AGENDA
July 10, 2018

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. Consider a request to release Lots Sales 1 – 9, 20 and 21, including Open Space and Building Lots (OP & B) in Broadview Rural Open Space Incentive. (Administrative Assistant Baldwin)

B. 9:15 a.m. Public Hearings and consideration of recommendation from the June 26, 2018 Planning Commission Regular Meeting (see attached) with regard to the following matters:
   a. Major Impact Review Name of Applicant: Richard N. Krupicka Location: 26832 County Road 310, Buena Vista Zone: Residential Request: To allow for 6 camp cabins, boathouse and 8 tent campsites.
   b. Amendments to sections of the Chaffee County Land Use Code. A requested amendment to the definition of Section 7.8.17 Kennel – add a new sentence to Section A. Noise “In rural zoning, residential noise levels shall be met within 300 feet surrounding any adjacent property residences.”


D. 10:00 a.m. Public Hearing - Consider an amendment to Resolution 2018-07, “Approving the Pintane Subdivision Exemption” regarding an amendment to the road design. (Attorney Davis)

E. County Assessor Mosby Reports:
   - Assessed Value Report for the year 2017
   - Personal Property Non-Filers
• Real & Personal Property Protests
• Valuation of Real Property

Consent Agenda:
  ❖ Report from the County Veteran Service Officer for the month of June, 2018
  ❖ Pay Bills

Old Business:
  ❖ County Project Status Report
  ❖ Fire Protection Boundary Update
  ❖ Cottonwood FLAP

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.

From time to time throughout the year, two or more Commissioners may meet to discuss day-to-day oversight of County property and/or supervision of employees. Such meetings are held in accordance with C.R.S. § 24-6-402(2)(f) and, therefore, prior notice may not be posted. No policies, positions, resolutions, rules or regulations are adopted at day-to-day business meetings, nor is any formal action taken. Accordingly, no official minutes of day-to-day business meetings may be kept.
PLANNING COMMISSION RECOMMENDATION

Date: March 27, 2017
To: Chaffee County Board of County Commissioners
From: Chaffee County Planning Commission
Subject: Rafters Roost Major Impact Review

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of April 26, 2018 and should be considered as a draft summary of their recommendation until the minutes are approved at their next regular meeting.

Members Present: Karin Adams, Bruce Cogan, Marjo Curgus, Bill Baker Tracy Vandaveer and Rob Treat

Findings:
1. This application can comply, with conditions of approval, with the requirements for a Major Impact Review.
2. The application will be developed in two phases.
3. This is an allowed use in the Residential zone with a Major Impact Review.

Conditions of approval

1. The following items are required to be submitted before or as part of the building permit application submittal for Phase 1:
   a. A copy of the Phase 1 augmentation certificate.
   b. A copy of the Amended CDOT Access Permit (Chaffee County will waive its right to the applicant by signing the application).
   c. A copy of the re-permitted well permit.
   d. Site Plan, including the following items: number location and size of camp sites; roadway and walkway detail, including surfacing and width of roadways and walkways; space identification; landscape and buffering; location of fire pits or fire circle; parking spaces; vehicle barriers; well and water supply lines; wastewater lines; comfort stations; trash container; and location of the existing house.

2. The following items are required to be submitted before or as part of the building permit application submittal for Phase 2:
   a. A copy of the Phase 2 augmentation certificate.
   b. A copy of the Non-Community Drinking Water System approval.
3. Quiet time shall be from 10:00 pm to 7:00 am.
4. One central fire pit is allowed and shall be monitored.

Tracy Vandaveer moved to recommend to the Board of Commissioners approval of the Major Impact Review based on the Findings of Fact and Conditions as noted. Rob Treat seconded and the motion carried unanimously.
PLANNING COMMISSION RECOMMENDATION

Date: April 27, 2018
To: Chaffee County Board of County Commissioners
From: Chaffee County Planning Commission
Subject: Updates to the Chaffee County Land Use Re: Kennels Noise

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of June 26, 2018 and should be considered as a draft summary of their recommendation until the minutes are approved at their next regular meeting.

Members present: Karin Adams, Bruce Cogan, Marjo Curgus, Tracy Vandaveer, Rob Treat and Bill Baker

A Requested amendment to the Land Use Code to the definition of Section 7.8.17 Kennel – add a new sentence to Section A. Noise “In rural zoning, residential noise levels shall be met within 300 feet surrounding any adjacent property residences.”

Tracy Vandaveer moved to recommend to the Board of Commissioners to deny the request of the proposed Land Use Code change based on the following discussion. Rob Treat seconded and the motion carried unanimously.

1. Chaffee County refers to the State Statute for noise. We can be more but not less stringent.
2. There is some confusion as to whether we measure from the kennel or from the residence.
3. This amendment would only apply to the Rural zoning district. It should be for all zoning districts.
4. If the residence and kennel are close together, it would be quieter. If they are farther apart, it would be louder. Different levels of protection would be defined for different properties.
5. Noise is measured in sound waves and has many variables so a distance measurement may be different depending on the circumstances.
# BOARD OF COUNTY COMMISSIONERS PUBLIC MEETINGS

THIS NOTICE IS POSTED PURSUANT TO C.R.S. 24-604 02 (IV)(c)(4)(b).

