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December 14, 2020 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Permit Activity

- **Permits** issued in November 2020: 353 (BMEP only)
2019: 319 (BMEP only)
 - * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in November 2020: \$95,801.16 (all divisions)
2019: \$74,356.15 (all divisions)
- **Total Revenue** collected year-to-date 2020: \$1,254,357.83 (all div.s)
2019: \$1,466,780.59 (all div.s)
 - % of Total budgeted revenue (original) collected by year end: 104.53% (\$1.2 M)
 - % of Total Covid amended revenue collected by year end: 125.43% (\$1 M)
- **SFDs** issued in November 2020: 16
2019: 7
 - Salida: 3 BV: 4 Poncha: 1 County: 8
- **2020 year-to-date permit totals:**

Salida:	719	32 SFDs
Buena Vista:	423	59 SFDs
Poncha Springs:	364	34 SFDs
Unincorporated County:	<u>1,694</u>	<u>98 SFDs</u>
Total Number of Permits Issued:	3,200	*223 SFDs
- **2019 year-to-date permit totals:**

Salida:	975	30 SFDs
Buena Vista:	518	70 SFDs
Poncha Springs:	346	46 SFDs
Unincorporated County:	<u>1,682</u>	<u>123 SFDs</u>
	3,521	*269 SFDs

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

B. New Commercial Projects

Salida:

- **1070 E Hwy 50:** A permit was issued for a storage building at this address.

- **410 W. Hwy. 50:** A permit was issued for a new skate park at the hot springs facility.

Buena Vista

- **506 E. Main Street:** A permit was issued for an interior alteration at this location.
- **316 W. Main Street:** A permit was issued for an interior alteration at this location.
- **321 E. Main Street:** A permit was issued for a temporary tent at the Deerhammer Distillery.

Poncha Springs:

- **115 Pahlone Parkway:** A permit was issued for a temporary tent at the elevation brewery.

Chaffee County:

- **9255 CR140:** A permit was issued for the beacon tower at the airport.

C. Inspection Totals

- We performed 974 field inspections in the month of November.
- We issued 32 certificates of occupancy in November.

D. Legislative Update

- Nothing to report.

E. Personnel Update:

- We have hired Hans Friedel to join our Planning and Zoning team. Hans is highly qualified, is a certified planner through APA, and has several years of planning experience. We are excited that he has joined our team. He will start on February 1.

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 scheduled to be heard on **January 5, 2021** and by the BoCC on **January 19, 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 will be heard by the PC in worksession on **January 5, 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 will be held on **December 15, 2020** to consider adoption of the plan.

C. Land Use Current / Pending / in progress:

Applications Scheduled for Public hearing:

- 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 was 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**.
- 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 will be heard by the Board of Adjustment on **December 14, 2020**.
- 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 will be heard by the Board of Adjustment on **December 14, 2020**.
- The Glus and Boudreau Boundary Line Adjustment at 24332 & 24342 CR 324 (about 2 miles S. of the Hwy 24/285 intersection) proposes 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 will be heard by the BoCC on **December 15, 2020**.
- 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 will be before the BoCC on **December 15, 2020**.
- 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**.
- The Bainbridge Heritage Water Subdivision Exemption at 12500 CR 190E proposes the division of a 34.99 acre parcel in two lots of 2.09 and 32.9 acres. This application will be before the BoCC on **January 12, 2021**.

Recently Approved, Denied or Withdrawn Applications:

- The Centerville Ranch Phase 1, Filing 2 Final Plan for 32 lots was heard by the BoCC on November 4, 2020 and approved. This completes the 62 lots in Phase 1.
- The Strehler Plat Amendment of Parcel 1, Monarch Investments Replat of a portion of Maysville proposed a realignment of an emergency egress. This application was before the BoCC on November 10, 2020 and approved.
- Joe Cooper appealed 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 was before the BoCC on November 17, 2020 and modifications were made to 2 of the conditions of approval.
- The Baca Family Trust Boundary Line Adjustment at 17400 W. Highway 50 in the Maysville Townsite proposed to adjust 3 existing parcels totaling 9.29 acres and dedicate a portion of CR 220. This application was before the BoCC on November 17, 2020 and approved.
- The Warholoski/Longuski Boundary Line Adjustment at 29105 and 29145 CR 330, west of Buena Vista, proposed a decrease in non-conformity of the Longuski parcel to allow for construction of a garage. This application was before the BoCC on November 17, 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 matter will be considered at the **December 8, 2020** meeting.

