



**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

## July 12, 2021 Board of County Commissioners Work Session Report and Activity Update

### I. Building Inspection:

#### **A. Permit Activity**

- **Permits** issued in June 2021: 426 (BMEP only)  
2020: 277 (BMEP only)
  - \* BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in June 2021: \$184,895.62 (all divisions)  
2020: \$98,476.25 (all divisions)
- **Total Revenue** collected year-to-date 2021: \$1,162,292.87 (all div.s)  
2020: \$638,787.99 (all div.s)  
% of Total budgeted revenue collected year to date: 96.9% (\$1.2 M)
- **SFDs** issued in June 2021: 26  
2020: 17  
Salida: 0 BV: 9 Poncha: 6 County: 11
- **2021 year-to-date permit totals:**

Chaffee County	965	75 SFDs
Buena Vista:	268	35 SFDs
Poncha Springs:	283	41 SFDs
Salida :	<u>587</u>	<u>33 SFDs</u>
Total Number of Permits Issued:	2,103	*184 SFDs
- **2020 year-to-date permit totals:**

Chaffee County:	846	49 SFDs
Buena Vista:	231	20 SFDs
Poncha Springs:	148	17 SFDs
Salida :	<u>346</u>	<u>13 SFDs</u>
	1,571	*99 SFDs

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

#### **B. New Commercial Projects**

##### **Chaffee County:**

- **15870 CR 162 Units B and C:** Plans were approved and permits were issued for two new hotel buildings at the Mt. Princeton Hot Springs Facility.
- **9254 CR 140:** A permit was issued for a security fence around the industrial storage property directly south of the airport.

- **88 Methodist Mountain:** Plans were approved and a permit was issued for upgrades to the cell tower on Methodist Mountain.

#### **Buena Vista:**

- **733 N. Hwy 24:** Plans were approved and permit were issued for a covered patio at the Best Western Hotel.

#### **Salida**

- **228 N. F Steet:** Plans were approved and a permit was issued for a shade structure at the Pizza Rio restaurant.
- **7625 W. Hwy 50:** Plans were approved and a permit was issued for a concrete screen wall around the DSI facility.
- **101 River Ridge Lane Units A-H:** Footing and foundation plans were approved and F&F permits were issued for this affordable housing project being constructed by Chaffee County Housing Trust.
- **114 Old Stage Road:** Plans were reviewed the permits were issued for a new mixed-use commercial building at this location.
- **627 Oak:** Plans were approved and permits were issued for an interior renovation of the former DSI building converting a portion of the building into classrooms for Crest Academy.

### **C. Inspection Totals**

- We performed 1,157 field inspections in the month of June.
- We issued 57 certificates of occupancy in June.

## **II. Planning & Zoning**

### **A. Land Use Code:**

- A RFP for a comprehensive rewrite of the Land Use Code has been drafted and was distributed internally on 7/8/2021.
- A kick-off meeting for LUC rewrite was held 6/25/2021. Next step: Beth Helmke & Greg Laudenslager are working to develop a communication and public engagement plan.

### **B. CWCB/FEMA activity in Chaffee County**

- Jon Roorda has been working on the ongoing efforts to prepare for the eventual update to the FEMA FIRM maps.

### **C. Land Use (Current):**

#### **Applications Scheduled for Planning Commission:**

- July 6, 2021
  - Work session: Discuss current land use code regarding roads, access, and water adequacy for new subdivisions.
- July 27, 2021
  - Scheduled to hear Meadows Farm, Major Impact Review, however the applicant did not provide amended application materials as was agreed upon. *(Continued from 4/6/2021 PC. Will be continued to date certain when applicant makes resubmittal)*
  - *A tentative work session is scheduled to discuss various aspects of the DOLA grant that will be used to facilitate the rewrite of the Land Use Code.*
- August 3, 2021
  - Ogden, Major Subdivision Preliminary/Final Plan

- Shaw Ranch, Major Subdivision Preliminary/Final Plan
- Cooper, Minor Subdivision Final Plat
- August 31, 2021
  - *(tentative)* DOLA Planning 101 Training
- September 28, 2021
  - *(tentative)* Meadows Farm, Major Impact Review

#### **Applications Scheduled for Board of County Commission:**

- July 6, 2021
  - Eagleston – Bainbridge, Boundary Line Adjustment
  - Ludwig, Heritage Water Subdivision Exemption
- July 13, 2021
  - Airport Overlay Land Use Code Text Amendment
  - Haygood, Plat Amendment
  - Broadview, Plat Amendment
- August 10, 2021
  - Cooper, Minor Subdivision Final Plat
  - Scott, Heritage Water Subdivision Exemption
- August 17, 2021
  - Meadows Farm, Major Impact Review *(will tentatively be continued to 9/21/21 BoCC)*
- September 7, 2021
  - Shaw Ranch, Major Subdivision Preliminary/Final Plan
  - Ogden, Major Subdivision Preliminary/Final Plan