THERE WILL BE NO DECISIONS OR FORMAL ACTIONS MADE BY THE COMMISSIONERS AT THESE MEETINGS EXCEPT FOR THE REGULAR OR SPECIAL MEETINGS OF THE BOARD OF COMMISSIONERS

Address for meeting places: Commissioners Meeting Room 104 Crestone Ave., Salida, Buena Vista School District Offices, 113 N. Court., Buena Vista Annex, 112 Linderman Ave., Fairgrounds, 10165 County Road 120, Poncha Springs, Harriet Alexander Field, County Road 140, Salida. Meeting places are subject to change and will be posted.

<table>
<thead>
<tr>
<th>DATE</th>
<th>TIME</th>
<th>SUBJECT</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>July 9, 2018</td>
<td>9:00 a.m.</td>
<td>Regular meeting of Landfill Committee and Boards of Health and Human Services followed by Work Session</td>
<td>Commissioners Meeting Room</td>
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<tr>
<td>July 10, 2018</td>
<td>9:00 a.m.</td>
<td>Commissioner’s Regular Meeting</td>
<td>Salida</td>
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<td>July 12, 2018</td>
<td>9:00 a.m. – 10:30 a.m.</td>
<td>HPAC Meeting</td>
<td>CMC Campus in Buena Vista</td>
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<td>July 17, 2018</td>
<td>9:00 a.m.</td>
<td>Commissioner’s Regular Meeting</td>
<td>Buena Vista</td>
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<tr>
<td>July 24, 2018</td>
<td>3:00 p.m.</td>
<td>Visitors Bureau</td>
<td>Salida</td>
</tr>
<tr>
<td>July 25, 2018</td>
<td>9:00 a.m.</td>
<td>Airport Advisory Board Meeting</td>
<td>Harriet Alexander Field</td>
</tr>
<tr>
<td>July 31, 2018</td>
<td>4:00 p.m.</td>
<td>Planning Commission Work Session followed by Regular Meeting</td>
<td>Buena Vista School District Offices, 113 N. Court</td>
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**APPLICATION FOR**

**MAJOR IMPACT REVIEW**

**LAND USE CHANGE PERMIT**

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### GENERAL INFORMATION

<table>
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<tr>
<th>NAME OF PROJECT</th>
<th>Raffers Roost Camp Cabins <em>(Limited Tent Sites)</em></th>
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<tr>
<td>REQUESTED USE</td>
<td>6 seasonal Camp Cabins and Bath house</td>
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<tr>
<td>PROPERTY ADDRESS</td>
<td>26832 County Road 310 Buena Vista</td>
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<td>TAX PARCEL #</td>
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<tr>
<td>EXISTING USE OF PROPERTY</td>
<td>Single family home on <em>(vacant)</em></td>
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<tr>
<td>OWNERS NAME (PLEASE PRINT)</td>
<td>Richard N. Krupicka</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>26832 County Road 310 Buena Vista, CO</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>263-1811 (E-MAIL)</td>
</tr>
</tbody>
</table>

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I AM THE OWNER OF THE ABOVE LISTED PROPERTY AND HEREBY GIVE MY PERMISSION FOR THE REPRESENTATIVE LISTED BELOW TO SERVE AS MY AGENT THROUGH THIS LAND PLANNING PROCESS. MY AGENT SHALL HAVE FULL POWER AND AUTHORITY TO ACT ON MY BEHALF DURING THIS PROCESS. THIS PERMISSION SHALL CONTINUE TO BE IN EFFECT UNTIL REVOKED, AND MAY BE REVOKED BY ME AT ANY TIME BY PROVIDING WRITTEN NOTICE TO MY AGENT AND TO CHAFFEE COUNTY PLANNING.

OWNERS SIGNATURE

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**REPRESENTATIVE (PLEASE PRINT)**

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**REPRESENTATIVES SIGNATURE**

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**TELEPHONE**

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**EMAIL**

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**MAILING ADDRESS**

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**STAFF USE ONLY**

<table>
<thead>
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<th>Application received by</th>
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<td>Certified Mailing Labels</td>
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</table>
Date:       June 19, 2018
To:         Chaffee County Planning Commission
From:       Planning Staff, Jon Roorda & Christie Barton
Subject:    Rafters Roost Cabins and Campsites Major Impact Review

Applicant/Owners: Richard & Linda Krupicka
Location:    26832 County Road 310, Johnson Village

Public Hearing Information: Public hearing notices were sent by certified mail to
adjacent property owners on June 4, 2018. The Public Hearing was advertised in the
Mountain Mail and the Chaffee County Times on June 7, 2018. The posted sign was
observed by County staff on June 11, 2018.

Summary of Application: This is a request for land use approval of six cabins and up
to eight campsites at an existing residential property in a two-phase process. Phase 1
will be the bathhouse, three cabins and three campsites, and Phase 2 will be an
expansion to the bathhouse, and an additional three cabins and five campsites. The use
is proposed to be seasonal.

