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April 13, 2020 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Permit Activity

- **Permits** issued in March 2020: 372 (BMEP only)
2019: 269 (BMEP only)
 - * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in March 2020: \$106,720.63 (all divisions)
2019: \$118,919.43 (all divisions)
- **Total Revenue** collected year-to-date 2020: \$347,075.76 (all div.s)
2019: \$329,213.80 (all div.s)
% of Total budgeted revenue collected by year end: 28.92%
- **SFDs** issued in March 2020: 17
Salida: 1 BV: 7 Poncha: 1 County: 8
- **2020 year-to-date permit totals:**

Salida:	170	5 SFDs
Buena Vista:	144	13 SFDs
Poncha Springs:	88	14 SFDs
Unincorporated County:	<u>376</u>	<u>23 SFDs</u>
Total Number of Permits Issued:	778	*55 SFDs
- **2019 year-to-date permit totals:**

Salida:	254	10 SFDs
Buena Vista:	132	23 SFDs
Poncha Springs:	81	16 SFDs
Unincorporated County:	<u>268</u>	<u>24 SFDs</u>
	735	*73 SFDs

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

B. New Commercial Projects

Salida:

- **211 F Street:** An alteration permit was issued for this address.
- **1000 Rush Drive:** A permit was issued for a shade structure west of the hospital along the walking path.

Buena Vista:

- **13243 Midland Way:** A permit was issued for a new auto repair garage at this address.

- **300-304 E. Main Street:** A permit was issued for a major renovation of this building to include short term rental units on the second floor and commercial spaces on the main level.
- **707 N. Hwy 24:** A permit was issued for a renovation of this building.
- **211 Tabor:** A permit was issued for a renovation of this building.

County:

- **7800 CR 152:** A permit was issued for an addition to the existing greenhouse at this address.
- **15870 CR 162:** A permit was issued for a pedestrian bridge at the Mt. Princeton Hot Springs Resort.
- **11344 Hwy 50:** A permit was issued for a new gas pump canopy at this location.
- **22575 Hwy 285:** A permit was issued for a fire training facility at this location.

C. Inspection Totals

- We performed 902 field inspections in the month of March.
- We issued 20 certificates of occupancy in March.

D. Legislative Update

- Nothing new to report.

II. Planning & Zoning

A. Land Use Code: The March 31st Planning Commission & BoCC joint work session was devoted to review of the draft comprehensive plan. The following Land Use Code items are pending discussion;

- An amendment to the definition of Outfitting Facility in Article 15 of the LUC was discussed in work sessions on November 26, 2019, January 28, 2020 and February 25, 2020. Changes to the code will be heard by the PC on March 31, 2020.
- A citizen-initiated amendment to Article 7.8.22.B.2.e to reduce the setback to existing residences from 500 feet to 100 feet. This was heard in work session on January 28, 2020 and was discussed in a joint work session agenda on February 25, 2020.
- An amendment to Article 15, Definitions to add definitions of Central Water System and Central Sewer System. This was discussed by the Planning Commission in work session on January 9, 2019. Planning Commissioner Curgus has research to share with the Planning Commission and this will be discussed at the April work session.

B. Buena Vista Intergovernmental Agreement: Buena Vista has designated a Municipal Services Area that was adopted by the Buena Vista Planning Commission in October. Buena Vista anticipates adoption of a new 3 Mile Plan which will facilitate adoption of the IGA. The IGA has been reviewed by County staff and has been forwarded to, and discussed with, the Town. The plan was discussed with the Planning Commission at the March 31, 2020 meeting.

C. Comprehensive Plan: Staff continues to meet with Cushing Terrell on a bi-weekly basis on the comp plan project. The Planning Commission has scheduled weekly meetings for discussion of the plan through mid-June, the first discussion was held on March 31.

D. Land Use Applications Current / Pending / in progress:

Applications Scheduled for Public hearing:

