmoke Truck Stop in Johnson Village.
- 11170 W. Hwy 50: Permits were issued for new equipment on an existing cell tower.
- 27414 CR 319: Permits were issued for an interior finish of an existing commercial warehouse for a bathroom.

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

- We performed 1,054 field inspections in the month of September.
- We issued 51 certificates of occupancy in September.

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

- Nothing to report.

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

- Electrical license renewals were due in September and all 4 of the licensed electricians on staff (Dan, Mike, Gary B., Chad) successfully renewed their licenses.
- The new position in the planning department has been posted and we are receiving applications. We have received several well qualified applicants.

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

**A. Land Use Code:** The September 29, 2020 Planning Commission work session included discussion of the progress of the Comprehensive Plan with Cushing-Terrell and setting a date for the Chaffee County Planning Commission to meet with the Buena Vista Planning Commission by Zoom to discuss implementation of the IGA, the meeting was set for October 29, 2020. The amendment to Article 7.7.2, the Airport Overlay District was heard in the regular meeting and was recommended for approval.

**B. Comprehensive Plan:** Staff continues to meet with Cushing Terrell on a bi-weekly basis on the comp plan project. The plan is currently available for public review. Pop-up public engagement booths occurred at the Salida and Buena Vista Farmer's Markets on September 26 and 27, 2020. The Planning Commission held work sessions with Cushing-Terrill on September 17 and 29, 2020.

### 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 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 currently **October 13, 2020** to allow for revision of the property description and maps and preparation of a new title commitment.
- 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.

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

- The Warren-Faulkner Boundary Line adjustment at 24703 and 24711 CR 339 proposed an increase in the Warren property from 35 acres to 39.9 acres and a decrease in the Faulkner property from 24.5 to 19.6 acres. The application was before the BoCC on September 8, 2020 and approved.
- 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 August 25, 2020 and approved. The application was before the BoCC on September 8, 2020 and approved.

#### 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:** 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. Subsequent discussions moved this hearing from the Buena Vista Community Center to the Chaffee County Fairgrounds.

#### **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.

### **III. Engineering**

#### **F. Road and Bridge**

1. Granite Bridge: See section E. Engineering projects.
2. Staff is working on engineering to rehab the 2 low water crossings on CR 110. The project RFP will be ready for publication in November.

#### **G. Plan Review**

1. Staff reviewed the following plans:
  - a. No plans were reviewed.

#### **H. OWTS Program**

1. In September staff reviewed 18 OWTS designs. Issued 18 OWTS permits and 3 are on hold.
2. Staff received a concern about the Comanche Drive-in Septic system. Staff visited the location, and there was no evidence of a failing system. This issue has been closed by staff.

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

1. Army Corp Of Engineers, "Waters of the USA", violations:
  - a. 30450 CR 371; The owners have hired a surveyor to prepare a LOMA, if the LOMA is approved the next step will be the building permit.
2. 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 100% complete,
    - viii. Road/parking is 99% complete,
    - ix. Finishing is 95% complete,
    - x. Existing Gym is 100% complete, (TCO)
    - xi. New Gym is 95% complete,
  - c. Staff has performed approx. 264 different inspections to date.

#### **J. 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. The county received 1 proposal, staff negotiated with the contractor and lowered the bid to an acceptable amount. The formal bid and contract will be presented to the BOCC in October for official approval.
2. Fair grounds North building, heating/cooling:
  - a. Adding filters to the RTU's that are acceptable in a hospital situation has been removed from the scope of the project.
  - b. Staff has received quotes from the contractor to extend the sewer and water lines to the North Building, staff is awaiting response to proceed.
  - c. Gas line has been completed.
3. Chaffee County Administration Building:
  - a. Preliminary design is 100% complete,
  - b. DD (Definite Design) has been given approval to continue,
  - c. A public open house will be organized for November 5<sup>th</sup>.
4. Public safety Building:
  - a. Staff will resume reviewing the submitted proposals in November.
5. Granite Bridge rehabilitation:



- a. Staff and Bob Christiansen were present at a meeting with CDOT Historical department and the engineering contractor, OTAK. In this meeting the historical significance of the Granite Bridge and the proposed method of repair were discussed. CDOT informed the county that the Granite bridge is on the CDOT list of top priority bridges to rehab due to its historical significance. CDOT also informed the county that it will take CDOT 9-12 months to review the design and receive approval from CDOT historical department. This information was new and a surprise to staff and to Mr. Christiansen. The CCI grant that this project is funded by was extended until 12-31-2021. With this new process requirement, the project cannot be completed before the existing deadline. The county will have to contact CCI and request another extension. With the uncertainty of CDOT historical review and requirements CDOT has requested the county ask for a 2-year extension.
- b. Abutments:
  - i. No new news.
- c. ROW (Right of Way):
  - i. No new news.
- d. Estimate:
  - i. No new news.
- 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, 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 0% complete.
    - v. The Graves/Stables property: NRCS approval, no contract is needed, construction 100% complete. The road has been raised approximately 1.5 ft. the other part of this project was to add a trash guard and rip rap around the culvert. CDOT informed staff that they do not want a trash guard installed and do not want any rip rap added to the culvert as this would undermine and have adverse effects on the culvert. CDOT hydrologist wants the entire mouth of the culvert rehabbed. Staff tried to connect NRCS and CDOT to discuss this new insight. As of this month there has been no outreach from either party regarding this

issue. The county has removed and work in CDOT area from the project.

- vi. The Byars property: NRCS approval, the Byars have chosen to not participate in the EWP program.
- vii. The Chick property: NRCS approval, contract signed, construction 40% complete.



- viii. The Speaker property: NRCS approval, contract signed, construction 100% complete,



7. Sleeping Indian: Sleeping Indian has been bought by Pikul Investments. Staff noticed and was also contacted by the Buena Vista engineer that mobile homes were being removed and demolished. On 9/30/2020 staff posted a stop work order on the gate of the sleeping Indian informing them of their responsibilities abating the mobile homes including demo permits, asbestos report, asbestos removal, transportation permit for mobile homes and OWTS requirements.