Location Map & Aerial Photo:

Zoning: The property is zoned Residential and Table 2.2, the Use Matrix, requires a
Major Impact Review in this zoning district for Campgrounds, and includes the camp
cabin use. The Use-specific standards are in Section 7.8.6 Campgrounds & RV Parks.
Cabin Design Top View:

Cabin Design: Side View:
Project Description:
The campground will be developed in two phases. Bathrooms/water service will not be included in the cabins, although water will be available to the cabins and camp sites as required by the regulations. The well will be re-permitted for the use and the owner will purchase an augmentation certificate for each phase. A State permit for water treatment will be obtained for Phase 2 (greater than 25 people using the system). A Chaffee County Commercial Access Permit and a CDOT Access Permit (the County can waive the right to submit the application by signing it for the applicant) will be obtained. The property owner has obtained a letter from the Gunsmoke Travel Plaza allowing for emergency access and for internal access for campers to patronize the business. The property has two existing sewer taps, one for the existing house and one for a house that was removed from the site. The second sewer tap will be used for the bathhouse. An outhouse near the end of the access roadway will be connected to the sewer line. The applicant is proposing a central fire pit (instead of individual fire rings) and will work with Chaffee County Fire Protection District for plan review at the Building Permit application stage.

Phase 1:
Purchase one (1) augmentation certificate
Obtain Building permits and construct the bathhouse, with 1 toilet & 1 shower each in
the men’s & women’s areas, and a urinal in the men’s side
Obtain Building permits and construct three (3) cabins
Construct three (3) campsites
Start construction of landscaping and screening
Time frame: approximately three (3) years

Phase 2:
Purchase second augmentation certificate
Expansion of the bathhouse, to add 1 toilet & 1 shower on each side
Obtain Building permits and construct additional three (3) cabins
Construct additional five (5) campsites
Obtain approval and construct Non-Community Water System for water treatment
Time frame: approximately three (3) years

Section 7.1 Basic Standards for All Land Use Change Permits:
7.1.1 Purpose and Intent: This section is for applicants to demonstrate that facilities and services are available, that environmental and topographic constraints are considered and that design of the site can mitigate impacts to unique natural features.
7.1.2 Compliance with Zone District: This application can meet the requirements of the Residential zoning district with approval of a Limited Impact Review.
7.1.3 Infrastructure Requirements: The property has a domestic well that appears to have been installed in 1958. The Colorado Water Court adjudicated the water rights in 1972 but the property owner at that time never registered the well with the Colorado Division of Water Resources. Mr. Krupicka will obtain a well permit for the existing well and will purchase an augmentation certificate for each phase of the project. Phase 2 will require a Non-Community Drinking Water System. The property has two sewer taps (the second for a residence that was removed) and the owner has been in contact with the Buena Vista Sanitation District for the use. Access will be from County Roads 310
and 313, which connect to Highway 24/285. The Colorado Department of Transportation (CDOT) comments that internal access can be used between the cabins and the Gunsmoke Travel Plaza and can also be used as emergency access. The owner has obtained permission from the owners of the Gunsmoke for this use. A new access permit will be required with Chaffee County as the permittee; however, Chaffee County can waive the right of access to the applicant, who has agreed to this provision. Mark Stacy, Chaffee County Road & Bridge Supervisor, installed temporary traffic counters to determine existing traffic and if the new use will require improvements at Highway 24/285. This information can be used by CDOT for that determination. The site has adequate public utilities for the use.

7.1.4 Site Drainage: Land disturbance will occur as part of the cabin and tent site development. Any disturbance will need to maintain historic drainage patterns and prevent sedimentation from entering the Arkansas River.

7.1.5 Protection of Wetlands and Riparian areas: Any disturbance will need to protect wetlands and/or riparian areas related to the Arkansas River. Areas of disturbance will be outside of the 100-year Floodplain area.

7.1.6 Wildlife Habitat Areas: No comments were received from Colorado Parks & Wildlife (CPW).

7.1.7 Erosion and Sedimentation: N/A - this applies to land disturbance within 50 feet of a waterbody. Any disturbance will be greater than 100 feet from the Arkansas River.

7.1.8 Lighting/Dark Sky Standards: Any proposed lighting will need to meet this section of the Code.

7.1.9 Areas with archeological, paleontological or historical importance: This project was reviewed by the Heritage Area Advisory Board, who found no negative impacts from the use.

Section 7.2 Site Planning and Development Standards:

7.2.1 Other Adopted Plans: The Chaffee County Comprehensive Plan encourages the coordination of economic diversity and economic development. This project creates a new use serving Chaffee County visitors.

7.2.2 Infrastructure Requirements: The property has two existing sewer taps with the Buena Vista Sanitation District, one of which is used for the existing house and one that will be used for the bathhouse. An existing domestic well will be augmented for the new use and permitted (the 1950's well had a water decree in 1972 but was not permitted through the Division of Water Resources). Phase 2 will expand the bathhouse and purchase an additional water augmentation unit and work with Buena Vista Sanitation for increased sewer use.

7.2.3 Site Planning and Design: This project has been designed to locate the cabins overlooking the Arkansas River, and will extend the existing driveway for the cabin and tent site use. Landscaping and buffering will be installed as the site is developed and will include vegetation and fencing. No objectionable emissions or noises are anticipated. The use is out of the 100-year Floodplain, and there are no other natural or geologic hazards on the land.

