



# CITY COUNCIL WORK SESSION

448 E. 1st Street, Room 190 Salida, Colorado 81201

December 19, 2022 - 6:00 PM

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## AGENDA

Please register for the City Council Work Session

<https://attendee.gotowebinar.com/register/8054749917914710285>

After registering, you will receive a confirmation email containing information about joining the webinar.

### DISCUSSION ITEMS

- [1.](#) Extraordinary Teen Council Update
- [2.](#) Planning Commissioner Interviews
- [3.](#) Annual Tree Board Presentation
- [4.](#) Nature Based Solutions for Wildfire Mitigation Presentation
- [5.](#) Short Term Rental Update

**12/5 Salida City Council Work session ETC agenda**

- Etc work
  - Drive in night and arcade night
  - Meeting with solvista about Suicide Prevention grant and teen mental health
  - Sustainability committee member
- Projects
  - Supporting Teen Mental Health and Calm Room at SHS
  - Teen ride
    - Meeting with neighbor to neighbor
    - Possibly finding funding
- Meeting with Diesel recap - Possible teen rep on Sustainability committee and PROST, teen feedback on rec center
- Next steps
  - Reaching out to neighbor to neighbor and solvista for our projects
  - Sending a representative to a sustainability committee meeting and possibly talking about changing meeting times
- What do you need from us? Youth perspective on any other issues



# CITY COUNCIL WORK SESSION MEMO

<b>DEPARTMENT</b> Community Development	<b>PRESENTED BY</b> Kristi Jefferson - Senior Planner	<b>DATE</b> December 19, 2022
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## **ITEM**

Planning Commission interviews

## **BACKGROUND**

The Planning Commission is made up of seven regular members and two alternate members. Regular member Dave Haynes resigned earlier this year and Alternate member Laura Atwood moved outside of the City and had to resign her position as alternate.

Currently, there is one (1) regular position and one (1) alternate position open on the Planning Commission. Commissioner Giff Kriebel’s term is expiring on January 1<sup>st</sup> and he has indicated that he would like to serve another four year term. Alternate Member, Aaron Derwingson has indicated he would like the opportunity to move into the vacated regular seat.

Staff published an advertisement in the Mountain Mail focused on filling vacancies with the Planning Commission.

We received an application from Dan Bush who is interested in the alternate position on the Planning Commission.



APPLICATION FOR CITY OF SALIDA COMMITTEES, BOARDS, AND COMMISSIONS

DATE 25 October 2022
NAME Dan Bush
ADDRESS 325 G St
CITY Salida STATE CO ZIP 81201
TELEPHONE # (home) 303.918.4073 (work) 303.918.4073
(cell) 303.918.4073
FAX # n/a E-MAIL danielrbush@gmail.com

APPLYING FOR:

- Board of Adjustment
Board of Appeals
Historic Preservation Commission
Planning Commission
PROST
Salida/Chaffee County Airport Board
Public Art Commission
Tree Board
Sustainability Committee
Other

Please fill out the following information about yourself and why you are applying for this position. (Attach resume or extra sheets if necessary)

BACKGROUND AND/OR EXPERIENCE (Business and/or Personal):

I'm a civil engineer by profession, specifically environmental engineering, so i have a fair bit of experience with environmental remediation (think mine tailings or oil spills) and redevelopment of contaminated property (sometimes known as brownfields). I also have a good amount of experience with construction more broadly, including with municipal sewer and water infrastructure. I've worked on redevelopment of many different types of properties, urban/rural, big/small, desert/mountain/temperate. Generally, i work on cleaning up property working with owner/developer/regulators well before any buildings are proposed to be constructed, but with an eye toward an ultimate end land use.
I also have an academic background in urban planning (i.e. a masters degree), though i haven't practiced as a city planner. I can also speak Spanish (undergrad degree in Spanish), albeit a little rustier the older i get.
Finally, while living in Denver, i served on the Mayor's Bicycle Advisory Committee which helped steward/advocate for/liaise for accessible bike infrastructure.

## PERSONAL AND JOB RELATED INTERESTS:

I'm relatively new to Salida (2020), but my interests are as you might expect with our beautiful surroundings. I like to hike/bike/fish/ski/boat, but none of them really at an expert level. In my job, i sometimes work at old mine sites, which sometimes leads to some really good hiking/fishing, but nothing here locally (yet). I like to travel quite a bit, both within the state and also farther abroad having lived in several parts of the country.