- The Bach/Masterson road vacation at 16807 CR 243 and 16830 CR 220 in Maysville proposes the vacation of a portion of Park Avenue. This is scheduled to be heard by the BoCC on **May 5, 2020**.
- The Cogan Farms Agricultural Subdivision Exemption proposes the creation of a 2.01 acre lot with a remainder parcel of approximately 185 acres. This will be before the BoCC on **May 12, 2020**.
- The North Fork Ranches Major Subdivision Preliminary Plan on Highway 50 at the entrance to Weldon Creek proposes the creation of 16 lots ranging from 5 to 17.2 acres. This application will be before the Planning Commission on **June 2, 2020**.
- The Adams Agricultural Subdivision Exemption at 11460 CR 140 proposes the creation of a 2.57 acre lot with a remainder parcel of 76.88 acres. This application will be before the BoCC on **April 14, 2020**.
- The Ogden Heritage Water Subdivision Exemption at 12840 CR 190 proposes the division of a 35.04 acre parcel into two Lots of 20.14 and 13.36 acres with a 1 acre road dedication. This will be before the BoCC on **May 12, 2020**.
- The Yuniker (or Timber Creek Ranch) Heritage Water Subdivision at 8315 CR 160 proposes the creation of a 14.2-acre lot with a 356 acre remainder parcel/ this application will be before the BoCC on **April 7, 2020**.
- 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 is currently scheduled to be before the Planning Commission on **May 26, 2020**.
- 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 will hear a request for appeal on **April 7, 2020**.
- The RGP Industrial Park Major Subdivision preliminary plat on the south side of CR 140 across from the west end of the Harriet Alexander Field runway proposes (5) 2.1-acre lots in the industrial zone with no residential use. This application was heard and recommended for approval by the PC on November 27, 2018. The application was heard and approved by the BoCC on December 12, 2018. After agency review, the application was before the Planning Commission on January 28, 2020 at which they recommended approval. The final plat application will be before the BoCC on **April 14, 2020**.

Recently Approved, Denied or Withdrawn Applications:

- The Hiser Heritage Water Subdivision Exemption at 14580 CR 193 proposes the creation of a 2.22-acre lot. This application was before the BoCC on March 10, 2020 and approved.
- The Cordova/Spino/Dykins Boundary Line Adjustment proposes an adjustment that will allow construction of an RV garage on the Cordova lot. This application was before the BoCC on March 4, 2020 and approved.
- The Blitstein Agricultural Subdivision Exemption at 36570 Hwy. 24 N proposes the creation of (1) 2.00-acre lot. This application was before the BoCC on March 17, 2020 and approved.

Applications Requiring Applicant Action:

- 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.
- Rio Frio Minor Subdivision sketch plan 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.
- Centerville Ranch Major Subdivision preliminary plan proposes 133 lots ranging in size from 1.5 to 9.3 acres on 495-acres within a 907-acre ranch. This application was heard by the Planning Commission on January 29, 2019 and recommended for approval. The application was before the BoCC on February 12, 2019, continued to February 21, 2019 and then continued to March 12, 2019 for a special meeting at the fairgrounds. At the March 12 meeting the BoCC approved the sketch plan and directed the County Attorney to draft a Resolution. The Resolution was approved by the Board at the March 19, 2019 meeting and Central Colorado Conservancy presented a concept for a Conservation Easement that would encompass the southerly 2/3 of the ranch. The application was sent to review agencies. The Preliminary Plan is for Phase I of 62 Lots. The application was heard by the Planning Commission at a special meeting held at the Fairgrounds on August 21, 2019 and recommended for approval. The application was before the BoCC at another special meeting held on September 4, 2019 and approved.
- 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.

- 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.

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.

- E. County Property adjacent to Fairgrounds:** Henderson Land Surveying has been engaged to prepare an additional Subdivision Exemption for Public Benefit to create an approximately 20-acre parcel for fairgrounds expansion. The Salida School District has expressed interest in the remaining lands for a school site. The current owner of the residential parcel has expressed interest in expanding their boundaries by purchasing land from the county.
- F. Harriet Alexander Field:** Staff has been researching various issues for Burns and McDonald to finalize the most recent version of the Airport Property Inventory Map. This work is complete.
- G. North Fork Acres Homeowners Association:** During discussion of the Monarch Shadows Minor Subdivision it was noted that the NFHOA does not own Hanging Tree Drive as the developer let it revert to Chaffee County in a tax sale. NFHOA is requesting that Chaffee County deed the road to the HOA. Taxes in arears are approximately \$450.
- H. 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. This application is scheduled for hearing on April 21, 2020. The resolutions and yearly reports are currently published on the County website. The BoCC will consider a continuance of this hearing on April 7, 2020.
- I. Homestake pipeline reconstruction 1041 permit:** Staff met with Homestake representatives to discuss an amendment of this 5-year permit for an additional 5 years to repair additional sections of pipeline. Staff is currently working with the applicant on the extension application.
- J. Valley View School:** Salida School District has proposed the transfer of this property to Chaffee County. Staff has noted that the 2004 transfer of this property from the Richardson Family was not in conformance with the Land Use Code. **A**

survey of the property is being prepared in anticipation of an Exemption for Public Benefit to facilitate the transfer. The representative of the estate has been contacted and is willing to sign the plat on behalf of the Richardson Family.