7.2.4 View Protection Guidelines: The visual resources of Chaffee County are critical to the long-term economic prosperity of the County and enjoyment of its residents and visitors. The purpose of this section is to preserve and maintain the scenic resources in Chaffee County. Highway 285 is a Scenic Byway. The use will be screened from Highway 24/285 by buildings, vegetation and distance.
7.2.5 Weed Control: The applicant will sign a Weed Management Plan and pay a refundable bond covering the amount of land disturbed.

7.2.6 Stormwater runoff: Historic drainage patterns are to be maintained. Construction activities will be a minimum of 100 feet from the Arkansas River.

7.2.7 Protection of Water Quality: It is not expected that this use will impact water quality.

Section 7.8.6 Campgrounds & RV Parks

7.8.6 Campground / Recreational Vehicle (RV) Park. The following standards shall apply to applications for new campground/RV parks, additions to an existing campground/RV park, and to primitive and semi-primitive campgrounds.

A. Additional Application Materials. These materials are in addition to those specified for the review process identified by Table 2.2, Use Table.

1. Plot Plans. Typical plot plans for individual recreational vehicle spaces and campsites at a scale of 1-inch equals 10 feet.
2. The number, location and size of all recreational vehicle spaces and camp sites, and the gross density of such spaces and camp sites.
3. Roadway and Walkway Detail. The location, surfacing and width of roadways, sidewalks, pathways, with typical sections included.

A site plan shall be submitted showing the required information.

B. Layout and Design Requirements.

1. Density. The maximum gross density of a recreational campground is 20 sites per acre, including roads, open space and other requirements.
2. Space Size.
   a. Recreational Vehicles. The minimum size of each space within a recreational campground shall be 900 square feet.
   b. Tent Sites. The minimum size of each space within a tent site shall be 600 square feet. Group tent sites shall be permitted as long as the maximum number of sites of the group site is designated and the group site density complies with the overall density, water supply, and sewage disposal requirements of the campground.
3. Space Identification. The campground shall be assigned a single address to cover the entire campground, and each camp cabin, RV and tent space will use the space number to supplement the campground address. Each space shall be clearly and distinctly marked with a sign indicating the Space Number. The sign shall be a minimum size of 6 inches by 6 inches, with the numbers being a minimum of 4 inches high.

This proposal adds 14 cabins and tent sites to a 5.4-acre parcel and does not exceed the maximum density for a campground. The site plan shall include the space size and the space identification for the camp cabins and tent sites.

C. Minimum Setbacks. Setbacks are based on the property boundary, the edges of the Recreational Vehicle site, tent site or the internal road easement, whichever is closest.

1. Park Boundaries. A minimum of twenty-five (25) feet from a local or other road or access easement; and a minimum of twenty (20) feet from any side or rear property line and any space or structure.
2. Internal Road System. All Recreational Vehicle spaces and tent spaces shall be setback a minimum of ten (10) feet from any internal road. All camp cabins shall be setback twenty (20) feet from any internal road.
3. Internal Spacing. Camp cabins, recreational vehicle spaces and/or tent spaces shall be set back a minimum of twenty (20) feet from each other. 

The site plan shall include setbacks and spacing requirements.

D. RV Use Only. Mobile homes are not permitted in a recreational campground. 

Recreational campgrounds shall remain under sole ownership; if individual spaces are to be sold, or if mobile homes are permitted, the campground shall be subject to the regulations detailed in Section 7.8.20, Manufactured Home Parks. 

Mobile homes are not proposed, and the campground will remain in sole ownership.

E. Site Improvements.

1. Access. The campground / RV park shall have access to and frontage along a public road. The property has frontage onto County Road 310, which ends at the property.

2. Landscaping. Landscaping shall be provided in compliance with the requirements of Section 7.3.5. (Note: this should be Section 7.2.3.B and will be the subject of a future Land Use Code text amendment). 

a. The campground / RV park shall be adequately landscaped to provide a buffer from adjacent uses and roadways, and to prevent erosion.

b. A minimum 100-foot landscaped buffer, which may include roads, is required for park areas adjacent to private lands in a Residential zone.

The property is in the Residential zoning district. A Landscape Screen and Fence detail show the buffering of the campground from adjacent properties. A detail of the type of plantings shall be submitted with the site plan.

3. Fencing and screening. The campground shall be enclosed by a fence, hedge, or similar means, at least four (4) feet high. Fencing along the southwestern property line will screen the cabins and tents from houses on adjacent properties.

F. Camp Cabins. A camp cabin is a structure that is constructed on a permanent foundation but does not have a kitchen or meet the building code requirements for a residential dwelling unit.

1. Units shall obtain a Chaffee County Building Permit and meet all minimum setbacks and space dimensions detailed in this Section, with the additional minimum setback of 20 feet from the cabin to the internal road system.

2. Each unit shall have a fire alarm with battery backup and a fire extinguisher.

3. Units may not be rented or occupied by the same party for periods that exceed thirty (30) days and are not to be for individual sale or ownership.