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. The roads were approved by Gary Greiner and the BoCC authorized release of the funds.
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. 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

F. Road and Bridge

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

G. Plan Review

1. Staff reviewed the following plans:
 - a. Staff performed a rough road inspection on the RGP subdivision.

H. OWTS Program

1. In November staff reviewed 7 OWTS designs. Issued 5 OWTS permits and 4 are on hold.
2. Sleeping Indian; Staff has been in contact with CDPHE regarding the decommissioning of the existing OWTS system. The state has decided that the system may be decommissioned and that staff may decide at what level of decommissioning is appropriate. The state recommends that the septic tanks be crushed, the piping be removed and the fields may remain in place but an environmental covenant should be placed on the deed to the property so that future owners are aware that such material is buried there.

I. Regional engineering plan review and inspection

1. Army Corp Of Engineers, "Waters of the USA", violations:
 - b. 30450 CR 371; A survey has been performed of the location. Staff has informed the owners of the next steps that need to be completed before a decision is made regarding this situation.

J. Engineering Projects

1. Buena Vista High School: Phase1, 2 and 3 are complete and a CO has been granted.
 - c. Staff performed approximately 275 different inspections on this property for a total of about 810 man hours at a cost of approximately \$41,250. Milage costs were roughly \$9,570. Plan review cost the county roughly \$3,025 in staff time for a total cost of about \$53,845 excluding fixed costs. The building permit fee was \$56,937.11.

2. Salida Airport Beacon Tower:
 - a. The foundation and the rough electrical work have been constructed.
 - b. The first section of the tower was erected on 12-1.



3. Low water crossings on CR 110:
 - a. No new news to report.
4. Fair grounds North building, heating/cooling:
 - a. The sewer and water line have been installed to the North building.
 - b. RTU units, gas piping and electrical work have been installed.
 - c. Water fountain change order has been approved and the plumbing therefore has prepped.
 - d. Atmos will set the gas meter the first week of December.



5. Chaffee County Administration Building:
 - a. No new news to report.
 - b. To Do: Open house to present design to public.
6. Public safety Building BV:
 - a. Staff has informed all candidates that the review process will be starting up again in December. In December the selection committee will narrow down the candidates to 3 and the finalist will be invited to the next phase, the interview phase. The interview phase will be held in January 2021.
7. Granite Bridge rehabilitation:
 - a. No new news to report.
8. 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 will be approved.

- c. Staff completed all As-built drawings and assisted Road in Bridge with finalizing the daily construction log for every building site.
 - d. The financial director is preparing the final payment submittal to NRCS. The final submittal will be sent in the first week of December.
 - e. Site specific status:
 - i. The Hosman property: 100% complete,
 - ii. The Short property: 100% complete,
 - iii. The Fontana property: 100% complete,
 - iv. The Ricci property: 100% complete,
 - v. The Graves/Stables property: 100% complete,
 - vi. The Byars property: Byars have chosen to not participate in the EWP program.
 - vii. The Speaker property: 100% complete,
 - viii. The Chick property: 100% complete,
9. Sleeping Indian:
- a. See section C, OWTS Program for news regarding Sleeping Indian.
10. Chaffee County EMS/911 communication tower fencing:
- a. Staff has been communicating with the town administer of Poncha Springs regarding placing a fence around the equipment. The town administrator and the Mayor are positive about the placement of a fence. Although they request that the county research a more aesthetic fence, since the EMS/911 communication tower and equipment is located at the entrance of the Poncha Springs Cemetery.
11. Chaffee County EMS/911 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. CCT promised to remove all equipment by November 2, 2020. As of 12-2 the unauthorized equipment has not been removed. The original CCT permit in 2018-19 was to place 3 items, 2 dishes and 1 antenna on the tower. The equipment that was installed exceeds the permit and the engineering.

Installed w/out permission



Tower picture taken 10-25

3 items were removed



Tower picture taken 11-2

One item was removed



Tower picture taken 12-2



*Unauthorized and illegally
installed toolchest that houses
unrated electrical equipment.
Has not been removed*