AGENDA

December 11, 2018

BOARD OF COMMISSIONERS
104 CRESTONE AVE.

COMMISSIONER’S MEETING ROOM
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

◇ Minutes of August 14, August 21, August 22 Special Meeting, August 28 Special Meeting, October 16, and November 13

◇ Public Comment

A. Contract/Grant Consideration:
   ◇ Short Term Rental Compliance and Monitoring Agreement with LODGINGRevs (Director of Administration Christiansen)
   ◇ Countywide Recycling Agreement with Angel of Shavano Recycling (Director of Administration Christiansen)

B. 9:15 a.m. Public Hearings and consideration of recommendations from the November 28, 2018 Planning Commission Meeting (see attached) with regard to the following matters:
   a. Major Impact Review - Applicant: Dunkly DeCew Location: 27200 County Road 313, Buena Vista Zone: Residential Request: An expansion of the River Village Manufactured Home Park for an additional 12 spaces on vacant land within and adjacent to the existing park.
   b. Major Subdivision Preliminary/Final Plat - Name of Subdivision: Cozart Estates Major Subdivision Applicant: Weldon Investments LLC, Arthur Dean Cozart, Managing Member Location: 14300 U.S. Highway 50, Salida Zone: Rural Request: To subdivide 50.68 acres into 8 lots with the minimum being 2.02 acres. Water by wells, wastewater treatment by on-site wastewater systems.
c. Minor Subdivision Final Plat - Name of Subdivision: Tremarctos Minor Subdivision
   Applicant: Tremarctos, LLC c/o Benjamin Kahn, Manager Location: North of Fawn Ridge Subdivision, Salida Zone: Residential Request: To subdivide 9.6 acres into 3 lots with the minimum lot size being 2.8 acres. Water by wells, wastewater treatment by engineered on-site wastewater systems.

d. Major Subdivision Sketch Plan - Name of Subdivision: RGP Industrial Park Applicant: Tracy M Guccione & David R Padoven Location: 10000 County Road 140, Salida Zone: Industrial/Rural Request: To divide 70.31 acres into 6 lots, with 5 lots totaling 10.63 acres developed into an Industrial Park and 1 lot of 55.52 acres in the Rural and Industrial zone districts. Water by wells, wastewater treatment by engineered on-site wastewater systems.

C. Consider the release of the Lot Sales Restriction for the Shanahan Minor Subdivision.
   (Administrative Assistant Baldwin)

D. 10:00 a.m. Public Hearing - Consider Adoption of the 2019 budget (Director of Finance Short)

E. Consider a Resolution for the Colorado Mountain College Colorado Opportunity Scholarship Initiative (COSI) for the 2019/2020 fiscal year. (Edward Chusid, Grants Coordinator, CMC)

F. Consider a Proclamation for “Bill of Rights Day” December 15, 2018. (Commissioner Baker)

G. Consider a resolution “Calling on the U.S. Senate & U.S. House of Representative to include S. 3645, a bill to reauthorize the Secure Rural School (SRS) program, in any final FY 2019 Appropriations package” (Commissioner Baker)

H. Consider a request from Independent Whitewater DBA Drift In for a renewal of an Optional Premises Liquor License.

Consent Agenda:
- Proposed Holidays for 2019
- Report from the County Veteran Services Officer for the month of November, 2018
- Report from the County Treasurer for the month of November, 2018
- Pay Bills

Old Business:
- County Project Status Report
- Fire Protection Boundary Update

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 hvanes@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: November 28, 2018
To: Chaffee County Board of County Commissioners
From: Chaffee County Planning Commission
Subject: River Village Major Impact Review

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of November 27, 2018 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, Marjo Curgus, Dan McCabe, Tracy Vandaveer, and Bill Baker

Findings:
1. This application can comply, with conditions of approval, with the requirements for a Major Impact Review.
2. This manufactured home park has been in use for over 50 years.
3. The owner has recently purchased the property and is making improvements to the park.
4. This is an expansion of the existing park.
5. The existing water lease has 14 years left on a 30 year lease. The applicant has expressed the intent to secure a new water lease prior to the termination of the existing lease.

Conditions:
1. The plat shall be revised to amend the building envelopes for Lots 69, 70 & 71 to avoid the sewer line easement.
2. The landscaping and screening shall be subject to a Development Agreement for installation and maintenance of the required items.
3. A copy of the new water lease shall be submitted to the Chaffee County Development Services.
4. If adequate water rights have not been obtained by the end of the water lease, then the County approval of the expansion is terminated.

Dan McCabe moved to recommend to the Board of Commissioners approval of the River Village Manufactured Home Park for an additional 12 spaces based on the above findings and conditions. Bill Baker seconded and the motion carried unanimously.
PLANNING COMMISSION RECOMMENDATION

Date: November 28, 2018
To: Chaffee County Board of County Commissioners
From: Chaffee County Planning Commission
Subject: Cozart Estates Major Subdivision Preliminary/Final Plat

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of November 27, 2018 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, Marjo Curgus, Dan McCabe, Tracy Vandaveer, and Bill Baker

Tracy Vandaveer moved to continue this application to the January 9, 2018 meeting with the following information to be submitted at that time: Analyses of channel required to show adequate capacity; Stability analyses required for road cuts, drainage report to consider offsite flows. Dan McCabe seconded and the motion carried unanimously.
PLANNING COMMISSION RECOMMENDATION

Date: November 28, 2018
To: Chaffee County Board of County Commissioners
From: Chaffee County Planning Commission
Subject: Tremarctos Minor Subdivision

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of November 27, 2018 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, Marjo Curgus, Dan McCabe, Tracy Vandaveer, and Bill Baker

Dan McCabe moved to recommend to the Board of Commissioners approved of the Tremarctos Minor Subdivision Final Plat based on the Findings of Fact and Conditions. **Findings:** 1. The application can meet the requirements of the Land Use Code for a Minor Subdivision Final Plat. 2. The property is impacted by the 100-year Floodplain and Floodway of the South Arkansas River. 3. The ditch on Lot 1 is not an irrigation ditch. 4. The Floodway exceeds the open space requirements of the subdivision. 5. Each lot has areas outside the 100-year Floodplain. **Conditions:** 1. Provide a copy of the proof of purchase of the water augmentation certificates. 2. Provide a copy of the approval from the South Arkansas Fire Protection District for either payment of the fee-in-lieu of a fire protection cistern or for the installation a dry hydrant. The installation of the dry hydrant may be added to the Subdivision Improvements Agreement (SIA). 3. Amend the building envelopes to exclude ponds and the existing water line easement. 4. The following notes shall be added to the plat prior to recording: Prior to issuance of a building permit, the following conditions shall be met: a. A wetlands delineation report shall be completed on the property and submitted to Chaffee County Development Services. b. No fill will be brought in to the site until engineered plans are submitted and approved by Chaffee County Engineer. c. Any fill in the 100-year Floodplain shall obtain approval from the Army Corps of Engineers, if necessary, and the Chaffee County Floodplain Administrator, and be documented by a Conditional Letter of Map Revision Based on Fill (CLOMR-F) issued by FEMA. d. Engineered design of earthwork, foundations, floor systems, and pavements located within the 100-year Floodplain is required.
PLANNING COMMISSION RECOMMENDATION

Date: November 28, 2018
To: Chaffee County Board of County Commissioners
From: Chaffee County Planning Commission
Subject: RGP Industrial Park Major Subdivision

Note: The following recommendation is an excerpt of the draft Planning Commission meeting minutes of November 27, 2018 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, Marjo Curgus, Dan McCabe, Tracy Vandaveer, and Bill Baker

Findings
1. The application meets the initial requirements of the Land Use Code for a Major Subdivision Sketch Plan.
2. Open space dedication is not required for industrial subdivisions.

Conditions
1. Augmentation certificates shall be purchased for all lots before the plat is recorded.
2. The Preliminary Plan shall meet the requirements of Section 7.7.2 Airport Overlay District, including but not limited to:
   a. An Avigation Easement that shall be recorded and the Reception number added to the plat.
   b. This property is within the Airport Overlay District Runway Approach Zone. No residential use is proposed in this subdivision. A note shall be added to the plat prohibiting residential use in the Industrial Park.
3. On-site Wastewater Treatment Systems (OWTS) shall be designed by a Professional Engineer.
4. The subdivision road shall meet the Local Road standards. If the road is proposed to be a one-way road, an engineered design shall be submitted for review with the Preliminary Plan application.
5. The triangle of open space at the southeast side of Lot 5 shall be shown as right of way for future continuity.
6. The access easement for the driveway that crosses the property shall take access from the new subdivision loop road, and the existing residential driveway shall be closed and vacated.