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

- Martellaro-Veltri, Minor Subdivision Sketch Plan - APPROVED by the Planning Commission on June 1, 2021
- Airport Overlay District Text Amendment - APPROVED by the Airport Advisory Board on June 23, 2021

#### **Applications Requiring Applicant Action:**

- The Martellaro-Veltri Minor Subdivision – proposes subdivide of 16.9 acres into 4 lots 3.6 to 5.5 acre lots. Planning Commission approved the Sketch Plan on June 1, 2021. Staff is awaiting Final Plat application for referral agency review.
- The Held Brothers Minor Subdivision – proposes subdivide of 29.4 acres into 3 lots and one outlot. Planning commission approved the Sketch Plan on April 27, 2021. Awaiting Final Plat application for referral agency review.
- The Peak View Major Subdivision Sketch Plan is being reviewed in conjunction with the Sunnyside HWSE (see below) to create a total of 8 lots. Planning Commission approved the Sketch Plan on March 30, 2021. BoCC approved Sketch Plan on April 13, 2021. Staff is awaiting Final Plat application for referral agency review.
- The Sunnyside Heritage Water Subdivision Exemption was originally being reviewed in conjunction with the Peak View Major Subdivision. During review, staff determined that the HWSE would be in conflict with Article 5.2.3.K of the LUC. On April 6, 2021 the BoCC heard this application and

determined that the application is eligible for a Subdivision Exemption. Staff is awaiting application for this exception to Article 5.2.3.K or the LUC.

- The Aspire Tours Limited Impact Review application proposes a commercial outfitting facility to include a campground and a seasonal employee campground on a 44-acre parcel. Originally scheduled to be heard by the Planning Commission on February 25, 2020 and was continued to March 31, 2020 at the applicant's request. The application was before the Planning Commission on July 7, 2020 and was continued to a date uncertain to allow the applicant to provide a water supply study and traffic study. Staff is awaiting these forementioned items before reviewing the application further.
- The Morrison Heritage Water Subdivision Exemption proposes the creation of one new 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. Staff is awaiting application for Final Plat.
- Ruby Mountain Minor Subdivision - proposes a subdivide of 19.7-acre parcel into two lots. Planning Commission approved the Sketch Plan on January 29, 2019. Staff is awaiting Final Plat application for referral agency review. *Note: Plat indicates there is to be no further subdivision.*
- El Rancho Vaquero Minor Subdivision - proposes to subdivide the outlot created by the Heritage Water Subdivision into 3 lots. Planning Commission approved the Sketch Plan on February 26, 2019. Road dedication issues have been resolved with Town of BV. Staff is awaiting Final Plat application for referral agency review.

#### **Out of Compliance Applications:**

- Estates at Mt. Princeton Phase II & III - The PUD development agreement dated June 8, 2015 requires that all phases have final approval within 5 years and therefore this subdivision is out of compliance. Phases II & III will need to be considered as a new application. An application for a replat of Phase I proposes to decrease the number of lots and increase the amount of open space. Staff is currently determining the completeness of this application.

#### **D. Nestle Waters**

Application was approved by BoCC in concept on July 6, 2021. A draft agreement is to be heard by the BoCC on July 20, 2021 and a tentative final agreement is scheduled to be finalized on August 2, 2021.

#### **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 heard by the BoCC on July 21, 2020 and this item was continued to August 11, 2020 and then September 8, 2020 to allow the applicant to repair the irrigation system 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 currently researching 2 possible rubbish/junk violations and various STRs operating without a license.
2. We are increasing becoming aware of people illegally allowing commercial camping operations on their property without procuring proper approval. This seems to be developing into a big problem.

### **III. Engineering**

#### **A. Road and Bridge**

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

#### **B. Plan Review**

1. Staff reviewed the following subdivisions:
  - a. Shaw's Major subdivision,
  - b. Ogden's Major subdivision,
  - c. Cozart Estates civil design and drainage plan.

