AGENDA

April 11, 2017

BOARD OF COMMISSIONERS COMMISSIONER’S MEETING ROOM
104 CRESTONE AVE. SALIDA, COLORADO

PLEASE NOTE: The Agenda times are approximate; items may be discussed before or after the times listed below.

9:00 a.m. Regular meeting of the Board of Commissioners

Pledge of Allegiance

✓ Review public meeting list
✓ Public Comment

A. Open and possible consideration to award bid for dust control.

B. Consider request from Chaffee County Habitat for Humanity for a waiver of all building related fees (building, electrical, plumbing, etc.) for the following: a. New home construction on County Road 198, Nathrop for the approximate amount of $1,200.00 and b. Conversion of 2nd floor office space in Habitat building located at 27951 CR 319 into congruent living quarters.

C. 9:15 a.m. - Public Hearing – To consider renewal of American Medical Response of Colorado, Inc. (AMA) ambulance service and vehicle licenses.

D. PUBLIC HEARINGS and consideration of recommendations from the March 28, 2017 Planning Commission Meeting (see attached) with regard to the following matters: (Planning Manager Roorda and Planner Barton)

a. Final Plat for the Allen Minor Subdivision, Applicant: Robert H. Allen Jr. Revocable Trust (Robert & Barbara Allen) Location: 12775 W County Road 270, Nathrop, Zone: Rural, Request: To divide 4.12 acres into 2 lots with the minimum lot size being 2.06 acres. Water by wells, wastewater treatment by on-site wastewater systems.

b. Major Impact Review - Applicant: Melvin & Louise Swisher Location: 27436 County Road 313, Buena Vista Zone: Residential Request: A 23 unit rental modular/manufactured
home park on 3.27 acres in two phases with sanitary sewer and a central well. The first phase will be twenty units and the second phase will be three units with the removal of the commercial building. The applicant requests waivers from the following portions of Section 7.8.20 of the Land Use Code: 7.8.20.1 Lot Size and Dimension – reduction of the 5000 square foot minimum space size to 3145 square feet; 7.8.20.1.a - Lot Width – reduction of the 50 foot minimum space width to 39 feet; 7.8.20.1.e - From mobile home to park boundary line – reduction of the 20 foot minimum to distance to park boundary to 15 feet on the north side; and a density waiver from Table 2.1 for 4 units/acre to 6.9 units/acre.

E. Major Subdivision Sketch Plan. Name of Subdivision: Longhorn Ranch Subdivision
Applicant: Longhorn Ranch, LLC Location: 8371 CR 160, Salida, located in the N1/2, Section 36 and the S1/2 Section 25, Township 50 North, Range 8 East. Zone: Rural
Request: To divide 35.10 acres into 14 lots with the minimum being 2.003 acres. Water by wells, wastewater treatment by on-site wastewater systems.

F. 9:45 p.m. – Public Hearing – To consider a request for the purpose of considering changes to Appendix C, “Group U – Agricultural Buildings” in the Building Code. (Director of Development Services Swallow)

10:00 a.m. Convene as Board of Health

G. Public Hearing – To consider a request from Pure Greens for a variance pursuant to the Chaffee County On-Site Wastewater Treatment System Regulations Section 6.06C #5, #6, #7, and #8 to allow for 2 2000 gallon vaults. Location of the system will be at 7800 County Road 152, Salida. (Development Director Swallow)

Reconvene as Board of Commissioners

H. Consider request from NC3 (Northern Chaffee County Connection) letter of support for the Connect Initiative Concept Paper for the opportunity to apply for a grant to complete a bike/pedestrian lane along County Roads 313 and 306. (Bob Gray, Kate Garwood and Marjie Gray)

I. Consider a request from Joe DeLuca for a six month extension for the Salida Air Park Subdivision. (Joe DeLuca)

J. Consider resolution transferring 11 excess Johnson Village Sewer District EQR’s from Robert and Barbara Goad to Melvin and Louis Swisher. (Attorney Davis)

K. Consider letter of support to appoint Tom Goodwin to the Upper Arkansas Water Conservative District at-large position on the Board of Directors.
L. Potential executive session under CRS 24-6-402(4)(b) for purposes of receiving legal advice on potential policy for handling conflicts of interest on volunteer boards.

Consent Agenda:
❖ Report from the County Veterans Services Officer for the month of March, 2017
❖ Pay Bills

Old Business:
❖ County Project Status Report

Potential Road Trip

****The official posting site for the Chaffee County Board of Commissioners meeting agenda’s is at the County Court House.

It is the policy of Chaffee County that all County sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the County’s ADA Coordinator at 719-539-3463 or e-mail bvenes@chaffeecounty.org at least three (3) business days prior to the scheduled meeting or event to request an accommodation.
PLANNING COMMISSION RECOMMENDATION

Date: April 11, 2017
To: Chaffee County Board of County Commissioners
From: Chaffee County Planning Commission
Subject: Allen Minor Subdivision

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of March 28, 2017 and should be considered as a draft summary of their recommendation until the minutes are approved at their next regular meeting.

Planning Commission members present were: Mike Allen, Rick Shovald, Dan McCabe, Marjo Curgus, Bruce Cogan, Karin Adams, Tracy Vandaveer, Doug Welch, and Rob Treat.

Karin Adams was recused from the hearing.

Findings of Fact:
1. The application meets the requirements of the Land Use Code for a Minor Subdivision, with the addition of the Fair Contribution to Schools note to the plat (for Lot 5). 2. Chaffee County did not require open space dedication when the original plat was created in 1971. No additional open space is required to be dedicated. 3. Wildlife friendly fencing is recommended to prevent animal entanglement. Homeowners are encouraged to review the Colorado Parks & Wildlife website for living with wildlife. 4. An augmentation certificate (#2118) has been purchased for Lot 5.

Rick Shovald moved to recommend to the Board of Commissioners approval of the Final Plat for the Allen Minor Subdivision based on the above findings. Doug Welch seconded and the motion carried unanimously.
PLANNING COMMISSION RECOMMENDATION

Date:        April 11, 2017
To:          Chaffee County Board of County Commissioners
From:        Chaffee County Planning Commission
Subject:     Swisher Major Impact Review

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of March 28, 2017 and should be considered as a draft summary of their recommendation until the minutes are approved at their next regular meeting.

Planning Commission members present were: Mike Allen, Rick Shovald, Dan McCabe, Marjo Curgus, Bruce Cogan, Karin Adams, Tracy Vandaveer, Doug Welch, and Rob Treat.

Tracy Vandaveer was recused from the hearing.

Findings of Fact:
1. 7.8.20.1 Lot Size and Dimension – reduction of the 5000 square foot minimum space size to 3125 square feet is requested. 2. 7.8.20.1.a - Lot Width – reduction of the 50 foot minimum space width to 39 feet is requested. 3. 7.8.20.1.e - From mobile home to park boundary line – reduction of the 20 foot minimum to distance to park boundary to 15 feet on the north side is requested. 4. Density waiver to allow an increase from 4 units/acre with central water and sewer to 6.9 units/acre is requested. 5. A Site Plan is required to be recorded. 6. A commercial well permit must be obtained from the Division of Water Resources. 7. A final plan of the Chaffee County Fire Protection District cistern must be completed. 8. Submittal to include but not limited to: engineered construction plans for the private access drive & utilities, Drainage Report, erosion & sedimentation control plan, State of Colorado stormwater control plan, signed & stamped Landscape Plan. 9. The current application does not comply with the current requirements in the code set forth for the type of development that is requested under the manufactured home park under 7.8.20. 10. This request for a single ownership rental only, multi-unit manufacture home park is not covered specifically by the CCLUC but could be potentially applied for under a planned development.