4. Units may contain one electric heat source, not to exceed 1500 watts on a dedicated 120-volt circuit, not to exceed 15 amps, with GFCI protection. A second separate 120-volt circuit not to exceed 15 amps with GFCI protection may also be included for lights and outlets.

5. Units shall be placed on a permanent foundation that meets the Chaffee County minimum foundation requirements, or be placed on treated wood timbers, a minimum of 6 inches by 5 inches. In all cases, cabins shall be adequately anchored for the appropriate wind load.

These requirements shall be met at the Building Permit application phase.

G. Minimum Facilities for Tent Sites and Recreational Vehicle Spaces. The area devoted to each tent site and recreational vehicle space shall be adequate to accommodate the following facilities:

1. Fire Facilities. Fire facilities shall be confined to a fire pit or fire circle, approved by the Fire Protection District.
2. Parking Space. Each space shall be provided with one parking space.
3. Vehicle Barriers. Adequate barriers shall be provided to confine vehicles to driveways and parking spaces.

These items shall be shown on the site plan submitted with the Building Permit application.

H. Easements, Rights-of-Way, and Common Areas. Applicants shall submit a warranty deed or file a plat of the site to assure the dedication of all easements prior to the approval of the Land Use Change Permit application. All lands, including easements and rights-of-way to be dedicated shall be accompanied by full legal descriptions prepared by a Colorado licensed land surveyor.

The applicant submitted a survey with the application showing all easements on the property.

I. Internal Roads. All recreational vehicle spaces shall abut an internal road, graded for drainage and maintained in a rut free and dust free condition, which provides unobstructed access to a public street or highway. The minimum unobstructed width of such roads shall be fifteen (15) feet for one-way traffic or twenty-five (25) feet for two-way traffic. No parking shall be allowed on the roads.

These items shall be shown on the site plan submitted with the Building Permit application.

J. Maintenance. All tent sites, RV spaces, open space and common areas shall be maintained in a clean and sanitary condition, free from hazardous and noxious materials, weeds and refuse. The campground/park owner shall be responsible for ensuring compliance.

The campground owner lives on the site and will ensure the park is kept in a clean and sanitary condition.

K. Water Supply and Distribution. A domestic water supply that is in compliance with the drinking water standards set forth in Section 7.2.2 and 7.5.1 of these Regulations shall be provided in each campground/RV park.

1. Connection. The water supply system, specifically including all distribution lines up to the risers at individual sites, shall be constructed and maintained in accordance with the Plumbing Codes adopted by Chaffee County.
2. Individual Water Service Connections. Riser pipes provided for individual water service connections shall be so located and constructed that they will not be damaged by the parking of recreational vehicles. Water riser pipes shall extend a minimum of four inches above ground elevation unless recessed in a box or sleeve.
3. Water Stations. Each campground shall be provided with one or more easily accessible watering stations for filling RV water storage tanks.
   a. Stations for Tent Camping Area. Each tent camping space or RV space without a water connection shall be provided with at least one individual watering station no more than five hundred (500) feet from any camping space; with a splash pad installed around the base.

The water system will meet these requirements at the Building Permit application phase. Phase 2 improvements will require approval from the Colorado Department of Public Health & Environment (CDPHE). The locations of the water system requirements shall be shown on the site plan.

L. 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.
1. Individual Sewer Connections. If facilities for individual sewer connections are provided, the following requirements shall apply:
   a. Sewer Riser Pipe. The sewer riser pipe shall be a minimum of four inches in diameter, shall be trapped below the ground surface and shall be so located on the trailer space that the sewer connection to the trailer system will approximate a vertical position.
   b. Plugging. Provisions shall be made for plugging the sewer riser pipe when a trailer does not occupy the space. Surface drainage shall be diverted away from the riser.
2. Liquid or Solid Wastes. No waste of any kind shall be discharged into or allowed to accumulate on the ground surface.

The campground will be served by Buena Vista Sanitation District, and the applicant will meet the above standards at the time of construction.

M. Fire Protection. Adequate fire protection shall be provided and shall be in compliance with all applicable fire codes and standards as prescribed by the appropriate fire protection district. Chaffee County Fire Protection District will review plans for fire protection at the Building Permit application phase.

N. Electrical Distribution and Communication Wiring. If electrical service is provided to some or all recreational vehicle sites within the campground, the electrical distribution system shall comply with all County regulations. This will be reviewed as part of the Building permit.

O. Comfort Stations. A central service building containing the necessary toilet and other plumbing fixtures specified shall be provided in campgrounds that include spaces without water and / or sewer connections, and for tent camping areas. A comfort station shall be located within 500 feet of all tent camping or other space without water and sewer connections.
   1. Number of Sanitary Facilities.
      a. Facilities for women shall include a minimum of one flush toilet, one lavatory and one shower for each ten recreational vehicle or tent spaces or fractional number thereof.
      b. Facilities for men shall include a minimum of one flush toilet, one urinal, one lavatory and one shower for each fifteen recreational vehicle or tent spaces or fractional number thereof.
   2. Campground Connected to Resort. When a campground is operated in connection with a resort or other business establishment, the number of sanitary facilities for such business establishment shall be in excess of those required for the campground and shall be based on the maximum number of people allowed to occupy the resort.
   3. Exception. When a campground is designed with water and sewer connections to each site, and is exclusively limited to use by self-contained vehicles, no public sanitary facilities shall be required.