More locally, I really like listening to live music and hadn't really understood Salida's vibrant music scene until i moved here, which was a delight. I'm also a big fan of Ice Cream Friday, so if anyone wants to develop a local tradition at one of our three (maybe four if you count Señor Murphys) downtown ice cream shops, i could be convinced.

## REASONS FOR APPLYING:

I've always had an interest in civic engagement (other masters degree was in public admin, which i've also never really worked in professionally), so i was looking for a way to participate in the civic fabric of Salida in a meaningful way and the election season has reminded me of that. I recognize that so much of what makes local government run is the investment of time and energy of local citizens in addition to the professional staff. Clearly Salida and Chaffee County are growing, and I'd like to help keep Salida a welcoming and fun place to live and visit and also respect its heritage and the experiences of long-time residents. One of the reasons i moved to Salida was the sense of place, and i would like to work with the Commission to keep Salida special on behalf of everyone while also allowing for new and exciting additions.

Thank you for applying, Salida City Council

Please return the completed application to:

City of Salida  
 448 E. 1<sup>st</sup> Street, Suite 112  
 Salida, CO 81201  
 or email to:  
[Clerk@cityofsalida.com](mailto:Clerk@cityofsalida.com)



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**MEMORANDUM**

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**DATE: 12/15/22**

**FROM: Parks and Recreation**

**TO: Salida City Council**

**SUBJECT: 2022 Annual tree board report**

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**Background Information:**

Each year the Salida tree board presents a report to the City Council that summarizes the work that the board has done and outlines the expected work for the coming year. Marilyn Moore will present this report and may reference the 2021-2022 Colorado State Forest Service report that was presented to Council on 9/19/22.

# Nature-Based Solutions for Wildfire Mitigation

## Overview

This proposal describes collaborative, nature-based approach that will increase the effectiveness of Envision Chaffee County's 'Methodist Front fuel breaks' near Poncha Springs in the area of County Road 115, Hot Springs Road, Pinyon Lane and U.S. Highway 285. The entire project area is on land under the jurisdiction of the City of Salida.

## The Objective

- To satisfy concerned community members who want additional work done to supplement existing fire mitigation work, which is mostly focused on managing heavy fuels. As evidenced by the Boulder County fire that burned over 1,000 homes in December 2021, grasslands and brushes are highly combustible and capable of carrying fire rapidly across the landscape; therefore, it is critical to incorporate their management into a comprehensive fire-mitigation plan.

## The Problem Encountered

- The current fire-mitigation plan is limited to managing heavy fuels. Unfortunately, without incorporating fine-fuel mitigation, this approach adds to fire danger and increases the likelihood of fire ignition. This is because fine/flashy fuels are more likely to facilitate fire ignition and threaten lives and property by providing a rapid pathway into residential areas before control efforts can be employed.
- Recent work to create a fire break along the "frontside" of Methodist Mountain has, ironically, created a more frequent fire regime because the resulting landscape favors accumulation of fine fuels that burn more rapidly, burn more frequently and are more likely to facilitate ignition than the pre-existing piñon-juniper forest landscape.
- When trees are removed, the ecosystem quickly compensates for the loss of trees by growing grassy vegetation, often in the form of noxious weeds.
- Piñon trees identified as heavy fuels have been removed from the forest and sold as firewood. This is suboptimal, as the costs of removing nonmerchantable boles from the forest likely will not be recovered from their sale.
- Burning of heavy fuels – even in a controlled manner – brings inherent risk and releases sequestered carbon into the environment where it contributes to climate change.



## The Solution

- Adding wood-chipped mulch to depleted soils, especially where trees that were removed were not chipped in-place. Fuels chipped into mulch provide a protective overlayer, preventing sunbaked soils, retaining moisture and breaking down over time to build soil for a regenerative forest.
- Adding fungi to woodchips to accelerate woodchip decomposition build soil in 3-5 years.
- Facilitating the prevention of invasive weeds acting as fine fuels capable of carrying wildfire to heavier fuels and nearby homes
- Removing woody-brush overgrowth in a mosaic pattern and systematically burning the decades-old underlayer of accumulated dead fuels in the off-season to stimulate native vegetation growth.
- Adding compost additives and planting naturally wildfire-deterrent native species in areas of devoid soils.
- Adding wood-chipped biomass for coverage and protection then adding wood-rotting inoculants to decompose wood and build soil in areas of sunbaked soils.
- Creating a “greenbelt” or shaded fuel break in Poncha Springs and supporting nature-based, regenerative forestry solutions vs. extractive forestry, a practice in which healthy trees are cut and removed.

## The Reasoning

- Fine/flashy fuel initiates a wildfire start more readily and moves through a landscape to urban areas more quickly (i.e., via illegal campfires, cigarette butts, muffler ignition, etc.).
- Disturbed soil and open areas from the thinning of piñon and juniper are ideal for highly flammable cheatgrass and brush to invade, thereby **increasing** fire danger.
- Large amounts of brush make it difficult for emergency personnel and their equipment to access the site.
- The Marshall Fire in Boulder County, the most destructive fire in Colorado history, was started and fueled by grass and brush, resulting in the loss of over 1,000 homes in December 2021.

## Our Proposal for a Better Solution

Seven Chaffee County/Colorado companies and private entities are partnering to share resources to complete the proposed wildfire fuel-break enhancement.

- **Elements Mountain Compost** will create four (4) test sites within the fire break to evaluate the wildfire resiliency effectiveness of compost and fungi, sourced from the San Luis Valley and from product produced in their Salida facility utilizing Chaffee County food scraps.
- **Science by Design, DBA Fungal Solutions**, will isolate native fungi from the ecosystem, test them for effectiveness, and provide them to Beyond Organics for inoculation. This ensures that appropriate fungal species are chosen that are both well-adapted to challenging local conditions and will avoid the risk of introducing an invasive species.
- **Beyond Organics** will inoculate dispersed wood chips along the soil-depleted areas where tree thinning occurred to test the effectiveness of accelerated decomposition along with the application of algae and other natural resources to enhance the soil. This will assist in ensuring nutrients are absorbed by the soil and plant life more quickly.
- **Clovers Habitat Landscape Design** “encourages living ground covers of native grasses and wildflowers and/or compostable native mulch that will feed the soil for plant communities consisting of trees, shrubs and flowers.” This local company will be vital in building soil and seeding wildfire deterrent grasses and forbs.
- **Terra Firma Forestry** is staffed with Certified Arborists specializing in wildfire mitigation and over 55 years of combined experience in arborcare, forest care and wildfire fighting to prune and maintain fire resilient plant life at the fire break as well as remove fire-hazard plant life.
- **Colorado Headwaters** is a nonprofit dedicated to protecting natural resources in headwaters regions.
- **Matthew Coen** employs his goats and rotational grazing solar fencing to keep fine fuels from reaching a height that will carry wildfire, an optimum approach for maintaining fuel breaks near the wildland-urban interface (WUI). Rotating the goats and allowing them to naturally fertilize the soils is a nature-based solution that has been employed for hundreds of years; plus, this adds to the desired agricultural viability of Chaffee County lands.



## Rationale

- Complements and enhances existing fire mitigation efforts.
- Improves access to fuel breaks for emergency personnel.
- Mitigates the unintended consequences of increased fire risk created by soil disturbed by the tree thinning process and the loss of allelopathic nature of the trees that naturally suppressed the fine/flashy fuels of cheatgrass and other highly flammable brush.
- Restores native ecologies.
- Creates a more fire-resilient ingress and egress for evacuation and emergency response route.
- Would serve as a model for increasing the effectiveness of fuel-break work in other areas in Chaffee County as fire breaks continue to be employed along the foothills of populated areas
- Sequesters carbon into soils instead of releasing carbon into the atmosphere, which accelerates the rate of climate change.
- Biomass accumulation of mycorrhizae and mycelia in soils vs above ground biomass of vegetative growth that carries wildfire into the neighborhoods.

## Participants

- Elements Mountain Compost, established 2014, Salida, Colorado
- Beyond Organic, established 2012, Farm 146, Salida, Colorado
- Science by Design, established 2018, Durango, Colorado
- Clovers Habitat Landscape Design, established in 2006; Poncha Springs, Colorado
- Terra Firma Forestry, established 2003; Poncha Springs, Colorado
- Matthew Coen, goat farming; Salida, Colorado
- GARNA, volunteer efforts and education, Salida, Colorado
- Colorado Headwaters, 501(c)(3) nonprofit; Salida, Colorado

