



November 8, 2021 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Permit Activity

- | | | |
|--|------------------------------------|----------------|
| ➤ Permits issued in October | 2021: 360 (BMEP only) | |
| | 2020: 297 (BMEP only) | |
| * BMEP = Building, Mechanical, Electrical, & Plumbing permits | | |
| ➤ Total Revenue collected in October | 2021: \$195,002.41 (all divisions) | |
| | 2020: \$125,071.07 (all divisions) | |
| ➤ Total Revenue collected year-to-date: | 2021: \$1,840,048.98 (all div.s) | |
| | 2020: \$1,158,556.67 (all div.s) | |
| % of Total budgeted revenue collected year to date: 153.3% (\$1.2 M) | | |
| ➤ SFDs issued in October | 2021: 37 | |
| | 2020: 26 | |
| Chaffee: 18 BV: 1 Poncha: 3 Salida: 15 | | |
| ➤ 2021 year-to-date permit totals: | | |
| Chaffee County | 1,650 | 123 SFDs |
| Buena Vista: | 411 | 48 SFDs |
| Poncha Springs: | 440 | 61 SFDs |
| Salida : | <u>1,003</u> | <u>61 SFDs</u> |
| Total Number of Permits Issued: | 3,504 | *293 SFDs |
| ➤ 2020 year-to-date permit totals: | | |
| Chaffee County: | 1,549 | 91 SFDs |
| Buena Vista: | 376 | 55 SFDs |
| Poncha Springs: | 283 | 33 SFDs |
| Salida : | <u>641</u> | <u>28 SFDs</u> |
| | 2,849 | *207 SFDs |

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

B. New Commercial Projects

Salida

- **1520 E. Hwy 50:** The first building of the Salida crossing project was reviewed for footing and foundation. Though the plan review process it was discovered that the structural documents were falsified fraudulently. The structural plans show a design snow load of 5 psf where 40 psf snow load is required. The construction drawings were so poor, the building could not have been constructed from them. These plans were denied.

Poncha Springs:

- **1000 Tailwinds Street:** The second phase of the Tailwinds Apartment Complex was reviewed and disapproved. We are in the process of reviewing the plan revisions from the architect.

Buena Vista:

- **330 E. Main Street:** A permit was issued for a remodel of this building to include a real estate office on the main floor and a rooftop bar.

C. Inspection Totals

- We performed 1,199 field inspections in the month of October.
- We issued 111 certificates of occupancy in October.

II. Planning & Zoning

A. Land Use Code:

- Staff and the County Commissioners conducted follow-up interviews with the two consultant teams that are finalists for the Land Use Code audit and rewrite.
- Development Services utilized the newly adopted ChaffeeSpeaks.org to receive public comment for the Timber Creek & Elk Run Subdivision applications. Staff is working internally to coordinate a larger rollout of the platform.
- The Clerk to the Planning Commission, Lynne Drogosz, is retiring at the end of this year and staff will be conducting additional interviews with applicants on November 10th. Staff's goal is to have a candidate selected by November 18th so that Ms. Drogosz can train the incoming Clerk prior to retiring.
- On January 11, 2022 staff will conduct a community meeting to gather feedback from community members regarding the long range vision and subsequent planning for the Nathrop Townsite and surrounding area. Staff has determined that it is best to limit the topics being discussed at this meeting and will not be discussing specifics concerning the Chateau Chaparral subdivision. A separate community meeting will be held at a later date to discuss topics concerning Chateau Chaparral.
- Planning Commissioner Castendyk rendered his resignation from the Planning Commission at the October 5th Planning Commission meeting to be effective November 4th, 2021.

B. Land Use (Current):

Applications Scheduled for Planning Commission:

- November 2, 2021
 - At Home Vet, Limited Impact Review
 - Timber Creek Conservation Major Subdivision, Sketch Plan
 - Elk Run major Subdivision, Sketch Plan (continued to 11/16 special session)
 - Morrison Minor Subdivision, Final Plat (continued to 11/16 special session)
- November 16, 2021 (special session)
 - Elk Run major Subdivision, Sketch Plan (continued from 11/2)
 - Morrison Minor Subdivision, Final Plat (continued from 11/2)

- November 30, 2021
 - Aspire Tours, Limited Impact Review
 - Peak View Major Subdivision, Preliminary Plan
- December 7, 2021
 - Aspire Tours, Limited Impact Review
 - Ogden Major Subdivision, Preliminary/Final