A bathhouse will be provided for the campground. Phase 1 will include a shower and toilet in both the men’s and women’s bathrooms, and a urinal in the men’s bathroom. Phase 2 will add a second toilet and shower in both bathrooms. The outhouse will be connected to the sanitary sewer.

P. Refuse Handling. The storage, collection and disposal of refuse in a recreational vehicle park shall be so arranged as to not create health hazards, rodent harborage,
insect breeding areas, accident or fire hazards, or air pollution. The owner shall provide for trash removal on a regular basis.  
The location of the trash container shall be shown on the site plan.  
Q. Supervision. The attendant or caretaker shall be available at all times to keep the park, its facilities and equipment in a clean, orderly and sanitary condition.
   1. Exception. An attendant is not required for semi-primitive or primitive campgrounds.  
The owner lives on the property and will maintain the property.

Referral Agencies:
Chaffee County Engineering & OWTS: This included a number of questions that were answered in a meeting with the applicant on May 10, 2018. The distance the cabins can be built from the crest of the slope and whether a geotechnical report is needed for the foundations will be determined at the Building Permit phase.
Colorado Department of Transportation: Primary access will be taken via CR 310 to CR 313, not through the Gunsmoke Travel Plaza. Permission from the owners of the travel plaza could be obtained for internal use and for emergency access (Note: this has been granted). A new access permit onto State Highway 24 will be required. Chaffee County can be named as the permitted but can waive its right to the applicant for processing by signing the access permit application. An informal traffic study would need to be performed to determine trip generation for existing use and proposed new use (this has been performed by Chaffee County Road & Bridge).
Colorado Division of Water Resources: The well inspection occurred on May 15, 2018. The well permit shall be re-permitted for the increased water use in Phase 2, with augmentation for the increased water use.
Chaffee County Environmental Health: Phase 2 will need a non-community water system approval.
Chaffee County Fire Protection District: Chaffee Fire has no concerns with the land use change. Chaffee Fire will review building and/or change of occupancy permits in accordance with the International Fire Code.
Heritage Area Advisory Board: No negative impacts on the Scenic Byway or surrounding lands from the proposed development.
Town of Buena Vista: this portion of Johnson Village is desirable for future residential and recreational opportunities. The application is low impact as it will not need new water lines, will tie in to existing sewer taps and minimal traffic generation.
Chaffee County Road & Bridge: This change of use will require a new access permit.
Buena Vista Sanitation District:
Upper Arkansas Water Conservancy District: The proposed uses in Phase 2 are considered 100% consumptive and all water pumped for these uses must be replaced to the river system. A separate metering and a separate augmentation certificate is recommended for the brewing operation.
Chaffee County Weed Management: A Weed Management Plan and re-vegetation bond have been prepared for the application.
No comments were received from: Chaffee County Building Department, Colorado Parks & Wildlife, Sangre de Cristo Electric.
Findings:
1. This application can comply, with conditions of approval, with the requirements for a Major Impact Review.
2. The application will be developed in two phases.

Conditions:
1. The following items are required to be submitted before or as part of the building permit application submittal for Phase 1:
   a. A copy of the Phase 1 augmentation certificate.
   b. A copy of the CDOT Access Permit (Chaffee County will waive its right to the applicant by signing the application).
   c. A copy of the amended well permit.
   d. Site Plan, including the following items: number location and size of camp sites; roadway and walkway detail, including surfacing and width of roadways and walkways; space identification; landscape and buffering; location of fire pits or fire circle; parking spaces; vehicle barriers; well and water supply lines; wastewater lines; comfort stations; trash container; and location of the existing house.
2. The following items are required to be submitted before or as part of the building permit application submittal for Phase 2:
   a. A copy of the Phase 2 augmentation certificate.
   b. A copy of the Non-Community Drinking Water System approval.

PLANNING COMMISSIONERS ACTION: Commissioner __________ moved and Commissioner __________ seconded and the Commission voted to APPROVE / APPROVE WITH CONDITIONS / DENY / CONTINUE the Rafters Roost Limited Impact Review based on the following findings of fact and conditions:

Findings:
1. 
2. 

Conditions:
1. 
2. 
STAFF REPORT

Date: June 12, 2018  
To: Chaffee County Planning Commission and Board of County Commissioners  
From: Planning Staff, Jon Roorda & Christie Barton  
Subject: Land Use Code Text Amendment  
PC: 6/26/2018  
BOCC 7/10/2018

Amendments: Amend Section 7.8.17 A Kennels - Noise

Public Hearing Notice Information: The Public Hearing was advertised in the Mountain Mail and the Chaffee County Times on June 7, 2018 and updated on June 14, 2018.

Summary of Application: This text amendment was initiated by a member of the public. The proposal is to amend the current distance from the property line in rural zoning districts where noise studies are conducted for impacts from kennels.

Proposed Text Amendment:

Amend Section 7.8.17 Kennel:

A. Noise. All kennels shall prevent any sounds in excess of the maximum permissible noise levels for residential zone districts, set forth in C.R.S. 25-12-103, as amended. In rural zoning, residential noise levels shall be met within 300 feet surrounding any adjacent property residences.