Conditions:
1. A Division of Water Resource well permit must be obtained prior to construction. 2. A CDPHE approved water treatment plant permit must be obtained prior to construction. 3. A water augmentation certificate to serve the park must be obtained prior to construction. 4. Approval by the Buena Vista Sanitation District to provide service to the park be obtained prior to construction. 5. Secure appropriate county access permits prior to construction. 6. Provide to Chaffee County engineered construction plans for the private access drive & utilities, Drainage Report, erosion & sedimentation control plan, State of Colorado stormwater control plan, signed & stamped Landscape Plan prior to construction. 7. A 6 ft. fence on the northern and eastern boundaries constructed of composite materials shall be installed prior to construction.
Rick Shovald moved to deny the request for a Major Impact Review from Melvin & Louise Swisher based on the above findings and conditions. Karin Adams seconded and the motion carried unanimously.
PLANNING COMMISSION RECOMMENDATION

Date: April 11, 2017
To: Chaffee County Board of County Commissioners
From: Chaffee County Planning Commission
Subject: Longhorn Ranch Major Subdivision

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of March 28, 2017 and should be considered as a draft summary of their recommendation until the minutes are approved at their next regular meeting.

Planning Commission members present were: Mike Allen, Rick Shovald, Dan McCabe, Marjo Curgus, Bruce Cogan, Karin Adams, Tracy Vandaveer, Doug Welch, and Rob Treat

Findings of fact:
1. Application complies with the Sketch Plan regulations for a Major Subdivision.
2. Dedication from applicant for 30 ft right of way and commitment to build trail of approximately 3,500 ft. meets the open space requirement

Rick Shovald moved to recommend to the Board of Commissioners approval of the Sketch Plan the Longhorn Ranch Major Subdivision based on the above findings. Doug Welch seconded and the motion carried unanimously.
22 March 2017

Board of County Commissioners
P.O. Box 699
Salida, CO 81201

Waiver of Fees Associated with CCHfH 2017 Construction Projects

Chaffee County Habitat for Humanity believes housing is foundational to reducing poverty and achieving economic growth. In support of this we have two construction projects scheduled for 2017 and request the Board of County Commissioners to waive all building related (building, electrical, plumbing, etc.) fees for the following:

- **New home construction at CR 198 in Nathrop.** This is a half-acre build site donated to us in 2016 by the County Commissioners. Habitat partners with work-eligible families that earn 30-80 percent of the area medium income and are striving for self-sufficiency. At the Nathrop site we will be building a 2BR one bath single family home. Approximate value of this request is $1200.

- **Conversion of the second floor office space in the Habitat building at 27951 County Road 319 into congruent living quarters.** CCHfH depends on volunteers to perform a majority of the tasks to complete our mission to build decent affordable housing for our partner families. Each year along with the local supporters we have numerous volunteers come and spend several days to months working on our projects in Chaffee County. Finding donated housing for the traveling volunteers has become an extremely difficult task. As a result we plan on converting the second floor of our building into an apartment that would contain four sleeping rooms, two full baths, laundry facilities and a kitchen. Approximate value of this request is $400.

Thank you for taking the time to review this request. If you have any questions, please contact Dale Shoemaker at 719-239-0446 or Jill Smola at 719-395-0482.

Regards

![Dale Shoemaker Signature]

Dale Shoemaker
Board of Directors / Construction Manager
Dan Swallow <dswallow@chaffecounty.org>

From: Charis Cheeseman [mailto:ccheseman@chaffecounty.org]
Sent: Monday, April 03, 2017 3:36 PM
To: dswallow@chaffecounty.org
Cc: pgreen@chaffecounty.org
Subject: Habitat Fees

Dan,

Based on the estimates provided by Dale for the Change of Use at 27951 CR 319 permit fees would be as follows:

Building Permit Fee $210.00
Electrical Permit Fee $71.5
Plumbing Permit Fee $125.00

Charis

Charis Cheeseman
Chaffee County
Development Services Department
P.O. Box 699
104 Crestone
Salida, CO 81201
(719)530-5568
cccheseman@chaffecounty.org

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believed to be clean.
March 21, 2017

Chaffee County Board of County Commissioners
P.O. Box 699
104 Crestone Avenue
Salida, CO 81201
(719) 539-2218

Re: 2017 AMR Application for Licensure

Dear Board of Commissioners,

Please find attached the required documents for American Medical Response of Colorado, Inc. The enclosed is being submitted for your review:

1. 2017 Application for Ambulance Service License
2. 2017 Application(s) for Ambulance Vehicle Permits
3. Certificates of Motor Vehicle Condition
4. 2017 Medical Director Attestation
5. Ambulance Service License – City/County of Pueblo
6. Ambulance Certifications
7. Certificate of Liability Insurance
8. Renewal Fees

Additionally, AMR must submit documentation per Ambulance Service Regulations, Article IV/Section A/Item #18 - For a renewal license applicant, documentation showing total calls in Chaffee County and average, maximum and minimum Response Times. Applicant must also be made aware of regulation additions — Article III/Section J/Item # 8 – In order to insure quality emergency medical services, any ambulance service operating with the County must maintain a Response time for emergency calls of under 30 minutes 95% of the time and a Response Time for non-emergency calls of under four hours 95% of the time.

Respectfully,

Josh Hadley
CCEMS Director
PLANNING & ZONING DEPARTMENT
P.O. BOX 699 PHONE (719) 530-5565
SALIDA, CO 81201 FAX (719) 530-9208
WEBSITE www.chaffecounty.org

APPLICATION FOR
MINOR SUBDIVISION
OR
RURAL OPEN SPACE INCENTIVE (ROSI) SUBDIVISION

☐ Sketch Plan  ☑ Final Plat
Fee $825.00  Fee $450.00 (no agency referral)
$850.00 (agency referral)

Application Filing Deadline is the Last Monday of each Month

GENERAL INFORMATION
REQUESTED USE: Divide the 4 acres into 2 residential parcels
NAME OF SUBDIVISION:
PROPERTY ADDRESS OR GENERAL LOCATION: 12775 W. County Rd 270, Nathrop, Co
NAME OF APPLICANT: Robert H. Allen Jr., Revocable Trust
MAILING ADDRESS: 12775 W. C.R. 270, Nathrop, Co. 81236
TELEPHONE: 407-232-6384  FAX: — E-MAIL: idenca@bellsouth.net

TOTAL ACREAGE TO BE SUBDIVIDED: 4.1327
OF PROPOSED LOTS: 2  MINIMUM LOT SIZE: 2.06

PROPOSED WATER SUPPLY: — PROPOSED SEWAGE SYSTEM: Septic

EXISTING USE OF PROPERTY: Residential
EXISTING ZONING: RU-1
PARCEL #: 344-1334-00053

LEGAL DESCRIPTION: Tract 4-5-152-270, 4 Tracts 5W-4-54X-39-15-78

OWNERSHIP INFORMATION
Please list the names of all persons and companies who hold an interest in the described property (land owner, lessee, etc.) Application will not be accepted without the required signatures or a letter of authorization from each. Attach additional sheets as necessary.
NAME: Robert H. Allen Jr., Revocable Trust
SIGNATURE: [Signature]
INTEREST IN PROPERTY: Tenant
ADDRESS: 12775 W. County Rd 270, Nathrop, Co 81236
TELEPHONE: 407-232-6384  FAX: — E-MAIL: idenca@bellsouth.net

STAFF USE ONLY
Application received by: Date
Fee $  Check #  Completeness Date
Certified Mailing Labels:

Updated June 2015
STAFF REPORT

Date: March 17, 2017, updated April 5, 2017
To: Chaffee County Board of County Commissioners
From: Planning Staff, Jon Roorda & Christie Barton
Subject: Allen Minor Subdivision Final Plat

PC: 3/28/17  BOCC: 4/11/2017

Applicant: Robert H. Allen Jr. Revocable Trust; a consent form is included for Mike Henderson to represent the applicant

Public Hearing Notice Information: The Public Hearing was advertised in the Mountain Mail and the Chaffee County Times on March 9, 2017. Public Hearing notices were sent by certified mail to adjoining property owners on March 9, 2017. The Public Hearing Notice sign was observed by Staff on March 16, 2017.

