

Meeting Summary for Chaffee County Patriots Regular Meeting

May 09, 2025

Quick recap

Tom and Bill discussed the upcoming event at the Legion to celebrate the 80th anniversary of V-E Day and the potential impact of the land use code on property values and saleability. They also touched on the shift in demographics in the area, the current market trends in Denver, and the challenges of dealing with short-term rentals and outdated land use codes. The discussion also covered the need for more electricians and HVAC professionals, the demographics of their area, and the upcoming gubernatorial election.

Next steps

Blaine and Tom's group to continue working on addressing issues with the land use code and advocating for changes.

Attendees to show up to county commissioner meetings to voice concerns about the land use code.

Bill Lockett to send market update information to interested attendees who email him.

Attendees to consider attending the Greg Lopez gubernatorial candidate event on May 14, 2025 at Heart of the Rockies.

Patriots group to continue organizing informational meetings and events for the community.

Summary

V-E Day Event and Land Code

Tom and Bill discussed the upcoming event at the Legion, where they will be serving hamburgers and hot dogs to celebrate the 80th anniversary of V-E Day. They also talked about the land use code and its potential impact on property values and saleability. Bill, a realtor, was invited to speak at the event to provide insights on the topic.

Demographic Shifts and Opportunity Zones

Tom discussed the shift in demographics in the area, noting that many people are moving to the area to escape the city and work remotely. He shared a personal anecdote about a client who moved to the area and sold his primary residence in Denver due to the shift in work dynamics. Tom also touched on the topic of opportunity zones, which offer tax benefits for businesses in specific areas. He mentioned that the state of Colorado has made changes to tax structures, which has led to increased taxes for some property owners.

Denver Market Trends and Land Use Code

Tom discussed the current market trends in Denver, noting a decrease in average close prices and an increase in inventory. He highlighted the impact of the new land use code on property owners, particularly those with larger parcels, and emphasized the need for support from groups like Chaffee Patriots. Phil added that the code is affecting buyers and sellers, particularly large parcel owners, and that it's hindering what they can do with their parcels. Both Tom and Phil expressed concerns about the restrictions on short-term rentals and the potential impact on property owners.

Short-Term Rentals and Land Use Codes

Tom discussed the challenges of dealing with short-term rentals in the area, particularly in relation to the average home sales price of \$725,000. He mentioned that some properties are being rented out for extended periods, which can be problematic for the owners. Tom also touched on the issue of outdated land use codes and building codes in the area, which he

believes need to be updated. He mentioned that some towns, like Salida, are considering changes to their building codes, such as not installing gas hookups in new buildings. Tom also mentioned that some political lobbying is involved in these changes.

Legal Documents and Affordable Housing

Tom discussed the challenges of dealing with lengthy legal documents and the concept of the "15-minute rule". He also shared his experiences with the real estate market, including the impact of interest rates and the issue of affordable housing. Tom expressed concerns about the lack of developments and the need for more affordable homes, particularly in high-demand areas. He also mentioned the role of certain groups in helping to bring in grant dollars for affordable housing projects.

Land Use Code Challenges Discussed

Tom discussed the challenges of the land use code, particularly for small landowners. He suggested that small landowners could develop their own plan, sketching out their desired layout, and then taking it to the county for a preliminary review. Tom also mentioned that some people have worked on rural open space initiatives, where they can turn over a significant portion of their land to public easements or conservation easements. He emphasized that each plan becomes its own project and that the county's codes are not well understood. Tom encouraged the team to compare the 400-page document to their own plans and to seek advice from Blaine.

Public Discussion on Provision Code Changes

Tom discussed the ongoing public discussion and potential changes to the provision code. He mentioned that the commissioners had not yet given a definite timeline for the changes. Tom also shared his concerns about the infrastructure not being ready for a 400 amp panel and the high costs associated with it. He suggested that the commissioners should consider the impact of power outages on emergency services like the fire department.

Affordability and Land Use Concerns

Tom discussed the need for more electricians and HVAC professionals in the area, as well as the potential for light industrial development that doesn't pollute. He also highlighted the issue of affordability, noting that it's challenging for businesses to attract and retain employees due to the high cost of living. Tom encouraged everyone to attend meetings to fight for better land use codes and to support local businesses. He also mentioned a development project behind Foot Race, but expressed concerns about its design.

Demographics and Community Needs Discussion

Tom discussed the demographics of their area, noting that the median age is around 47, with a mix of younger and older residents. He also touched on the issue of altitude affecting some residents, particularly the elderly. Tom mentioned a flyer about a potential community center and discussed the need for nursing homes in the area. He also announced the upcoming gubernatorial election and encouraged attendees to stay informed about local politics.