K. 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. Lakeside Preserve: The BoCC granted a final extension to the Lot Sales Restriction through November 01, 2019. The BoCC accepted escrow for the completion of Teal Ct. on February 18, 2020.
3. River Meadow Estates Addition, Fil. 1-4; LSR was extended through October 20 2029
4. Shikoba Acres Fil. 2: LSR was extended through July 6, 2023.
5. Westwinds: LSR Lots 35-45 Filing 3 & Lots 46-49 and 52-55, Filing 4. Developer has entered into an escrow agreement with the County (\$270,000). Lot 46, Filing 4 was released in April, 2019. \$170,000 authorized for release on June 25, 2019. The remaining funds were authorized for release on August 22, 2019. The BoCC will hear a request to accept escrow for the completion of the roadways on March 4, 2020.
6. Bos Minor Subdivision: LSR on all 4 lots through November 11, 2019. This will require extension.
7. Chipeta Meadows Minor Subdivision: LSR on Lot 1 through July 13, 2019. This requires extension
8. Longhorn Ranch: Chaffee County holds an escrow account of \$10,000 for completion of improvements.
9. 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. The building and electrical permits have been issued.
10. Rafter's Roost: Improvements and Maintenance Agreement through October 31, 2021 for Phase I and through October 31, 2024 for Phase II.
11. Strother Minor Subdivision: LSR through July 7, 2023.

L. Violation Investigations

1. Staff is reviewing the property at 30108 CR 361 at the southeast corner of Game Trail (the site of "Organic Firewood" sales) for possible violations of the Junk Ordinance.
2. Wyzkiewicz/Hirschey Property – 11341 CR 206. Building and Zoning violations. This property is being platted as Whispering Pinons Acres Major Subdivision, see items requiring applicant action. Staff is working with the applicant toward resolution of the building and land use violations.
3. Staff is reviewing 3 properties in Trout Creek Meadows on Singletree Road for possible camping violations.
4. Nathrop Properties – white metal Junk
5. 28417 CR 337, A violation letter was sent May 22, 2017 for operation of a salvage yard in a residential zone, accumulation of trash, and pole barn built without permits. The certified mail receipt was returned to the County with a

received date of June 10, 2017. Staff has not been contacted by the property owner. This matter has been referred to the County Attorney. Staff is working with Daniel Tom on how to handle this currently.

III. Engineering

A. Road and Bridge

1. Staff prepared the Granite Bridge change order RFP for Otak. CDOT gave us permission to retain OTAK as the engineering firm since they were already under contract by Chaffee County. CDOT sent an official amendment to the original grant, changing it from a new bridge to a rehabilitation of the existing bridge.
2. Staff performed the final inspection on the Mountain Shadow subdivision road.

B. Plan Review

1. Staff reviewed the following plans:
 - a. Nothing to report.

C. OWTS Program

1. In February staff reviewed 8 OWTS designs. Issued 6 OWTS permits and 2 are on hold.
2. Staff performed a site-visit at 8160 Buck Run, to discuss the placement of a leach field with geographical challenges. Staff also required additional engineering at this location due to the steep slopes and the geotechnical nature of the soils. (non-structural fill)

D. Regional engineering plan review and inspection

2. Buena Vista High School: Phase 2 of 3 is under construction.
 - a. Phase 1: 100% complete
 - b. Phase 2:
 - i. The existing school is 100% demolished,
 - ii. The foundations are 95% complete,
 - iii. Prefab concrete walls are 100% complete,
 - iv. Steel structure is 15% complete,
 - v. CMU walls are 5% complete.
 - c. Phase 3: 0% complete.
 - d. Staff has performed approx. 80 inspections to date.
 - e. The Buena Vista school district installed a temporary building that will be used as a cafeteria during construction.



Figure 1 BV High School temporary cafeteria

E. Engineering Projects

1. Salida Airport Beacon Tower:
 - a. The geotechnical investigation and structural engineering have been completed and will be used in the construction RFP that will be published in May.
2. Fair grounds North building, heating/cooling:
 - a. The final version of the RFP for the installation for new heating/cooling units in the North multi-use building has been published. The deadline for bids is April 16th.
3. Chaffee County Administration Building:
 - a. Preliminary design is 100% complete,
 - b. The architect and engineering team stopped the Definite Design due to design optimization and approval of those changes by the BOCC,
 - c. Additional parking is required for the new Administrative Building. A parking area has been designed east of 104 Crestone. Crabtree did the engineering, wrote the RFP and published the RFP. The construction bids submittal deadline is April 16th.