Mike Allan moved to recommend to the Board of Commissioners approval of the Sketch Plan for the RGP Industrial Park based on the above Findings of Fact and Conditions. Marjo Curgus seconded and the motion carried unanimously.
BOARD OF COUNTY COMMISSIONERS PUBLIC NOTICES

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.

| DATE:   | December 10, 2018 |
| TIME:   | 9:00 a.m.        |
| SUBJECT:| Regular meeting of Landfill Committee, Board of Health, & Board of Human Services followed by Work Session |
| LOCATION:| Board of Commissioners Meeting Room |

| DATE:   | December 11, 2018 |
| TIME:   | 9:00 a.m.        |
| SUBJECT:| Board of Commissioners Regular Meeting |
| LOCATION:| Commissioners Meeting Room |

| DATE:   | December 18, 2018 |
| TIME:   | 9:00 a.m.        |
| SUBJECT:| Board of Commissioners Regular Meeting |
| LOCATION:| Commissioners Meeting Room |

| DATE:   | December 18, 2018 |
| TIME:   | 12:00 – 1:30 p.m. |
| SUBJECT:| Chaffee County Health Coalition Luncheon |
| LOCATION:| Salida Presbyterian Church |

| DATE:   | December 24 and 25, 2018 |
| CLOSED FOR THE CHRISTMAS HOLIDAY |

| DATE:   | December 27, 2018 |
| TIME:   | 9 a.m.        |
| SUBJECT:| Airport Board Meeting |
| LOCATION:| Harriet Alexander Field |

| DATE:   | December 29 and January 1, 2018 |
| CLOSED FOR NEW YEAR'S |

| DATE:   | January 9, 2019 |
| TIME:   | 4:00 p.m.        |
| SUBJECT:| Planning Commission Work Session and Regular Meeting |
| LOCATION:| Board of Commissioners Meeting Room |

| DATE:   | January 14, 2019 |
| TIME:   | 9:00 a.m.        |
| SUBJECT:| Regular meetings of Landfill Committee, Board of Health & Board of Human Services followed by Work Session |
| LOCATION:| Commissioners Meeting Room |

12/6/18

This list may be updated daily. Posted in posting area outside of Commissioners Office
APPLICATION FOR
MAJOR IMPACT REVIEW
LAND USE CHANGE PERMIT

Application Fee $600.00  Application Filing Deadline is the Last Monday of each Month

GENERAL INFORMATION

NAME OF PROJECT  River Village

Requested Use  Mobile Home Lots

Property Address  27200 CR 313, BK

Tax Parcel #  Zoning  R2S

Existing Use of Property  Mobile Home Park

Owners Name (Please Print)  Dunkly DeCew

Address

Telephone

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)

Representatives Signature

Telephone  Email

Mailing Address

STAFF USE ONLY

Application received by  Date

Fee $  Check #

Certified Mailing Labels
TABLE OF CONTENTS:

- Application
- Plat map, existing Map
- Narrative
- Other interests
- Deed
- Adjacent property owners with maps

- ‘Will Serve’ letters
- Well test report
- Water findings 2017
- Water lease and findings from 2005 (more detailed than previous one)
Date: November 16, 2018
To: Chaffee County Board of Commissioners
From: Planning Staff, Jon Roorda & Christie Barton
Subject: River Village Manufactured Home Park Expansion Major Impact Review
PC: 11/27/2018

Applicant: Dunkly DeCew for River Village, LLC

Public Hearing Information: The Public Hearing was advertised in the Mountain Mail and in the Chaffee County Times on November 8, 2018. Public Hearing notices were sent to adjoining property owners on November 7, 2018. The posted sign was observed by County staff on November 16, 2018.

Request: This is a request for an expansion the existing River Village Manufactured Home Park, to add twelve (12) spaces on adjacent vacant land. Smaller spaces will serve recreational vehicles (RVs). It is the practice of Chaffee County Development Services to allow RVs in Manufactured Home Parks. Buena Vista Sanitation District provides sewer service. The applicant has 78 Equivalent Residential Units (EQRs) for sewer and utilizes 60 EQRs. The property has a central well with decreed and leased water rights. Sufficient water exists for the expansion of the use with a water decree and a long term lease (16 years left of 30 year lease).

Location & Zoning Map:

Zoning: This application complies with the density and dimensional standards of the Residential and Commercial zoning districts.
Site History:
It appears that the Johnson Village Trailer Court was established before 1963 (2/27/1974 Reception #156285 Johnson to Shire, with the note 'Buyers agree to keep open a road to the 100' x 150' lot located at the Southeast corner of the Johnson Village Trailer Court, sold to George F. Gossman in 1963). 3/23/2005 Reception #349702 Decree – water rights for Collegiate Valley MHP 6/15/2010 Reception #388333 Agreement to Connect (to sewer) 4/27/17 Reception #433811 Oenbring to River Village, LLC
Since purchasing the property, Mr. DeCew has been steadily making improvements to the MHP.

Site Plan - Existing Use:

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 Major Impact Review.
7.1.3 Infrastructure Requirements: This property has been a manufactured home park at least since 1963. A central well provides potable water, with decreed rights and a long-term lease. The applicant has sufficient water rights for the increase in the number of spaces. Buena Vista Sanitation District provides sewer service. The applicant has 78 Equivalent Residential Units (EQRs) and will have 72 spaces with the proposed increase. Access is from four existing driveways off County Road 314. This proposal closes an access off CR 313. The speed limit on the driveways is 5 miles/hour, which limits any dust generation. Adequate public utilities serve the use.
7.1.4 Site Drainage: N/A, this use is already in effect. Historic drainage patterns shall be maintained to prevent erosion and sedimentation occurrences.

7.1.5 Protection of Wetlands and Riparian areas: It does not appear that the property has any wetlands or riparian areas.

7.1.6 Wildlife Habitat Areas: This manufactured home park has been in use for over 50 years. No comments were received from Colorado Parks & Wildlife on this expansion.

7.1.7 Erosion and Sedimentation: N/A – this property is not within 50' of a waterbody.

7.1.8 Lighting/Dark Sky Standards: Any proposed lighting will need to downcast or shielded.

7.1.9 Areas with archeological, paleontological or historical importance: It is not expected that additional impacts will occur as the result of this expansion.

Site Plan – Proposed Expansion:

Section 7.2 Site Planning and Development Standards:

7.2.1 Other Adopted Plans: The Chaffee County Comprehensive Plan encourages provision of a variety of housing opportunities in the county that are affordable to the permanent and seasonal population, and growth is encouraged around municipalities.

7.2.2 Infrastructure Requirements: Potable water is supplied by an existing well and associated water rights. The applicant has sufficient water rights for the expansion in use (included in packets). The park has an existing chlorination and filter system. The applicant proposes adding vegetation for screening along the southwest corner, and these will be irrigated. Chaffee County Fire Protection District made comments concerning fire protection, and the applicant will install a 3,000-gallon cistern for the use of the Fire Protection District. Trash removal is contracted with Waste Management. The park has natural gas on site. Parking for each space will be in front of the units. CDOT has made comments that sufficient improvements in Highway 24/285 exist, and no further improvements are necessary.
7.2.3 Site Planning and Design: Existing vegetation on the southeast side screens the use from Highway 24/285. Additional vegetation and fencing are proposed for additional screening. The park has three driveways and one alley accessing the park off County Road 314. One access off CR 313 will be closed with this expansion. The expansion of the park will use the existing access points. The existing trees at the southeast corner will be preserved, and a fence added to screen the gas station parking lot on the southern portion of the southeast lot. Additional vegetation will be planted for screening on the southwest side. The Correctional Facility is located to the west of the site, and a solar farm is being installed in this location. It is not expected that the expansion will cause objectionable emissions, noise above the maximum permissible levels, or a need for restriction of time of operation. The land is flat and no geologic hazards are evident. The property has no riparian areas and drains well.

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. The applicant has some vegetation screening the use from Highway 24/285, and proposes to plant additional vegetation and install fencing. The site is located approximately 230' from the highway.

7.2.5 Weed Control: Areas of disturbance will need to be revegetated, with vegetation established within two growing seasons.

7.2.6 Stormwater runoff: Historic drainage patterns shall be maintained.

7.2.7 Protection of Water Quality: N/A, this is not located near a waterbody.

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.

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. The plat for this application is 1 inch equals 60 feet, and is sufficient to show utilities, roads and spaces. A detail can be added to the plat to depict a typical plot plan. The plat will be amended to demonstrate the reduced building envelope in the area of the sewer line easement. The park has no common areas.

2. Space Size and Density. The number, location and size of all manufactured home spaces and the gross density of such spaces. The plat contains the number, location and size of proposed spaces. A statement of gross density shall be added to the plat.

3. Roadway and Walkway Detail. The location, surfacing and width of roadways, sidewalks, pathways, with typical street and walkway sections. The proposed expansion will use existing access driveways.

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 is an expansion of an existing use.

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 manufactured home park shall be designed to provide spaces of sufficient size to comply with the setback requirements described below. Note that larger manufactured homes may require larger minimum space sizes.

   a. Space width - minimum 35 feet.

   b. Street setback - minimum 20 feet from interior streets and 25' from exterior streets. Corner spaces shall meet the setback for each street.
c. Side yard setback - minimum 15 feet between manufactured homes.
d. Rear yard setback - 15 feet between manufactured homes.
e. From manufactured home to park boundary line - minimum of 20 feet.
f. Accessory building setback measurements may be 50% of those required for the manufactured 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.

These dimensions have been met.

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.

Utilities are available to serve the proposed spaces.

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.

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.

2. Shutoff Valve. A shutoff valve below the frost line shall be provided near the water-riser pipe on each mobile home lot. The existing water supply will be expanded to serve the new units.

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. The applicant has sufficient Equivalent Residential Units (EQRs) for sewer service to the new spaces. Connections shall be in compliance with Buena Vista Sanitation District regulations.

G. Ground Anchors. Each manufactured home shall be anchored in accordance with the requirements in Section 7.8.19 D. This standard can be met at the time of building permit.

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

The applicant has proposed additional screening for the expansion of the use.

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

This standard can be met at the time of building permit.

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 standard shall be met at the building permit phase. The applicant is gradually upgrading the existing stock of units in the park.

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.

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

These requirements can be met at the building permit and inspection phases.

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.

Trash is stored in dumpsters and removed once per week.
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 park has an on-site manager.