Applications Scheduled for Board of County Commission:

- November 16, 2021
 - El Rancho Vaquero Minor Subdivision, Final Plat
 - Morrison Minor Subdivision, Final Plat
 - Timber Creek Conservation Major Subdivision, Sketch Plan
 - Elk Run Major Subdivision, Sketch Plan
 - McFarland Heritage Water Subdivision Exemption

Recently Approved, Denied or Withdrawn Applications:

- Callaway Minor Subdivision, Sketch Plan – Planning Commission RECOMMEND APPROVAL WITH CONDITIONS on October 5, 2021 with a vote of 6-0.
- Land Use Code Text Amendment – Amend Section 1.3.5 A2 of the Land Use Code, Notice to Adjacent Property Owners – Planning Commission RECOMMEND APPROVAL WITH CONDITIONS on October 5, 2021 with a vote of 6-0.
- El Rancho Minor Subdivision, Final Plat – Planning Commission RECOMMEND APPROVAL WITH CONDITIONS on October 26, 2021 with a vote of 7-0.
- Timber Creek Conservation Subdivision, Sketch Plan – Planning Commission RECOMMEND APPROVAL WITH CONDITIONS on November 2, 2021 with a vote of 4-1.

Applications Requiring Applicant Action:

- The Held Brothers Minor Subdivision – Awaiting Final Plat application for referral agency review.

Out of Compliance Applications:

- Estates at Mt. Princeton Phase II & III - Staff is determining the completeness of this application.

C. Subdivisions subject to SIA with Lot Sales Restrictions:

1. Estates at Mt. Princeton: 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.
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.

D. Violation Investigations

1. Staff is researching multiple short-term rentals that are not in compliance with the Land Use Code.

III. Engineering

A. Road and Bridge

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

B. Plan Review

1. Staff reviewed the following subdivisions:
 - a. Peak View Major Subdivision.
 - b. El Rancho Vaquero Minor Subdivision.

C. OWTS Program

1. In October, staff reviewed 17 OWTS designs, issued 14 OWTS permits, and 3 are on hold. Total permits issued in 2021: 155 (39 more than in 2020 or + 25%).

D. Regional engineering plan review and inspection

1. No news to report

E. Engineering Projects

1. Army Corp of Engineers, "Waters of the USA", violations:
 - a. 30450 CR 371; No news to report
2. Fair grounds:
 - a. North building:
 - i. Heating/cooling units: No news to report.
 - ii. Remodel the North Building: Staff has prepared an RFP for the initial phase of the design. The CRS (client requirement specification) and the SRS (system requirement specification).
 - b. Master plan update: The final version of the preliminary design is complete.
 - c. Generator: No news to report.
3. Chaffee County Administration Building:
 - a. AV design: staff has received the design bid from Wold and it will be on the next BOCC meeting for approval.
4. New Driveway:
 - a. Trash dumpster: The CMU wall is complete; the doors will be installed when they are delivered. With the current delivery problems this may not be completed until December.
 - b. Stabilization of the bump-out/storage:
 - i. Staff is awaiting a change order from the contractor for the new façade.
 - c. Repair damaged Clerk's breakroom: No news to report.
5. Public Safety Building BV:
 - a. The project preliminary design is 99% complete. Staff is in discussing the next phases of the design with the architect and the additional design costs.

6. Assessor's remodel: Demolition is 90% complete. Further the roles and responsibilities of subcontractors are clear to everyone. This should help in the efficiency of the project.
7. Granite Bridge rehabilitation: The final design has been submitted to CDOT. The FLPMA application has been sent to BLM for review prior to making it definite. BLM had no comments and the signed version has been sent to the BLM. Processing time should take roughly 8-10 weeks. Issues:
 - a. Union Pacific Railroad ROW,
 - b. BLM land ownership,
 - c. Historical / Cultural review,
8. Valley View School: Staff, the county administrator, county finance director, and the county attorney met with the representatives of Valley View School to discuss the project.
9. Chaffee County EMS/911 communication tower fencing: No news to report.
10. Short term rentals (STR): Building department permit staff has processed all the application except for about 20. Currently there are approximately 270 approved short-term rentals. With a cap of 310 that leaves approximately 40 licensees left to be issued. There is a discrepancy in the actual open licensees. Permit staff is busy clarifying this issue to get an accurate number of open licenses.