

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

February 21, 2018

12:30 p.m.

MEMBERS PRESENT: Chairman Darin Tiffany, Engineer
Mr. Vince Colarelli, Citizen-at-Large
Mr. Jim Nakai, Architect
Mr. Richard Applegate, Fountain
Mr. Chris Quinn, Green Mountain Falls
Mr. Dennis Murphy, Monument
Mr. Robert Todd, Manitou Springs
Mr. David Wilson, Palmer Lake

MEMBERS ABSENT: Mr. Edward Pine, Building A, B or C Contractor
Mr. Tom McDonald, Building A or B Contractor

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Ms. Virginia Koulchitzka, Regional Building Counsel
Mr. Jay Eenhuis, Deputy Building Official - Plans
Mr. John Welton, Deputy Building Official - Inspections
Ms. Mindy Stuemke, Front Counter Supervisor
Mr. Ryan Johanson, Director of Finance
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Darin Tiffany called the meeting to order at 12:30 p.m.

The following Item 5.a. was heard out of order at the beginning of the meeting.

5. NEW BUSINESS

Darin Tiffany recused himself from Item 5.a.

- a) Flying W Ranch, Inc.'s Request for Waiver of PPRBD Permit and Plan Review Fees for the Contemplated Construction Project at 3330 Chuckwagon Road.

Roger Lovell stated the City of Colorado Springs has requested that RBD consider a waiver of permit and plan review fees for the contemplated project by Flying W Ranch, Inc. (the "Flying W"). As a result, RBD asked Flying W to give RBD's Advisory Board and Building Commission a presentation to confirm and document its request that permit and plan review fees be waived for the rebuilding of the \$4 to \$5 million ranch project at its former location (the "Ranch"). Leigh Ann Wolfe, owner of Flying W, Aaron Winter, General Manager of Flying W, and David Vanderham, Art C. Klein Construction, appeared. Mr. Winter stated Flying W is requesting to have the permit fees waived on its

project. He gave a brief history of the Ranch and how it got started. He stated the Flying W, through its foundation, is very involved in erosion and flooding control, which is necessary due to the Waldo Canyon fire. He stated Flying W and/or its foundation has contributed \$6.5 million to the City of Colorado Springs in the way of fire mitigation. Mr. Winter stated the Ranch was a big tourist attraction, which offered chuck wagon dinners, western music, and gift shops for their visitors prior to the Waldo Canyon fire.

Roger Lovell stated the permit fee would be \$16,064 and total RBD fees would be \$20,622, which numbers were based on a \$5 million valuation for a single structure, as proposed by Flying W. He stated this valuation seemed to be high for this structure, and if the permit/plan review fees were based on square footage of 22,000 sq. ft. and occupancy, instead of valuation, the total fees could potentially be reduced from \$20,622 to \$11,252. Ms. Koulchitzka stated, because this is considered a budgetary matter, RBD only had authority to waive fees if such request was made to the Advisory Board and the Building Commission and approved thereof.

Ms. Wolfe stated that during the Waldo Canyon fire, the Flying W was the only entity that did not have any fire fighters. Mr. Lovell stated the Ranch was the only commercial property that was destroyed during the Waldo Canyon fire, and RBD took great measures to help the homeowners that lost their homes during the fire by streamlining the permit and plan review process, but RBD did not waive permit/plan review fees for those homeowners.

Ms. Koulchitzka stated if the Advisory Board and the Building Commission directed RBD to waive fees for the Ranch, RBD might have to prepare an amended budget for the year, which would have to be presented and approved by the Advisory Board, Building Commission and City Council in accordance with the IGA. At this time, RBD is not clear as to what would trigger a requirement for an amended budget. Mr. Lovell stated RBD has reserves that could absorb these costs, if necessary, but an amended budget might still be required. He stated RBD is working on some policies to try to address this type of request(s) in the future.

A unanimous vote was passed by the Advisory Board Committee members to move into an executive session at 12:59 p.m., pursuant to C.R.S. §24-6-402(4)(b), to receive legal advice from RBD's attorney on specific legal questions which had arisen during the discussion of this request.

A motion was made by Vince Colarelli to move back into general session at 2:03 p.m., seconded by Jim Nakai; the motion carried unanimously. After moving back into general session at 2:03 p.m., Vice Chairman Applegate noted that no decisions were made during the executive session.