Referral Agencies:
Chaffee County Engineering: Questions on water supply, if the expansion requires a change to the
water decree from multi-family units to mobile homes. The response to comments included
information from the applicant and from the applicant’s attorney. Note: The applicants attorney
states there is sufficient total volume available for the expansion.
Chaffee County Fire Protection District: The fire apparatus access is adequate. A 3,000 gallon cistern
or fee-in-lieu is required.
Colorado Department of Transportation (CDOT): CDOT has no requirements for additional
improvements.
Sangre de Cristo Electric Association, Inc.: SDCEA will provide electric service to the proposed new
lots 0-3 and 65-71.
Town of Buena Vista: It appears Lots A & 71 are severely constrained. Mobile Home and RV Parks
are not allowed in the Town of Buena Vista.
Upper Arkansas Water Conservancy District: An augmentation decree 02CW52 exists, and a long-
term lease agreement is suggested.

Findings:
1. This application can comply, with conditions of approval, with the requirements for a Major
Impact Review.
2. This mobile home park has been in use for over 50 years.
3. The owner has recently purchased the property and is making improvements to the park.
4. Expansion of the existing park maintains a supply of workforce housing.

Conditions:
1. The plat shall be revised to amend the building envelopes for Lots 69, 70 & 71 to avoid the
sewer line easement.
2. The landscaping and screening shall be subject to a Development Agreement for installation
and maintenance of the required items.

A complete application was submitted. If approved, staff will work with the applicant’s surveyor to
make minor changes to the plat.

PLANNING COMMISSIONERS ACTION: Commissioner______ moved and Commissioner______
seconded and the Commission voted to APPROVE / APPROVE WITH CONDITIONS /
DENY / CONTINUE the River Village Manufactured Home Park Expansion Major Impact Review
based on the following findings of fact and conditions:

Findings:
1.
2.

Conditions:
1.
2.
APPLICATION FOR
MINOR SUBDIVISION
OR
RURAL OPEN SPACE INCENTIVE (ROSI) SUBDIVISION

☐ Sketch Plan - Fee $625.00 ☑ Final Plat Fee $850.00

Application Filing Deadline is the Last Monday of each Month

GENERAL INFORMATION

NAME OF PROJECT/ SUBDIVISION Tremarctos Minor Subdivision

PROPERTY ADDRESS Fawn Run - TBD

TAX PARCEL # 38030140008 ZONING Residential

EXISTING USE OF PROPERTY None - Vacant

ACREAGE 5.96 Ac. # LOTS CREATED 3 LOT SIZES 2.3 Ac - 1.86 Ac

OWNERS NAME (PLEASE PRINT) Tremarctos LLC, Benjamin Kunn, Manager

ADDRESS

TELEPHONE __________________ E-MAIL __________________

I AM THE OWNER OF THE ABOVE 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 MAY BE REVOKED BY ME AT ANY TIME BY PROVIDING WRITTEN NOTICE TO CHAFFEE COUNTY PLANNING.

OWNERS SIGNATURE __________________

REPRESENTATIVE (PLEASE PRINT) Mike Henderson

REPRESENTATIVES SIGNATURE __________________

TELEPHONE __________________ EMAIL __________________

MAILING ADDRESS __________________ __________________

STAFF USE ONLY

Application received by __________________ Date __________________

Check # __________________ Completeness Date __________________

Certified Mailing Labels __________________ Electronic File __________________

Updated June 18, 2018
Date: November 16, 2018
To: Chaffee County Planning Commission
From: Planning Staff, Jon Roorda & Christie Barton
Subject: Tremarctos Minor Subdivision Final Plat
PC: 11/27/2018 BOCC: 12/11/2018
Applicants: Tremarctos, LLC, represented by Benjamin Kahn, Manager

Public Hearing Notice Information: The Public Hearing was advertised in the Mountain Mail and the Chaffee County Times on November 8, 2018. Public Hearing notices were sent by certified mail to adjoining property owners on November 7, 2018. The Public Hearing Notice sign was observed by Staff on November 16, 2018.

Summary of Application: This application proposes to subdivide a vacant, unplatted 9.6 acre parcel into three lots. The property was purchased to clean up accumulated trash and to end the illegal camping use. The property is impacted by the Floodway and 100-year Floodplain of the S. Arkansas River. There are also two ponds and apparent wetlands on the land. The owners propose to bring in fill to areas adjacent to the areas outside the floodplain to enhance the buildable areas for each lot. Wells and On-site Wastewater Treatment Systems (OWTS) are proposed for the lots. Each lot will have an individual driveway off Fawn Run.

Location and Zoning Map:

Zoning: This application can comply with the density and dimensional standards of the Residential zoning district with conditions of approval.
Article 7.1 Basic Standards for all Land Use Change Permits

7.1.1 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 subdivision can mitigate impacts to unique natural features.

7.1.2 Compliance with Zone District: This application can comply with the density and dimensional standards with conditions of approval.

7.1.3 Site Infrastructure Requirements: This property is vacant, and proposed houses will have wells and OWTS. Water augmentation certificates will need to be purchased for the lots. All
lots will have frontage and individual driveways off Fawn Run and Buck Lane. Sixty (60) feet of
ingot of way for the roads were dedicated as part of the Fawn Ridge Subdivision.
7.1.4 Site Drainage: Historic drainage patterns shall be maintained during house construction.
7.1.5 Protection of Wetlands and Riparian Areas: The property has riparian areas associated
with the South Arkansas River, and may have wetlands in the same area. The wetlands have
not been delineated, and are required to be done if work in the 100-year Floodplain is
proposed. Finalization of building envelopes is required for protection of the wetlands and
riparian areas on the property.
7.1.6 Wildlife Habitat: The property is in an area rated high for Significant Wildlife Habitat.
Many species are drawn to riparian areas, and the area serves as a wildlife movement
corridor, with bear complaints common. Either no fencing outside of the building envelope or
wildlife friendly fencing is recommended. Pets are to be controlled and no pet food is to be left
outside.
7.1.7 Erosion and Sedimentation: N/A - the building envelopes maintain the minimum distance
of fifty (50) feet from the South Arkansas River.
7.1.8 Dark Sky Standards: New construction will be required to comply with downcast and
shielded lighting.
7.1.9 Areas of Archeological, Paleontological or Historic Importance: The Heritage Area
Advisory Board determined that no impacts to the Scenic Byway or to historic resources would
occur, but were concerned about OWTS in the 100-year Floodplain.

Article 7.2 Site Planning and Development Standards
7.2.1 Other Adopted Plans: The Chaffee County Comprehensive Plan recommends
maintaining the existing stock of private land in the County, and the preservation of critical
wildlife habitat and river and stream corridors.
7.2.2 Infrastructure Requirements: All properties will have wells and the applicant will need to
purchase water augmentation certificates for the new lots. The applicant has the option to
install a dry hydrant or to pay of fee-in-lieu for fire protection. The size of the final building
envelope delineation shall include room for two parking spaces per residential lot.
7.2.3 Site Planning and Design: The subdivision creates lots along an existing subdivision
road. The building envelopes should be reduced in size to reduce the potential impact on the
100-year Floodplain in order to reduce the potential for unnecessary or excessive site
disturbance. Landscaping buffers are not required. The Colorado Geological Survey has made
comments that only small portions of the lots are outside the 100-year FEMA floodplain. It is
not clear that there is space for homes and septic systems outside the flood zone. The
placement of fill is considered development and requires permits from the Army Corps of
Engineers, FEMA and Chaffee County. If the feasibility of developing lots is dependent on
placement of fill to remove building envelopes from the 100-year flood hazard zone, it is
recommended that the final plat approval be withheld until a Letter of Map Revision Based on
Fill (LOMR-F) has been issued by FEMA. Most of Lot 3 is mapped as containing wetlands; fill
placement in wetlands is regulated by the Army Corps of Engineers and is generally
prohibited. It is recommended that a wetlands delineation report be completed. An erosion
setback from flood zone boundaries is recommended to reduce hazards associated with
flowwaters and the erosion, scour and undercutting of foundations and OWTS. A site-specific
analysis of topography, river morphology and soils is recommended, with the non-buildable
areas identified on the plat. Lot-specific subsurface investigations are needed to characterize
soil engineering properties.
7.2.4 View Protection Guidelines: The property is on a cul-de-sac and is not expected to
impact views from County Road 111.
7.2.5 Weed Control: N/A (applies to construction with cuts or fills greater than 8 feet).
7.2.6 Stormwater run-off: The Colorado Geologic Survey recommends the applicant determine a site-specific setback based on topography, river morphology and soils.
7.2.7 Protection of water quality: N/A (applies to non-residential land use changes).

Article 7.3 Subdivision Design Specifications:
7.3.1 Basic Subdivision Standards: This application creates three new lots with no common facilities. All lots will have direct access to a public road.
7.3.2 Subdivision Lots: This application creates three lots that "shall include an adequately sized area to allow building outside of flood, or geologic hazard areas, or provide an engineering study showing the hazard can be mitigated. Building envelopes may be required showing a buildable area on each lot that avoids geological and other hazards." The Colorado Geologic Survey has made comments that are included elsewhere in this review. Lots have direct access and frontage to a public road. Lots are not divided by any roads, municipal or tax district boundaries. The property is not impacted by slopes greater than 30%.
7.3.3 Subdivision Roads: N/A – no new roads are proposed with this application.
7.3.4 Subdivision Fire Protection: This development is within the South Arkansas Fire Protection District. The applicant has the option to pay a fee-in-lieu for the fire cistern or to install a dry hydrant.
7.3.5 Utility Easement Requirements: Easements meeting the requirements of the Land Use Code are shown on the final plat.
7.3.6 Survey Monuments: Monuments are indicated on the plat.
7.3.7 Standards for Public Sites and Open Space: Three residential lots are created by this plat, and the applicant requests a waiver of the open space requirement. The 100-year Floodplain is located on a portion of the property. The property is not adjacent to trails or roads that access public lands. A School Fee-in-Lieu note will be required to be added to the plat.

