



CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
January 03, 2023 - 6:00 PM

AGENDA

Please register for Regular City Council Meeting

<https://attendee.gotowebinar.com/register/6382995264411204366>

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

To watch live

meetings: https://c.streamhoster.com/embed/media/W6sdC9/xAllQfSsmmO/vpfQhcsApYv_5?preview=1

CALL TO ORDER

Pledge of Allegiance

Roll Call

Civility Invocation

1. Civility Invocation

CONSENT AGENDA

2. Approve Agenda

3. Approve December 20, 2022 Minutes

4. Approve Contract with Salida Wrestling Association and Buena Vista Mountain Adventures

CITIZEN COMMENT—Three (3) Minute Time Limit

PROCLAMATIONS

5. Dr. Martin Luther King Jr. Day Proclamation

UNFINISHED BUSINESS / ACTION ITEMS

6. **Ordinance 2022-26** An ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 13, ARTICLE III OF THE SALIDA MUNICIPAL CODE ENTITLED "WATER AND WASTEWATER FEES, RATES AND CHARGES" TO AMEND THE EXISTING CUSTOMER CLASS/DEFINITION OF ACCESSORY DWELLING UNITS, **FINAL READING AND PUBLIC HEARING**

NEW BUSINESS / ACTION ITEMS

7. **Resolution 2023-01:** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO DESIGNATING THE PLACE FOR THE POSTING OF PUBLIC NOTICES FOR CITY COUNCIL MEETINGS AND OTHER CITY BUSINESS

8. **Resolution 2023-02** AMENDING AND READOPTING A CIVILITY INVOCATION

9. **Ordinance 2023-01** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE LUNDBERG/CASRO ANNEXATION, **FIRST READING AND SETTING A PUBLIC HEARING**

10. **Ordinance 2023-02** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE LUNDBERG/CASTRO ANNEXATION AS HIGH DENSITY RESIDENTIAL (R-3) ZONE DISTRICT, **FIRST READING AND SETTING A PUBLIC HEARING**

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Council Reports

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph. 719-530-2630 at least 48 hours in advance.

- Critelli, Kasper, Naccarato, Pappenfort, Pollock, Templeton

Mayor Report

Treasurer Report

Attorney Report

Staff Reports

ADJOURN



City Clerk | Deputy City Clerk

Mayor Dan Shore



CIVILITY INVOCATION

We are here working together to create a thriving community. It is the intention of the Salida City Council to promote civil communication by adopting the following guidelines for speaking to the public in the City Council Chambers. It is our hope that by acting in this manner we can help create a safe space for people to share their perspectives and opinions:

- We honor the opportunity to be engaged in the process of governance for the benefit of our community.
- We acknowledge that each of us brings a unique perspective to this conversation and that our perspectives may differ.
- We challenge ourselves to value varying points of view and hold all contributions as equally important.
- We understand and accept that while we may sometimes disagree, we can always be courteous and kind.
- We commit to respectful language, avoiding rumor, harsh criticism or personal accusation, even when feeling emotionally charged.
- We will, to best of our ability, speak thoughtfully and listen with attention, respect, and curiosity.
- We are confident that there may be even better solutions than any of us have thought of, which may be discovered through civil conversations.
- We commit to the City of Salida being a hate-free zone and declare and affirm a policy of non-discrimination on the basis of a person's race, color, religion, ancestry, national origin, age, sexual orientation, gender, gender identity, marital status, military or veteran status, socio-economic class, medical condition, or physical or mental disability.



CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
December 20, 2022 - 6:00 PM

MINUTES

CALL TO ORDER

Pledge of Allegiance

Roll Call

PRESENT

Council Member Justin Critelli
Council Member Harald Kasper
Council Member Dominique Naccarato
Council Member Alisa Pappenfort
Council Member Mike Pollock
Mayor Dan Shore
Treasurer Merrell Bergin

ABSENT

Council Member Templeton

Civility Invocation

CONSENT AGENDA

Council Member Critelli moved to combine and approve the items on the Consent Agenda, Seconded by Council Member Kasper.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock

THE MOTION PASSED.

Approve Agenda

Approve December 6, 2022 Minutes

CITIZEN COMMENT—Three (3) Minute Time Limit

There was no Public Comment.

UNFINISHED BUSINESS / ACTION ITEMS

Ordinance 2022-25 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A SUBSTANTIAL MODIFICATION TO THE DEVELOPMENT PLAN FOR THE SALIDA CROSSINGS PLANNED DEVELOPMENT LOCATED AT 1520 E. HIGHWAY 50, **FINAL READING AND PUBLIC HEARING**

Mayor Shore opened the Public Hearing. Community Development Director Bill Almquist presented the Ordinance.

Hearing no comment, Shore closed the Public Hearing.

Council discussed the Ordinance.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2630 at least 48 hours in advance.

Council Member Pappenfort moved to approve the Ordinance, Seconded by Council Member Kasper.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock

THE MOTION PASSED.

Resolution 2022-62 A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE SUBDIVISION PLAT FOR THE SALIDA CROSSINGS MAJOR SUBDIVISION

Council Member Pollock moved to approve the Resolution, Seconded by Council Member Critelli.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock

THE MOTION PASSED.

Ordinance 2022-24 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO IMPOSING AND INCREASING CERTAIN OCCUPATION TAXES ON THE BUSINESS OF LEASING OR RENTING SHORT-TERM RENTAL UNITS IN THE CITY, **EMERGENCY ORDINANCE, FINAL READING AND PUBLIC HEARING**

Mayor Shore opened the Public Hearing. City Administrator Drew Nelson presented the Ordinance.

Craig McMillan spoke about the Ordinance.

Shore closed the Public Hearing.

Council discussed the Ordinance.

Council Member Naccarato moved to approve the Ordinance, Seconded by Council Member Critelli.

Council Member Pappenfort moved to amend the Ordinance by adding the word occupied so that the tax applies just to rooms that are occupied, Seconded by Council Member Pollock.

Voting Yea: Council Member Pappenfort, Council Member Pollock

Voting Nay: Council Member Critelli, Council Member Naccarato, Council Member Kasper.

THE MOTION FAILED.

Returning to the original motion,

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock.

THE MOTION PASSED.

NEW BUSINESS / ACTION ITEMS

Resolution 2022-57 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING CITIZEN APPOINTMENTS TO THE PLANNING COMMISSION PURSUANT TO SECTION 2-7-10 OF THE SALIDA MUNICIPAL CODE.

Council Member Critelli moved to re-appoint Gif Kriebel as a regular member to Planning Commission term to expire on January 01, 2027, appoint Aaron Derwingson as a regular member to Planning Commission term to expire on March 21, 2024, and appoint Dan Bush as an alternate member to Planning Commission term to expire February 15, 2026, seconded by Council Member Kasper.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock

THE MOTION PASSED.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2630 at least 48 hours in advance.

Resolution 2022-58 AN AMENDMENT TO RESOLUTION 2021-37 ESTABLISHING BUDGET AND APPROPRIATIONS BY FUND FOR THE CITY OF SALIDA OPERATIONS FOR CALENDAR YEAR 2022, **PUBLIC HEARING**

Mayor Shore opened the Public Hearing.

Finance Director Aimee Tihonovich presented the Resolution.

Hearing no comment, Shore closed the Public Hearing.

Council discussed the request.

Council Member Pappenfort move to approve the Resolution, Seconded by Council Member Naccarato.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock

THE MOTION PASSED.

Resolution 2022-59 A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO, AUTHORIZING THE CONVEYANCE OF THE REAL PROPERTY KNOWN AS THE SALIDA COMMUNITY CENTER TO SALIDA SENIOR CITIZENS, INC. FOR USE AS THE SALIDA COMMUNITY CENTER OR OTHER SIMILAR NON-PROFIT PURPOSES

Council Member Pappenfort moved to approve the Resolution, Seconded by Council Member Pollock.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock

THE MOTION PASSED.

Resolution 2022-60 A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO ADOPTING AND APPROVING THE 2023 FEE SCHEDULES

Council Member Kasper moved to approve the Resolution, Seconded by Council Member Critelli.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock

THE MOTION PASSED.

Resolution 2022-61 A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO, AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A COMMERCIAL LEASE AGREEMENT FOR 323 FIRST STREET WITH SALIDA BOTTLING COMPANY LLC

Council Member Critelli moved to approve the Resolution, Seconded by Council Member Pollock.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock

THE MOTION PASSED.

Ordinance 2022-26 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 13, ARTICLE III OF THE SALIDA MUNICIPAL CODE ENTITLED "WATER AND WASTEWATER FEES, RATES AND CHARGES" TO AMEND THE EXISTING CUSTOMER CLASS/DEFINITION OF ACCESSORY DWELLING UNITS, **FIRST READING AND SETTING A PUBLIC HEARING**

Council Member Naccarato moved to approve the Ordinance on first Reading and set a Public Hearing for January 3, 2023, seconded by Council Member Pappenfort.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock

THE MOTION PASSED.

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Reports were given.

ADJOURN

Adjourned at 7:32 p.m.



City Clerk | Deputy City Clerk

Mayor Dan Shore



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Parks and Recreation	Diesel Post - Parks and Recreation Director	January 3, 2023

ITEM

Contract with Salida Wrestling Association and Buena Vista Mountain Adventure

BACKGROUND

Salida Wrestling Association is a Salida-based organization that provides wrestling coaching, programming, and education to community members aged 4-10. The Department of Parks and Recreation has a level 2 relationship with Youth Wrestling. The Department provides registration, coach/volunteer background checks, scheduling, and advertising. The attached contract explains the terms.

The Department of Parks and Recreation is providing a level 1 AIARE (American Institute for Avalanche Research) class to the Salida Community. The Department is contracted with Buena Vista Mountain Adventures to provide the certified curriculum and trainers. The Department provides advertising, registration, and a facility.