Summary of Application: This property is located at 12775 W. County Road 270 in Nathrop and contains a house and outbuildings. This application is to create one additional lot from the original 4.12 acre parcel into two 2.06-acre lots. The house has a well and On-site Wastewater Treatment System (OWTS). The owner has purchased one unit of augmentation water for the second lot. An OWTS will be installed when the new house is built. Access is currently from W. County Road 270 and the new lot has sufficient frontage to locate a new driveway.
Zoning & Density: This property is in the Rural zone. As of October 25, 2016, this zoning district allows a density of 1 unit per two acres when served by an individual well and OWTS.

History
- In 1971, the property was subdivided into eight 2-acre lots, but the plat, titled 'Property Plat Clayton Hill' was not recorded.
- June 14, 1982 Minutes from the County Commissioners of Chaffee County included the following approval: Gary Hill requested the County Commissioners of Chaffee County for an exemption to the Chaffee County Subdivision Regulations to convey 4.14 acres (Tracts 4 & 5). This was approved with the condition that the two tracts be conveyed by a perimeter description.

Article 7.1 Basic Standards for all Land Use Change Permits
7.1.1 Intent: The application demonstrates adequate access from CR 270, adequate water supply with existing and proposed wells, adequate wastewater treatment with existing and proposed OWTS.
7.1.2 Compliance with Zone District: This application meets the requirements of the zoning district.
7.1.3 Site Infrastructure Requirements: This application provides adequate infrastructure for the proposed lot.
7.1.4 Site Drainage: Historic patterns to be maintained
7.1.5 Protection of Wetlands and Riparian Areas: There are no identified wetland or riparian areas on this property.
7.1.6 Wildlife Habitat: The property is in a severe winter range for deer and elk. Wildlife fencing is recommended to avoid animal entanglements.
7.1.7 Erosion and Sedimentation: This section applies to disturbances within 50 feet of a waterbody: this is not applicable to this development.
7.1.8 Dark Sky Standards: New construction will be required to comply with downcast or shielded lighting.
7.1.9 Areas with Archeological, Paleontological or Historical Importance: There are no known areas of these resources on this land.

Article 7.2 Site Planning and Development Standards
7.2.1 Other Adopted Plans: With exception of the Comprehensive Plan, this property is not the subject of any other plan adopted by the Chaffee County BOCC.
7.2.2 Infrastructure Requirements: There is no central water or sewer system within 400 feet of this property, and the new lot will be served by a well and On-site Wastewater Treatment System (OWTS). An augmentation certificate has been purchased for Lot 5 (#2118). Chaffee County Fire Protection District has determined that no additional water supply is required for fire protection. The size and topography of the lots will allow for adequate parking for the residential use.
7.2.3 Site Planning and Design: This area is a mix of residential and agricultural uses with Rural and Residential zoning districts. The new lot is suitable for residential development, and the construction of one new single family dwelling is not expected to cause adverse impacts. The density of these lots is similar to nearby residential properties. There are no adjacent commercial uses, so no buffers are required. The operational characteristic of this development is residential and no objectionable emissions or noise are anticipated. The
character of the land is sparse vegetation with minimal wildfire threat. There are no riparian areas on this land.

7.2.4 View Protection Guidelines: The new residential use is compatible with the existing residential neighborhood and will not be seen from State highways or the Arkansas River.

7.2.5 Weed Control: N/A: This applies to construction with cuts or fills greater than 8 feet.

7.2.6 Stormwater run-off: No changes to this site are anticipated.

7.2.7 Protection of water quality: The applies to non-residential land use changes

Article 7.3 Subdivision Design Specifications:

7.3.1 Basic Subdivision Standards: This application does not create any common facilities, and a homeowners association is not required to be created. Further subdivision of these lots may only be done through the Major Subdivision process.

7.3.2 Subdivision Lots: This application creates one additional conforming lot with adequate building area outside of any flood, geologic or natural hazard areas. Both lots have direct access to a public roadway with frontage in excess of the required 50’ minimum. Lots are not divided by any roads, municipal or tax district boundaries. The property is nearly flat and does not have any slopes that approach 30%.

7.3.3 Subdivision Roads: The property is served by an existing public road. The metes and bounds description of the property does not include right of way, and sufficient right of way for County Road 270 is shown on the plat. Dedication of additional right of way is not required on this plat.

7.3.4 Subdivision Fire Protection: This development is within the Chaffee County Fire Protection District. No additional water supply for fire protection is required.

7.3.5 Utility Easements: Easements meeting the requirements of the Land Use Code will be shown on the Final Plat.

7.3.6 Survey Monuments: These are indicated on the plat.

7.3.7 Standards for Public Sites and Open Space: No open space is shown on the plat and the applicant requested that the open space requirement be waived. The requirement under 7.3.7.C.2.c states that "For each residential unit created, the development shall dedicate 0.1 acres of land for parks, open space or trails." Commissioners have the options to require land dedication, a fee, facility construction or a combination thereof. The Planning Commission discussed this request and made a Finding that Chaffee County did not require open space dedication when the original plat was created in 1971.

Agency Review Comments:

Colorado Parks and Wildlife: This area is severe winter range for deer and elk. Wildlife friendly fencing is recommended to prevent animal entanglement. Bear-proof trash cans are recommended or storage of trash inside until collection day. Bird feeder can also attract wildlife. Pets should not be allowed to roam free.

Buena Vista School District: No comments.

Chaffee County Fire Protection District: Additional water supply for fire protection is not required.

Chaffee County Environmental Health: The new septic system on Lot 5 must meet design, permitting, installation and inspection requirements.

Colorado Division of Water Resources, Office of the State Engineer: The proposed water supply will not cause material injury to decreed water rights, so long as valid well permits and augmentation certificates are obtained.
Colorado State Forest Service: No response.
Upper Arkansas Soil Conservation District: No response.
Colorado Geological Survey: The waiver request is approved.
Heritage Area Advisory Board: No comments on this application.

All required materials were submitted except as noted above. If approved by the Commissioners, staff will work with the applicant’s surveyor to make minor plat changes. The Fair Contribution to Schools note needs to be added to the Plan for Lot 5.

Findings of Fact:
1. The application meets the requirements of the Land Use Code for a Minor Subdivision, with the addition of the Fair Contribution to Schools note to the plat (for Lot 5).
2. Chaffee County did not require open space dedication when the original plat was created in 1971. No additional open space is required to be dedicated.
3. Wildlife friendly fencing is recommended to prevent animal entanglement. Homeowners are encouraged to review the Colorado Parks & Wildlife website for living with wildlife.
4. An augmentation certificate (#2118) has been purchased for Lot 5.

PLANNING COMMISSION ACTION: Commissioner Rick Shovald moved and Commissioner Doug Welch seconded to recommend to the Board of County Commissioners to APPROVE the Allen Minor Subdivision based on the above findings of fact 1-4.
Date: March 17, 2017, updated April 5, 2017
To: Chaffee County Planning Commission
    Board of County Commissioners
From: Planning Staff, Jon Roorda & Christie Barton
Subject: Swisher Manufactured Home Park Major Impact Review
        PC: 3/28/17   BOCC: 4/11/17

Applicant: Melvin & Louise Swisher, with a Consent Form that allows Crabtree Group, Inc. to represent them.

Public Notice: Notice of this Public Hearing was sent by certified mail to adjoining property owners on March 9, 2017. Notice was published in the Chaffee County Times and the Mountain Mail on March 9, 2017. Staff observed the posted sign on March 16, 2017.