AGENCY REVIEWS:
Comments have been received from the following agencies:
Chaffee County Engineering & OWTS – Any improvements in a floodway or flood zone must get approval from the Army Corps of Engineers and from FEMA. OWTS design shall be by a Colorado Registered Professional Engineer. Provide documentation that there are no wetlands. Provide documentation that the proposed development will have no impact on wildlife habitat.
Chaffee County Road & Bridge: No issues.
Chaffee County Weed Management: A weed management plan has been signed with Chaffee County; no bond is required for this subdivision.
Colorado Geological Survey – Comments summarized in Section 7.2.3. Issues stated are potential fill in the 100-year Floodplain, wetlands delineation needed, erosion setback determination and lot-specific subsurface investigations required.
Colorado Parks & Wildlife – Issues: Wildlife movement corridor; no fencing or wildlife friendly fencing outside of building envelopes; control pets; store food, bird feeders and grills inside at night; secure trash in an animal proof facility or receptacle.
Heritage Area Advisory Board – No impacts to Scenic Byway and not aware of impacts to historic sites; FEMA flood standards be strictly observed and septic systems be rigorously engineered to eliminate risk to the South Arkansas.
South Arkansas Fire Protection District – a dry hydrant can be installed (includes additional information needed) or a $6000 fee-in-lieu fee can be paid.
Upper Arkansas Water Conservancy District – Augmentation will be needed for the three lots. The ponds on the property need augmentation for evaporative losses unless owners have priority storage rights.

Xcel Energy – Public Service Company owns and operates the electric distribution facilities.

Findings of Fact:
1. The application meets the initial requirements of the Land Use Code for a Minor Subdivision Sketch Plan.
2. The property is impacted by the 100-year Floodplain and Floodway of the South Arkansas River.
3. The ditch on Lot 1 is not an irrigation ditch.
4. The Floodway exceeds the open space requirements of the subdivision.
5. Each lot has areas outside the 100-year Floodplain.

Conditions:
1. Provide a copy of the proof of purchase of the water augmentation certificates.
2. Provide a copy of the approval from the South Arkansas Fire Protection District for either payment of the fee-in-lieu of a fire protection cistern or for the installation a dry hydrant. The installation of the dry hydrant may be added to the Subdivision Improvements Agreement (SIA).
3. Amend the building envelopes to provide a floodway buffer, exclude ponds, wetlands, and the existing water line easement.
4. A wetlands delineation report shall be completed on the property and submitted to Chaffee County Development Services.
5. Any fill of wetlands areas shall receive approval by the US Army Corps of Engineers.
6. An erosion setback shall be determined by the CGS process, and the limits shown on the plat.
7. The following notes shall be added to the plat:
   a. No fill will be brought in to the site until engineered plans are submitted and approved by Chaffee County Engineer.
   b. Any fill in the 100-year Floodplain shall obtain approval from the Army Corps of Engineers and the Chaffee County Floodplain Administrator, and be documented by a LOMR-F issued by FEMA.
   c. Lot-specific subsurface investigations shall be completed to characterize soil engineering properties for use in the design of earthwork, foundations, floor systems, pavements, etc.

Potential Action:
Commissioner ___________ moved and Commissioner ___________ seconded to recommend to the Board of County Commissioners to APPROVE/APPROVE WITH CONDITIONS/DENY the application for the Tremarctos Minor Subdivision Final Plat submitted by Ben Kahn for Tremarctos, LLC based on the following findings of fact and conditions:

Findings of Fact:
1. 

Conditions:
1. 

Page 5 of 5
CHAFFEE COUNTY
Development Services Department
P.O. BOX 699    PHONE (719) 539-2124
SALIDA, CO 81201    FAX (719) 530-9208
WEBSITE www.chaffeecounty.org

APPLICATION FOR
MAJOR SUBDIVISION

☐ Sketch Plan Fee - $600.00 + $50.00 per lot
☐ Preliminary Plan Fee - $550.00 + $50.00 per lot
☐ Final Plat Fee - $500.00 + $50.00 per lot

GENERAL INFORMATION

NAME OF PROJECT/ SUBDIVISION

RGP INDUSTRIAL PARK

PROPERTY ADDRESS

TBD CR 140

TAX PARCEL # 390502200000 ZONING Industrial

EXISTING USE OF PROPERTY

Agriculture

ACREAGE 12.13 # LOTS CREATED 5 LOT SIZES 2.12 - 2.13 A

OWNERS NAME (PLEASE PRINT)

TRACEY M. GUCCIONE & DAVID K. PADDOCK

ADDRESS


TELEPHONE 770-234-5566 E-MAIL

I AM THE OWNER OF THE ABOVE 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 MAY BE REVOKED BY ME AT ANY TIME BY PROVIDING WRITTEN NOTICE TO CHAFFEE COUNTY PLANNING.

OWNERS SIGNATURE


REPRESENTATIVE (PLEASE PRINT)

JEFF POST

REPRESENTATIVES SIGNATURE


TELEPHONE

EMAIL

MAILING ADDRESS


STAFF USE ONLY

Application received by Date

Fee $____ Check #____ Completeness Date

Certified Mailing Labels Electronic File

Updated May 25, 2018
MAJOR SUBDIVISION SUBMITTAL REQUIREMENTS

A Major subdivision is any subdivision not classified as a subdivision exemption, conservation subdivision or minor subdivision, and are described in Section 5.1.2 D of the Chaffee County Land Use Code. The submittal review and approval process is detailed in Section 4.3.4 of the Land Use Code.

These applications are submitted and reviewed in three phases: Sketch Plan, Preliminary Plan, and Final Plat. The Sketch Plan is reviewed by the Planning Commission and Board of County Commissioners. The Preliminary Plan is reviewed first by Referral Agencies, and then by the Planning Commission. The Final Plat is reviewed only by the Board of County Commissioners.

Applicant must meet with staff for a pre-application meeting prior to submittal. Applications must be submitted with each set containing all required information, including application form and fee. Applications will be reviewed by the staff for compliance with the submittal requirements. Incomplete applications will not be placed on the Planning Commission agenda and will be returned to the applicant.

The applicant shall post a sign on the property notifying the public that this application is filed. The sign will be provided by the Planning Department, and the applicant will be refunded a portion of the filing fee if the sign is returned to the Planning Department after final action is taken by the Board of County Commissioners.

Please use the checklist below to assist you in submitting all of the required information. Each item in the checklist may be copied front to back (by section). Please do not submit in 3 ring binders. Clips are acceptable. It is the responsibility of the applicant to review the Land Use Code for all submittal requirements.

The application must be submitted by 4:00 PM on the last Monday of the month in order to be considered for the following month’s Planning Commission agenda.

The Planning Commission meets on the last Tuesday of each month beginning at 6:00 p.m. in the Commissioners’ meeting room at the Chaffee County Courthouse in Salida, Colorado unless otherwise posted. The Board of Commissioners will meet on the second Tuesday each month beginning at 9:00 a.m. at the Courthouse in Salida regarding this application unless otherwise posted.

The applicant or a representative is required to attend all meetings. Failure to attend may result in the application being tabled or denied. It is your responsibility to verify with staff the time and location of all meetings.

Compliance with all required development standards is required: (Note: these items may be incorporated into the above reports and may be incorporated into the narrative or shown on the plat)
  ➢ Documentation of Basic Standards for All Land Use Change Permits (LUC Section 7.1)
  ➢ Documentation of Site Planning Standards (LUC Section 7.2)
  ➢ Documentation of Subdivision Design Specifications (LUC Section 7.3).

Updated May 25, 2018
STAFF REPORT

Date: November 16, 2018
To: Chaffee County Planning Commissioners
From: Planning Staff, Jon Roorda & Christie Barton
Subject: RGP Industrial Park Major Subdivision Sketch Plan
PC: 11/27/2018      BOCC 12/11/2018

Applicant: Tracy Guccione and David Padoven

Public Hearing Notice Information: The Public Hearing was advertised in the Mountain Mail and the Chaffee County Times on November 8, 2018. Public Hearing notices were sent by certified mail to adjoining property owners on November 7, 2018. The Public Hearing Notice sign was observed by Staff on November 16, 2018.

Summary of Application: This application proposes to subdivide an unplatted property into five (5) lots approximately 2.1 acres in size, and the remainder property of 53.5 acres. The northern part of the property is zoned Industrial (along the ridge line), with the rest of the property zoned Rural. A loop road will serve the property, creating two access points onto County Road 140. An access easement for the existing driveway crosses into the property. The creation of two access points onto the County Road in close proximity increases the chance of accidents. The existing driveway should be closed and relocated to access from the new subdivision road. The applicants own both properties. A small triangle of open space is proposed southeast of Lot 5. The use, ownership and maintenance of this open space shall be addressed in the Preliminary Plan. The property is within the Airport Overlay Zone. The narrative includes discussion of a boundary line adjustment, but this is not part of the application.