FISCAL NOTE

The Department splits the registration fees for these programs with the provider: 80% to the Provider and 20% to the Department; unless otherwise stated in the contract.

STAFF RECOMMENDATION

The contracts have been reviewed and approved by the city attorney; staff recommends that the City enter into these contracts.

SUGGESTED MOTION

A City Councilperson should state, "I move to combine and approve the Consent Agenda", followed by a second and a roll call vote.



USE AGREEMENT

THIS AGREEMENT entered into this 3 day of January, 2023, by and between **THE CITY OF SALIDA, COLORADO**, a statutory city, and municipal corporation, hereinafter referred to as “City”, and **Buena Vista Mountain Adventures** hereinafter referred to as “User”.

WHEREAS, User is a community-based organization providing for the recreational benefits of the youth of the Salida community; and,

WHEREAS, the City owns and operates the property (“Property”) described below, and User desires to use such property.

NOW THEREFORE, BE IT HEREINAFTER AGREED BY THE PARTIES AS FOLLOWS:

1. **Description of Property:** City agrees to allow User to utilize **The Steamplant Annex** located at **220 W Sackett Ave, Salida, CO 81201** within the City of Salida, County of Chaffee, and State of Colorado. The Property shall only be accessed by the User for events scheduled and approved in advance with the City. Any use of other facilities will need to be scheduled and coordinated with the appropriate scheduling agency.
2. **Purpose:** User represents that the Property are being used for the purpose of **classroom instruction**.
3. **Term:** The term of this agreement **commences on 1/3/22 and ends on 1/30/23**.
4. **Rate:** User will use the **Steam Plant Annex** for a rate of **\$0**.
5. **Special Conditions:** The parties have agreed to comply with the additional rules under this agreement as follows:

A. BVMA will:

- i. **Advertise via social media and other news outlets for the program**
- ii. **Communicate the activity schedule with all participants prior to the first day of the activity, along with a course outline and participant information. The City can provide a template or the user can use an equivalent communication relaying all of the above information.**
- iii. **Provide the City with proof of insurance**
- iv. **Host an AIARE 1 “decision making in avalanche terrain” Course January 20 - 22, 2023. The course should meet industry standards and adhere to all permitting requirements and regulations to run such a course. The course will run from 7 am - 1 pm on January 20th and 7 am-noon on January 21, 2023 at**



the Salida Steam Plant annex. Any class time happening outside of those hours will happen at locations approved for use by BVMA.

B. The City will:

- i. Provide the program with the Steamplant Annex to teach the class at \$0 cost to the User during the approved hours above.
 - ii. Advertise via social media and print outlets for the Activity
 - iii. Create and manage participant registration for the Activity
 - iv. Split the registration revenue with BVMA at an 80%(user)/20%(city) rate.
 - v. Provide a participant list to the organization on request.
 - vi. Close registration for the course on January 13, 2023 at 11:45 PM unless the User and the city agree to change the deadline.
 - vii. Work with the User to make sure that the facility is accessible during the agreed-upon times.
6. **Surrender of Property:** User shall quit and surrender the designated Property to the City at the end of the term of this agreement in the same condition as at the date of the commencement of this agreement, ordinary wear and tear excepted.
7. **Rules and Regulations:** User, and all persons whom User allows on the Property, shall abide by and conform to all Rules and Regulations concerning the use of the Property and all City facilities, as amended or adopted by the City. City may cancel this Agreement at any time for failure to do so.
8. **Maintenance:** City reserves the right to close the Property for maintenance at its sole discretion. City will attempt to give reasonable notice of closure.
9. **Indemnification:** The City shall have no responsibility for the safety and or security of any person participating in the use of the property by User. User expressly agrees to indemnify and hold harmless the City, its officers, employees, and agents, from all cost, loss and expense, including attorney's fees, arising out of any liability or claim of liability for injury or damage to person resulting directly or indirectly from their participation in User's use of the property, regardless of whether such use was authorized or not, and regardless of whether the liability or claim of liability arises of out of the act or omission of User.
10. **Insurance:** User agrees to procure an insurance policy with a licensed company doing business in the State of Colorado to provide a minimum amount of \$1,000,000.00 per occurrence for bodily injury and property damage combined, naming the Buena Vista Mountain Adventures, and with the City being listed as the Additional Insured on a primary and noncontributory basis. The user shall provide a copy of the Certificate of Insurance to the City upon the execution of this agreement.



11. **Compliance with Law:** User shall comply with all laws of the United States and of the State of Colorado, all ordinances of the City of Salida, all rules and requirements of the Police and Fire Departments or other municipal authorities of the City of Salida. User will not do or suffer to be done anything on the designated Property during the term of this agreement in violation of any such laws, ordinances, rules, or requirements. If User’s attention is called to any such violation on their part or of any person employed by or admitted to the designated Property by User, they will immediately desist from and correct or cause to be corrected such violation.

12. **Days and Hours of Operation:** The hours and facilities available for this program will be determined by the parties based upon schedules provided by User and submitted in advance to the City Administrator or the City Director of Parks and Recreation.

13. **Damage to Property:** If the designated Property, or any part of the buildings on the designated property, or any equipment located on the designated property during the term of this agreement shall be damaged by the act, default, or negligence of the User or its agents, employees, patrons, guests, or any person admitted to the designated property by User, the user will pay to the City upon demand such sum as shall be necessary to restore the designated property or equipment contained in or on the designated property to their present condition. User assumes full responsibility for the character, acts and conduct of all persons admitted to the designated property with the consent of the User or by or with the consent of any person acting for or on behalf of User. User shall be responsible to maintain order and protect persons and property.

14. **Assignment:** User shall not assign this agreement without the prior written consent of the City, nor use of the Property other than as specified in this agreement.

15. **Release:** City shall not be responsible for any damage or injury that may happen to User or its agents, employees, or property from any cause whatsoever prior, during, or subsequent to the period covered by this agreement. User hereby expressly releases the City from and agrees to indemnify the City against any and all claims for such loss, damage, or injury.

16. **Modification:** Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

The undersigned hereby certifies that he/she is authorized to enter into and execute this Agreement on behalf of the User and the City, respectively, and that the User and the City acknowledge and accept the terms and conditions herein.

CITY OF SALIDA (“City”)



By: _____
City Administrator

[Buena Vista Mountain Adventures] (“User”)

By: _____
[Name]
Title: _____



USE AGREEMENT

THIS AGREEMENT entered into this 3rd day of January, 2023, by and between **THE CITY OF SALIDA, COLORADO**, a statutory city and municipal corporation, hereinafter referred to as “City”, and the **Salida Wrestling Association**, hereinafter referred to as “User”.

WHEREAS, User is a community-based organization providing for the recreational benefits of the youth of the Salida community; and,

WHEREAS, the City owns and operates the property (“Property”) described below, and User desires to use such property.

NOW THEREFORE, BE IT HEREINAFTER AGREED BY THE PARTIES AS FOLLOWS:

1. **Description of Property:** City agrees to allow User to utilize School District wrestling room located at [26 Jones Ave, Salida, CO 81201] within the City of Salida, County of Chaffee, and State of Colorado. The Property shall only be accessed by the User for events scheduled and approved in advance with the City. Any use of other facilities will need to be scheduled and coordinated with the appropriate scheduling agency.
2. **Purpose:** User represents that the Property are being used for the purpose of Youth Wrestling Programming.
3. **Term:** The term of this agreement commences on 1/3/2023 and ends on 6/1/2023.
4. **Rate:** User will use the Salida High School Wrestling Room for a rate of \$0.
5. **Special Conditions:** The parties have agreed to comply with the additional rules under this agreement as follows:

A. Salida Wrestling Organization will:

- i. Advertise via the organization's social media and other news outlets for the program
- ii. Ensure that all volunteer coaches are screened through the city's screening system or equivalent screening process including background checks, volunteer applications, and volunteer waivers.
- iii. Will ensure that all volunteer coaches have completed the city's mandatory NAYS coach training, related sport training, and concussion training before beginning their coaching sessions.
- iv. Communicate the camp/league/activity schedule with all participants prior to the first day of the camp, along with the rules and expectations of participants



and parents involved. The City can provide a template or the organization can use an equivalent communication relaying all of the above information.

- v. Will ensure that a Salida School District representative is present at all practices who will ensure that the facility is opened and closed correctly before and after each practice or camp session.
- vi. Return the facility space to how they found it before the space was used, or pay the cleaning fee/damage fee associated with any occurrences of misuse, damage, or lack of care.
- vii. Will review and adhere to the facility EAP provided by The City.

B. The City will:

- i. Provide the program with a location to run the proposed activity at an agreed-upon cost to the organization.
- ii. Advertise via social media and print outlets for the Camp/League/Activity
- iii. Create and manage participant registration for the Camp/League/Activity
- iv. Provide insurance for all organization members who complete the required forms and training listed above.
- v. Retain an agreed-upon amount of revenue from participant fees to fund the provided liability insurance, management time, facility fees, and other associated costs for the organization.
- vi. Provide a participant list to verified volunteers or organization staff upon request.
- vii. Close registration for the available activity no later than a week prior to the beginning of said Camp/League/Activity.
- viii. Work with the organization to make sure that the facility is accessible during the agreed-upon times.
- ix. Provide NAYS coaching training at no cost to all volunteer coaches.
- x. Check-in on the Camp/League/Activity to make sure that all of the above procedures are being followed and if they are not, the Camp/League/Activity may be canceled until the agreed-upon requirements are met by the organization at which time the activity may resume. Volunteers/organizations who do not meet the requirements will not be allowed to coach, or volunteer until they can prove that they have completed the volunteer requirements listed above.
- xi. Has the authority to remove any volunteer from their volunteer position not meeting the standards and expectations set forth in the volunteer description matching their volunteer activity.
- xii. Only hear requests for Camps/Leagues/Activities with at least 1 month of time before the Camp/League/Activity starts for Participants. Larger programs may need more time to be considered by the City.



