



CHAFFEE COUNTY
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November 14, 2022 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Building Permit Activity

- **Permits** issued in September: 2022: 327 (BMEP only)
2021: 358 (BMEP only)
 - * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in September: 2022: \$165,924.10
2021: \$192,801.57
- **Total Revenue** collected year-to-date: 2022: \$1,432,306.90
2021: \$1,636,945.32
- % of Total budgeted revenue collected year to date: 92.41% (\$1.55 M)
- **SFDs** issued in September: 2022: 13
2021: 37
 - Chaffee: 12 BV: 0 Poncha: 1 Salida: 0
- **2022 year-to-date permit totals:**

Chaffee County	1,648	101 SFDs
Buena Vista:	400	16 SFDs
Poncha Springs:	551	75 SFDs
Salida :	<u>818</u>	<u>47 SFDs</u>
Total Number of Permits Issued:	3,075	*292 SFDs
- **2021 year-to-date permit totals:**

Chaffee County:	1,641	121 SFDs
Buena Vista:	411	48 SFDs
Poncha Springs:	439	61 SFDs
Salida :	<u>1006</u>	<u>62 SFDs</u>
	3,497	*292 SFDs

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

B. OWTS Permit Activity

- **OWTS Permits** issued in October: 2022: 13 (New) 1 (Licenses)
2021: 21 (New) 4 (Licenses)
- **OWTS Revenue** collected in October: 2022: \$5,949.00
2021: \$10,000.00
- **OWTS Revenue** Year-to-Date: 2022: \$54,775.00
2021: \$72,016.00

C. New Commercial Projects

Chaffee County:

- **101 Tailwinds Drive Bldg 5:** A permit was issued for a new ministorage building at this location.
- **13253 Midland Way Bldg A & B:** Permits were issued for two new buildings at this location.

Salida:

- **123 G. Street:** Permits were issued to covert a portion of this building to residential.

Buena Vista:

- **418 E. Main Street:** A permit was issued for a new building for the Buena Viking Restaurant with residential apartments above.
- **420/426 E. Main Street:** A permit was issued for a new building for CKS with residential apartments above.

D. Inspection Totals

- We performed 1,307 field inspections in the month of September. YTD we have performed 10,966 field inspections.
- We issued 61 certificates of occupancy in September.

E. Personnel Update

- Rachael Vandyke took and passed the ICC Accessibility Inspector/ Plans Examiner Exam last month. This is her 13th ICC certification.
- I attended and completed the Rocky Mountain Leadership Program through the CU School of Public Affairs in Breckenridge October 22 – 26. There were many valuable things I took away from participating in this program one of which was the Emergenetics Profile. This analytical tool assesses the preferences of how one prefers to think or process information. This tool has four quadrants including Analytical, Conceptual, Structural, and Social. My results are attached. I think this would be a good tool to use more broadly with county department heads and perhaps within some departments as well. This tool helps people better understand their coworkers, how they think, and how to better relate to one another. A score of 25% or higher indicates a thinking preference. My results indicate that I am 75% analytical, 10% conceptual, 10% structural, and 4% social. Of course, with my extreme analytical preference, I asked why they did not total 100%. Upon asking the question, the instructor accurately guessed that I had a strong analytical preference. The tool assigned me the motto, “In God we trust. All others must bring data.” The tool is amazing accurate.

F. Enforcement Actions

- The court finally granted our motion for default judgement and permanent injunction for 156 Singletree. This is the property that pulled a permit to

build a house but did not call for any inspections beyond the foundation and was occupying the house. The owner is still currently living in the property without a CO. The property is accumulating fines now. Is there any further action the BoCC would like to take for this property?

G. New LUC Regulations

- I was contacted by a property owner going through the STR licensing process asking for me to issue a CO for a house built in 1955 because the planning department would not issue a STR license without a CO. I took a look at the STR regulations recently approved by the BoCC and found that LUC 7.8.34.H(2) now requires a CO in order for an STR license to be issued. The problem with this new regulation is there are many buildings throughout the county that do not have COs as they were built prior to the existence of the building department. The building code requires COs to be issued after inspection of the property and the building is in compliance with the current codes. The person who contacted me owned a building constructed in 1955 which will not meet the current codes and, as such, cannot be issued a CO under the current code. This new provision of the code will preclude the issuance of a STR license for all structures constructed prior to the mid-1970s and buildings that never received a final inspection by the building department. The BoCC should be aware of this consequence of this new LUC requirement.
- I was contacted by Ken Matthews regarding the regulations for building an ADU. I asked Greg Laudenslager if new ADU regulations had been passed. He informed me that they had and sent me a copy of them which I forwarded to Mr. Matthews. I also read through the new ADU regulations and noticed that LUC Section 7.8.1.C now requires ADUs to meet the density of the underlying zoning district. This is a significant change that has never been a requirement in the county in the past (except for properties with multiple ADUs). I believe this will eliminate the vast majority of properties in the county from being able to build an ADU on their property. For instance, if the underlying density is one house per two acres, under this new requirement, a property would need to be four acres in order to build an ADU. I believe this will significantly limit construction ADUs and this potential affordable housing option. The BoCC should be aware of this consequence of this new requirement.