Location and Zoning Map:
Zoning & Density: This property is in the Industrial and Rural zoning districts. The lots will be located in the Industrial zoned area and also located with the Airport Overlay District.

RGP Industrial Park
Sketch Plan:
Issues that have come up during the Sketch Plan review:
1. Augmentation certificates shall be purchased for all lots before the plat is recorded.
2. The Preliminary Plan shall meet the requirements of Section 7.7.2 Airport Overlay District, including but not limited to:
   a. An Avigation Easement that shall be recorded and the Reception number added to the plat.
   b. This property is within the Airport Overlay District Runway Approach Zone, which limits residential use and no residential use is proposed with this application. A note shall be added to the plat prohibiting residential use in the Industrial Park.
3. On-site Wastewater Treatment Systems (OWTS) shall be designed by a Professional Engineer.
4. During the pre-application meeting, the applicant proposed a one-way road for the subdivision. The plat shows a 40-foot right of way, which equates to a Low Volume Road. The intent statement for Low Volume Roads in Section 7.4.3D Road Classifications, states, in part, that the Low Volume Road ‘does not provide access to businesses.’ This road standard also allows road lane widths of 10 feet, which may be insufficient for industrial traffic.
   a. Section 7.4.3C – Local Roads – provide access to limited number of businesses.
   b. Section 7.4.4A has requirements for any new road to have a minimum 60 foot right of way width.
   c. Section 7.4.5E has requirements road lane widths. The standard width for industrial roads is 11 feet per lane.
   d. Section 7.4.5B1 requires the minimum spacing distance between roads to be 300 feet.
5. The triangle of open space at the southeast side of Lot 5 is shown as open space. Section 7.3.3D Continuation of Roads and Dead-End Roads states ‘Roads shall be arranged to provide for the continuation of collector roads, or when appropriate and necessary for traffic movement, effective fire protection, or efficient provision of utilities.’ This triangle of open space needs to be dedicated as right of way for future continuity.
6. The access easement for the driveway that crosses the property needs to take access from the new subdivision loop road, and the existing driveway shall be closed and vacated. Spacing between access points on a Collector road is 300 feet.

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 and the Commission voted to recommend to the Board of County Commissioners to APPROVE / APPROVE WITH CONDITIONS / DENY / CONTINUE the RGP Industrial Park Major Subdivision Sketch Plan based on the following findings of fact and conditions:

Findings:
1.

Conditions:
1.
CHAFFEE COUNTY
Development Services Department
P.O. BOX 699       PHONE (719) 539-2124
SALIDA, CO 81201     FAX (719) 530-9208
WEBSITE www.chaffecounty.org

APPLICATION FOR
MAJOR SUBDIVISION

☐ Sketch Plan
Fee - $600.00 + $50.00 per lot
☐ Preliminary Plan
Fee - $550.00 + $50.00 per lot
☒ Final Plat
Fee - $500.00 + $50.00 per lot

GENERAL INFORMATION

NAME OF PROJECT  Cozart Estates

PROPOSED SUBDIVISION  Cozart Estates

PROPERTY ADDRESS  14300 W US Hwy 50, Salida, CO 81201

TAX PARCEL #  380301100009

EXISTING USE OF PROPERTY  Rural property with SFR

ZONING  Rural

OWNERS NAME (PLEASE PRINT)  Weldon Investments LLC

ADDRESS

TELEPHONE  E-MAIL

I AM THE OWNER OF THE ABOVE 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 MAY BE REVOKED BY ME AT ANY TIME BY PROVIDING WRITTEN NOTICE TO CHAFFEE COUNTY PLANNING.

OWNERS SIGNATURE

REPRESENTATIVE (PLEASE PRINT)

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: November 16, 2018
To: Chaffee County Planning Commission
From: Planning Staff, Jon Roorda & Christie Barton
Subject: Cozart Estates Major Subdivision – Preliminary Plan/Final Plat
PC: 11/27/2018 BOCC: 12/11/2018

Applicant: Duane Cozart for Weldon Investments, LLC

Public Hearing Notice Information: Public hearing notices were sent by certified mail to adjoining property owners on November 7, 2018; the hearing was advertised in the Mountain Mail and the Chaffee County Times on November 8, 2018. Staff observed the posted sign on November 16, 2018.

Summary of Application: This application proposes to subdivide a 50.68-acre parcel into eight (8) lots, ranging in size from 2.33 to 20.07 acres in size. The property has an existing residence. The lots will be accessed by a new road off Highway 50. A ‘bubble’ in the road will contain a maintenance building which will house the water tanks for fire protection, and the road will end in a cul-de-sac. The lots will have wells and On-site Wastewater Treatment Systems (OWTS). The property has two existing driveway crossings of Weldon Creek, and two proposed driveway crossings. The applicant has received Army Corps approval for the replacement culverts and for the two new culverts.

Location & Zoning Map:

Cozart Estates
14300 Hwy 50

Zoning: The property is zoned Rural. The application meets the density and dimensional standards for this zoning district.
Sketch Plan Approval: This application was before the Planning Commission on May 30, 2017. The project was recommended for approval with the following findings and conditions:

Potential Findings of Fact:
1. The application meets the initial requirements of the Land Use Code for a Major Subdivision Sketch Plan.
2. A 7.97-acre lot for open space is proposed.
3. The design of the subdivision has addressed mitigation of visual impact.
4. Access to Lot 6 has not been shown.
5. The existing roadways have not been shown on the plat.

Conditions of Approval
1. Augmentation certificates will be purchased before the plat is recorded.
2. Building envelopes shall be shown on the Preliminary Plat.
3. All existing and proposed easements shall be shown on the plat.
4. Provide an updated CDOT Access Permit for the proposed subdivision.
5. Show the access to Lot 6 on the plat.
6. Drainage setbacks from Weldon Creek shall be shown on the plat.

Final Plat:
Review Agency Comments:
Chaffee County Engineering & OWTS – If the existing house is demolished, the OWTS shall meet the 2017 regulations. Identify building envelopes in areas of 30% slopes. Please submit a Drainage Report (Note: this has been submitted). Protect the wetlands area surrounding the trench construction.
Chaffee County Fire Protection District – Fire apparatus access is adequate. The comments include instructions for the cistern access, and a requirement for review of the structure that will house the cistern.
Chaffee County Road & Bridge – No issues.
Chaffee County Weed Department - A Weed Management Plan has been signed for the development of this property and a bond required.
Colorado Department of Transportation (CDOT) – We are in the process of writing a new access permit for the proposed subdivision for 7 single family residences and 20.30 acres of vacant land on Tract 1.
Colorado Division of Water Resources – The applicant will purchase augmentation units for Lots 1-7. The existing well will need to be re-permitted as a non-exempt well.
Colorado Geological Survey – The development plans show septic systems in areas of steep slopes, with hazard mapping identifying unstable slopes on and above proposed lots 2, 3, 6 & 7. Slopes can fail if sufficient moisture is added to slopes such as through septic system infiltration, or as a result of grading or loading due to structures. It is recommended to move septic systems to avoid slopes of greater than 25%, or require stability analysis on and above Lots 2-7 to evaluate the items identified in the October 10, 2018 CGS Report. CGS agrees with Mountain Engineering’s assessment of the geological hazards and geotechnical constraints.
Colorado Parks and Wildlife – This property is in severe winter range for deer and elk. Wildlife-friendly fencing is recommended, and pets contained, food and bird feeders stored inside at night. As this property is greater than 35 acres, a Statement of “No Impact” has been signed by the Chaffee County Administration.
Upper Arkansas Water Conservancy District – No comments.
Xcel Energy – Show utility easements on plat and include a plat note as stated in the review comments.

Materials Submitted: The application contains all of the required items including:
- Geologic Suitability Study, which includes the following:
  - Water Supply Plan
  - Wastewater Supply Plan
- Wetlands Delineation Report
- Drainage Report
- Preliminary Civil Engineering Plans
- Declaration of Covenants, Conditions and Restrictions
- Development Plan, including Grading & Utility Plan, Road Plan & Profile, Culvert Profiles, and Erosion Control Plan
- Final Plat
- CDOT Access Permit
- US Army Corps of Engineers (USACE) Nationwide Permit

Article 7.1 Basic Standards for all Land Use Change Permits
7.1.1 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 subdivision can mitigate impacts to unique natural features.

7.1.2 Compliance with Zone District: This application complies with the density and dimensional standards of the Rural zoning district.

Aerial Photo:

![Aerial Photo of Cozart Estates 14300 Hwy 50]

7.1.3 Site Infrastructure Requirements: Lot 1 has an existing well which will be re-permitted. Augmentation certificates will be purchased for all lots, including Lot 1. The applicant has confirmed the OWTS will be designed by a Colorado PE. A new road will be constructed in the same location as the existing driveway, which will provide access to all the lots. Adequate utilities are available for the subdivision. Tract 1 will be developed in the future.

7.1.4 Site Drainage: A Drainage Report has been prepared for the project, and includes an analysis of the culvert sizes for the driveway crossings of Weldon Creek. Plat notes stating this requirement is a condition of approval.

7.1.5 Protection of Wetlands and Riparian Areas: The applicant has obtained a wetlands delineation, has produced engineered plans for the driveway crossings and has obtained an Army Corps of Engineers permit. Following these reports and permits is a condition of approval.

7.1.6 Wildlife Habitat: The property is in an area rated high for Significant Wildlife Habitat. Colorado Parks & Wildlife (CPW) has made comments concerning the subdivision, with recommendations for wildlife-friendly fencing. Chaffee County has issued a “Statement of No Impact” for the project.