6. **Surrender of Property:** User shall quit and surrender the designated Property to the City at the end of the term of this agreement in the same condition as at the date of the commencement of this agreement, ordinary wear and tear excepted.
7. **Rules and Regulations:** User, and all persons whom User allows on the Property, shall abide by and conform to all Rules and Regulations concerning the use of the Property and all City facilities, as amended or adopted by the City. City may cancel this Agreement at any time for failure to do so.
8. **Maintenance:** City reserves the right to close the Property for maintenance at its sole discretion. City will attempt to give reasonable notice of closure.
9. **Indemnification:** The City shall have no responsibility for the safety and or security of any person participating in the use of the property by User. User expressly agrees to indemnify and hold harmless the City, its officers, employees, and agents, from all cost, loss and expense, including attorney's fees, arising out of any liability or claim of liability for injury or damage to person resulting directly or indirectly from their participation in User's use of the property, regardless of whether such use was authorized or not, and regardless of whether the liability or claim of liability arises of out of the act or omission of User.
10. **Insurance:** User agrees to procure an insurance policy with a licensed company doing business in the State of Colorado to provide a minimum amount of \$1,000,000.00 per occurrence for bodily injury and property damage combined, naming the **Salida Wrestling Association**, and with the City being listed as the Additional Insured on a primary and noncontributory basis. User shall provide a copy of the Certificate of Insurance to the City upon the execution of this agreement.
11. **Compliance with Law:** User shall comply with all laws of the United States and of the State of Colorado, all ordinances of the City of Salida, all rules and requirements of the Police and Fire Departments or other municipal authorities of the City of Salida. User will not do or suffer to be done anything on the designated Property during the term of this agreement in violation of any such laws, ordinances, rules, or requirements. If User's attention is called to any such violation on their part or of any person employed by or admitted to the designated Property by User, they will immediately desist from and correct or cause to be corrected such violation.
12. **Days and Hours of Operation:** The hours and facilities available for this program will be determined by the parties based upon schedules provided by User and submitted in advance to the City Administrator or the City Director of Parks and Recreation.
13. **Damage to Property:** If the designated Property, or any part of the buildings on the designated property, or any equipment located on the designated property during the term



of this agreement shall be damaged by the act, default, or negligence of the User or its agents, employees, patrons, guests, or any person admitted to the designated property by User, the user will pay to the City upon demand such sum as shall be necessary to restore the designated property or equipment contained in or on the designated property to their present condition. User assumes full responsibility for the character, acts and conduct of all persons admitted to the designated property with the consent of the User or by or with the consent of any person acting for or on behalf of User. User shall be responsible to maintain order and protect persons and property.

- 14. **Assignment:** User shall not assign this agreement without the prior written consent of the City, nor use of the Property other than as specified in this agreement.
- 15. **Release:** City shall not be responsible for any damage or injury that may happen to User or its agents, employees, or property from any cause whatsoever prior, during, or subsequent to the period covered by this agreement. User hereby expressly releases the City from and agrees to indemnify the City against any and all claims for such loss, damage, or injury.
- 16. **Modification:** Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

The undersigned hereby certifies that he/she is authorized to enter into and execute this Agreement on behalf of the User and the City, respectively, and that the User and the City acknowledge and accept the terms and conditions herein.

CITY OF SALIDA (“City”)

By: _____
City Administrator

[Salida Wrestling Association] (“User”)

By: _____
[Name]
Title: _____

Proclamation

Celebrating Dr. Martin Luther King Jr. Day 2023

Whereas, Dr. Martin Luther King Jr. devoted his life to advancing equality, social justice, and opportunity for all, and challenged all Americans to participate in the never-ending work of building a more perfect union; and

Whereas, Dr. King's teachings can continue to guide and inspire us in addressing challenges in our communities; and

Whereas, the King Holiday and Service Act, enacted in 1994, designated the King Holiday as a national day of volunteer service; and

Whereas, the Universal Declaration of Human Rights empowers us all. The principles enshrined in the Declaration are as relevant today as they were in 1948; and

Whereas, since 1994, millions of Americans have been inspired by the life and work of Dr. Martin Luther King Jr. to serve their neighbors and communities on the King Holiday; and

Whereas, serving others on the King Holiday is an appropriate way to honor Dr. King, meet local and national needs, bring our citizens together, and strengthen our communities and nation; and

Whereas, the King Day of Service is the only federal holiday commemorated as a national day of service, and offers an opportunity for Americans to give back to their communities on the Holiday and make an ongoing commitment to service throughout the year; and

Whereas, each of us can and must contribute to making our communities better with increased opportunity for all our citizens.

Now, therefore, the Salida City Council does hereby proclaim and declare Monday, January 16th, 2023 as Dr. Martin Luther King Jr. Day in Salida, Colorado, and further encourages all Salidans to participate in a day of service in tribute to the life and works of Dr. Martin Luther King Jr.

Dan Shore, Mayor

Date

JANUARY 16 is

**MARTIN
LUTHER
KING JR.
DAY**





CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE January 3, 2023
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ITEM: Second Reading and Public Hearing for Ordinance 2022-26: An Ordinance of the City Council for the City of Salida, Colorado, Amending Chapter 13 of the Salida Municipal Code Concerning the Definition of Customer Classes

BACKGROUND

The proposed ordinance amends the “Accessory Dwelling Unit” customer class to define all Accessory Dwelling Units as the same customer class. This will result in charging water and wastewater system development fees on all Accessory Dwelling Units with water and/or wastewater connections, whether available for rental or not. Charging a system development fee whenever a new unit connects to the City’s water and wastewater system is an equitable way of sharing amongst all users the expense and impact of managing a municipal water and wastewater system.

Currently, an owner is given the option of recording a system development fee deferral agreement for their property if the owner intends to *not* make the accessory dwelling unit available for rental. This deferral option allows the restricted unit to be utilized as an extension of the primary home as well to be occupied by family / friends / relatives of the owner, as long as it is not “available for rental” to a separate household. Allowing this deferral option may also dis-incentivize an owner from making an ADU available for rental. There is currently no system to administratively track the use of the deferred properties, as doing so would be extremely difficult. When an owner’s circumstances change, the City is dependent on owner self-reporting to pay the system development fee. This reliance on self-reporting has the potential to create inequity when spreading the cost of the City’s water and wastewater system and infrastructure amongst its users.

A first reading was held on December 20, 2022.

FISCAL NOTE: There is no increase in fees proposed. However, by no longer offering an exemption, Ordinance 2022-26 will have a fiscal impact. From 2020 through December 13, 2022, the City has averaged 22 ADU permits per year, with 20% of owners choosing the deferral option.

Using the above averages, the estimated annual impact would be 22 units x 20% = 4.4 avg. units deferring x the ADU SDF of \$5,487 = approx. \$24,000 annually in additional System Dev. Fees

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. 2022-26.

SUGGESTED MOTION: “I move that the City Council approve Ordinance 2022-26”

Attachments: Ordinance 2022-26

CITY OF SALIDA, COLORADO
ORDINANCE NO. 26
 (Series of 2022)

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 13, ARTICLE III OF THE SALIDA MUNICIPAL CODE ENTITLED “WATER AND WASTEWATER FEES, RATES AND CHARGES” TO AMEND THE EXISTING CUSTOMER CLASS/DEFINITION OF ACCESSORY DWELLING UNITS

WHEREAS, the City is obliged to not unduly impact the City’s ability to grow its water and wastewater infrastructure, in compliance with state and federal mandates.

WHEREAS, currently, the customer classes within the utility code define accessory dwelling units as only those structures available for rental.

WHEREAS, customers who agree to *not* offer their accessory dwelling unit as available for rental are able to defer payment of the system development fee by signing a deed restriction.

WHEREAS, city administration has no way to verify initially nor on an ongoing basis that any accessory dwelling unit is either not occupied, or is occupied by a relative of the primary homeowner.

WHEREAS, an undue impact on the City’s ability to grow its water and wastewater system is, therefore, created by either the use of accessory dwelling units by friends, relatives, and extended family utilizing a deed-restricted unit, or by an accessory dwelling unit that was initially deed-restricted which then becomes a rental unit without paying the required system development fee.

WHEREAS, therefore, all accessory dwelling units with water and wastewater connections, whether available for rental or not, shall be treated as a single customer class.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AS FOLLOWS:

Section 1. The foregoing recitals are hereby incorporated as conclusions, facts, determinations, and findings by the City Council.

Section 2. Chapter 13, Article III “Water and Wastewater Fees, Rates and Charges,” Section 13-3-10, entitled “Customer classes/definitions” is hereby amended to read as follows:

Sec. 13-3-10. – Customer classes/definitions

(a) For the purpose of establishing system development fees, usage rates and charges for water and wastewater services, the following classes of customers are hereby established:

- (1) Residential Single-Family and Duplexes. Water and/or wastewater services provided to exclusively residential property upon which one (1) primary dwelling unit or duplex is located;
 - (2) Accessory Dwelling Unit. Water and/or wastewater services provided to residential property upon which an accessory dwelling unit ~~available for rental~~ is located;
 - (3) Residential Multi-Family. Water and/or wastewater services provided to exclusively residential property upon which the structure or structures served contain three (3) or more living units, including apartments, triplexes/quadplexes, etc.;
 - (4) Legally-Restricted Affordable Housing. Water and/or wastewater services provided to exclusively residential property upon which the structure or structures served are legally-restricted for affordable housing at less than or equal to eighty percent (80%) area median income;
 - (5) Commercial. Water and/or wastewater services provided to property which is neither single-family residential, multi-family residential, nor for irrigation only, as those classes are defined herein. Includes attached mixed-use developments where fifty percent (50%) or more of the ground floor is used for commercial, personal service and office uses, and other uses as approved by City Council;
 - (6) Irrigation. Water services only provided to property solely for the purpose of irrigation; and
 - (7) Bulk Water. Water provided through a hydrant meter or from a bulk water fill station.
- (b) The City Administrator shall determine the appropriate class to be applied to each customer.
- (c) Changes in use shall be administered pursuant to Section 13-2-230.