Summary of Application: This application proposes a 23 unit rental manufactured home park on 3.27 acres, to be built in two phases. The first phase will be twenty units and the second phase will be three units once the existing commercial building is removed. The project will be connected to the Buena Vista Sanitation District and have a central well and water treatment system. A park with playground is also proposed. The applicant requests a waiver from dimensional standards in Section 7.8.20 Manufactured Home Parks and a density variance from the Board of County Commissioners as part of this application. A Site Plan is required to be recorded for this development.

Location and Zoning Map:
Zoning: Residential, a Manufactured Home Park is a Major Impact Review application, with Use Specific Standards in Section 7.8.20 of the Land Use Code.

Site Plan:

4.2.4 Major Impact Review
The applicant has submitted a complete application, following a pre-application meeting on December 15, 2016. The application was sent out to the following review agencies (Comments are included in the packets, and responses are in italics):

- Colorado Division of Water Resources: *Recommendation that the County not approve the application until well permit # 152367 is re-permitted. The well is eligible for augmentation.*
Colorado Parks & Wildlife: No comments received.
Upper Arkansas Water Conservation District: The existing domestic Exempt well needs to be upgraded to a commercial well permit with augmentation.
Chaffee County Fire Protection District: A summary of the issues: Adequate improved access for fire apparatus at the cistern, and the potential for relocating the existing cistern to the intersection of CR 313 and CR 314. The applicant is working with the fire district on this option.
Heritage Area Advisory Board: No comments received.
Buena Vista School District R-31: No comments.
Town of Buena Vista: No comments received.
Buena Vista Sanitation District: Applicant must make presentation to Buena Vista Sanitation District Board of Directors. Questions on inclusion, water rights, private or public collection system, tap fees. Inclusion is a 2-3 month process. Note: Chaffee County has received letters from the Goads and the Swishers agreeing to transfer EQRs to the Swisher property.
Chaffee County Road & Bridge Department: No issues, as long as plans and County regulations are followed.
Chaffee County Weed Department: No concerns.

7.1 Basic Standards for all Land Use Change Permits
7.1.1 Purpose and Intent: Applicants must demonstrate adequate access, utilities, consider terrain and features for this use, and mitigate impacts as needed.
7.1.2 Compliance with Applicable Zone District Requirements: The application can be consistent with zone district requirements with a waiver of the following standards from Section 7.8.20:
- 7.8.20.1 Lot Size and Dimension – reduction of the 5000 square foot minimum space size to a minimum of 3125 square feet. Spaces will range in size from 3125 square feet to 4416 square feet.
- 7.8.20.1a Lot Width – reduction of the 50 foot minimum space width to 39 feet. Spaces range in size from 39 feet to 46 feet.
- 7.8.20.1e From mobile home to park boundary line – reduction of the 20 foot minimum to distance to park boundary to 15 feet on the north side.
- Table 2.1: A density waiver from the maximum 4 units/acre with central water & central sewer to 6.9 units/acre is requested. Three duplex units are included in the project. The narrative sites the proximity to the Corrections Facility and a number of rafing companies with seasonal employees. The waivers would implement a number of items in the comprehensive plan: affordable housing, locating higher density close to services/municipalities, and that development pays the cost of road improvements it necessitates.

The application is consistent with the requirements of the Right to Farm and Ranch regulations.
7.1.3 Site Infrastructure Requirements: The applicant will need to obtain a commercial well permit in place of the existing domestic exempt well, and require a County commercial access permit.
7.1.4 Site Drainage: A Drainage Report will be required to be submitted before construction is started.
7.1.5 Protection of Natural Wetlands and Riparian Areas: N/A
7.1.6 Wildlife Habitat Areas: The property is in an area rated moderate for significant wildlife habitat. Colorado Parks & Wildlife were sent a packet and no comments have been received.
7.1.7 Erosion and Sedimentation: An erosion and sedimentation plan is required to be submitted before construction begins.
7.1.8 Lighting/Dark Sky Standards: A typical light detail has been provided with the amended Site Plan.
7.1.9 Areas with Archeological, Paleontological or Historical Importance: The are no known areas of cultural or historic importance within this site.
7.2 Site Planning & Development Standards
This section applies to this multi-unit residential development.

7.2.1 Consideration of Other Adopted Plans: This application meets a number of Chaffee County
Comprehensive Plan Objectives, including the following:
Land Use and Development Patterns: Guiding Objective 1: Focus new higher density residential
development around existing towns.
Guiding Objective 4: Use incentives and and other non-regulatory tools to accomplish plan objectives
where they will be effective and efficient.
Transportation: Guiding Objective 1: Ensure that adequate roads are available to service Chaffee
County’s existing and future residents and that development pays the cost of road improvements it
necessitates.
Guiding Objective 2: Preserve options for alternative modes of transportation such as rail and air so that
Chaffee County does not become totally dependent on roads for access.
Affordable Housing: Guiding Objective 1: Work with the private sector to provide a variety of housing
opportunities in the county that are affordable to the permanent and seasonal population.

7.2.2 Development Infrastructure Requirements: The water supply will be a central well and treatment
system, and the applicant will need to obtain a commercial well permit for this use. Solid waste disposal
will be at a trash enclosure provided to the park, at the end of the one-way drive. A centrally located
trash site would be next to the park and mail kiosk, and the representative states people will drop off
their trash on the way out of the park. Additionally, Section 7.8.20.L Manufactured Home Parks
Multi-unit residential dwellings require 2 spaces per the first three dwelling units, and 1 space per each
additional unit, or 26 spaces. The plan shows 54 parking spaces are provided.

7.2.3 Site Planning and Design
A. Site Organization: Site circulation on the site is proposed as a one-way drive aisle with back-in
parking to reduce space requirements. Sufficient parking is proposed
B. Landscaping Guidelines: Landscaping is proposed for the project to mitigate visual impacts.
C. Operational Characteristics: A residential use is not expected to cause operational impacts.
D. Areas Subject to Wildfire Hazards: This area is not anticipated to be a wildfire hazard area.
E. Areas Subject to Natural or Geologic Hazards: This area does not appear to be subject to any
natural or geologic hazards.
F. Riparian Areas: No riparian areas exist on this site.

7.2.4 View Protection Guidelines: The property is located approximately 1700 feet north of Highway 24
& 285 (Johnson’s Village) and approximately 2700 feet east from Highway 285. The site is screened by
existing vegetation and the existing building, and the Site Plan shows additional screening for the use.

7.2.5 Reclamation and Noxious Weed Control: The Chaffee County Weed Department has received and
approved the noxious weed management plan.

7.2.6 Stormwater Run-Off: A Drainage Plan, which includes addressing stormwater run-off, is required
to be submitted before construction begins.

7.2.7 Protection of Water Quality from Pollutants: This is required by State regulations as part of the
State stormwater permit.

7.8.20 Manufactured Home Park
A. Additional Application Materials. These materials are in addition to those specified for the review
process identified by Table 2.2, Use Table.
7.8.20.A.1 Plot Plans: Typical plot plans for individual manufactured home spaces, at a scale of 1
inch equals 10 feet; and showing utilities, roads, heating fuel supplies, parking and common
areas. A typical plot plan has been submitted for the layout of the units.
7.8.20.A.2 Space Size and Density. The number, location and size of all manufactured home spaces and the gross density of such spaces: 

Space size in Phase I will range from 46' x 96' to 39' x 80'. Space size in Phase II will be 42' x 78'. The gross density for the park, including the three duplex units, will be 6.9 units/acre. The applicant has submitted waiver requests for these items.