7.1.7 Erosion and Sedimentation: The preliminary Civil Engineering Plans include an Erosion Control Plan for the project.

7.1.8 Dark Sky Standards: New construction will be required to comply with downcast and shielded lighting.

7.1.9 Areas of Archeological, Paleontological or Historic Importance: No comments were received by the Heritage Area Advisory Board.
Article 7.2 Site Planning and Development Standards
7.2.1 Other Adopted Plans: The Chaffee County Comprehensive Plan recommends: Guiding Objective 5 from Chapter 4, Land Use & Development Patterns: maintenance of the existing stock of private land in the County and encourages continuation of agricultural activities. This proposal maintains and expands the stock of private land for residential use. A Right to Farm Policy note will be a condition of approval on the Final Plat.
7.2.2 Infrastructure Requirements: Lot 1 has an existing well that be re-permitted and augmentation purchased. The subdivision will have augmented wells, and the applicant’s engineer has provided an analysis of the water supply. Engineered OWTS will be installed for each house. A fire cistern will be installed in a building in an easement on Lot 7. This proposal meets the required minimum 2.0 acres per lot and is sufficient for the required two parking spaces per residential lot.
7.2.3 Site Planning and Design: The subdivision is designed in conformance with existing topographic and slope conditions. It uses an existing driveway location for the new road, which provides frontage and access to all lots. The driveway crossings of Weldon Creek have engineered designs and Army Corps of Engineers permitting. The Colorado Geological Survey has provided comments concerning geologic hazards, primarily for slope analysis and for lot-specific testing for foundation and floor slab design. The property has wetlands and riparian areas, although Weldon Creek is not a mapped 100-year floodplain.
7.2.4 View Protection Guidelines: This section of the Code applies to projects adjacent to highways, County Roads and the Arkansas River. This subdivision sites the proposed houses behind a ridge, and will have little impact on the scenic resources.
7.2.5 Weed Control: A Weed Management Plan has been signed by the property owner, and a refundable bond is required to be paid before the plat is recorded.
7.2.6 Stormwater run-off: A preliminary Drainage Report has been submitted for the project. A Final Drainage Report is required to be submitted to the Chaffee County Development Services for review before the plat is recorded.
7.2.7 Protection of water quality: N/A (applies to non-residential land use changes).

Article 7.3 Subdivision Design Specifications:
7.3.1 Basic Subdivision Standards: This application creates a low volume road on dedicated right of way that will be maintained by the residents of the subdivision. All lots have access to the public road system.
7.3.2 Subdivision Lots: The design of this subdivision is a cul-de-sac that serves the seven residential lots and the tract. The new lots have frontage and access onto the new road, which connects to Highway 50. The application creates conforming lots with adequate building sites outside of any flood, geologic or natural hazard areas. A minimum ¼ acre building area with slopes less than 30% is required. The applicant states this is met in the Response to Comments, and provides pictures of the building sites. Lots are not divided by any roads, municipal or tax district boundaries.
7.3.3 Subdivision Roads: The road layout ends in a cul-de-sac that meets the fire apparatus access requirement. Topography limits the potential for future circulation.
7.3.4 Subdivision Fire Protection: This development is within the Chaffee County Fire Protection District. Comments have been received concerning the installation of the fire cistern and access requirements.
7.3.5 Utility Easement Requirements: Easements meeting the requirements of the Land Use Code shall be shown on the final plat.
7.3.6 Survey Monuments: Monuments shall be shown on the plat.
7.3.7 Standards for Public Sites and Open Space: The subdivision shows a total of 8.16 acres of open space, which exceeds the minimum requirement of 0.1 acre/lot. A Fair Contributions to Schools note will be required to be added to the final plat.

Findings
1. The application meets the requirements of the Land Use Code for a Major Subdivision Preliminary Plan/Final Plat.
2. Open space is provided in excess of the required 0.1 acre/lot created.
3. The property has Weldon Creek located on Lots 1 through 6.

Staff Observations and Potential Conditions:
1. Proof of water augmentation for the lots shall be provided to the Development Services Department before the plat is recorded.
2. The Weed Management Bond shall be paid before the plat is recorded.
3. A Final Drainage Report is required to be submitted to the Chaffee County Development Services for review before the plat is recorded.
4. Driveway crossings shall meet US Army Corps of Engineers permit requirements.
5. The following notes shall be added to the Final Plat:
   a. All On-Site Wastewater Treatment Systems (OWTS) shall be designed by a Colorado Registered Professional Engineer.
   b. A geotechnical investigation will be needed on each lot to characterize subsurface conditions listed in the October 10, 2018 Colorado Geological Survey Report and the July 31, 2018 Geologic Suitability Study by Mountain Engineering & Testing.
   c. A stability analysis on and above Lots 2-7 to evaluate the items identified in the October 10, 2018 Colorado Geological Survey Report and the July 31, 2018 Geologic Suitability Study by Mountain Engineering & Testing.
   d. Driveway culverts for Lots 3, 4 & 5 have been designed by a Colorado Registered Professional Engineer and installation will follow these designs, and the US Army Corps of Engineers permit.
   e. Use within the Western Area Power Administration (WAPA) right of way on Lots 1, 2, 3 & 7 is restricted. Please contact WAPA for more information.
   f. Right to Ranch Policy.
   g. Xcel Energy note.

PLANNING COMMISSION ACTION:
Commissioner __________ moved and Commissioner __________ seconded and the Planning Commission voted to APPROVE/ APPROVE WITH CONDITIONS/ DENY/ CONTINUE the application for Preliminary Plan/Final Plat for Cozart Estates Subdivision, based on the following findings of fact with conditions:

Findings of Fact:
1. 
2. 

Conditions:
1. 
2.
CHAFFEE COUNTY, COLORADO
RESOLUTION 2018-57

SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND
ADOPTING A BUDGET FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO,
FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2019

FINDINGS AND CONCLUSIONS:

A. The Board of County Commissioners of Chaffee County has appointed the County
Director of Finance and Personnel Dan Short as County Budget Officer to prepare and
submit a proposed budget to said governing body at the proper time.

B. Dan Short, County Budget Officer, has submitted a proposed budget to said governing
body on December 11, 2018 for its consideration.

C. Upon due and proper notice, published in accordance with the law, said proposed budget
was open for inspection by the public at a designated place, a public hearing was held on
December 11, 2018, and interested taxpayers were given the opportunity to file or
register any objections to said proposed budget.

D. Whatever increases may have been made in the expenditures, like increases were added
to the revenues so that the budget remains in balance, as required by law.

RESOLUTION:

Section 1. That estimated expenditures for each fund are as follows:

<table>
<thead>
<tr>
<th>Fund</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund</td>
<td>$13,689,691</td>
</tr>
<tr>
<td>Road and Bridge Fund</td>
<td>3,546,310</td>
</tr>
<tr>
<td>Human Services Fund</td>
<td>7,331,300</td>
</tr>
<tr>
<td>Capital Expenditure Fund</td>
<td>2,004,000</td>
</tr>
<tr>
<td>Airport Fund</td>
<td>409,510</td>
</tr>
<tr>
<td>Retirement Fund</td>
<td>450,000</td>
</tr>
<tr>
<td>PILT Fund</td>
<td>1,411,500</td>
</tr>
<tr>
<td>Contingent Fund</td>
<td>-0-</td>
</tr>
<tr>
<td>Waste Disposal Fund</td>
<td>1,761,675</td>
</tr>
<tr>
<td>Conservation Trust Fund</td>
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<tr>
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</tr>
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<td>R&amp;B Reserve Fund (Bridges)</td>
<td>-0-</td>
</tr>
</tbody>
</table>
Emergency Services Fund 3,537,742
Waste Disposal Reserve Fund -0-
CCSE Fund – Johnson Village Div. 30,000
Facilities Corporation Fund 598,500
Animal Shelter Fund 239,000
SRS Forest Payment Fund 35,000
Nestle Cost Reimbursement Fund 5,000
Marijuana Cultivation Excise Tax Fund 105,000
Lodging Tax Fund 660,165
Fair Committee Fund 66,950
Forest Health Fund 100,000
Rural Conservation Fund 50,000
Recreation Impact Fund 10,000
Unallocated 2018-1A Fund 0
Total $37,062,843

Section 2. That estimated revenues for each fund are as follows:

General Fund
From unappropriated surpluses 4,838,406
From Sources other than general property tax 10,648,785
From the general property tax levy 2,679,831

Subtotal 18,167,022
Less unappropriated surplus end of year 4,477,331

Total General Fund 13,689,691

Road and Bridge Fund
From unappropriated surpluses 1,361,511
From Sources other than general property tax 3,291,024
From the general property tax levy 70,864

Subtotal 4,723,399
Less unappropriated surplus end of year 1,177,089

Total Road and Bridge Fund 3,546,310

Human Services Fund
From unappropriated surpluses 1,465,408
From Sources other than general property tax 6,507,985
From the general property tax levy 723,315

Subtotal 8,696,708
Less unappropriated surplus end of year 1,365,408

Total Human Services Fund 7,331,300
Capital Expenditure Fund
From unappropriated surpluses 3,094,306
From Sources other than general property tax 403,055
From the general property tax levy 142,147

Subtotal 3,639,508
Less unappropriated surplus end of year 1,635,508

Total Capital Expenditure Fund 2,004,000

Airport Fund
From unappropriated surpluses 33,862
From Sources other than general property tax 407,300
From the general property tax levy -0-

Subtotal 441,162
Less unappropriated surplus end of year 31,652

Total Airport Fund 409,510

Retirement Fund
From unappropriated surpluses 641,364
From Sources other than general property tax 50,500
From the general property tax levy 284,294

Subtotal 976,158
Less unappropriated surplus end of year 526,158

Total Retirement Fund 450,000

PILT Fund
From unappropriated surpluses 628,713
From Sources other than general property tax 1,262,000
From the general property tax levy -0-

Subtotal 1,890,713
Less unappropriated surplus end of year 479,213

Total PILT Fund 1,411,500
Contingent Fund
From unappropriated surpluses 402,522
From Sources other than general property tax 40,000
From the general property tax levy -0-

Subtotal 442,522
Less unappropriated surplus end of year 442,522

Total Contingent Fund -0-

Waste Disposal Fund
From unappropriated surpluses 1,115,483
From Sources other than general property tax 1,051,000
From the general property tax levy -0-

Subtotal 2,166,483
Less unappropriated surplus end of year 404,808

Total Waste Disposal Fund 1,761,675

Conservation Trust Fund
From unappropriated surpluses 291,723
From Sources other than general property tax 103,000
From the general property tax levy -0-

Subtotal 394,723
Less unappropriated surplus end of year 171,923

Total Conservation Trust Fund 222,800

Insurance Reserve Fund
From unappropriated surpluses 456,627
From Sources other than general property tax 511,100
From the general property tax levy -0-

Subtotal 967,727
Less unappropriated surplus end of year 506,127

Total Insurance Reserve Fund 461,600
Road & Bridge Reserve Fund (Bridges)
From unappropriated surpluses 571,264
From Sources other than general property tax 10,000
From the general property tax levy -0-

Subtotal 581,264
Less unappropriated surplus end of year 581,264

Total R&B Reserve Fund -0-

Asset Replacement Fund
From unappropriated surpluses 267,637
From Sources other than general property tax 339,955
From the general property tax levy -0-

Subtotal 607,592
Less unappropriated surplus end of year 270,492

Total Asset Replacement Fund 337,100

Emergency Services Fund
From unappropriated surpluses 876,381
From Sources other than general property tax 3,558,500
From the general property tax levy -0-

Subtotal 4,434,881
Less unappropriated surplus end of year 897,139

Total EMS Enterprise Fund 3,537,742

Lodging Tax Fund
From unappropriated surpluses 555,642
From Sources other than general property tax 732,000
From the general property tax levy -0-

Subtotal 1,287,642
Less unappropriated surplus end of year 627,477

Total Lodging Fund 660,165
Waste Disposal Reserve Fund (Post-Closure)
From unappropriated surpluses 1,027,629
From Sources other than general property tax 16,000
From the general property tax levy -0-

----------
Subtotal 1,043,629
Less unappropriated surplus end of year 1,043,629

----------
Total Waste Disposal Reserve Fund -0-

C.C.S.E. Fund – Johnson Village Division
From unappropriated surpluses 79,525
From Sources other than general property tax 35,600
From the general property tax levy -0-

----------
Subtotal 115,125
Less unappropriated surplus end of year 85,125

----------
Total C.C.S.E – Johnson Village Div. Fund 30,000

Facilities Corporation Fund
From unappropriated surpluses 81,463
From Sources other than general property tax 599,000
From the general property tax levy -0-

----------
Subtotal 680,463
Less unappropriated surplus end of year 81,963

----------
Total Facilities Corporation Fund 598,500

SRS Forest Payment Fund
From unappropriated surpluses 93,504
From Sources other than general property tax 25,000
From the general property tax levy -0-

----------
Subtotal 118,504
Less unappropriated surplus end of year 83,504

----------
Total SRS Forest Payment Fund 35,000
Nestle Cost Reimbursement Fund
- From unappropriated surpluses: 160,864
- From Sources other than general property tax: 5,000
- From the general property tax levy: -0-

Subtotal: 165,864
Less unappropriated surplus end of year: 160,864

Total Nestle Cost Reimbursement Fund: 5,000

Marijuana Cultivation Excise Tax Fund
- From unappropriated surpluses: 70,233
- From Sources other than general property tax: 250,000
- From the general property tax levy: -0-

Subtotal: 320,233
Less unappropriated surplus end of year: 215,233

Total Marijuana Cultivation Excise Tax Fund: 105,000

Animal Shelter Fund
- From unappropriated surpluses: 3,554
- From Sources other than general property tax: 29,463
- From the general property tax levy: 209,657

Subtotal: 242,674
Less unappropriated surplus end of year: 3,674

Total Animal Shelter Fund: 239,000

Fair Committee Fund
- From unappropriated surpluses: 28,803
- From Sources other than general property tax: 67,790
- From the general property tax levy: -0-

Subtotal: 96,593
Less unappropriated surplus end of year: 29,643

Total Fair Committee Fund: 66,950
<table>
<thead>
<tr>
<th>Fund</th>
<th>From unappropriated surpluses</th>
<th>From Sources other than general property tax</th>
<th>From the general property tax levy</th>
<th>Subtotal</th>
<th>Less unappropriated surplus end of year</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forest Health Fund</td>
<td>-0-</td>
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<td>-0-</td>
<td>228,000</td>
<td>128,000</td>
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<tr>
<td>Rural Conservation Fund</td>
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<td>228,000</td>
<td>-0-</td>
<td>228,000</td>
<td>178,000</td>
<td>50,000</td>
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<tr>
<td>Recreation Impact Fund</td>
<td>-0-</td>
<td>45,600</td>
<td>-0-</td>
<td>45,600</td>
<td>35,600</td>
<td>10,000</td>
</tr>
<tr>
<td>Unallocated 2018-1A Fund</td>
<td>-0-</td>
<td>410,000</td>
<td>-0-</td>
<td>410,000</td>
<td>410,000</td>
<td>-0-</td>
</tr>
</tbody>
</table>
ADOPTED AND APPROVED by the Chaffee County Board of County Commissioners on December 11, 2018.

BOARD OF COUNTY COMMISSIONERS

DRAFT

Chairman

The vote on the above Resolution was as follows:

Commissioner Dave Potts
Commissioner Greg Felt
Commissioner Keith Baker

STATE OF COLORADO, CHAFFEE COUNTY
ATTEST:

The above is a true and correct record of Resolution 2018-57 duly adopted by the Chaffee County Board of County Commissioners by a ______ vote at a regular meeting, properly noticed and held on December 11, 2018.

Chaffee County Clerk
CHAFFEE COUNTY COLORADO
RESOLUTION 2018-58

LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2018 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE 2019 BUDGET YEAR.

A. The board of county commissioners of the County of Chaffee has adopted the annual budget in accordance with the local government budget law, on December 11, 2018.

B. The amount of money necessary to balance the budget for General Fund expenses is $2,679,831.

C. The amount of money necessary to balance the budget for Road and Bridge Fund expenses is $70,864.

D. The amount of money necessary to balance the budget for Human Services Fund expenses is $723,315.

E. The amount of money necessary to balance the budget for Retirement Fund expenses is $284,294.

F. The amount of money necessary to balance the budget for Capital Expenditures Fund expenses is $142,147.

G. The amount of money necessary to balance the budget for Animal Control Fund expenses is $209,657.

H. The 2018 Valuation for assessment for the County of Chaffee as certified by the County Assessor is $419,313,320.

RESOLUTION:

Section 1. That for the purpose of meeting all General Fund expenses of the County of Chaffee during the 2019 budget year, there is hereby a tax of .9361 mills less temporary tax credit of 2.970 for a net mill levy of 6.391 mills on upon each dollar of the total valuation for assessment of all taxable property within the County for the year 2018.

Section 2. That for the purpose of meeting all Road and Bridge expenses of the County of Chaffee during the 2019 budget year, there is hereby levied a tax of .250 mills less temporary tax credit of .081 mills for a net mill levy of .169 mills upon each dollar of the total valuation for assessment of all taxable property within the County for the year 2018.

Section 3. That for the purpose of meeting all Human Services Fund expenses of the County of Chaffee during the 2019 budget year, there is hereby levied a tax of 2.546 mills less a temporary tax credit of .821 mills for a net mill levy of 1.725 mills upon each dollar of the total
valuation for assessment of all taxable property within the county for the year 2018.

Section 4. That for the purpose of meeting all Retirement Fund expenses of the County of Chaffee during the 2019 budget year, there is hereby levied a tax of 1.000 mills less a temporary tax credit of .322 mills for a net mill levy of .678 mills upon each dollar of the total valuation for assessment of all taxable property within the county for the year 2018.

Section 5. That for the purpose of meeting all Capital Expenditures Fund expenses of the County of Chaffee during the 2019 budget year, there is hereby levied a tax of .500 mills less a temporary tax credit of .161 mills for a net mill levy of .339 mills upon each dollar of the total valuation for assessment of all taxable property within the county for the year 2018.

Section 6. That for the purpose of meeting all Animal Shelter Fund expenses of the County of Chaffee during the 2019 budget year, there is hereby levied a tax of .500 mills upon each dollar of the total valuation for assessment of all taxable property within the county for the year 2018.

ADOPTED AND APPROVED by the Chaffee County Board of County Commissioners on December 11, 2018.

BOARD OF COUNTY COMMISSIONERS

Chairman

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 2018-58 duly adopted by the Chaffee County Board of County Commissioners by a _____ vote at a regular meeting, properly noticed and held on December 11, 2018.

Chaffee County Clerk
CHAFFEE COUNTY, COLORADO
RESOLUTION 2018-59

APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE 2019 BUDGET YEAR.