Section 3. *Severability.* The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

INTRODUCED ON FIRST READING on this 20th day of December, 2022, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this 20th day of December, 2022, and set for second reading and public hearing on the 3rd day of January, 2023.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on this 3rd day of January, 2023.

City of Salida

Mayor Dan Shore

ATTEST:

City Clerk/Deputy City Clerk



CITY COUNCIL ACTION FORM

DEPARTMENT City Clerk	PRESENTED BY Erin Kelley - City Clerk	DATE January 3, 2023
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ITEM

Resolution 2023-01 A Resolution Designating the Place for the Posting of Public Notices for City Council meetings and other City business.

BACKGROUND

At the first meeting of each year, the posting place for public notices is designated. In 2019, Colorado House Bill 19-1087 was passed, which allows municipalities to designate, as its official place for the posting of public notices pursuant to the Open Meetings Law, the local government’s website, which are accessible to the public at no charge, with the provision that should there be problems with the website, internet or other, staff can have the option to physically post public notices at the bulletin boards as has been done prior. The City adopted Resolution 2022-01, last year, updating posting places per the bill requirements.

FISCAL NOTE None

STAFF RECOMMENDATION

It is recommended that Council approve Resolution 2023-01, designating the City’s website the place for the posting of public notices.

SUGGESTED MOTION

A Councilperson should move to “approve Resolution 2023-01 designating the place for the posting of public notices for City Council meetings and other City business”, followed by a second.

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 01
(Series 2023)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
DESIGNATING THE PLACE FOR THE POSTING OF PUBLIC NOTICES FOR CITY
COUNCIL MEETINGS AND OTHER CITY BUSINESS**

WHEREAS, Section 24-6-402(2)(c), C.R.S. of the Colorado Open Meetings Law requires the City to annually designate the place or places at which the City shall post notices of City meetings and other public notices; and

WHEREAS the City Council desires to designate the following place for the posting of public notices for the convenience of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO, that the following public place shall be and is hereby designated for the posting of notices for public meetings and other City business:

1. All notices of meetings subject to the Colorado Open Meetings Law shall be posted on this page of the City website at this address: cityofsalida.com, pursuant to C.R.S. Section 24-6-402(2)(c)(III). The City Clerk or his/her designee shall be responsible for posting the required notices no later than twenty-four (24) hours prior to each meeting. All meeting notices shall include specific agenda information, where possible.
2. Pursuant to C.R.S. Section 24-6-402(2)(c)(III), should the City Clerk or his/her designee be unable to post a notice online in exigent or emergency circumstances such as a power outage or interruption in internet service that prevents the public from accessing the notice online, said notice shall be posted on the bulletin board located in the lobby at City Hall, 448 East 1st Street, Suite 112, Salida, Colorado and the bulletin board located at the C Street entrance of the Touber Building, 448 East 1st Street, Salida, Colorado.

RESOLVED, APPROVED and ADOPTED this 3rd day of January, 2023.

CITY OF SALIDA

[SEAL]

By: _____
Dan Shore, Mayor

ATTEST:
By: _____
City Clerk



CITY COUNCIL ACTION FORM

DEPARTMENT Administration	PRESENTED BY Drew Nelson - City Administrator	DATE January 3, 2023
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ITEM

Resolution 2023-02 – Amending and Readopting a Civility Invocation

BACKGROUND

During 2022, the City Council requested changes to its Civility Invocation to include language supporting equality for women and an individual’s right to their own reproductive health choices. The original Civility Invocation was drafted and approved by the City Council in 2020, and has been updated since its original incarnation. The City reached out to members of the community that provided the language for the current Civility Invocation, and those community members provided amended language to promote the City Council’s vision as follows:

“We affirm our support for women’s rights, including equal pay, equal treatment under the law and in the workplace, and the right to determine choices that impact the direction and personal values of one’s life, including all individuals’ reproductive health choices.”

The Civility Invocation has been updated and attached to this memo for the City Council’s review and acceptance.

FISCAL NOTE

None.

STAFF RECOMMENDATION

Staff recommends that the City Council approve Resolution 2023-02 to amend and readopt the City’s Civility Invocation to include support for women’s rights and all individuals’ rights for reproductive health choices.

SUGGESTED MOTION

A City Councilmember should state, “I move to approve Resolution 2023-02 to amend and readopt the City’s Civility Invocation”, followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO
RESOLUTION 2023-02
(Series of 2023)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO,
AMENDING AND READOPTING A CIVILITY INVOCATION**

WHEREAS, the Salida City Council approved Resolution 2020-10, adopting a Civility Invocation; and

WHEREAS, the Salida City Council approved Resolution 2020-32, adopting a revised Civility Invocation that proclaims the City as a hate-free zone and celebrates diversity; and

WHEREAS, citizens of the City of Salida have approached the City Council numerous times to encourage engaging in civil discourse necessary for a thriving community; and

WHEREAS, the Salida City Council desires to conduct its business and governance with civility towards participants in its regular meetings and to provide an example of conduct that supports engagement; and

WHEREAS, the Salida City Council encourages lively and passionate debate that provokes thoughtful and inclusive decision-making, without actions or words that limit or discourage participation; and

WHEREAS, the Salida City Council desires to officially confirm an invocation for recitation to inspire civil discourse at its regular meetings; and

WHEREAS, the Salida City Council has consistently and repeatedly denounced all forms of prejudice, discrimination, intolerance and intimidation; and

WHEREAS, the Salida City Council desires to reaffirm that Salida is a hate-free zone and condemns acts causing fear, intimidation, harassment, and harm motivated by bias or prejudice, and furthermore, declares and affirms a policy of non-discrimination on the basis of a person's race, color, religion, ancestry, national origin, age, gender, gender identity, marital status, military or veteran status, political affiliation, socio-economic class, medical condition, or physical or mental disability; and

WHEREAS, the Salida City Council hereby amends and readopts its Civility Invocation to include a proclamation of support for equal rights, including pay, treatment under the law, and in the workplace, as well as the right to determine choices that impact one's life, including an individual's reproductive health choices.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA COLORADO, THAT:

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations, and findings.
2. The Salida City Council will recite the Civility Invocation, attached as Exhibit A, at every regular and special meeting of the Salida City Council, and will encourage its subordinate boards and committees to adopt the same.

RESOLVED, APPROVED, AND ADOPTED this 3rd day of January, 2023.

CITY OF SALIDA, COLORADO

By _____
Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy City Clerk

CIVILITY INVOCATION

We are here working together to create a thriving community. It is the intention of the Salida City Council to promote civil communication by adopting the following guidelines for speaking to the public in the City Council Chambers. It is our hope that by acting in this manner we can help create a safe space for people to share their perspectives and opinions:

- We honor the opportunity to be engaged in the process of governance for the benefit of our community.
- We acknowledge that each of us brings a unique perspective to this conversation and that our perspectives may differ.
- We challenge ourselves to value varying points of view and hold all contributions as equally important.
- We understand and accept that while we may sometimes disagree, we can always be courteous and kind.
- We commit to respectful language, avoiding rumor, harsh criticism or personal accusation, even when feeling emotionally charged.
- We will, to best of our ability, speak thoughtfully and listen with attention, respect, and curiosity.
- We are confident that there may be even better solutions than any of us have thought of, which may be discovered through civil conversations.
- We affirm our support for women's rights, including equal pay, equal treatment under the law and in the workplace, and the right to determine choices that impact the direction and personal values of one's life, including all individuals' reproductive health choices.
- We commit to the City of Salida being a hate-free zone and declare and affirm a policy of non-discrimination on the basis of a person's race, color, religion, ancestry, national origin, age, sexual orientation, gender, gender identity, marital status, military or veteran status, socio-economic class, medical condition, or physical or mental disability.



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE January 3, 2023
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ITEM

Ordinance 2023-01: First Reading on the proposed Lundberg/Castro Annexation of the properties located at 601 Scott Street and 745 Scott Street.

BACKGROUND

On November 19, 2013 City Council approved Resolution 2013-79 for the Castro Pre-Annexation agreement with owner Virginia Castro to provide municipal sewer to her property located at 745 Scott Street. On October 19, 2021 City Council approved Resolution 2021-35 for the Lundberg Pre-Annexation agreement with owner Karen Lundberg to provide municipal water to her property located at 601 Scott Street. There is a single-family residence on each of the properties.



Section 4 of the pre-annexation agreements require the owners to annex their properties within 60 days becoming eligible, via contiguity. Virginia Castro’s property, 745 Scott Street, became eligible with the Treat-Mesch Annexation approved by City Council on February 19, 2019. The Lundberg property located at 601 Scott Street is eligible with the Castro Annexation.