## Project Deliverables

Deliverable	Description
Area Clean-Up	Remove above portion of woody material by brush-hog mowing.
Wildfire Mitigation	Remove flammable conifer growth and ladder fuels in cottonwood groves.
Targeted Prescribed Burn	Eliminate accumulated dead fuels and stimulate new growth in select areas.
On-site accelerated soil conversion of remainder of fuels	Isolate effective fungi from local wood-decaying specimens. Propagate massive amounts of supply and inoculate fungi into mulched beds of wood chips for decomposition, soil building and underground carbon sequestration.
Soil Nutrition	Apply combinations of compost and microbes.
Create Regenerative Forestry	Plant clover and other fire-resistant vegetation.
Maintenance	Utilize rotational goat grazing to keep vegetation height low, thereby eliminating wildfire spread in te fuel breaks

## Timeline for Execution

Description	Start Date
Project Start	November 2022
Area clean-up and wildfire mitigation of heavy fuels in the cottonwoods and brush hog mowing of fine fuels	November 2022
Small agricultural burn of ground material	February 2023
On-site accelerated soil conversion prep	March 2023
Mulch inoculation	April 2023
Completion with seeding	May 2023
On-going goat grazing	May 2024

## Estimated Cost

Services	Cost
Cleanup of leftover ground fuels from 2021 Envision fuel treatment project	\$8,800
Manage fine fuel (brush cutting)	\$19,200
Removal of brush, ladder fuels, and conifers from the greenbelt of cottonwoods (City of Salida property)	\$45,000
Employ volunteer labor to create a recreational trail in cleanup area, connecting to disc golf course and Poncha Park on U.S. Highway 285.	\$0
Burn ground and leaf litter in off-season	\$8,500
Place mulch in depleted-soil areas for inoculation.	\$18,000
Identify effective native wood-rotting mycelia species and on-site propagation supply for inoculation.	\$50,000
Employ volunteer labor to apply inoculant onto wood-chip layer as an educational component.	\$0
Add compost .	\$8,000
Seed with wildfire-deterrent grasses and forbs	\$9,500
Administration	\$16,700
<b>Total</b>	<b>\$183,700</b>







# CITY COUNCIL ACTION FORM

<b>DEPARTMENT</b> Administration	<b>PRESENTED BY</b> Sara Law - Deputy City Clerk	<b>DATE</b> December 19, 2022
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## ITEM

Updates on the Short Term Rental Program

## BACKGROUND

The Salida City Council and Planning Commission have worked to establish regulations for Short-Term Rental housing within the City of Salida. On November 16, 2021, the City Council adopted new regulations for Short-Term Rental housing within the City of Salida. These regulations became effective on December 16, 2021.

The regulations have imposed caps on the number of Short-Term Rental Licenses in four non-Residential areas and maintained the cap in our Residential area:

- **C-2/Historic Downtown:** 99 Short-Term Rental Licenses
- **Highway 291 Corridor:** 71 Short-Term Rental Licenses
- **Industrial Corridor:** 16 Short-Term Rental Licenses
- **Highway 50 Corridor:** 46 Short-Term Rental Licenses
- **Residential Area:** 80 Short-Term Rental Licenses

Other regulations in the new Ordinance include that all new applicants after December 19<sup>th</sup>, 2021 need to be Chaffee County residents, with a time limited exemption to account for properties that had not obtained their final CO, and that moving forward, licenses would be limited to one per owner.

In the residential zones (R-1, R-2, R-3, and R-4) Short-Term Rentals shall be rented no more than one hundred eighty-five (185) calendar days a year. Additionally, there can be no more than one short term rental per Residential block. Commercial and Industrial Rentals can be rented out all year long and the one short term rental per block rule does not apply in these zones.

In November, two ballot measures went before the voters to approve an Occupational Lodging Tax increase and a License tax increase. Both measures passed and as a result, starting on January 1, 2023, there will be an OLT tax increase to \$15 per room per night and the annual license fee to renew will increase to \$1000. Staff has been working with our partner software company GovOS to ensure that the reports and application will reflect the updated taxes in 2023, as well as notifying the current Short Term Rental license holders of the upcoming changes.

## CURRENT NUMBERS

We have not hit the caps in any of our non-Residential zones and our Residential area remains on a waitlist. The current amount of licenses that we have granted per each zone are as follows:

- C2/Historic District: 73 licenses
- Highway 291 Corridor: 64 licenses
- Industrial Corridor: 11 licenses
- Highway 50 Corridor: 11 licenses

We currently have 239 Short Term Rental licenses in the City of Salida.