A. The Board of County Commissioners has adopted the annual budget, in accordance with the Local Government Budget law, on December 11, 2018.

B. The Board of County of Commissioners has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

C. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the County of Chaffee.

RESOLUTION:

That the following sums are hereby appropriated from the revenue of each fund:

<table>
<thead>
<tr>
<th>Fund</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
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<td>0</td>
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<td>Emergency Services Fund</td>
<td>3,537,742</td>
</tr>
<tr>
<td>Waste Disposal Reserve Fund</td>
<td>0</td>
</tr>
<tr>
<td>CCSE Fund – Johnson Village Div.</td>
<td>30,000</td>
</tr>
<tr>
<td>Facilities Corporation Fund</td>
<td>598,500</td>
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<td>Animal Shelter Fund</td>
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<td>Fund</td>
<td>Amount</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Nestle Cost Reimbursement Fund</td>
<td>5,000</td>
</tr>
<tr>
<td>Marijuana Cultivation Excise Tax Fund</td>
<td>105,000</td>
</tr>
<tr>
<td>Lodging Tax Fund</td>
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<tr>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$37,062,843</strong></td>
</tr>
</tbody>
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ADOPTED AND APPROVED by the Chaffee County Board of Commissioners on December 11, 2018.

BOARD OF COUNTY COMMISSIONERS

DRAFT

Chairman

The vote on the above Resolution was as follows:

Commissioner Dave Potts
Commissioner Greg Felt
Commissioner Keith Baker

STATE OF COLORADO, CHAFFEE COUNTY
ATTEST:

The above is a true and correct record of Resolution 2018-59 duly adopted by the Chaffee County Board of County Commissioners by a _____ vote at a regular meeting, properly noticed and held on December 11, 2018.

Chaffee County Clerk
CHAFFEE COUNTY COLORADO
BOARD OF COUNTY COMMISSIONERS

A PROCLAMATION

Bill of Rights Day
December 15, 2018

WHEREAS, the first ten amendments to the Constitution of the United States of America were ratified on December 15, 1791; and

WHEREAS, December 15, 2018 marks the two hundred twenty-seventh anniversary of the ratification of the Bill of Rights; and

WHEREAS, the Bill of Rights recognizes, affirms, and protects fundamental human and civil rights for which people of all races have struggled for thousands of years; and

WHEREAS, the Bill of Rights is fundamental to American liberty, securing such basic freedoms of religion and speech, assembly, and freedom from unreasonable searches and seizures; and

WHEREAS, our ancestors and millions of men and women have served in our Armed Forces and security agencies in order to preserve the rights and freedoms enumerated by the Bill of Rights; and

WHEREAS, in 1941, President Franklin D. Roosevelt declared December 15th to be Bill of Rights Day to commemorate the anniversary of the ratification of the Bill of Rights, and

WHEREAS, on this 227th anniversary of the ratification of the Bill of Rights, all people of the United States continue to live and prosper because of the freedoms and privileges guaranteed by the Bill of Rights.

NOW, THEREFORE, BE IT RESOLVED that we, the undersigned Commissioners of Chaffee County, Colorado proclaim December 15th, 2018 as BILL OF RIGHTS DAY in Chaffee County and encourage all Chaffee County residents to reflect on the significance of this event, and hereunto set our signatures on this 16th day of October 2018.

Dave Potts

Keith Baker

Greg Felt
<table>
<thead>
<tr>
<th>General Information</th>
<th>Request for Medical Records</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone Calls</td>
<td>21-4142 &amp; 21-4142a</td>
</tr>
<tr>
<td>Office Visits</td>
<td>MILITARY RECORDS/CORRECTIONS</td>
</tr>
<tr>
<td>Home Visits</td>
<td>SF180</td>
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<tr>
<td>Outreach Visits</td>
<td>DD149</td>
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<tr>
<td>Community Events</td>
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<td>Request for Medal</td>
<td>NA13075</td>
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<tr>
<td>Operation Recognition</td>
<td>Other</td>
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<tr>
<td>Correspondence Rec'd</td>
<td>NSC PENSION</td>
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<tr>
<td>Correspondence Written</td>
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<tr>
<td>Info/Referral/Inquiries</td>
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<td>VCAA Notice</td>
<td>WIDOWS PENSION</td>
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<td>State Benefits</td>
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<td>Income Verifications</td>
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<tr>
<td>New Claims Initiated</td>
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<tr>
<td>21-22 CVA</td>
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<td>21-22 others</td>
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<td>SC Entitlement</td>
<td>WAIVERS/COMPROMISE</td>
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<td>21-526EZ</td>
<td>21-5655</td>
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<tr>
<td>21-0966 Informal</td>
<td>APPEALS</td>
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<td>21-4138</td>
<td>21-0985 NOD</td>
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<td>21-526EZ Reinstate</td>
<td>VA Form 9</td>
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<td>21-526EZ IU</td>
<td>VA HOME LOAN</td>
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<tr>
<td>21-8940 IU</td>
<td>26-1800</td>
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County of Chaffee Month of Nov 2018
<table>
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<th>21-4192 IU Employer</th>
<th>INCARCERATED VETERANS</th>
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<tr>
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<td>21-526EZ Reinstatement</td>
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<tr>
<td></td>
<td>21-686c Dependency</td>
<td>21-4138 Apportionment</td>
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<td>21-674 School Att.</td>
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<td>VA HEALTHCARE</td>
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<td>INSURANCE CLAIMS</td>
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<td>29-336 Beneficiary</td>
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<td>29-4125 Lump Sum</td>
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<td>HOMELESS VETERANS CLAIMS</td>
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<td>VTF REQUESTS</td>
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<td>NSC Pension</td>
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<td>Utilities Assistance</td>
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<td>VOC REHAB</td>
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<td>Prescription Assistance</td>
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<td>28-1900 CH31</td>
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<td>MISC CLAIMS</td>
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<td>21-4502 Adaptive Equip.</td>
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<td>26-4555 Housing</td>
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<td>10-0103 HISA Grant</td>
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<td>26-1817</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 November, 2018 from Chaffee county.

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Salary</td>
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<td>Expenses</td>
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<td>Office Supplies</td>
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<tr>
<td>Travel</td>
<td>$</td>
</tr>
<tr>
<td>Training Conference</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
</tbody>
</table>

TOTAL $1,047

Signature of County Veterans Service Officer

12/3/18

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: Director
1355 South Colorado Blvd.
Building C, Suite 113
Denver, Colorado 80222
Dec 5, 2018

To: Chaffee County Board of County Commissioners

From: Chaffee County Treasurer

The total amount of interest received in Oc, 2018 was $32,130.62.

The total amount of interest received year to date is $278,469.80.

Dee Dee Copper
Chaffee County Treasurer
### CHAFFEE COUNTY COLORADO

#### Balance Sheet, all funds, Month Ending Nov 30, 2016

<table>
<thead>
<tr>
<th>Category</th>
<th>Balance</th>
<th>Account</th>
</tr>
</thead>
<tbody>
<tr>
<td>General</td>
<td>5,296,196.34</td>
<td>Pueblo Bank &amp; Trust</td>
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<tr>
<td>Road &amp; Bridge</td>
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<td>607,407.45</td>
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<td>Contingent</td>
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<td>P.I.T.</td>
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<td>29,000.00</td>
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<tr>
<td>Retirement</td>
<td>631,518.90</td>
<td>COLOTRUST</td>
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<tr>
<td>Road &amp; Bridge Reserve</td>
<td>571,729.04</td>
<td>General</td>
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<tr>
<td>Waste Disposal</td>
<td>44,061.82</td>
<td>4,693,443.51</td>
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<td>Conservation Trust</td>
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<td>Insurance Reserve</td>
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<td>Asset Replacement</td>
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<td>Emergency Service Fund</td>
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<td>Asset Replacement</td>
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<tr>
<td>Town of Buena Vista</td>
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<td>466,390.11</td>
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<tr>
<td>City of Salida</td>
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<td>Road &amp; Bridge Reserve</td>
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<td>Town of Poncha Springs</td>
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<td>Nestle Cost Reimb Fund</td>
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<tr>
<td>Buena Vista Sanitation</td>
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<tr>
<td>S.S. Arkansas Fire Prot.</td>
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<td>CSIP</td>
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<td>S.E. Colo Water Conserv</td>
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<td>242,530.96</td>
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<td>Salida Hospital</td>
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<td>420,723.95</td>
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<td>Upper Ark Water Conserv</td>
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<td>Waste Closure Reserve</td>
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<tr>
<td>Northern Library Dist.</td>
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<td>Lodge</td>
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<td>Southern Library Dist.</td>
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<td>Chaffee Co. Lodging</td>
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<td>J V Sewer Enterprise</td>
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<td>Chaffee Weed Mitigation</td>
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<td>Marijuana Excise Tax Fund</td>
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<td>Chaffee Clerk's Acct.</td>
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<td>Clerk E-Recording</td>
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<td>Collegiate Peaks Bank</td>
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<td>Clerk Insurance Fines</td>
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<td>County Clerk Late/Penalty Fee</td>
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<td>Nestle Cost Reimb Fund</td>
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<td>Waste Closure Reserve</td>
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<td>Secure Schools Title III</td>
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<td>Redemption Ledger</td>
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<td>Range Improvement</td>
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<td>Sheriff Reimb Cash Costs</td>
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<td>21,454.20</td>
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<td>Fee Fund</td>
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<td>Tax Revenue Account</td>
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</table>

**TOTAL: 21,996,256.43**