CITY COUNCIL ACTION FORM

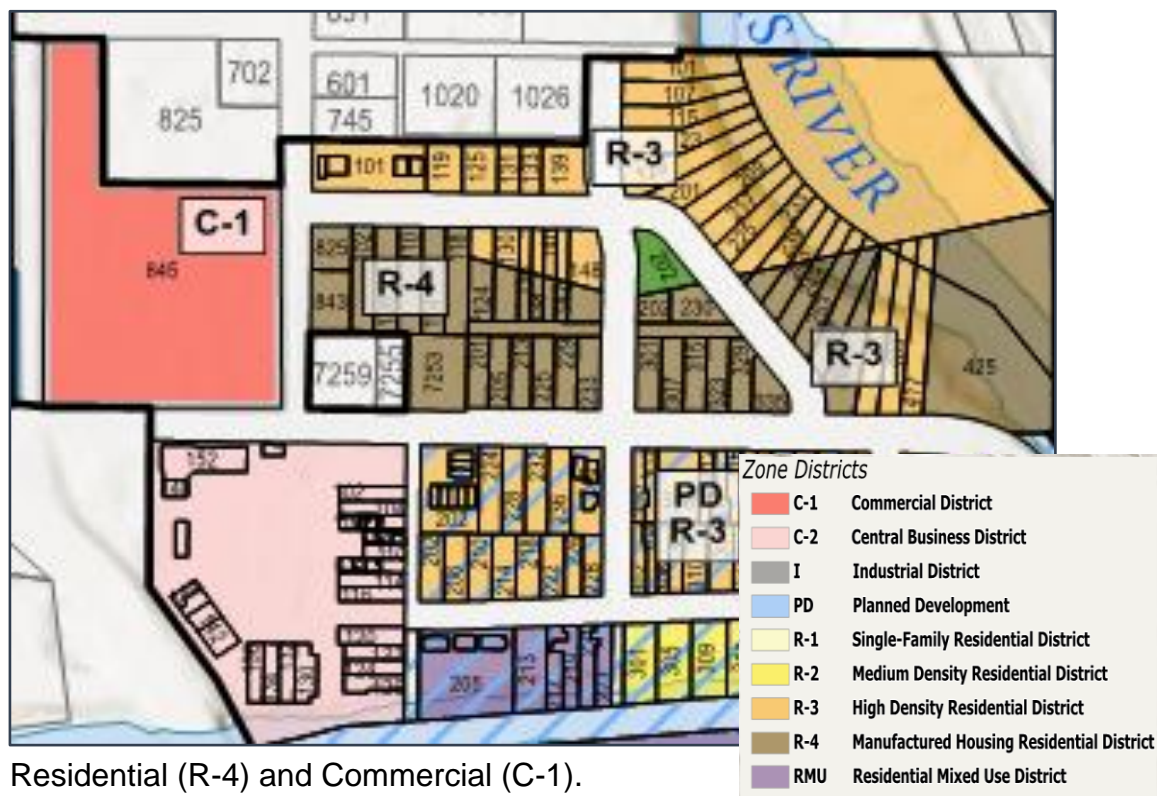
DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	January 3, 2023

The applicants, Karen Lundberg and Virginia Castro submitted the complete application to annex their properties located at 601 Scott Street and 745 Scott Street, respectively, on August 16, 2022 along with an application for Zoning to be considered during a separate hearing.

Section 1 of the Castro pre-annexation agreement requires the owner of 745 Scott Street, Virginia Castro, to connect to City water service at the time water is available on Scott Street. Water service became available in Scott Street in late 2021 and the owner is required to pay the system development fees and make the connection to the City’s water system for the single-family residence. Ms. Castro has submitted a letter requesting City Council consider that the payment of system development fees and connection to the water be deferred until the property is either redeveloped, sold or at the time the well fails.

A conceptual review meeting was not required with this application because the pre-annexation agreement required the annexation applications.

Surrounding Land Use and Zoning:
 The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the north, east and west remain in Chaffee County and are also zoned RES in Chaffee County. The properties to south are within the city limits and are zoned High Density Residential (R-3), Manufactured Housing Residential (R-4) and Commercial (C-1).





CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	January 3, 2023

PROCESS:

An application for annexation is a multi-step process. When annexing a property, the City must follow state statutes for contiguity and procedural requirements. The steps and standards include:

- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;
- Staff reviews the petition for compliance with city and state statutes and Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date;
 - On December 6, 2022 City Council adopted Resolution 2021-54 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for January 17, 2023.
- The (City Council) public hearing is advertised in the newspaper for four consecutive weeks;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- Council holds the public hearing on the annexation petition;
- Council reviews and possibly approves an annexation agreement; and
- Council holds a public hearing to review and possibly approves the proposed zoning.

FINDINGS OF FACT:

1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
2. All applicable owners of the property are party to the annexation.
3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City’s Comprehensive Plan and its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA “encompasses properties which are eligible for annexation and extension of municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time.”

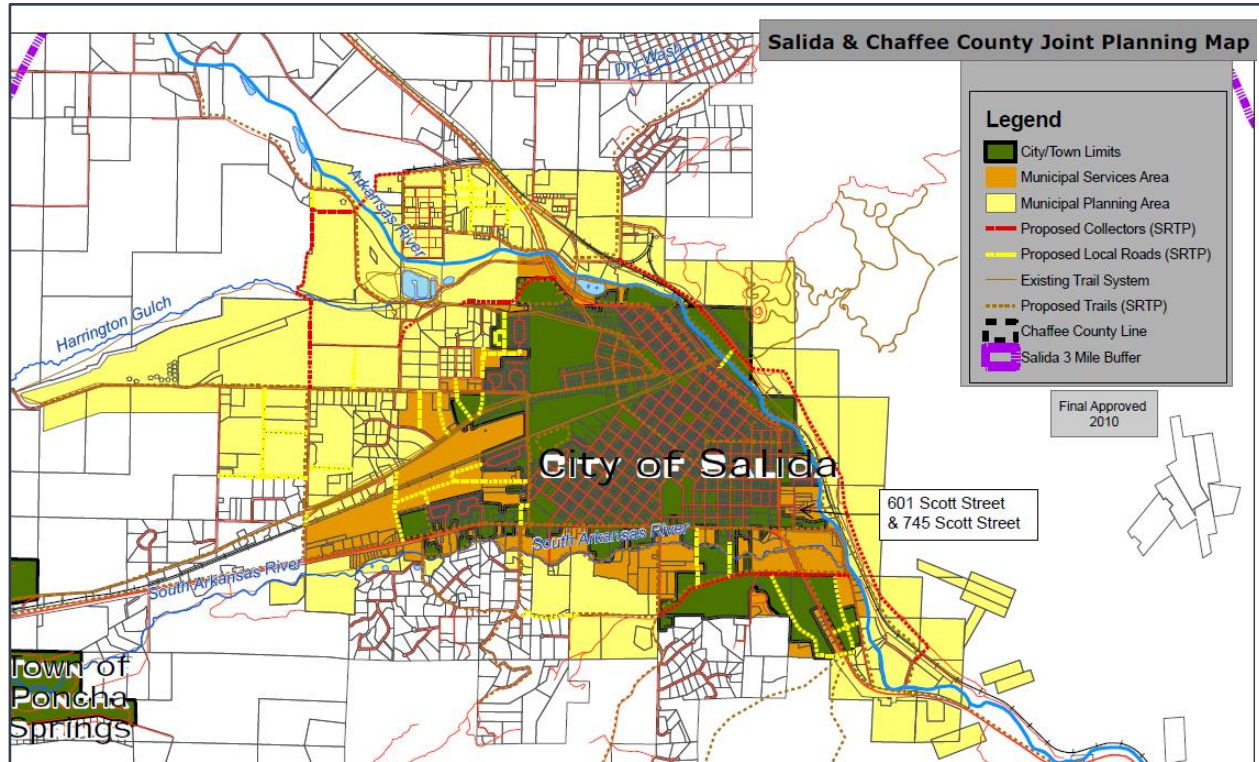


CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE January 3, 2023
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The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan. Specifically, to promote new development projects that contain a variety of housing, including affordable units. The applicant will be required to meet the Inclusionary Housing Ordinance with new development on the property.

In addition, the proposal will provide for a logical extension of the City boundary to support the demand for residentially-zoned land, which will provide housing opportunities.



4. The property may be efficiently served by City fire and police departments.
5. The property is a natural extension of the City’s municipal boundary and meets the legal requirements for annexation.



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE January 3, 2023
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The timeline for the related requests to the annexation are as follows:

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Findings of Fact Resolution 2023-			01/17/2023
Annexation Ordinance 2023-01	12/13/2022	01/03/2023	01/17/2023
Annexation Agreement Resolution 2023-			01/17/2023
Zoning Ordinance 2023-02	12/13/2022	01/03/2023	01/17/2023

Annexation Agreement: On January 17, 2023 staff will propose an annexation agreement that will incorporate the Inclusionary Housing, Open Space and Fair Contributions to Public School site requirements.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- **Salida Fire Department: Fire Chief, Doug Bess**, responded “Fire Department has no concerns at this time.”
- **Salida Police Department: Police Chief, Russ Johnson**, responded “No issues from PD at this time.”
- **Salida Public Works Department: Public Works Director David Lady**, responded “No concerns. I would recommend roadway improvements if/when a development application occurs.” TBD if both Illinois Avenue and Scott Street will require improvements.
- **Salida Finance Department: Staff Accountant, Renee Thonhoff**, responded “601 Scott Street has a sewer/water utility account. System development fees would need to be paid upon further development. 745 Scott Street has a sewer only utility account. System development fees for water and a water meter will need to be paid. Those fees are as follows: \$8,512 water and \$375 water meter. System development fees would need to be paid upon further development.”
- **Chaffee County Planning Director, Miles Cottom**, responded “I don’t have any comments to make on this application.”



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE January 3, 2023
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PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held December 13, 2022 and the Commission recommended Council approve the proposed Lundberg/Castro Annexation with staffs recommended conditions.

STAFF RECOMMENDATION

Staff recommends approval of the proposed annexation, subject to Council approval of an annexation agreement with the following conditions:

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional units constructed on the property.
2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC).
3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2023-01 on first reading and set the second reading and public hearing for January 17, 2023.”