Excerpt from Colorado Revised Statutes:

C.R.S. 25-12-103. Maximum permissible noise levels
(1) Every activity to which this article is applicable shall be conducted in a manner so that any noise produced is not objectionable due to intermittence, beat frequency, or shrillness. Sound levels of noise radiating from a property line at a distance of twenty-five feet or more therefrom in excess of the db(A) established for the following time periods and zones shall constitute prima facie evidence that such noise is a public nuisance:

C.R.S. 25-12-103 Noise Statute:

<table>
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<tr>
<th>Zone</th>
<th>7:00 am to 7:00 pm (day)</th>
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<tr>
<td>Industrial</td>
<td>80 dB (A)</td>
<td>75 dB (A)</td>
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Section 4.4.2 Land Use Code Text Amendment

C. Evaluation and Staff Review (Section 4.1.3 E): The staff may recommend modifications or alternatives to the proposed amendment. A request to add use(s) to the zone district regulations shall comply with the following approval criteria:

a. The proposed use does not result in hazards or alter the natural environment to an extent greater than the other uses allowed in the zone district to which it would be added.

b. The proposed use does not create more offensive noise, vibration, dust, heat, smoke, odor, glare or other objectionable influences or more traffic hazards than that normally resulting from the other uses allowed in the zone district to which it would be added.

c. The proposed use is compatible with the uses allowed in the zone district to which it would be added.

This amendment to Section 7.8.17 A Kennels - Noise does not add a use to the Land Use Code, and therefore, does not apply.

Staff Findings

- This text amendment would apply to all Kennel and Animal Shelter applications in all zoning districts.
- This amendment could, in effect, increase the noise limit for kennels in the rural areas of the County. This may increase the impact to neighboring properties.
- This could create unintended 300-foot setbacks for properties in rural areas that are adjacent to kennels. If noise limits are measured 300-feet from a property line, property owners may not want to build a residence in that 300-foot area.
- 300-foot setbacks may exceed the size of a property.
- State statute does allow flexibility in distance from property line (to measure noise levels).
- Because of these reasons Staff, including the Director, is opposed to this LUC change proposal.

PLANNING COMMISSION ACTION: Commissioner __________ moved and Commissioner __________ seconded to recommend to the Board of County Commissioners to APPROVE/APPROVE WITH CONDITIONS/DENY the text amendment as shown above based on the following findings of fact and conditions:

Findings of Fact:

1.
2.

Conditions:

1.
2.
APPLICATION FOR
LIMITED IMPACT REVIEW
LAND USE CHANGE PERMIT

Application Fee $425.00
Application Filing Deadline is the Last Monday of each Month

GENERAL INFORMATION

NAME OF PROJECT Dolly Day Campground Inc
REQUESTED USE Seasonal Employment Camping

PROPERTY ADDRESS 25550 Hwy 285, Buena Vista, CO 81211
R327133100252

TAX PARCEL #

ZONING Ag
EXISTING USE OF PROPERTY Camping

OWNERS NAME (PLEASE PRINT) Shannon Champion

ADDRESS

TELEPHONE ___________________________ E-MAIL ___________________________

I AM THE OWNER OF THE ABOVE LISTED PROPERTY AND HEREBY GIVE MY PERMISSION FOR THE
REPRESENTATIVE LISTED BELOW TO SERVE AS MY AGENT THROUGH THIS LAND PLANNING PROCESS. MY
AGENT SHALL HAVE FULL POWER AND AUTHORITY TO ACT ON MY BEHALF DURING THIS PROCESS. THIS
PERMISSION SHALL CONTINUE TO BE IN EFFECT UNTIL REVOKED, AND MAY BE REVOKED BY ME AT ANY
TIME BY PROVIDING WRITTEN NOTICE TO MY AGENT AND TO CHAFFEE COUNTY PLANNING.

OWNERS SIGNATURE ___________________________

REPRESENTATIVE (PLEASE PRINT) Clarence Champion

REPRESENTATIVES SIGNATURE ___________________________

TELEPHONE ___________________________ EMAIL ___________________________

MAILING ADDRESS ___________________________

STAFF USE ONLY

Application received by ___________________________ Date ___________________________
Fee $ ___________________________ Check # ___________________________ Completeness Date ___________________________
Certified Mailing Labels ___________________________ Electronic File ___________________________

Updated March 29, 2018
Date: July 6, 2018
To: Chaffee County Board of Commissioners
From: Planning Staff, Jon Roorda
Subject: Dolly Day Campground, Inc.; Seasonal Employee Campground Renewal
BOCC: 07/10/2018

Applicant: Shannon Champion, represented by Clarence Champion

Public Hearing Information: The Public Hearing was advertised in the Mountain Mail and in the Chaffee County Times on June 7, 2018. Public Hearing notices were sent to adjoining property owners on June 4, 2018.

