



CHAFFEE COUNTY
DEVELOPMENT SERVICES DEPARTMENT
104 Crestone Ave., Room 125
P.O. Box 699
Salida, Colorado 81201
(719) 539-2124 FAX: (719) 530-9208
bdepartment@chaffeecounty.org

January 11, 2020 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Permit Activity

- **Permits** issued in December 2020: 252 (BMEP only)
2019: 296 (BMEP only)
 - * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in December 2020: \$76,297.32 (all divisions)
2019: \$93,602.06 (all divisions)
- **Total Revenue** collected year-to-date 2020: \$1,330,430.15 (all div.s)
2019: \$1,560,382.65 (all div.s)
 - % of Total budgeted revenue (original) collected by year end: 110.86% (\$1.2 M)
 - % of Total Covid amended revenue collected by year end: 133.3% (\$1 M)
- **SFDs** issued in December 2020: 13
2019: 26
Salida: 3 BV: 2 Poncha: 4 County: 4
- **2020 year-to-date permit totals:**

Salida:	759	35 SFDs
Buena Vista:	441	61 SFDs
Poncha Springs:	317	38 SFDs
Unincorporated County:	<u>1,765</u>	<u>102 SFDs</u>
Total Number of Permits Issued:	3,282	*236 SFDs
- **2019 year-to-date permit totals:**

Salida:	1,034	37 SFDs
Buena Vista:	560	79 SFDs
Poncha Springs:	377	51 SFDs
Unincorporated County:	<u>1,785</u>	<u>128 SFDs</u>
	3,756	*295 SFDs

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

B. New Commercial Projects

Salida:

- 106 Old Stage Road: A permit was issued for a live/work building at this location.

- 108 Old Stage Road: A permit was issued for a live/work building at this location.
- 112 Old Stage Road: A permit was issued for a live/work building at this location.
- 148 West 1st Street: A plan change was approved for the Sprockets Restaurant to allow them to expand into the old comic book store adjacent to the restaurant.

Buena Vista

- 321 East Main: A permit was issued for covered outdoor seating at the Deerhammer property.

Chaffee County:

- 1950 McCormick: A permit was issued for a modular manufacturing plant.
- 28775 Fairway Drive: A permit was issued for screening at the driving range of the golf course.
- 30753 CR 361: Permits were issued for upgrades to the Glen View subdivision water treatment facility.

C. Inspection Totals

- We performed 822 field inspections in the month of December.
- We performed 11,691 field inspection in 2020.
- We issued 44 certificates of occupancy in December.

D. Legislative Update

- Nothing to report.

E. Personnel Update:

- Hans Friedel, the new planner we hired in November, notified me by email on 1/4/21 the he was backing out of coming to work with us due to family matters. We are now regrouping to adjust our game plan.

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 was to be heard by the BoCC on November 4, 2020 when staff noted an error in the densities shown in Table 7.7.2 necessitating re-review by the Planning Commission. This is was heard by the PC on January 5, 2021 and is scheduled to be heard by the BoCC on February 9, 2021.
- Changes to the Marijuana Optional Premises Cultivation setbacks in Article 7.8.22 have been requested by the owner of a facility. This was discussed by PC & BoCC in a joint work session on February 25, 2020 with consensus for a change and never scheduled for public hearing. The amendment was heard by the PC in work session on January 5, 2021 and is scheduled for a public hearing on January 26, 2021.

- 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 was held on **December 15, 2020** to consider adoption of the plan. The plan passed by unanimous vote of the Planning Commission.

C. Land Use Current / Pending / in progress:

Applications Scheduled for Public hearing:

- The Bainbridge Heritage Water Subdivision Exemption at 12500 CR 190E proposes division of a 35.52 acre parcel into a 2.09 and 32.901 acre tract. 0.53 acres are dedicated for County Road 190E. This application will be before the BoCC on **January 12, 2021**.
- 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 was before the BoCC on December 8, 2020 and continued to **January 12, 2021** to address concerns brought up by James Richardson.
- The Shaw Ranch Major Subdivision Sketch 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. This application will be heard by the Planning Commission on **January 5, 2021** and by the BoCC on **January 19, 2021**.
- The Olson Heritage Water Subdivision Exemption at 7600 CR 111 proposes the division of a 5.11 acre parcel in two lots of 3.03 and 2.08 acres. This application will be before the BoCC on **January 12, 2021**.
- Scenic Acres Minor Subdivision sketch plan at 12764 W Highway 50 proposes to divide 5.73 into 2 lots of 2.44 and 3.27 acres. This application will be before the Planning Commission on **January 26, 2021**.
- The Reynolds Property Plat Amendment of Lot 1 Pinon Ridge East Subdivision proposes the relocation of the originally platted building envelope. This application will be before the BoCC on **February 2, 2021**.