Attachments: Ordinance 2023-01
Agency reviews
Lundberg/Castro Annexation petition and Annexation plat
Virginia Castro letter

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 01
SERIES OF 2023**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE LUNDBERG/CASRO ANNEXATION

WHEREAS, on August 16, 2022, representatives (the “Owners”) of the Lundberg/Castro Annexation, filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of .48 acres located at 601 Scott Street and 745 Scott Street, Salida, in the County of Chaffee, State of Colorado, and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 54, Series of 2022 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on January 17, 2023, commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado; and

WHEREAS, pursuant to C.R.S. §31-12-108 to -110, the City Council on January 17, 2023 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published on December 9, 2022, December 16, 2022, December 23, 2022 and December 30, 2022 in *The Mountain Mail* newspaper; and

WHEREAS, C.R.S. §31-12-105(1)(e) provides that prior to the completion of any annexation within a three-mile area, the municipality shall have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area; and

WHEREAS, the City hereby sets forth its Findings of Fact, Determinations, and Conclusions with regard to annexation to the City of the Lundberg/Castro Annexation; and

WHEREAS, the City currently has in place a Comprehensive Plan and other long-range planning documents which constitute the City's annexation plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

1. The City incorporates the foregoing recitals as findings and determinations by the City Council.

2. The City hereby approves the annexation of the Property described on Exhibit A, attached hereto with the following conditions of approval, and such real Property is hereby annexed to and made a part of the City of Salida.

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional units constructed on the property.

2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC).

3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.

3. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Salida, Colorado, on behalf of the City shall:

- A. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;
- B. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Plat, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Chaffee County, Colorado, with directions to the Chaffee County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and
- C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

INTRODUCED ON FIRST READING, on January 3, 2023, ADOPTED and set for second reading and public hearing on the 17 day of January, 2023.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2023, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2023.

City Clerk/Deputy City Clerk

EXHIBIT A

Beginning at the south-western corner of Lot 1, Peel's Subdivision, from whence the intersection of the north right-of-way of Illinois Avenue and the western right-of-way of Scott Street bears North 17°28'05" west a distance of 182.19 feet;

Thence north 89°07'49" west a distance of 53.84 feet to the western right-of-way of Scott Street;
Thence along said right-of-way of Scott Street north 00°17'02" west a distance of 172.97 more or less to the intersection of the northern right-of-way of Illinois Avenue, extended westerly;

Thence along said right-of-way of Illinois Avenue extended south 89°20'24" east a distance of 57.51 feet to the eastern right-of-way of Scott Street;

Thence continuing on said right-of-way of Illinois Avenue south 89°20'24" east a distance of 137.82 feet;

Thence south 00°52'59" west a distance of 25.00 feet more or less to the southern right-of-way of Illinois Avenue, and the north-east corner of Lot 3, Peels Subdivision;

Thence south 00°52'59" west a distance of 148.65 feet to the south-east corner of said Lot 1;

Thence north 89°07'49" west along the south line of said Lot 1 a distance of 138.07 feet to the point of beginning.

Also known by the following addresses:

601 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300022

745 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300029

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION AND CITY
COUNCIL FOR THE CITY OF SALIDA
CONCERNING ANNEXATION AND
ZONING APPLICATIONS**

Item 9.

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE**

that on December 13, 2022 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding applications for Annexation and Zoning submitted by and on behalf of Karen Lundberg and Virginia Castro, for the properties located at 601 Scott Street and 745 Scott Street.

The City is currently considering a petition to annex and zone the subject properties into the City. The general purpose of the application is to consider the applicant's request to zone the property High Density Residential (R-3).

Any recommendation by the Planning Commission for the Annexation and Zoning shall be forwarded to the City Council for review and a public hearing scheduled for January 17, 2023, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, (719) 530-2626.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/ comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail November 25, 2022



PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: _____

- Salida Public Works
- Salida Fire Chief
- Salida Police Chief
- Salida Finance Department
- U.S. Postal Service
- U.S. Forest Service
- CO Dept. of Transportation
- City Consulting Engineer – Water/Sewer
- City Attorney
- Centurylink Communications

DATE: November 21, 2022

- Xcel Energy
- Charter Communications
- Chaffee Co. Planning
- Army Corps of Engineers
- Division of Wildlife
- Town of Poncha Springs
- Chaffee Co. Building Official
- Historic Preservation Commission
- School District R-32-J
- Atmos Energy

Other:

APPLICANT'S: Karen Lundberg and Virginia Castro

PROPERTY LOCATION: 601 Scott Street and 745 Scott Street

PROJECT DESCRIPTION: Annexation and Zoning applications for the two (2) lots consisting of approximately .48 acres. As part of the Lundberg Pre-Annexation and Castro Pre-Annexation agreements the property owners are required to annex their properties at the time they become eligible. The request is to zone the annexed properties as High Density Residential (R-3).

MEETING DATES:

- Planning Commission 12/13/2022 @ 6:00 P.M.
- City Council 01/17/2023 @ 6:00 P.M.
- Board of Adjustment _____ @ _____ P.M.
- Board of Appeals _____ @ _____ P.M.

TRANSMITTAL INCLUDES:

- Application Form/Cover Letter
- Vicinity Map
- Site Plan
- Plat
- Other:

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: _____

RESPONSE NEEDED BY: 12/06/2022

RECEIVED: _____

From: [Doug Bess](#)
To: [Russ Johnson](#)
Cc: [Kristi Jefferson](#); david.lady@cityofsalida.com; [Renee Thonhoff](#); mcottom@chaffeecounty.org
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Wednesday, November 23, 2022 11:49:26 AM
Attachments: [image001.png](#)
[image002.png](#)

No concerns from fire.

On Wed, Nov 23, 2022 at 11:48 AM Doug Bess <doug.bess@cityofsalida.com> wrote:
N concerns from Fire.

On Tue, Nov 22, 2022 at 3:46 PM Russ Johnson <rjohnson@salidapolice.com> wrote:

No issues from PD at this time.

Thanks,



Russ Johnson

Chief, Salida Police Department

rjohnson@salidapolice.com

P: 719-530-2603 | C: 719-207-1602

448 E First Street, Suite 274, Salida, CO 81201

cityofsalida.com

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, November 21, 2022 4:00 PM
To: david.lady@cityofsalida.com; Russ Johnson <rjohnson@salidapolice.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: mcottom@chaffeecounty.org
Subject: Agency review - Lundberg/Castro Annexation and Zoning application

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

From: [Russ Johnson](#)
To: [Kristi Jefferson](#); david.lady@cityofsalida.com; "Doug Bess"; "Renee Thonhoff"
Cc: mcottom@chaffeeconomy.org
Subject: RE: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Tuesday, November 22, 2022 3:46:39 PM
Attachments: [image001.png](#)
[image002.png](#)

No issues from PD at this time.

Thanks,



Russ Johnson
Chief, Salida Police Department

rjohnson@salidapolice.com
P: 719-530-2603 | C: 719-207-1602
448 E First Street, Suite 274, Salida, CO 81201
cityofsalida.com

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, November 21, 2022 4:00 PM
To: david.lady@cityofsalida.com; Russ Johnson <rjohnson@salidapolice.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: mcottom@chaffeeconomy.org
Subject: Agency review - Lundberg/Castro Annexation and Zoning application

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [DavidL](#)
To: [Kristi Jefferson](#)
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Monday, November 21, 2022 5:08:04 PM
Attachments: [image001.png](#)
[image007.png](#)

Likely both. TBD

David Lady P.E.
City of Salida
Director of Public Works
719-539-6257

On Nov 21, 2022, at 4:54 PM, Kristi Jefferson
<kristi.jefferson@cityofsalida.com> wrote:

For Illinois or Scott Street or both?

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: David Lady [mailto:david.lady@cityofsalida.com]
Sent: Monday, November 21, 2022 4:37 PM
To: 'Kristi Jefferson' <kristi.jefferson@cityofsalida.com>
Subject: RE: Agency review - Lundberg/Castro Annexation and Zoning application

No concerns. I would recommend roadway improvements if/when a development application occurs.



David Lady
Director of Public Works

david.lady@cityofsalida.com
P: 719-539-6257 | C: 719-239-0048
340 W. Hwy 291, Salida, CO 81201
cityofsalida.com

From: Kristi Jefferson [<mailto:kristi.jefferson@cityofsalida.com>]
Sent: Monday, November 21, 2022 4:00 PM
To: david.lady@cityofsalida.com; 'Russ Johnson' <rjohnson@salidapolice.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: mcottom@chaffeecounty.org
Subject: Agency review - Lundberg/Castro Annexation and Zoning application

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Cc: david.lady@cityofsalida.com; [Russ Johnson](#); [Doug Bess](#); mcottom@chaffeeconomy.org
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Tuesday, November 29, 2022 3:21:57 PM
Attachments: [image002.png](#)

601 Scott Street has a sewer/water utility account. System development fees would need to be paid upon further development.

745 Scott Street has a sewer only utility account. System development fees for water and a water meter will need to be paid. Those fees are as follows: \$8,512 water and \$375 water meter. System development fees would need to be paid upon further development.



Easy ways to pay your utility bill: auto pay with a checking account, phone payments 833.892.0176, or pay online please register at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app *MyCivic Utilities*. where you can now set up auto pay!

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

On Mon, Nov 21, 2022 at 4:00 PM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

From: [Miles Cottom](#)
To: [Kristi Jefferson](#)
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Tuesday, November 22, 2022 9:55:55 AM
Attachments: [image002.png](#)

Hey Kristi,

I don't have any comments to make on this application.

Thank you!

--

Miles W. Cottom
Planning Director / Asst. County Attorney
Chaffee County Government
Phone: 719-221-3475

On Mon, Nov 21, 2022 at 4:00 PM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Major Impact Review:
(Type) <u>Zoning</u> |
| <input type="checkbox"/> Appeal Application | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Lundberggardson properties LLC
Virginia Castro

Mailing Address: 601 Archery Lane Salida, CO 81201
745 Scott St. Salida, CO 81201

Telephone Number: 719-207-2321 FAX: _____
970-749-3344

Email Address: kklundberg@gmail.com
mtgin@hotmail.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Lundberg/Castro Annexation & Zoning

Street Address: 601 Scott St, 745 Scott St.