Request: This is the Renewal of a Seasonal Employee Campground Special Land Use Permit from 2011, and transition of the application into a permanent approval based on compliance with conditions set by the BoCC. With the adoption of the 2014 Land Use Code, Special Land Use Permits (with yearly renewals) are replaced with Limited Impact Reviews in the Rural Zone. If this was a new application, it would be heard and decided by the Planning Commission. As this is an existing use permitted by Resolution 2011-39 with specific Conditions of Approval, the Planning Manager did deem this application eligible for a renewal under Article 4.2.7 of the Land Use Code as the submittal materials duplicate those on file with the County. Mr. Champion did exceed this requirement by submitting additional materials.

Location & Zoning Map:
Background: The Dolly Day Seasonal Employment Campground Special Land Use Permit was approved by Resolution 2011-39 on June 14th, 2011 with a five (5) year term through June 14, 2016, not to extend beyond September 10, 2016. It was this staff's omission to note the expiration date and initiate a renewal as Mr. Champion has been submitting his required materials (fire inspection, camp rules and contacts list) yearly. We have received no complaints on this property and there are no known violations of any code. The narrative states the campground has served the seasonal staff of various rafting business for the past 30 years.

Site Visit: On July 5, 2018, I met with Clarence Champion, the owner's representative who stays at the campground several times a week. Mr. Champion drives through at least twice daily to monitor compliance with campground rules, which are well posted throughout the campground. Mr. Champion showed me his current inventory of persons occupying the 30 campsites, drove me through the site and noted this campground functions at capacity this time of year with 30 employees of 2 rafting companies in addition to families of employees.

I was very pleased that, as I brought up each of the conditions of approval, Mr. Champion explained his actions to comply.

The campground is a well kept, semi-primitive environment with camp sites located outside the 100-year flood plain of the Arkansas River. Potable water is supplied in containers, waste disposal is by maintained rental facilities.

The conditions of approval for the 2011 Special Land Use Permit follow:

1. The campground will be limited to employees of Buffalo Joe's/ Four Corners Rafting and be limited to a maximum of 30 employees utilizing the campground.

   *The current application is for employees of River Runners Rafting and the Adventure Hub. It is staff's understanding that the current companies are successors of the companies listed. Please see comments under Section 5, below.*

   *The campground is shown as 30 spaces, however, with families of some guides, the number of people, but not employees, occupying the area appears to exceed 30.*

2. The campground operator shall annually resubmit the camp rules, designate an on-site contact, revise the operating plan as suggested by land planning staff, and a favorable fire protection district inspection report prior to occupancy by employees.

   *The operator has abided by this condition and it should be a condition of this transition to a Limited Impact Review to continue submitting fire district approvals, on-site contacts and campground rules yearly.*

   *The operator did express the need for some potential changes to his conditions, which may be submitted in time for this report.*

3. Camping equipment will be limited to:

   a. Popup camping trailers fifteen feet or smaller in length when folded;
   b. Small camping trailers fifteen feet long or shorter;
   c. Topper shells on pickups only (no over cab pickup campers);
   d. Half-ton vans (no large van kits); or
   e. Tents.

   Motor homes will not be allowed (except that present equipment currently on-site will be allowed during the 2011 rafting season).

   *This condition is substantially satisfied with note under item 3.b. that Mr. Champion's trailer and one other exceed fifteen feet, there are 3 to 5 units that meet this criteria, 1 short school bus, and a 15' unit with an overhang.*
4. The applicant shall ensure that the camp rules approved by the County’s land planning staff are complied with and enforced throughout the season. 
   Based on the materials submitted yearly and the recent site visit, staff has observed a responsibly supervised campground.

5. This permit is nontransferable.
   This item is of note due to the wording of Resolution 2011-39 “approving application of Clarence Champion/Buffalo Joes/Four Corners Rafting”. The ownership has changed within the Champion family and the facility is used by two other rafting companies.

The narrative addresses the Use-Specific Standards in Section 7.8.7 Campground, Seasonal Employee. A complete application has been submitted.

Staff Recommendation: Approval. This is a needed housing situation in Chaffee County. It is primitive but run responsibly and provides housing for two local businesses

SUGGESTED CONDITIONS:
1. The campground will be limited to employees of Runners Rafting and the Adventure Hub and be limited to a maximum of 30 employees and their immediate family utilizing the campground.
2. The campground operator shall annually resubmit the camp rules, designate an on-site contact, revise the operating plan as suggested by land planning staff, and a favorable fire protection district inspection report prior to occupancy by employees.
3. Camping equipment will be limited to:
   a. Popup camping trailers fifteen feet or smaller in length when folded;
   b. Small camping trailers fifteen feet long or shorter;
   c. Topper shells on pickups only (no over cab pickup campers);
   d. Half-ton vans (no large van kits);
   e. Tents;
   f. Short Busses.
   Motor homes will not be allowed.
4. The applicant shall ensure that the camp rules approved by the County’s land planning staff are complied with and enforced throughout the season.
5. This permit is nontransferable.

This application, if approved, will be perpetual based on compliance with conditions required by the BoCC.
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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 June, 2018 from Chaffee county.

Salary $1,047
Expenses $
Office Space $
Telephone $
Office Supplies $
Travel $
Training Conference $
Other $

TOTAL $1,047

______________________________
Signature of County Veterans Service Officer

______________________________
Date

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