Typical Plot Plan:

7.8.20.A.3 Roadway and Walkway Detail. The location, surfacing and width of roadways, sidewalks, pathways, with typical street and walkway sections: Phase I will have a 20-foot wide private one-way drive aisle, with back-in parking on one side of the drive. Vehicles will enter the property from County Road 313 and exit onto County Road 314. A detached 4-foot sidewalk will be constructed on each side of the drive aisle and connect to the county roads, and to a central mail kiosk and playground/park for the development. Phase II will have a separate entrance from County Road 314 for the three units in the phase (when the existing commercial building is removed).

B. Site Selection Criteria. The manufactured home park shall not be sited in areas subject to flooding, fire or other natural hazards nor shall it be located in proximity to chronic nuisances such as noise, smoke fumes or odors: This site is not located in a 100-year Floodplain or a natural hazard area.
C. Park Layout. The layout of manufactured home spaces shall consider variations in natural terrain and preserve unique natural features of the site such as tree stands, water courses, and rock outcrops, to the extent practicable and feasible.

1. Lot Size and Dimension. The minimum size of each lot within a mobile home park shall be 5000 square feet, with the additional provision that the park shall be designed to provide lots of sufficient size to comply with the setback requirements described below. Note that larger mobile homes may require larger minimum lot sizes. The applicant has requested a waiver of the 5000 square foot minimum lot size to a 3125 square foot minimum lot or space size. The spaces range in size from 3125 square feet to 4416 square feet.
   a. Lot width - minimum 50 feet.
      The applicant requests a waiver of 11 feet to a 39 foot minimum width. The width of the spaces range in size from 39 feet to 46 feet. This mobile home park will have units owned by the property owner and offered for rent.
   b. Street setback - minimum 20 feet EXCEPT minimum 50 feet from any designated arterial or major collector. Corner lots shall meet the setback for each street. The units are set back 25 feet from both CR 313 & CR 314, both of which function as local roads.
   c. Side yard setback - minimum 20 feet between mobile homes.
      The units are 24’ to 30’ apart.
   d. Rear yard setback - 20 feet between mobile homes.
      The units in Phase II will be greater than 20 feet from the rear of the units in Phase I. no other units will have other units to the rear of the homes.
   e. From mobile home to park boundary line - minimum of 20 feet.
      The units on the east side are a minimum of 20’ from the park boundary line. The units on the north side are 15’ from the park boundary. A waiver to this standard is requested. The 15 foot setback meets the Residential zoning district side yard setback.
   f. Accessory building setback measurements may be 50% of those required for the mobile home except that no accessory building may have less setback to the street or park boundary line than specified above and no structures shall be constructed on platted and/or recorded easements.
      This standard can be met when a building permit application is submitted.

D. Utilities. Each manufactured home space shall be provided with adequate hookups to water, sewage disposal, electric power and telephone. All utility lines, including service lines, shall be underground. All plans for the above services shall have the approval of the responsible utility prior to County approval of mobile home park plans.

Utility sign-off is required before construction is started.

E. Water Supply and Distribution. The park shall be served by a domestic water supply and distribution system that is in compliance with the requirements of Sections 7.2.2 and 7.5.1 of these Regulations. The owner will be required to obtain a commercial well permit to serve the site.

1. Connection. The water supply system, specifically including all distribution lines up to the connections at individual sites, shall be constructed and maintained in accordance with the Plumbing Codes adopted by Chaffee County.
   This will be reviewed at building permit.

2. Shutoff Valve. A shutoff valve below the frost line shall be provided near the water-riser pipe on each mobile home lot.
   This will be reviewed at building permit.
F. Wastewater System. The manufactured home park shall be served by an adequate wastewater treatment system that is in compliance with the requirements of Section 7.2.3 and 7.5.2 of this Article. This development will be connected to the Johnson Village Sewer District (Buena Vista Sanitation District).

G. Ground Anchors. Each manufactured home shall be anchored in accordance with the requirements in Section 7.8.19 D.

This will be reviewed at building permit.

H. Landscaping for Screening. Landscaping may be required to provide screening or buffering to mitigate the impacts of a manufactured home park.

Street trees and park landscaping are shown on the Site Plan. A Landscape Plan signed and stamped by a Landscape Architect shall be submitted to Chaffee County Planning before construction begins.

I. Outdoor Storage. Outdoor storage in manufactured home parks shall comply with the requirements set forth in Section 7.8.31 of these Regulations.

Outdoor storage shall comply with this section of the Code.

J. Certification of Manufactured Homes. All manufactured homes placed in or relocated to a manufactured home park after adoption of this Code shall meet the certification requirements set forth in Section 7.8.19 B of these Regulations. This will be reviewed at building permit.

K. Fire Protection. Fire protection requirements shall be in accordance with National Fire Protection Association Standards and requirements of the applicable fire protection district.

1. Liquid Propane Tanks. Liquid propane tanks shall be stored in accordance with the requirements of the applicable Fire Protection District.

This will be reviewed at building permit.

2. Firewood. Firewood stored outdoors shall not encroach into the setback areas between manufactured homes.

According to the representative, wood stoves will not be used.

L. Trash Removal. The park shall designate adequate locations to collect trash from within the park, and shall be so arranged as not to create health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. All refuse shall be disposed of at a permitted waste disposal facility a minimum once per week.

A trash enclosure is shown on the Site Plan that will be adequate to serve the park. Residents will stop at the trash enclosure on their way out of the park.

M. Supervision. The duly authorized attendant or caretaker shall be available at all times to keep the park, its facilities and equipment in a clean, orderly and sanitary condition.

The narrative states the park management will have an on-call caretaker/attendant who will be responsible for park maintenance.

Section 7.3.7 Standards for Public Sites and Open Space: Payment of the School Fee-in-Lieu Fee is not required as this development is not a subdivision.

Staff Findings/Conditions:

1. The applicant requests the following waivers from the Land Use Code:
   a. 7.8.20.1 Lot Size and Dimension – reduction of the 5000 square foot minimum space size to 3125 square feet.
   b. 7.8.20.1.a - Lot Width – reduction of the 50 foot minimum space width to 39 feet.
   c. 7.8.20.1.e - From mobile home to park boundary line – reduction of the 20 foot minimum to distance to park boundary to 15 feet on the north side.
   d. Density waiver to allow an increase from 4 units/acre with central water and sewer to 6.9 units/acre.
2. A Site Plan is required to be recorded. The following items shall be submitted to Chaffee County Planning before the Site Plan is recorded:
   a. A copy of the commercial well permit.
   b. Final Design of the Chaffee County Fire Protection District cistern.
   c. Submittal to include but not limited to: engineered construction plans for the private access drive & utilities, Drainage Report, erosion & sedimentation control plan, State of Colorado stormwater control plan, signed & stamped Landscape Plan.

**PLANNING COMMISSION ACTION:** Commissioner Rick Shovald moved and Commissioner Karin Adams seconded to recommend to the Board of County Commissioners to DENY the application for the Swisher Manufactured Home Park Major Impact Review including waiver requests submitted by Melvin and Louise Swisher, with the following findings and conditions:

1. 7.8.20.1 Lot Size and Dimension – reduction of the 5000 square foot minimum space size to 3125 square feet is requested.
2. 7.8.20.1.a - Lot Width – reduction of the 50 foot minimum space width to 39 feet is requested.
3. 7.8.20.1.e - From mobile home to park boundary line – reduction of the 20 foot minimum to distance to park boundary to 15 feet on the north side is requested.
4. Density waiver to allow an increase from 4 units/acre with central water and sewer to 6.9 units/acre is requested.
5. A Site Plan is required to be recorded.
6. A commercial well permit must be obtained from the Division of Water Resources.
7. A final plan of the Chaffee County Fire Protection District cistern must be completed.
8. Submittal to include but not limited to: engineered construction plans for the private access drive & utilities, Drainage Report, erosion & sedimentation control plan, State of Colorado stormwater control plan, signed & stamped Landscape Plan.
9. The current application does not comply with the current requirements in the code set forth for the type of development that is requested under the manufactured home park under 7.8.20.
10. This request for a single ownership rental only, multi-unit Manufactured Home Park is not covered specifically by the CCLUC but could be potentially applied for under a planned development.