The Advisory Board Committee asked several questions of Ms. Wolfe and Mr. Winter, including, but not limited to: what fee(s), if any, Flying W had paid to the City; what

request(s) for financial help, if any, Flying W had made to the City; and whether future permit and plan review fee waiver requests would be made to PPRBD for this reconstruction project. Ms. Wolfe stated there were 29 buildings on the Ranch that were lost in the Waldo Canyon fire, and while Flying W planned to redevelop the project, it did not know at this point how many buildings would be reconstructed, but whatever buildings ended up being reconstructed, it was Flying W's position that no fees should be paid. She stated the contemplated reconstruction would be completed over a long period of time. She stated the current plan was only for the reconstruction of the Chuck Wagon Restaurant. Ms. Wolfe stated it was her position Flying W paid its permit fees during the original construction of the initial buildings that were lost in the fire, and it should not have to pay them again. She stated City Council supported Flying W's rebuilding of the project, but it was not giving Flying W any financial considerations. She stated Flying W has paid the application fee to the City. Ms. Wolfe further clarified that it was only two of the City Council members who had directly expressed their support of the subject reconstruction project, as contemplated. She stated Flying W would not make a profit; it would be a rebuilding to be a blessing to the community. Mr. Winter stated this structure would be the largest of the buildings in the redevelopment plan.

A motion was made by Chris Quinn to recommend to the Building Commission **DENIAL** of the Flying W's request to waive permit/plan review fees, seconded by Dennis Murphy; the motion carried unanimously.

1. **CONSIDERATION OF THE JANUARY 17, 2018 MINUTES**

A motion was made by Vince Colarelli to **APPROVE** the January 17, 2018 Advisory Board Minutes as written, seconded by Dennis Murphy; the motion carried unanimously.

2. **PUBLIC COMMENTS**

There were no Public Comments.

3. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Ryan Johanson presented the financial statement for the month of January 2018. He said the current operating balance is \$9,319,176. He said the cash balance is 64 as a percent of budget. Mr. Johanson said the current month revenue was \$1,112,296, as is the year-to-date revenue. He said the expenditures were \$1,475,752, which resulted in a loss of \$363,456, for the month of January, as well as year-to-date. Mr. Johanson stated the Licensing Rewards Program has been very successful, and RBD gave discounts for license renewals in the amount of \$ 19,950 in January, and year-to-date as well.

b) Building Report

Mindy Stuemke presented the Building Report for the month of January 2018. She said there were 297 single-family houses permitted in January, which is 30.40 percent more than this time last year; and 35 commercial building permits, which is the same as the previous year. She said the total valuation of permits issued in January was \$15,739,524, which is 33.55 percent more than this same time last year; and the total valuation of permits issued to date in 2018 is \$185,282,508, which is a decrease of 7.83 percent over this same time last year. Ms. Stuemke said there were 2 permits in January with a valuation over \$3 million. She said there have been 232 single family home permits to date in February. She said the Front Counter staff is seeing 110 walk through customers per day. Ms. Stuemke said the phone volume is averaging approximately 340 to 350 calls per day.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of January 2018. He said there were 376 single family plans, which is an increase of 66 percent compared to January 2017; 61 new commercial plans, which is an increase of 110 percent; and a total of 859 plans, which is an increase of 67 percent compared to January 2017. He stated there were 89 Commercial Plans submitted electronically in January 2018, or a 31 percent increase compared to January 2017; and 96 Residential Plans submitted electronically, which is an increase of 134 percent; for a total of 376 E-Plans in January 2018, a 69 percent increase from January 2017. Year to date, approximately 44 percent of all plans submitted have been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 885 Solo Reviews in January, and 2,317 Walk-through reviews, for a total of 3,202 logged reviews for January 2018, and year-to-date, which is an increase of 30 percent from the previous year.

d) Inspection Report

John Welton presented the Inspection Report for the month of January 2018. He said the inspectors in all departments did a total of 23,792 inspections in January, with a total of 53 inspectors. He said each inspector averaged 21.1 inspections per day, and the average time per inspection was 16.7 minutes.

4. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

5. NEW BUSINESS

- a) Flying W Ranch, Inc.'s Request for Waiver of PPRBD Permit and Plan Review Fees for the Contemplated Construction Project at 3330 Chuckwagon Road.

This Item was heard out of order at the commencement of the meeting.

- b) RBD Staff Introductions

Mindy Stuemke introduced Matt Matzen, RBD's new Senior Permit Technician; John Welton introduced Bert Warchol, RBD's new Chief Building Inspector; and Bill Lewis, RBD's new Public Relations Manager. Roger Lovell stated RBD has undergone a small reorganization, and John Welton is now the Deputy Building Official-Inspections, Jay Eenhuis is now the Deputy Building Official-Plan Review, and Rebecca Mulder is the new Licensing Supervisor. John Welton introduced Luke Sanderson, RBD's non-compliance inspector.

The meeting adjourned at 2:35 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg