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

I. Building Inspection:

A. Permit Activity

- **Permits** issued in August 2020: 297 (BMEP only)
2019: 374 (BMEP only)
 - * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in August 2020: \$119,589.97 (all divisions)
2019: \$170,749.46 (all divisions)
- **Total Revenue** collected year-to-date 2020: \$891,730.98 (all div.s)
2019: \$1,160,147.90 (all div.s)
 - % of Total budgeted revenue (original) collected by year end: 74.31% (\$1.2 M)
 - % of Total Covid amended revenue collected by year end: 89.17% (\$1 M)
- **SFDs** issued in August 2020: 24
Salida: 1 BV: 10 Poncha: 4 County: 9
- **2020 year-to-date permit totals:**

| | | |
|---------------------------------|--------------|----------------|
| Salida: | 481 | 23 SFDs |
| Buena Vista: | 310 | 39 SFDs |
| Poncha Springs: | 227 | 23 SFDs |
| Unincorporated County: | <u>1,186</u> | <u>67 SFDs</u> |
| Total Number of Permits Issued: | 2,204 | *152 SFDs |
- **2019 year-to-date permit totals:**

| | | |
|------------------------|--------------|----------------|
| Salida: | 774 | 23 SFDs |
| Buena Vista: | 410 | 62 SFDs |
| Poncha Springs: | 289 | 38 SFDs |
| Unincorporated County: | <u>1,185</u> | <u>95 SFDs</u> |
| | 2,658 | *218 SFDs |

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

B. New Commercial Projects

Salida:

- **142 Old Stage Road:** A permit was issued for a restaurant tenant finish.
- **1108 J Street:** A change of use was approved for the Montessori School building.

Poncha Springs:

- **333 Burnett Ave:** A permit was issued for an addition to the Poncha Springs shop building.

Buena Vista

- **301 E. Main Street:** A permit was issued for a change of use and remodel of this building.

Chaffee County:

- **7749 CR 150:** A permit was issued for a storage building at this address.
- **12916 Hwy 24/285:** a permit was issued for an alternation at the Dominos building in Johnson Village.

C. Inspection Totals

- We performed 970 field inspections in the month of August.
- We issued 44 certificates of occupancy in August.

D. Legislative Update

- Nothing to report.

II. Planning & Zoning

A. Land Use Code: The August 25 Planning Commission work session included discussion on the update to LUC Article 7.7.2, the Airport Overlay District and an overview of the Housing + Health Speaker Series given by Becky Gray. 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 at a date to be determined.
- 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. A hearing has yet to be scheduled.
- 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 a future work session.

B. Buena Vista Intergovernmental Agreement: A joint work session with the County and Buena Vista Planning Commissions was held on June 9, 2020. Further discussion and a recommendation to approve the plan was heard at the June 30, 2020 Planning Commission meeting. The Chaffee County BoCC approved the plan on July 21, 2020. The Town of Buena Vista Trustees approved the plan on July 28, 2020. **A formal signing of the document by both parties is being scheduled.** Article 1.1.8 of the LUC was amended to adopt the IGA.

C. Comprehensive Plan: Staff continues to meet with Cushing Terrell on a bi-weekly basis on the comp plan project. The plan is currently available for public review.

D. Land Use Current / Pending / in progress:

Applications Scheduled for Public hearing:

- The North Fork Ranches Major Subdivision Preliminary/Final Plat at the entrance to Weldon Creek on W. Hwy 50 proposes to divide 150 acres into 16 Lots. This application was before the Planning Commission on June 30, 2020 and was recommended for approval. The application was before the BoCC on July 14, 2020 and continued to August 4, 2020 with the understanding that a new title report would be delivered to planning staff at least 1 week prior to the meeting. The title report was received by staff on Monday, August 3, 2020 and the applicant's representatives agreed to continue the August 4 hearing to August 11, 2020 and then to **September 15, 2020** to allow negotiation with the northerly neighbors. As of September 9, 2020 the applicants are proposing to quit claim the land in question to the Lionelle's and Post's
- 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.
- 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 heard an appeal on May 19, 2020 and this was continued to July 7, 2020 at which time the applicant's representative requested continuance to a face-to-face meeting. The BoCC met with the applicant's on August 4, 2020 to consider a date for further continuance and a date of **October 13, 2020** was set for a meeting at the fairgrounds.

Recently Approved, Denied or Withdrawn Applications:

- The High Country Village Major Subdivision Planned Development at the intersection of CR's 313 & 314 in Johnson Village proposes the conversion of the manufactured home spaces created by the Swisher Manufactured Home Park into Lots served by a private water system and BV Sanitation District sewer. This application was heard by the PC on July 28, 2020 and was recommended for approval. The application was before the BoCC on August 11, 2020 and approved.
- Rio Frio Minor Subdivision Final plat 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. The final plat was before the PC on August 25, 2020 and approved. The application was before the BoCC on August 11, 2020 and approved.

- An amendment to LUC Article 1.1.8 to include the Buena Vista Intergovernmental Agreement was heard by the Planning Commission on July 28, 2020 and recommended for approval. The item was before the BoCC on August 11, 2020 and approved.

Applications Requiring Applicant Action:

- The DAO Minor Subdivision sketch plan on CR 270, North of the Kalivoda ROSI, proposes the division of 13.6 acres into 3 Lots. This application was before the PC on July 28, 2020 and approved for agency review.
- 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.
- 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. 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. The resolutions and yearly reports are currently published on the County website. The BoCC considered a continuance of this hearing on April 7, 2020, and a hearing date of **October 20, 2020** was set. Subsequent discussions moved this hearing from the Buena Vista Community Center to the Chaffee County Fairgrounds.

F. 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. Teal Ct. has been completed and inspected and the escrow funds have been approved for release.
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 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.
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. 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.
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.

G. Violation Investigations

1. Planning Staff is working with a landowner in Johnson Village regarding a junk and waste tire complaint. Public Health is working with the CDPHE to see if funds for the tire clean-up are available.

2. Staff received a report of a cabin being constructed without building permits and possibly on National Forest lands. This site is close to the northerly boundary of Chaffee County and staff is in contact with the reporter to determine the exact location and access to the property.

III. Engineering

A. Road and Bridge

1. Staff has approved Centerville Phase 2 and 3 and the emergency secondary access road.
2. Granite Bridge: See section E. Engineering projects.

B. Plan Review

1. Staff reviewed the following plans:
 - a. Rio Frio minor subdivision road design.

C. OWTS Program

1. In August staff reviewed 23 OWTS designs. Issued 20 OWTS permits and 4 are on hold.
2. Staff received a concern about the Comanche Drive-in Septic system. Staff has contacted the owners but staff has not succeeded in scheduling a time to do a site-investigation.

D. Regional engineering plan review and inspection

1. Army Corp Of Engineers, "Waters of the USA", violations:
 - a. Cr 221- the owner is working with the ACOE to resolve the violation and has started remediation of the damaged area. The temporary bank stabilization has been completed. The next step will be for the owner to apply for the actual ACOE permit and submit the final remediation design. On August 28, 2020 staff and ACOE performed a site visit to confirm the stabilization work. Staff discovered that the owner backfilled wet lands on the westerly property creating a new violation. The owner was originally informed that no work was to be performed in any area of the property until the wetlands were delineated. The ACOE will add this to the violation and will require remediation of the area.



**Stabilized river bank
to the river**



Backfilled wetlands that lead

- b. 30450 CR 371; No new news.

2. Buena Vista High School: Phase 2 and 3 is under construction.
 - a. Phase 1: 100% complete
 - b. Phase 2 and 3:
 - i. The existing school is 100% demolished,
 - ii. The foundations are 100% complete,
 - iii. Prefab concrete walls are 100% complete,
 - iv. Steel structure is 100% complete,
 - v. CMU walls are 100% complete,
 - vi. Steel stud framing is 100% complete,
 - vii. Drywall is 100% complete,
 - viii. Road/parking is 99% complete,
 - ix. Finishing is 60% complete,
 - x. Existing Gym is 100% complete, (TCO)
 - xi. New Gym is 80% complete,
 - c. Staff has performed approx. 262 different inspections to date.

E. Engineering Projects

1. Salida Airport Beacon Tower:
 - a. Staff wrote and published an RFP for the construction, repair and installation of the airport beacon tower. Submittals were due August 3, 2020, but no submittals were received. Staff extended the due date to September 1, 2020. Staff performed 1 site-visit with a potential contractor. Staff was also in contact with another potential contractor.
2. Fair grounds North building, heating/cooling:
 - a. Staff was present at the project Kick-off. The following items were discussed:
 - i. Adding filters to the RTU's that are acceptable in a hospital situation.
 - ii. Extending the sewer and water lines to the North Building.
 - b. Atmos started the installation of the new gas main, the expected completion date is early September.
3. Chaffee County Administration Building:
 - a. Preliminary design is 100% complete,
 - b. DD (Definite Design) has been given approval to continue,
 - c. A public open house will be organized in the next few months. For this open house a rendering is being made to better inform the public.
4. Public safety Building:
 - a. On HOLD
5. Granite Bridge rehabilitation:
 - a. Structural steel analysis:



- i. Preliminary analysis has been performed and the design has been sent to CDOT and to SME (historical approval) for approval. The most cost-effective solution will be to add a temporary bridge on the existing abutments allowing local traffic and emergency vehicles to cross while the bridge will be put to the side for rehab. This is the solution that OTAK is pursuing. (Sept 1, CDOT is positive over the chosen approach.)
 - b. Abutments:
 - i. Preliminary analysis shows that the existing abutments may stay in place. The wingwalls will need to be reconstructed and the entire abutments will need to be anchored to the soil behind the abutments.
 - c. ROW (Right of Way):
 - i. No new news.
 - d. Estimate:
 - i. Staff received the first preliminary construction estimates, after some fine tuning the estimate is approx. 1.4 million including engineering. This amount is within the county budget of, 1.2 million construction and 240k engineering = 1.44 million. Otak confirmed that their estimate is very conservative.
6. Dekker Fire recovery:
- a. The surveying of the site locations is complete.
 - b. Construction started on June 22, 2020,
 - c. Site specific status:
 - i. The Hosman property: NRCS approval, contract signed, construction 100%,
 - ii. The Short property: NRCS approval, contract signed, construction 100%,
 - iii. The Fontana property: NRCS approval, contract signed, construction 100%,
 - iv. The Ricci property: NRCS approval, construction 0% complete, awaiting signature of new construction agreement.
 - v. The Graves/Stables property: NRCS approval, No contract is needed, construction 0% complete,
 - vi. The Byars property: NRCS approval, the Byars have chosen to not participate in the EWP program.
 - vii. The Chick property: NRCS approval, contract signed, construction 0% complete.
 - viii. The Speaker property: NRCS approval, construction 0% complete, Mr. Speaker has chosen to remove a section to the design. A new design will be sent to him with the changes.