

Chateau Chaparral meeting with Chaffee County Building Department - 6/29/23

In attendance:

Joan McCord - Chateau Board of Managers President

Oso Kennison - Chateau Board of Managers Vice President

Jody Juneau - Chateau Board of Managers Secretary

Ben Althoff - Chateau Board of Managers At Large

Pat Green - Chaffee County Building Official

Chad Chadwick - Chaffee County Deputy Building Official

Introductions all around

Joanie: The reason we are here is this is basically an information gathering. We want to see what you envision about our community. We wanted to sit and listen to what you have to say.

Chad: I don't know that we really have a vision for your community other than it's there and we have to deal with it. I know some of the concerns that we had over the years. We had some issues with Bailey Gas. They come in and put their installations up without getting the proper inspections that we require. This is pretty big because it's a propane installation with a tight-knit setup. Comfort gas won't serve new gas to Chateau Chaparral. So there's some concern there that we would like to get inspections with those guys.

Pat: Our process for gas permits is if you're setting a tank larger than 125 gallons that have been regulated by the Fuel Gas Code and those require permitting and testing. Not testing by the person putting the line in but by our agency. They don't get to approve their own tests. Part of the problem is that they're from Park County and they don't do their own plumbing and plumbing inspections that cover the gas portions so in Park County the state plumbing inspector is only looking 5 feet beyond the house. They don't look at the gas line coming into the house. That's part of the issue. They're not getting looked at in Park County and that's great, but we look at the entire installation.

Pat: The electricity is pretty much done.

Oso: So propane and electrical are good to go.

Chad: Yeah, I think so. The biggest issue down there is you can draw a line in the sand from this point forward. There are a lot of issues down there that can't be corrected. There there. We just have to live with them. For a long time, many years ago, Chateau Chaparral board was issuing their own building permits. But, we put a stop to that. You can issue whatever you want and you can call it whatever you want but we'll do the issuing of the building permits. I think we finally got that straightened out and taken care of. That's probably close to ten years ago. So, most of the issues that stem from down there are twofold: I don't want to offend anybody since I'm one of the old guys, but you've got a lot of old guys down there who were military veterans and think I'm going to do what I want when I want, and how I want, so you're dealing with that and you're also dealing with the stuff that's previously been done whether it's been approved or

not and they say: Well, my neighbor put that up so why can't I put that up. Those are the main things that you're dealing with. Then, of course, you get to the setback issues and there's a lot of setback issues back there that can't be met and that's part of the problem also.

Jody: Can you elaborate on that?

Chad: Well, recently we've had a couple of permits come in where they're wanting to put a deck by the camper trailer and it doesn't meet those setback requirements. So we basically said no you're not doing this. Do you guys have some kind of code compliance officer so that if someone is building something...

Oso: The Architecture Committee looks at that and we also have a manager who has taken on the compliance issues, which is a huge job, so we're getting to the point where she has a system. We're playing catch-up with compliance.

Pat: It's very hard to go back retroactively and get cease and desist. The setback issues go through the Planning and Zoning Department and they've got some setbacks that have to be met. You have to understand that the county Building and Safety Department doesn't enforce HOA rules. That's all on the associations. So if the association has a rule that says you can build two feet up to the property line, that's going to be overridden. It goes to Planning and Zoning first and if it doesn't get out of Planning and Zoning then it doesn't come to us.

Ben: Can you dive into the setback requirements?

Jody: Yes, I'm sure you know our lots are very narrow and 16 feet in the back, 10 feet on the sides, and 8 feet in the front...that leaves a toothpick. What can we do?

Chad: Not much.

Ben: My question is, we've heard the term "If it's on wheels, like a park model or a trailer, and it's not permanent structure then the setback requirements aren't necessarily a problem.

Pat: I don't fully agree with that. You're still required to have minimum setbacks between structures and that's going to be 10 feet. So you can't stack them two feet away. You have 5 feet on either side.

Ben: Can you tell us what a setback is for? I mean I know it's a utility easement.

Chad: It could be a utility easement. Those utility easements would be described on your plat. The setback requirements between your individual lot lines are for fire separation.

Jody: So if someone comes in and wants to build a deck or wants to place a shed they have to observe the utility easements of 16 feet in the back and 10 feet on the side?

Pat: If that's what the requirements are. The sheds are a little different but the decks aren't. There are some different rules about how they've constructed the deck. Is it attached? Is it on pylons or something that can be moved?

Ben: I was reading through some of the county documents talking about easements, fences, and lists of certain things that can be on an easement. I imagine that for accessibility it can be torn down, so can it be done?

Pat: If you build onto an easement you're doing it at your own risk and if Sangre needs to come in there and get into that easement and your fence is in the way, then your fence will go away. I'm talking about things that don't need a permit.

Chad: If it's under 200 square feet and not attached to the dwelling it doesn't need a permit.

Joanie: I'd like to go back to the easements.

Chad: If the shed is on skids and it's movable then great.

Ben: Our rules work like this. If it's on skids and if it's movable, great. If the setbacks of 10 and 16 feet are standard within RV parks...

Chad: No, it's 5 feet on each side of the trailers. Ten feet in between the structures.

Pat: So this talks about accessory structures in Chaffee County. (At this point, he handed us "A Building Guide for Accessory Structures" - See below) So this talks to accessory structures in Chaffee County. Accessory Structures can be a detached garage, a storage shed, it can even be an ADU. This talks about the placement of accessory structures with regard to lot lines. This form is on the Building Department's website.

Ben: What is an ADU?

Chad: Accessory Dwelling Unit.

Oso: Those aren't allowed in Chateau.

Chad: Your park was designed and approved for one dwelling per lot.

Ben: The overall vision over the next five to ten years is to clean it up.

Pat: Everything in Chateau should be designed to be mobile.

Ben: If you've been through there recently it is really impressive. There are many brand new park models coming in.

Chad: I don't go through there. It's too much for me.

Ben: It is unique because back in the 70s the lots were sold as condo lots. The overall goal is to make it as safe as possible and clean everything up.

Pat: That's our overall goal too. It's a building life/safety issue. Gas lines have to be tested. That's important. Electric lines have to be buried to a certain depth.

Joanie: Everyone I know of was very conscientious about the electricity.

Ben: Our sewer has been updated, our electricity has been updated, and water is next on the list. With all of these exemptions, like if someone wants to build a deck and it's 200 square feet and it's not posted into the ground, then fine.

Chad: As long as it meets the setbacks.

Pat: Those lots weren't configured to have large decks, enclosed porches, or additional sheds or two. They just weren't set up that way. You're trying to compact all of that into those lots and it just doesn't work.

Chad: Give them the page on the International Residential Code (See below)

Jody: Anything else you can tell us? Any other thoughts you have about Chateau?

Pat: I think the best thing to tell your people is if they have questions about whether they're going to need a permit then call us up on the phone. Most questions can be answered over the phone. If you're building I don't sign off on the setbacks. Planning and zoning signs off on setbacks.

Joanie: Is there a name of a person in Planning and Zoning that we can contact?

Pat: Christy Barton Planning and Zoning in Salida.