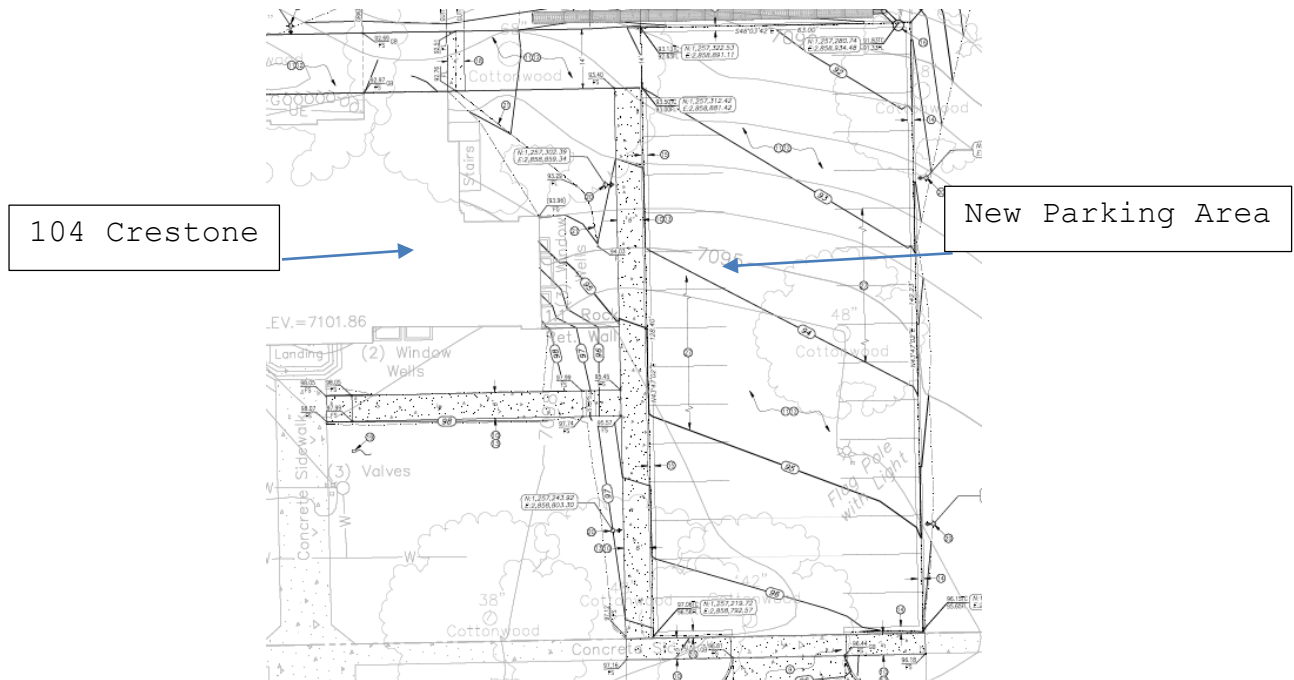


Figure 3 New Parking Area

4. Public safety Building:
 - a. Due to COVID-19 the review of bid submittals has been postponed until mid-April,
5. Sleeping Indian Mobile home park:
 - a. Staff has been coordinating with Al Smith the Town engineer of Buena Vista to take soil samples and septic tank samples. The soil samples were collected on April 2, 2020 and the results are pending.
 - b. Andrew Rice the counties CDPHE contact person recommends that the staff sample the liquid waste (liquid in septic tanks), solid waste (Septic tanks, piping), and biosolids (soils). These tests must be performed before any action may be taken to decommission the septic system.
 - c. Andrew Rice has informed the county that the existing system has never been officially decommissioned by the owners. Since the site's closing the owners have not fulfilled their CDPHE reporting requirements. Even though this system is no longer in use, the owners are still required to do their monthly, quarterly and yearly reporting.
6. Dekker Fire recovery:
 - a. NRCS has approved the funds for flood protection for structures that may be impacted by flooding caused by the Dekker Fire.
 - b. Staff together with Mark Stacy and Chelsey Nutter have done an initial site visit to all the purposed sites.
 - c. Staff revisited all the sites and made concept designs to protect the proposed structures. NRCS has already approved the concept designs. The concept designs need to be discussed with the land owners before further work can be performed.