**Conditions:**
1. A Division of Water Resource well permit must be obtained prior to construction.
2. A CDPHE approved water treatment plant permit must be obtained prior to construction.
3. A water augmentation certificate to serve the park must be obtained prior to construction.
4. Approval by the Buena Vista Sanitation District to provide service to the park be obtained prior to construction.
5. Secure appropriate county access permits prior to construction.
6. Provide to Chaffee County engineered construction plans for the private access drive & utilities, Drainage Report, erosion & sedimentation control plan, State of Colorado stormwater control plan, signed & stamped Landscape Plan prior to construction.
7. A 6 ft. fence on the northern and eastern boundaries constructed of composite materials shall be installed prior to construction.

**Discussion on the project included the following:**
1. This project is supported by a number of guiding objectives in the Comprehensive Plan;
2. Section 7.8.20 in the Land Use Code (LUC) doesn’t specify differences between lots’ and ‘spaces’;
3. The LUC doesn't address single-ownership, rental only, multi-unit manufactured home park instead of a subdivided mobile home park;
4. The LUC requires a lot size of 5000 square feet but the density in Table 2.2 allows 4 units per acre with water and sewer;
5. By approving this, the Planning Commission is setting a precedent based on a 15 year old document (the Comprehensive Plan) and it will be difficult to make a straight-faced argument that the LUC has any regulatory authority at all; and
6. The project does not comply with current regulations in the LUC set forth for the type of development that is requested.
STAFF REPORT

Date: March 17, 2017, updated April 5, 2017
To: Chaffee County Planning Commissioners
From: Planning Staff, Jon Roorda & Christie Barton
Subject: Longhorn Ranch Major Subdivision Sketch Plan

PC: 3/28/2017 BOCC 4/11/2017

Applicant: Ron and Jo Jones, a consent form is included for Brent Sites as representative of the Longhorn Ranch, LLC.

Public Hearing Notice Information: The Public Hearing was advertised in the Mountain Mail and the Chaffee County Times on February 9, 2017. Public Hearing notices were sent by certified mail to adjoining property owners on February 8, 2017. The Public Hearing Notice sign was observed by Staff on February 15, 2017. This application was continued to the March 28, 2017 Planning Commission meeting and the April 11, 2017 BOCC meeting.

Location and Zoning Map:
AGENCY REVIEW LIST:
The Planning Commission determined the following review agencies:
Chaffee County Environmental Health
Chaffee County Weed Department
Colorado Division of Water Resources, Office of the State Engineer
Colorado Geological Survey
Colorado Parks and Wildlife (High for Significant Wildlife Habitat)
Federal Aviation Administration (FAA)
Heritage Area Advisory Board
Salida Airport/Harriet Alexander Field
Salida School District
South Arkansas Fire Protection District
Town of Salida
Upper Arkansas Soil Conservation District
Upper Arkansas Water Conservation District
Xcel Energy (easement owner)

Issues that have come up during the Sketch Plan review:
1. Proximity to the Salida Airport/Harriet Alexander Field. Applicant will map the critical area and flight zone on the Preliminary Plan.
2. The design has been amended to provide a 60' wide right of way for future access to the interior property to the west. Lots have been reconfigured as a result. A right of way dedication deed will be required at the Final Plan phase of the application.

If approved by the Planning Commission and the Board of County Commissioners, the applicant will prepare the Preliminary Plan application.

PLANNING COMMISSION ACTION: Commissioner Shovald moved and Commissioner Welch seconded to recommend to the Board of County Commissioners to APPROVE the Longhorn Ranch Major Subdivision Sketch Plan based on the following findings of fact:

1. Proximity to the Salida Airport/Harriet Alexander Field; the applicant will map the critical area and flight zone on the Preliminary Plan.
2. The design has been amended to provide a 60' wide right of way for future access to the interior property to the west. Lots have been reconfigured as a result. A right of way dedication deed will be required at the Final Plan phase of the application.
Date: March 17, 2017
To: Chaffee County Planning Commissioners
From: Planning Staff, Jon Roorda & Christie Barton
Subject: Longhorn Ranch Major Subdivision Sketch Plan
PC: 3/28/2017 BOCC 4/11/2017

Applicant: Ron and Jo Jones, a consent form is included for Brent Sites as representative of the Longhorn Ranch, LLC.

Public Hearing Notice Information: The Public Hearing was advertised in the Mountain Mail and the Chaffee County Times on February 9, 2017. Public Hearing notices were sent by certified mail to adjoining property owners on February 8, 2017. The Public Hearing Notice sign was observed by Staff on February 15, 2017. This application was continued to the March 28, 2017 Planning Commission meeting and the April 11, 2017 BOCC meeting.

Location and Zoning Map:
Summary of Application: This application proposes to subdivide a 35.1 acre parcel into fifteen (15) lots. The property is vacant and in agricultural production. Access will be on two new roads: 1) a Low Volume Road off County Road 160 that will intersect with 2) a new road in a dedicated 60’ right of way (30’ on either side of the property line) that will be located along the northern boundary of the property. The right of way dedication from William Yunikar will be required at the Final Plan. This road will also provide for future circulation to interior parcels. A path along the road system is proposed to connect to the Colorado Parks & Wildlife (CPW) refuge on the east side of County Road 160.

A 75-foot wide Public Service easement is located at the southeast portion of the property (blue on sketch plan below). The proposed lots are designed so the easement is at the edges of the lots, and allows sufficient room for building areas. The applicant has been in contact with Xcel Energy to obtain written permission for locating the road within their easement.

The Salida Airport/Harriet Alexander Field is located to the southwest of the property. The critical zone and the Flight Path area will be mapped as part of the survey submitted for the Preliminary Plan. Review agencies will include the Airport and the FAA. The Airport Board is currently updating their Master Plan.

Zoning & Density: This property is in the Rural zoning district. This proposal meets the requirements of this zoning district.

Proposed Major Subdivision:
AGENCY REVIEW LIST:
The Planning Commission determined the following review agencies:
Chaffee County Environmental Health
Chaffee County Weed Department
Colorado Division of Water Resources, Office of the State Engineer
Colorado Geological Survey
Colorado Parks and Wildlife (High for Significant Wildlife Habitat)
Federal Aviation Administration (FAA)
Heritage Area Advisory Board
Salida Airport/Harriet Alexander Field
Salida School District
South Arkansas Fire Protection District
Town of Salida
Upper Arkansas Soil Conservation District
Upper Arkansas Water Conservation District
Xcel Energy (easement owner)

Issues that have come up during the Sketch Plan review:
1. Proximity to the Salida Airport/Harriet Alexander Field. Applicant will map the critical area and flight zone on the Preliminary Plan.
2. The design has been amended to provide a 60' wide right of way for future access to the interior property to the west. Lots have been reconfigured as a result. A right of way dedication deed will be required at the Final Plan phase of the application.

If approved by the Planning Commission and the Board of County Commissioners, the applicant will prepare the Preliminary Plan application.

PLANNING COMMISSION ACTION: Commissioner __________ moved and Commissioner __________ seconded to recommend to the Board of County Commissioners to APPROVE / APPROVE WITH CONDITIONS / DENY / CONTINUE the Longhorn Ranch Major Subdivision Sketch Plan based on the following findings of fact and conditions:

Findings:
1.
2.
3.