#### **C. OWTS Program**

1. In June, staff reviewed 22 OWTS designs, issued 21 OWTS permits, and 1 is on hold. Total permits issued in 2021: 95, 44 more than in 2020,

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

1. No new news to report.

#### **E. Engineering Projects**

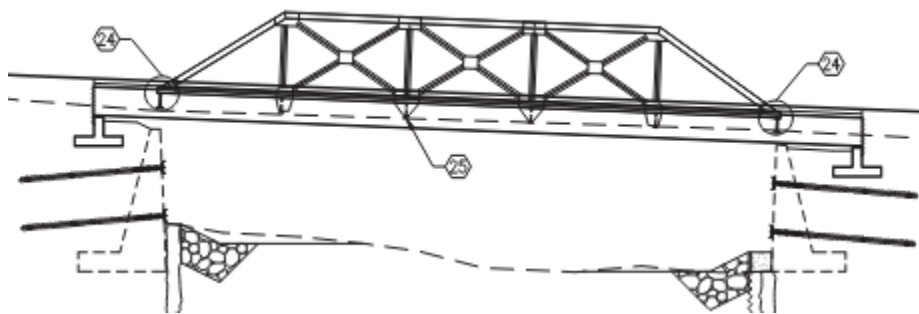
1. Colorado DNR has decided to review and restudy certain water ways in Chaffee County. The study commences in 2021 and the final report will be published in 2025. The areas that will be studied are as followed: Cottonwood Creek, Chalk Creek, Trout Creek among others.
2. Army Corp of Engineers, "Waters of the USA", violations:
  - a. 30450 CR 371; No new news to report.
2. Fair grounds:

- a. North building:
    - i. Heating/cooling units: the installed intake and exhaust ducting does not meet the requirements set forth in the RFP. After discussing the situation with DSI, the nonconforming duct will be removed and the prescribed ducting will be installed.
    - ii. Remodel the North Building: no new news to report.
  - b. Master plan update: The county granted the contract to DC (Design Concepts). The survey of the entire fairground's property has been completed and is awaiting comments from staff before it is recorded.
  - c. Generator: Staff met with the Fairgrounds manager, Emergency Management manager and the electrical design engineer to discuss the installation of the future backup generator. The generator will be able to power the main building and the North Building simultaneously. After reviewing the specs on the generator, a few discrepancies were found and the Emergency Management manager had those discrepancies corrected. Staff is awaiting the new delivery date. In July the RFP for the installation will be published.
3. Chaffee County Administration Building:
- a. The engineers are working on the Definite design and the project in talking to Wold architects to do the AV design. Wold is currently the design firm for the new EMS building in Buena Vista. By having the same firm do both designs we will create synergy and efficiency in the designs.
4. New Driveway: The first tree to be removed has been cut and the other will follow in July. Issues:
- a. The sprinkler system controls need to be relocated and DSI has been asked to relocate the controls,
  - b. During the kickoff meeting staff and contractor noticed cracks in the façade of a bump-out that is being used as a breakroom by the Clerk's office. Since the tree that is within 15 feet of the foundation is being removed staff is concerned for the structural integrity of the breakroom. Staff met with the contractor, the architect, the geotech and the structural engineer to discuss the situation. To stabilize the bump out a new foundation and column will be added. (see pictures below) The existing façade will need to be removed and a new one will be installed.





5. Public safety Building BV:
  - a. The project preliminary design is at 95%.
  - b. Staff has contacted Wold Architects to retain their services through to definite design.
6. Assessor's remodel: The remodeling schedule has been changed to fall 2021.
7. Granite Bridge rehabilitation: On July 1<sup>st</sup> CDOT, OTAK and staff had an all-day preliminary design (FIR) review session. The initial building costs have come back at \$400k above the FHWA grant of \$ 1.2 million. Staff is working with OTAK to reduce the costs. Issues that are currently being discussed are as follows:
  - a. Union Pacific Railroad ROW,
  - b. Historical / Cultural review,
  - c. Scouring of the existing abutments and the repair. (Increase the project by approx. \$400K)



*New Granite Bridge Design*

8. Chaffee County EMS/911 communication tower fencing: No new news to report.
9. Short term rentals (STR):
  - a. A meeting was held to discuss the details of how the STR are being reviewed. A temporary process has been established.

10. Decker Fire flood mitigation update: Staff inspected all of the sites that received mitigation for future flooding. Staff can report that all sites performed as designed.

- a. Hosman: The drainage ditch flowed heavily. The riprap was placed at 4ft above grade and the debris has filled approximately 2 ft of the drainage.



- b. Ricci: The drainage ditch flowed heavily. The water reached the top of the riprap and the base of the Hesco bags.



- c. Short: The design performed per design. But the berm that was built was partially eroded by water flowing down behind the berm.





- d. Fontana: The mitigation performed per design. No issues to report.



- e. Burmac: The mitigation performed per design. The culvert that was once cleaned out is full of debris. Water did get trapped in the stables and since the road was raised could not flow into the drainage. Road and Bridge are going to cut a swale to allow the water flow into the drainage.



- f. Chick: The mitigation performed per design. No issues to report.
- g. Speaker: The Mitigation performed per design. No issues to report.