Recently Approved, Denied or Withdrawn Applications:

- The Dao Minor Subdivision final plat on CR 270, just north of the Kalivoda ROSI, proposed 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 was before the Planning Commission on November 24, 2020 and was recommended for approval. The application was before the BoCC on December 8, 2020 and approved.
- The Roach Heritage Water Subdivision Exemption at 12110 CR 280, just west of Hwy 285 proposed the division of 40.8 acres into 2 – 20.4 acre parcels. This application was before the BoCC on December 8, 2020 and approved.
- The Sampson Heritage Water Subdivision Exemption at 8701 CR 160, west of Smeltertown, proposed the division of 5.66 acres into 2 lots. This application was before the BoCC on December 8, 2020 and approved.

- Salida Secure Storage at 8300 W. Highway 50 is requesting a 25' variance to the 25' front setback for construction of an 8' security fence. This request was before the Board of Adjustment on December 14, 2020 and approved.
- 2 Lot owners in Cottonwood Subdivision, on the south side of Crossman Ave., east of the Meadows Farm, are requesting an appeal of legal and planning staffs reading of deeds associated with a 20' roadway created by the 1956 plat of Cottonwood Subdivision. This appeal was to be heard by the Board of Adjustment on December 14, 2020 at which time the Board declined to hear the appeal.
- The Glus and Boudreau Boundary Line Adjustment at 24332 & 24342 CR 324 (about 2 miles S. of the Hwy 24/285 intersection) proposed the adjustment of a 41.53 and a 39.34 acre parcel into parcels of 15.52 and 65.35 acres. Both parcels have existing residences. This application was heard by the BoCC on December 15, 2020 and approved.
- The Southwinds Boundary Line Adjustment at 101 & 102 Tailwinds Dr., S. of the Buena Vista Airport, adjusts Lot 3 of the Southwinds Minor Subdivision from 2.73 acres to 5.48 acres and Lot 2 from 30.88 acres to 28.13 acres. This application was before the BoCC on December 15, 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: 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.

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 working with the owner of a campground operating on CR 250 in the Rural zone without permitting. The renter of the property was operating the campground and the owner wishes to bring the property into compliance.

III. Engineering

A. Road and Bridge

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

B. Plan Review

1. Staff reviewed the following plans:
 - a. Staff performed and approved the final road for the RGP subdivision.
 - b. Staff reviewed the Rio Frio subdivision civil design.
 - c. Staff reviewed Moon Stream campground civil design.

C. OWTS Program

1. In December staff reviewed 10 OWTS designs. Issued 10 OWTS permits and 4 are on hold.
2. Forest Creek Cabins on CR 330 in Buena Vista: Staff was contacted by SGM engineering and CDPHE regarding the resizing of the existing state septic system. The proposal from the owner's representative is to resize the existing septic system to under 2000 gallons/day based on measuring the current waste water flows and using those numbers to resize the system. The existing system has been none complainant with CDPHE regulations for several years. Staff is against this idea and if the owner decides to pursue this idea, the BOH will have to make the final decision.

D. Regional engineering plan review and inspection

1. Army Corp Of Engineers, "Waters of the USA", violations:
2. Salida Airport Beacon Tower:
 - a. The beacon tower has been installed.
 - b. To get the beacon tower "up and running" temporary power will be needed due to the 9 months wait time from Excel to process the new service application. Staff is looking at other options to persuade Excel to process the application more quickly.



3. Fair grounds North building, heating/cooling:
 - a. RTU units, gas piping and electrical work have been installed and the units are operational.
 - b. Staff has not finalized the system.
4. Chaffee County Administration Building:
 - a. No new news to report.
5. Public safety Building BV:
 - a. The review panel has chosen the final 4 candidates and interviews will be held February 3, 2021. The remaining candidates have been notified of the panel's decision.
6. Granite Bridge rehabilitation:
 - a. Awaiting grant extension approval for CCI.
7. Dekker Fire recovery:
 - a. Construction started on June 22, 2020; the grant ends on 12-24-2020.
 - b. On 12-1-2020, the Development Services director, Head of Road and Bridge, staff, the NRCS engineer, and the NRCS regional director performed a formal walk through on all of the project locations. NRCS reported that all the locations are approved.
 - c. Staff must finalize and quantities to the As-built drawings.
 - d. The financial director has submitted all the required documents to NRCS for reimbursement.
8. Chaffee County EMS/911 communication tower fencing:
 - a. No new news to report
9. Chaffee County EMS/911 communication tower illegal placement of equipment.
 - a. No new news to report