

Buena Vista:

- **438 S. Hwy. 24:** Permit were issued for a remodel of City Market.

Salida

- **7625 W. Hwy 50:** A concrete screen wall at the DSI facility was submitted by a local architect but denied due to substantial wind loading problems which would have likely resulted in failure of the structure.
- **101 River Ridge Lane:** Permits were issued for apartment buildings to Chaffee County Housing Trust.

C. Inspection Totals

- We performed 1,276 field inspections in the month of August.
- YTD we have performed 14,627 field inspections.
- We issued 78 certificates of occupancy in August.

II. Planning & Zoning

A. Land Use Code:

- Responses to the RFP for a comprehensive rewrite of the Land Use Code wer due by September 2nd.
- Staff from Development Services have evaluated multiple project management software programs and has chosen SmartGov as the preferred software. The SmartGov software has tools to make the process easier to navigate for both applicants and staff. Staff is coordinating with the legal to finalize a contract. Staff anticipates utilizing the SmartGov software beginning October 1st.
- Planning Commission and Planning Staff met for a retreat on August 10th and identified the majority of the areas of the Land Use Code that need to be reviewed and potentially rewritten.
 - Out of the ~50 areas that were identified, the following 7 areas were identified as priorities:
 - Riparian Standards
 - Water Supply Standards
 - Driveway & Access Standards
 - Wildland Urban Interface (WUI) Standards
 - Wildlife Habitat Standards
 - Shared Septic Standards
 - Inclusionary Zoning
 - Of the areas identified, the following were identified as being areas that need to be addressed in the next few months:
 - Public Notice Requirements (specifically removing requirement for notices to be mailed by certified mail)
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 - Of the areas identified, the following as in process:
 - Solar regulations
 - Comprehensive Plan Consistency

- WUI Standards

B. Land Use (Current):

Applications Scheduled for Planning Commission:

- September 28, 2021
 - Aspire Adventure Tours, Limited Impact Review
- October 5, 2021
 - Calloway Minor Subdivision, Sketch Plan
 - Land Use Code Text Amendment – Public Notice/Certified Mail
 - Work session: Text amendment – Special Event Permits

Applications Scheduled for Board of County Commission:

- September 14, 2021
 - Ogden, Major Subdivision Preliminary/Final Plan
- October 5, 2021
 - Martellaro-Veltri, Minor Subdivision Final Plat
- October 12, 2021
 - Hiser Ranch Agricultural Subdivision Exemption
- October 19, 2021
 - Land Use Code Text Amendment – Public Notice/Certified Mail

Recently Approved, Denied or Withdrawn Applications:

- Shaw Ranch, Major Subdivision Preliminary/Final Plan – Planning Commission RECOMMEND APPROVAL WITH CONDITIONS on September 2, 2021

Applications Requiring Applicant Action:

- The Held Brothers Minor Subdivision – Awaiting Final Plat application for referral agency review.
- The Morrison Heritage Water Subdivision Exemption – Awaiting application for Final Plat.
- Ruby Mountain Minor Subdivision - Awaiting Final Plat application for referral agency review. *Note: Plat indicates there is to be no further subdivision.*
- El Rancho Vaquero 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 if a bar/lounge on Rural zoned property is being used for commercial uses that it is not currently permitted for.

III. Engineering

A. Road and Bridge

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

B. Plan Review

1. Staff reviewed the following subdivisions:
 - a. No new to report.

C. OWTS Program

1. In August, staff reviewed 13 OWTS designs, issued 12 OWTS permits, and 2 are on hold. Total permits issued in 2021: 122 (36 more than in 2020).

D. Regional engineering plan review and inspection

1. No new news to report.

E. Engineering Projects

1. Army Corp of Engineers, "Waters of the USA", violations:
 - a. 30450 CR 371; Staff met with the property owners to discuss the steps needed to resolve this issue.
2. Fair grounds:
 - a. North building:
 - i. Heating/cooling units: The contractor will be receiving the new exhaust diffusers in September. Once the diffusers have been installed this project will be completed.
 - ii. Remodel the North Building: Staff has contacted an architect to start preliminary discussions regarding the design goals of a future addition and remodeling of the North building.
 - b. Master plan update: Staff and met with fairgrounds staff to discuss and make comments on the preliminary design. A meeting was held on September 8 to discuss those with the architect.
 - c. Generator: The RFP was posted locally and on BIDNET. Within the first 2 days of being posted staff was contacted by 6 potential bidders.
3. Chaffee County Administration Building:
 - a. The definite design is underway and the project is on track to go to bid in November.
 - b. The county applied for a Plan Development (PD) for the property on 104 Crestone. The Salida planning commission approved the PD 4 to 3 and at the first reading, the Salida Board of Trustees unanimously approved the PD. The final reading was September 6th, and approved unanimously.

- c. AV design: the initial scope of the project is being clarified. Once clarified WOLD will be submitting their official proposal for the design work.
- 4. New Driveway:
 - a. Asphalt 100% complete. Concrete driveway 100% complete. Tree removal 100% complete. Sprinkler system relocation 100% complete. New grass 80% complete. Trash dumpster enclosure 10% complete. New tree installation 0% complete.



- b. In rear driveway design there were 2 solar powered street lamps designed. In discussion with the Development Director and Finance Director, it was decided not to install the solar lamps but instead to install 2 wall mounted lamps on the rear of the building saving the county nearly \$60k.
- c. Stabilization of the bump-out/storage:
 - i. Staff is awaiting the design for the façade of the bump-out/storage area. The façade was removed to perform needed repairs on the bump-out. The storage area will get a new roll type garage door, a new steel man-door, and a hazardous materials container will be installed.
- d. Repair damaged Clerks breakroom: The contractor has repaired the internal plaster damage, and purchased a new refrigerator for Clerk's staff. The original refrigerator was damaged during construction. The exterior damage will be repaired when the new façade is installed.
- 5. Public safety Building BV:
 - a. The project preliminary design is at 95%.
 - b. There has been continued discussion internally and with Wold regarding the high-cost estimate.
- 6. Assessor's remodel: The assessors have started to move in preparation of construction, construction will started 9-7-21.
- 7. Granite Bridge rehabilitation: Staff met with others staff members to discuss 4 alternative designs for the replacement of the existing bridge. It was chosen to stay with the current design. Issues:
 - a. Union Pacific Railroad ROW,
 - b. Historical / Cultural review,
 - c. Staff has contacted BLM to start the RS2477 process. The RS2477 process grants the county ROW through BLM land. BLM has come to the

conclusion that the RS2477 may be too time consuming and advises the county to initiate a 30-year FLPMA Right of Way. This is a different process that is quicker and easier. The alternate process will still grant the county ROW through BLM but instead of an indefinite ROW it's limited to 30 years.

8. Valley View School: Two grants have been acquired for the remodel and the site work. One is from the historical society and the other is from DOLA. Before the grants and the work can commence the county needs to take ownership of the property. This is scheduled to happen in September.
9. Chaffee County EMS/911 communication tower fencing: No new news to report.
10. Short term rentals (STR): The building department has taken the processing of all aspects of this program over. The building department is currently assessing the current application process and is creating a more efficient process.