Legal Description: Lot 1-3 Block _____ Subdivision Peels (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent: [Signature] Date 8-16-22

Signature of property owner: Virginia Castro Date 8/17/22



ANNEXATION APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

Item 9.

1. PROCEDURE (City Code Section 16-9-20)

A. Development Process

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review for Completeness.
4. Resolution to Accept Application to City Council
5. Establish Public Hearing Date before Council per Colorado Municipal Annexation Act of 1965.
6. Staff Evaluation of Application and Annexation Agreement (if applicable)
7. Establish Public Hearing Date Before the Planning Commission.
8. Public Notice Provided For Hearings.
9. Public Hearing Conducted by Commission.
10. Annexation Ordinance to City Council for 1st and 2nd Reading.

2. APPLICATION CONTENTS (City Code Section 16-9-40)

1. General Development Application

2. Annexation Petition

3. Annexation Map. The preferred scale of the map is one (1) inch equals one hundred (100) feet; the minimum allowable scale is one (1) inch equals two hundred (200) feet. Sheet size shall be twenty-four (24) inches by thirty-six (36) inches. If it is necessary to draw the map on more than one (1) sheet, a sheet index shall be placed on the first sheet. The annexation map shall contain the following:

- a. Annexation Name
- b. Legal description. Legal description of the perimeter
- c. Names and addresses. Names and addresses of the owners, subdivider, land planner and land surveyor registered in the State.
- d. Scale
- e. North arrow
- f. Date. The date the map was prepared.
- g. Boundary lines and dimensions. Boundary lines of the proposed annexation. Distinction of the boundary that is contiguous to the City and the length of the same boundary on the map, including required showing of contiguity in feet.
- h. Platted lots. Lot and block numbers if the area is already platted.
- i. Improvements and easements. The location and dimensions of all existing and proposed streets, alleys, easements, ditches and utilities within or adjacent to the proposed annexation.
- j. Vicinity map. The vicinity map shall show the location of the proposed annexation, in relation to the City.
- k. Acreage. Total acreage to be annexed.
- l. Certificates. Certificates required to appear on the final annexation plat are described in Section 16-9-40 of the Land Use Code.

4. Digital Copy. A digital copy of the plat compatible with the City GIS shall be submitted.

5. Application Fee \$3,000 cash or check made out to City of Salida (\$1,000 application fee + \$2,000 retainer for attorney's fees)

7. Public Notice.

- a) A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
- b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
- c) Applicant is responsible for posting the property and proof of posting the public notice.

8. Petition for Exclusion from the South Arkansas Fire Protection District (optional)

9. Notarized Special Fee and Cost Reimbursement Agreement completed

ANNEXATION PETITION**TO THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, GREETINGS:**

The undersigned hereby petition(s) the City of Salida to annex to the City of Salida the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by the landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C. R. S. 1973, Section 31-12-107(l)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

1. That it is desirable and necessary that the above-described territory be annexed to the City of Salida.
2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the City of Salida.
3. That no less than one-sixth of the aggregate external boundaries of the above-described territory hereby petitioned to the City of Salida is contiguous to the City limits of the City of Salida.
4. Accompanying this petition are two mylars and twenty copies of the annexation map.
5. That a community of interest exists between the above-described territory and the City of Salida, and that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the City of Salida.
6. That the above-described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Salida, was held within the twelve months preceding the filing of this petition.
7. That the above-described territory does not include any area included in another annexation proceeding involving city other than the City of Salida.
8. That the above-described territory is not presently a part of any incorporated city, city and county, or town.
9. That the above area described will (not) result in the detachment of the area from any school district and the attachment of the same to another school district.

ANNEXATION PETITION

"INSERT A"

Beginning at the south-western corner of Lot 1, Peel's Subdivision, from whence the intersection of the north right-of-way of Illinois Avenue and the western right-of-way of Scott Street bears North 17°28'05" west a distance of 182.19 feet;

Thence north 89°07'49" west a distance of 53.84 feet to the western right-of-way of Scott Street;

Thence along said right-of-way of Scott Street north 00°17'02" west a distance of 172.97 more or less to the intersection of the northern right-of-way of Illinois Avenue, extended westerly;

Thence along said right-of-way of Illinois Avenue extended south 89°20'24" east a distance of 57.51 feet to the eastern right-of-way of Scott Street;

Thence continuing on said right-of-way of Illinois Avenue south 89°20'24" east a distance of 137.82 feet;

Thence south 00°52'59" west a distance of 25.00 feet more or less to the southern right-of-way of Illinois Avenue, and the north-east corner of Lot 3, Peels Subdivision;

Thence south 00°52'59" west a distance of 148.65 feet to the south-east corner of said Lot 1;

Thence north 89°07'49" west along the south line of said Lot 1 a distance of 138.07 feet to the point of beginning.

Also known by the following addresses:

601 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300022

745 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300029

ANNEXATION PETITION

This Section must be filled out if there are multiple properties/property owners petitioning annexation.

Signature of Petitioners Requesting Annexation to the City of Salida, Colorado	Date of Signature of Each Petitioner	Mailing Address of each Petitioner	Description of Property Included the Area Proposed for Annexation Owned by Each person Signing this Petition. (Attach separate sheet, if necessary)
<i>Virginia Castro</i>	<i>8/16/2022</i>	<i>745 Scott, Salida CO</i>	<i>Lot 1, Peels Subdivision</i>
<i>[Signature]</i>	<i>8/16/22</i>	<i>6017 Archery Ln. Salida CO</i>	<i>Lot 2+3 Peels Sub.</i>

To Whom it May Concern,

This is a request to be annexed into the city of Salida Colorado for the properties at 745 Scott Street, Salida Colorado (owned by Virginia Castro) and 601 Scott Street, Salida Colorado (Owned by Lundberg and Son Properties, LLC). Both properties are asking for high density Residential (R3) zoning as we believe that is the type of residential property that best fits with surrounding properties and subdivisions.

Thank You,

Karen Lundberg

Virginia Castro

12 December 2022

Dear Mayor Shore and Councilors Naccarato, Templeton, Critelli, Pollock, Kasper and Pappenfort:

As you consider the annexation of my property at 745 Scott Street into the city of Salida, I humbly request that the connection to city water be delayed until the property is either redeveloped or sold or the well fails. Connecting to city water right now would present a significant financial burden for me.

While I knew that someday I would pay to connect to city water, there was no predicting the impact the pandemic would have on me personally. I came down with a breakthrough case of Covid in October of 2021. Over a year later I am still dealing with the aftermath of that illness. I am now one of the "long haulers" who has severe lingering effects from the virus. The company that I worked for since 2005 could no longer hold my position for me since neither I nor the doctors could say when I would be able to return to work. Luckily, I had the money that I had saved in anticipation of connecting to city water.

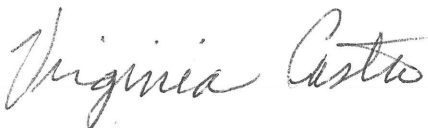
My recovery has been stagnant. I attribute that partly to the shooting that took place right next door in January. That trauma, coupled with the constant construction and influx of new neighbors, was not conducive to my healing.

Since I wasn't recovering, I decided to find a more peaceful place to rehabilitate and to rent out my home. For a tenant, I found a local preschool teacher who had been struggling in her search to find a place to live in the increasingly expensive community.

I am including a couple of pictures of my property. One is what it looked like when I bought it. The other is what it looks like after I poured time, money and attention into it.

Thank you for considering my request and thank you for your service to the Salida community.

Sincerely,



Virginia Castro
129 County Road
Gunnison, CO 81230
(970) 749-3344

This is what the house looked like when I bought it. Pieces of the roof were in the yard. No local insurance company would cover it. The county listed the condition as poor.



Now I get compliments on the house and the yard when people pass by. I added a front porch, replaced the roof, put in a sidewalk and flagstone walkway. I planted perennial gardens that attract many birds and other pollinators. In addition to many upgrades inside, I connected to the city sewer, as a requirement of the purchase. This photo is from early spring before everything is in bloom.





CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	January 3, 2023

ITEM

Ordinance 2023-02: First reading and setting a public hearing on proposed zoning of High Density Residential (R-3) for the Lundberg/Castro Annexation.

BACKGROUND

The applicants, Karen Lundberg and Virginia Castro, are required to annex their property when eligible as discussed in the Lundberg/Castro Annexation application. The area annexed must be brought under the municipality’s zoning ordinance within 90 days from the effective date of the annexation ordinance.

The applicants have requested approval to have each of their lots (.48 acres total) zoned High-Density Residential (R-3), following approval of annexation of the properties into the City of Salida. The properties are located along Scott Street, as shown on the map below.

A complete legal description is shown as exhibit A with the annexation application.