Conditions:
1.
2.
3.
STAFF REPORT

Date: April 5, 2017
To: Chaffee County Board of County Commissioners
From: Planning Staff, Jon Roorda & Christie Barton
Subject: Land Use Code Text Amendments

BOCC: 4/11/2017

Amendment: Removal of the 400 square foot size limitation from Table 2.2, Greenhouses, Private, and from Article 15, Definitions: Greenhouse, Commercial and Greenhouse, Private.

Public Hearing Notice Information: The Public Hearing was advertised in the Mountain Mail and the Chaffee County Times on February 9, 2017.

Summary of Application: This text amendment was tabled from the March 14, 2017 hearing to obtain the updated proposed text amendment and to further discuss the impact the removal of the size limitation from private greenhouses would have on adjacent properties.

This text amendment was initiated by Chaffee County Development Services due to the requirement for a Limited Impact Review for a private greenhouse larger than 400 square feet in a Residential zoning district. In a recent application, a property owner had received an Environmental Quality Incentives Program (EQIP) grant for purchase of a 20’ x 96’ greenhouse/hoop house (1,920 square feet). The initial use for the greenhouse would be personal use, with the possibility of a produce stand at the road, Farmers Market sales, and wholesale sales to restaurants or grocery stores in the future. The owner was required to obtain a Limited Impact Review due to the greenhouse being greater than 400 square feet.

The Planning Commission discussed the need for a building permit for an agricultural use on residential property; that referral to review agencies was not needed; and the difference between commercial and private greenhouses. The Commission determined that a large private greenhouse would be a lesser impact than a commercial use in a residential zone. The Use Matrix (below) lists different application processes for different zones and whether the use is commercial or private. For example, a nursery with 80 trips/day would be more of an impact than selling vegetables at a Farmers Market or selling vegetables wholesale. Private greenhouses cannot be used for commercial marijuana grow operations.

Proposed Text Amendments:
Greenhouse – Table 2.2, Use Matrix

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<tr>
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<td>RESIDENTIAL REC</td>
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<tr>
<td>Greenhouse, Commercial</td>
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</tr>
<tr>
<td>Greenhouse, Private, less than 400 square feet</td>
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</table>
NOTICE OF PUBLIC HEARING

The Chaffee County Commissioners acting as the Board of Health will hold a public hearing on April 11, 2017 at 10:00 a.m. to consider a request from Pure Greens for a variance pursuant to the Chaffee County On-Site Wastewater Treatment System Regulations, Adopted: May 20, 2014, Effective: July 1, 2014, (Resolution BOH 2014-01) Section 6.06 C #5, #6, #7, and #8 to allow for 2,000 gallon vaults. Location of the system will be at 7800 County Road 152, Salida.

Approval of this vault system will require applicant to meet all adopted regulations of the Chaffee County On-Site Wastewater Treatment System Regulations.

Additional information regarding the specifics of this application is available for public inspection in the Development Services Office, 104 Crestone Ave, Salida. Information is also available on the Chaffee County website, www.chaffeecounty.org. All interested persons are encouraged to attend one of the public hearings or submit a statement with opinions and comments on the proposed land use change.

Please publish one time in the Mountain Mail and the Chaffee County Times on Thursday, March 23, 2017
8. Except for dwellings, if the system is designed for summer use only, as determined by CCEH, the surface area may be multiplied by 0.6 to obtain the required area.

9. Evapotranspiration beds and evapotranspiration-absorption beds may be wider than 12 feet.

B. Wastewater Ponds. Construction of new wastewater ponds for single-family homes is prohibited. Wastewater ponds constructed as part of WQCD permit are permitted subject to site approval by the Chaffee County Board of Health and compliance with the Chaffee County Land Use Code.

C. Vaults. Vaults for full time use in new residential construction are prohibited where a property can accommodate an OWTS with a soil treatment area. Vaults are only permitted with approval of the Chaffee County Board of Health through the variance procedure.

1. Vaults for full time use may be permitted when a failing OWTS cannot be replaced.

2. Vaults may be permitted for limited use occupancy on a property which cannot accommodate an OWTS with soil treatment area. Existing and future structures are limited in vault use to 90 days per year.

3. A vault may be permitted if the facility is on land where the installation of an OWTS with soil treatment area is not permitted.

4. Vaults may be permitted for systems where some of the wastewater flows are separated, such as toilet wastes only, into a vault. The portion not retained in the vault must be treated in an adequately-sized OWTS.

5. Variances may be granted for specialized commercial uses.

6. Vaults shall have a minimum 500 gallon effective volume or be capable of holding a minimum of the two-day design wastewater flow, whichever is larger.

7. A visual or an audible signal device or both, indicating filling to a maximum of 75 percent capacity, must be installed to indicate when pumping is necessary. Vaults shall be located in an area readily accessible for pumping.

8. Concrete vaults must meet the strength and watertightness requirements for septic tanks. Prefabricated fiberglass, fiberglass-reinforced polyester, and plastic tanks may be used as vaults, if the tank manufacturer provides testing criteria certifying them for this use.

D. Privies. New Vault Privies and Pit Privies are prohibited. Existing privies may continue to be used, but shall cease use at such time as they stop functioning.

1. Exception: A Vaulted Privy may be permitted at public recreation sites managed by a Federal, State, or local governmental agency.

E. Incinerating, Composting and Chemical Toilets. An incinerating or composting toilet may be used for toilet waste where an OWTS is installed for treating wastewater remaining after removal of toilet waste. Subject to the County building and plumbing codes, the unit may be located within a dwelling or building provided the unit complies with the applicable requirements of this regulation, and provided the installation will not result in conditions considered to be a health hazard as
Chaffee County  
Department of Environmental Health  
Touber Building  
448 E. 1st Street  
Suite 137  
Salida, CO  81201  

March 13, 2017  

RE: Irrigation waste water management  

Runoff water from the irrigation of plants in the greenhouses will be less than 3% of the volume of water instilled to the plants. Daily, the amount of waste runoff be less than 108 gallons. The water may contain up to three components: 1) trace elements found in the local well water; 2) standard agricultural plant nutrient salt containing nitrogen, phosphorus, and potassium; and 3) less than 0.5 parts per billion pesticides that are organically sourced and biodegradable. The overall concentration of dissolved solutes in the runoff will be less than 450 parts per million.  

The runoff irrigation water will be collected in two 2000 gallon tanks set underground near the greenhouses. As the tanks become filled they will be pumped empty to a water transport carrier tank. The transport tank will be carted to the City of Salida waste water treatment facility located at 6608 CR 102, Salida, CO 81201 where it the water be dispensed for treatment prior to release.  

Please feel free to contact me if you have any questions.  

[Signature]  

Lawrence Kramer  
Lead Scientist, Research and Development
2000 Gallon Top Seam
One Compartment

DESIGN NOTES:
- Design per performance test per ASTM C1227
- Top surface area 87.75 ft²
- f'c @ 28 days; concrete = 6,000 PSI Min.

Installation:
- Tank to be set on 5" min. sand bed or pea gravel
- Tank to be backfilled uniformly on all sides in lifts less than 24" and mechanically compacted
- Excavated material may be used for backfill, provided large stones are removed
- Excavation should be dewatered and tank filled with water prior to being put in service for installation with water table less than 2' below grade
- Meets C1644-06 for resilient connectors
- Inlet and Outlet identified above pipe
- Delivered complete with internal piping
- PVC or concrete risers available
- Secondary safety screen available with PVC riser
- Option of pump or siphon installed

ALLOWABLE BURY
(Based on Water Table)

<table>
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<tr>
<th>WATER TABLE</th>
<th>ALLOWABLE EARTH FILL</th>
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</thead>
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<td>3' - 0&quot;</td>
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<td>3' - 0&quot;</td>
<td>4' - 0&quot;</td>
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<tr>
<td>DRY</td>
<td>4' - 0&quot;</td>
</tr>
</tbody>
</table>

Digging Specs
- 15' Long x 8' Wide
- 56" below inlet invert

Invert Dimensions
- Inlet 56"
- Outlet 53"
- Length 162"
- Width 78"
- Height 68"

Net Capacity
- 2,142 gallons

Net Weight
- Lid 5,420 lbs
- Tank 15,140 lbs
- Total 20,560 lbs

Water & Wastewater
- Systems
- Products
- Service

VALLEY PRECAST, Inc.
(719) 395-6764
28005 Co. Rd. 317
P.O. Box 925
Buena Vista, CO 81211
Fax: (719) 395-3727
Website: www.valleyprecast.com
Email: frontdesk@valleyprecast.com
March 13, 2017

Hi Bob,

NC3 is in the process of assisting the county with a GOCO Connect Initiative Concept Paper. Hopefully a successful paper will result in the opportunity to apply for grant money to complete a safe bike/pedestrian lane along County Road 313 from Johnson Village to Buena Vista. Also, we intend to include County Road 306 bike/pedestrian lanes as part of this GOCO Concept Paper. The recent opportunity for CR 306 improvements absolutely should include bike/pedestrian lanes on both sides of the road at least as far as the intersection with CR 361 and possibly as far as the intersection with CR 342.

We are presently drafting the Concept Initiative Paper, which is due April 17, 2017. We will be prepared to present the completed GOCO Concept Paper for the BoCC approval during the regular BoCC meeting on April 11, 2017.

We hope this will meet with your approval and we can be scheduled on the agenda for the April 11 meeting.

In the mean time, we have a lot of work ahead of us. We will be requesting some staff help so that we can meet the deadline.

Thank you,
NC3 Members
MEMO

To: Chaffee County Development Services
From: Joe DeLuca
CC: David Gertz, Mike Henderson
Date: April 3, 2017
Re: Salida Air Park request for extension

On behalf of the applicant, we are requesting a six month extension to the subdivision application. The reason for the extension is the County has misinterpreted the land use regulations and the FAA regulations regarding residential uses in an industrial zone and in the Airport Overlay Zone. These misinterpretations have delayed the progression of the application.
CHAFFEE COUNTY COLORADO  
RESOLUTION 2017-__

ACCEPTING THE RELINQUISHMENT OF 11 EQRS  
IN THE BUENA VISTA SEWER DISTRICT AND  
AUTHORIZING THE ISSUANCE OF SUCH EQRS  
TO MELVIN AND LOUISE SWISHER

FINDINGS AND CONCLUSIONS:

A. Chaffee County established the Chaffee County Sewer Enterprise pursuant to Resolution No. 2000-30.

B. Section 4 of the Enterprise Resolution provides that sewage services shall only be provided within separate divisions identified by the Board of County Commissioners ("BoCC") and created by separate resolution identifying the specific boundaries of the division. The BoCC established the Johnson Village Division pursuant to Resolution 2001-23.

C. In association with the Buena Vista Sewer District ("BVSD"), the BoCC constructed sewer collection and service lines in Johnson Village. The cost of the project was financed by both a loan and a grant from the United States Department of Agriculture, Rural Utilities Service ("USDA"). The County issued a revenue bond for the purpose of reimbursing the USDA loan.

D. The system collection lines will connect to the collection lines and treatment facility of the BVSD. The County and the BVSD have entered into an intergovernmental agreement for the operation and maintenance of the system and the billing and collection of the gross revenues necessary for payment of the operation and maintenance expenses, as well as the payment of the debt service on the Bond.

E. On July 20, 2000, Barbara A. Goad and Lewis L. Lowe ("Property Owner") executed an Agreement to Connect in which they subscribed for 65 EQRs, entitling them to 65 connections to the BVSD sewer main and agreeing to connect to the main. (EXPLAIN WHY LOWE NOT INVOLVED IN RELINQUISHMENT).

F. The Agreement to Connect specifies that each EQR is assigned to the specific property listed in the Agreement and is not transferrable to another property without prior approval of the BoCC.

G. Property Owner has determined it will not develop 11 of the EQRS and wishes to relinquish 11 EQRs to the County so they may be utilized by another property.
H. Melvin and Louise Swisher have indicated a willingness to subscribe to up to 11 EQRs to be used for workforce housing, pursuant to the terms set forth in this Resolution.

I. The BoCC finds that approving such relinquishment and subscription is in the best interests of the people of Chaffee County.

RESOLUTION:

The BoCC resolves as follows:

1. **Relinquishment and Subscription.** Relinquishment of 11 EQRs by Robert and Barbra Goad to the County is approved. The subscription of up to 11 EQRs to Melvin and Louise Swisher is approved, subject to the below conditions.

2. **Conditions.** The subscription of up to 11 EQRs to Melvin and Louise Swisher is subject to the following conditions:
   
   a. The subscribers agree to the terms of the Agreement to Connect originally executed by Robert and Barbra Goad and execute such documents as the County or the Buena Vista Sanitation District deems necessary.

   b. The subscribers utilize such EQRs in connection with the development of workforce or low income housing.

3. **Severability.** All provisions of this Resolution are intended to be severable. If a court or administrative body declares any provision or its application to be invalid or unenforceable, in whole or in part, such determination shall not affect, impair or invalidate any other provision of this Resolution. If a court or administrative body determines a provision or its application to be valid or enforceable only if its application is limited, its application shall be limited as required to most fully implement its purpose.

4. **Effective Date.** This Resolution shall be in full force and effect immediately upon adoption by the BoCC.

ADOPTED AND APPROVED by the Chaffee County Board of County Commissioners on ________, 20_.

BOARD OF COUNTY COMMISSIONERS

[Acting] Chairman

- 2 -
The vote on the above Resolution was as follows:

Commissioner Dave Potts
Commissioner Keith Baker
Commissioner Greg Felt

STATE OF COLORADO, CHAFFEE COUNTY
ATTEST:

The above is a true and correct record of Resolution 20 - duly adopted by the Chaffee County Board of County Commissioners by a __________ vote at a regular meeting, properly noticed and held on ____________, 20__.

Chaffee County Clerk
<table>
<thead>
<tr>
<th>General Information</th>
<th>Request for Medical Records</th>
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<tbody>
<tr>
<td>Telephone Calls</td>
<td>21-4142 &amp; 21-4142a</td>
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<tr>
<td>Office Visits</td>
<td>Military Records/Corrections</td>
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<td>Home Visits</td>
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<td>Outreach Visits</td>
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<td>Operation Recognition</td>
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<tr>
<td>Correspondence Rec'd</td>
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<td>Correspondence Written</td>
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<td>Info/Referral/Inquiries</td>
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<td>VCAA Notice</td>
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<td>State Benefits</td>
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<td>New Claims Initiated</td>
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<td>21-22 CVA</td>
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<td>21-22 others</td>
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<td>21-0966 Informal</td>
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Certification by County Veterans Service Officer

I hereby certify, the above captioned monthly report is true and accurate. I have been paid the following amount(s) for the month of March 2017 from Chaffee county.

Salary $987.75
Expenses $
Office Space $
Telephone $
Office Supplies $
Travel $
Training Conference $
Other $

TOTAL $987.75

Signature of County Veterans Service Officer

Date 4/3/17

Certification by County Commissioner or Designee

In accordance with CRS 28-5-707, I hereby certify the accuracy of the Report CVA-26 revised 9-11-2015:

County Commissioner or Designee of County

Date

This certification, submitted monthly, properly signed and executed is considered as application for the monetary benefits to the County General Fund in accordance with 28-5-804 (2002) Colorado Revised State Statute.

Submit this form no later than the 15th day the following month.

Mail to:
Colorado Division of Veterans Affairs
Attention: Deputy Director
1355 South Colorado Blvd.
Building C, Suite 113
Denver, Colorado 80222