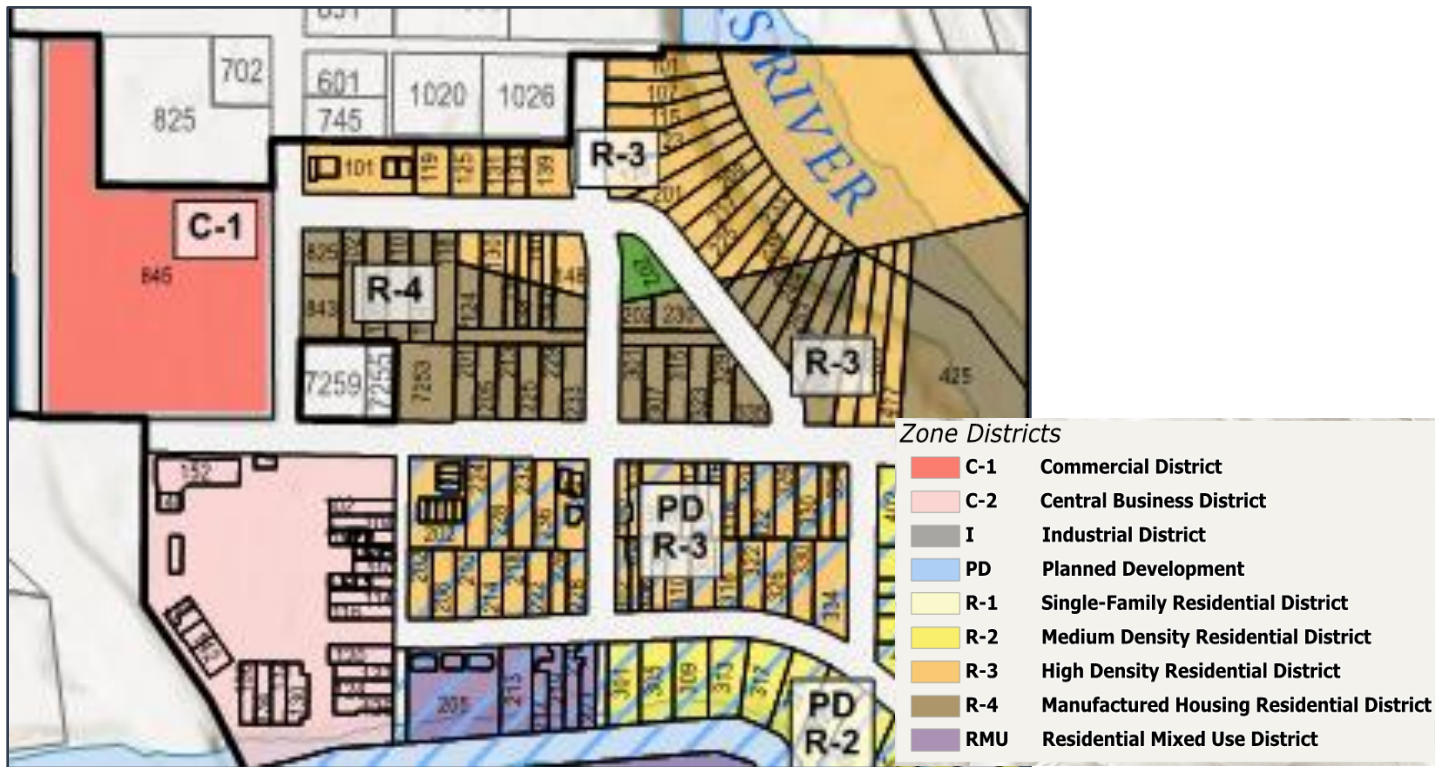




CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	January 3, 2023

Surrounding Land Use and Zoning: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the north, east and west remain in Chaffee County and are also zoned RES in Chaffee County. The properties to south are within the city limits and are zoned High Density Residential (R-3), Manufactured Housing Residential (R-4) and Commercial (C-1).



REVIEW STANDARDS FOR MAP AMENDMENTS (Section 16-4-210):

1. Consistent with Comprehensive Plan. The proposed amendment shall be consistent with the Comprehensive Plan.
 - The Comprehensive Plan includes the goals that new projects should complement the neighborhood’s mass and scale; be focused within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	January 3, 2023

- The zoning of R-3 would be consistent with the zoning found in the adjacent River Ridge development and would continue the regular pattern of zone district application.

2. Consistency with Purpose of Zone District. The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.

- Per the land use code, the purpose of the High-Density Residential (R-3) zone district is to provide for relatively high density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.
- The 601 Scott Street property has a single-family double wide mobile home and a detached garage. The owner has indicated that in the future she is planning to build additional residential units on the .24 acre parcel. Currently, with R-3 zoning this parcel is allowed 4 units of density.
- The 745 Scott Street property has a single-family dwelling and the owner has stated that she has no development plans at this time. Currently, with R-3 zoning this .24 acre parcel is allowed 4 units of density.
- Staff supports the request to zone the subject property as High-Density Residential (R-3).

3. Compatibility with Surrounding Zone Districts and Uses. The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.

- The zoning classification of High Density (R-3) is consistent and compatible with the zoning of the adjoining River Ridge Subdivision.

4. Changed Conditions or Errors. The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	January 3, 2023

- The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held December 13, 2022 and the Commission recommended Council approve the proposed zoning of the site as High-Density Residential (R-3).

STAFF RECOMMENDATION

Staff recommends approval of the proposed zoning of the Lundberg/Castro Annexation site as High-Density Residential (R-3).

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2023-02 on first reading and set the second reading and public hearing for January 17, 2023.”

Attachments: Ordinance 2023-02
Application materials

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 02
SERIES OF 2023**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE LUNDBERG/CASTRO ANNEXATION AS HIGH DENSITY RESIDENTIAL (R-3) ZONE DISTRICT

WHEREAS, on August 16, 2022, representatives of the Lundberg/Castro Annexation (the “Owners”), filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of .48 acres located at 601 Scott Street and 745 Scott Street, Salida, in the County of Chaffee, State of Colorado, and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, by Ordinance No.01, Series of 2023 the City of Salida annexed the Lundberg/Castro Annexation to the City; and;

WHEREAS, Petitioner has filed an application to zone the Property within the High Density Residential (R-3) zone district, and on December 13, 2022 the City of Salida Planning Commission considered the zoning application for the Property at a duly noticed public hearing and recommended that the City Council zone it as High Density Residential (R-3); and

WHEREAS, as required by the Salida Municipal Code, the public hearing on the zoning application for the Lundberg/Castro Annexation will be held on January 17, 2023 at a regularly scheduled meeting of the Salida City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described on Exhibit A is hereby zoned High Density Residential.
3. Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-4-210 of the Salida Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Chaffee County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Salida Land Use Regulations, SMC §16-1-10, et seq., to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on January 3, 2023, ADOPTED and set for second reading and public hearing on the 17 day of January, 2023.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2023, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2023.

City Clerk/Deputy City Clerk

EXHIBIT A

Beginning at the south-western corner of Lot 1, Peel's Subdivision, from whence the intersection of the north right-of-way of Illinois Avenue and the western right-of-way of Scott Street bears North $17^{\circ}28'05''$ west a distance of 182.19 feet;

Thence north $89^{\circ}07'49''$ west a distance of 53.84 feet to the western right-of-way of Scott Street;
Thence along said right-of-way of Scott Street north $00^{\circ}17'02''$ west a distance of 172.97 more or less to the intersection of the northern right-of-way of Illinois Avenue, extended westerly;

Thence along said right-of-way of Illinois Avenue extended south $89^{\circ}20'24''$ east a distance of 57.51 feet to the eastern right-of-way of Scott Street;

Thence continuing on said right-of-way of Illinois Avenue south $89^{\circ}20'24''$ east a distance of 137.82 feet;

Thence south $00^{\circ}52'59''$ west a distance of 25.00 feet more or less to the southern right-of-way of Illinois Avenue, and the north-east corner of Lot 3, Peels Subdivision;

Thence south $00^{\circ}52'59''$ west a distance of 148.65 feet to the south-east corner of said Lot 1;

Thence north $89^{\circ}07'49''$ west along the south line of said Lot 1 a distance of 138.07 feet to the point of beginning.

Also known by the following addresses:

601 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300022

745 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300029



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Major Impact Review:
(Type) <u>Zoning</u> |
| <input type="checkbox"/> Appeal Application | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Lundberggardson properties LLC
Virginia Castro

Mailing Address: 601 Archery Lane Salida, CO 81201
745 Scott St. Salida, CO 81201

Telephone Number: 719-207-2321 FAX: _____
970-749-3344

Email Address: kklundberg@gmail.com
mtgin@hotmail.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Lundberg/Castro Annexation + Zoning

Street Address: 601 Scott St, 745 Scott St.

Legal Description: Lot 1-3 Block _____ Subdivision Peels (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent: [Signature] Date: 8-16-22

Signature of property owner: Virginia Castro Date: 8/17/22



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
3. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
4. Public Notice
5. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
6. Public Notice
7. Hearing Conducted by City Council (Major Impact Review)

B. Application Contents (City Code Section 16-3-50)

1. A General Development Application
2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
3. A brief written description of the proposed development signed by the applicant;
4. Special Fee and Cost Reimbursement Agreement completed. **major impact only*
5. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.

6. Developments involving construction shall provide the following information:
- (i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:
 - a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
 - b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
 - c. Parking spaces;
 - d. Utility distribution systems, utility lines, and utility easements;
 - e. Drainage improvements and drainage easements;
 - f. Roads, alleys, curbs, curb cuts and other access improvements;
 - g. Any other improvements;
 - h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
 - i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.
 - (ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:
 - a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
 - b. Plans and profiles for sanitary and storm sewers; and
 - c. Profiles for municipal water lines; and
 - d. Street plans and profiles.
 - (iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).
7. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of

water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

10. An access permit from the Colorado Department of Transportation; and

11. A plan for locations and specifications of street lights, signs and traffic control devices.

2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

1. **Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan. *Our properties are compatible with the Comprehensive plan and the adjoining properties.*

2. **Conformance to Code.** The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

Existing S/F on each parcel.

- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.

3. **Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

The use is compatible with the existing neighbors.

4. **Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

5. **Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

6. **Environment.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

To Whom it May Concern,

This is a request to be annexed into the city of Salida Colorado for the properties at 745 Scott Street, Salida Colorado (owned by Virginia Castro) and 601 Scott Street, Salida Colorado (Owned by Lundberg and Son Properties, LLC). Both properties are asking for high density Residential (R3) zoning as we believe that is the type of residential property that best fits with surrounding properties and subdivisions.

Thank You,

Karen Lundberg

Virginia Castro