



PLANNING COMMISSION REGULAR MEETING

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

Monday, November 23, 2020 - 6:00 PM

AGENDA

Email public comments to: publiccomment@cityofsalida.com

Please register for the Planning Commission meeting: <https://attendee.gotowebinar.com/rt/1909092342220683277>

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

APPROVAL OF THE MINUTES

1. Planning Commission draft minutes - 10/23/2020

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | | |
|---|---|--|
| A. Open Public Hearing | D. Applicant's Presentation (if applicable) | G. Commission Discussion |
| B. Proof of Publication | E. Public Input | H. Commission Decision or Recommendation |
| C. Staff Review of Application/Proposal | F. Close Public Hearing | |

2. Chaffee Housing Trust Limited Impact Review - The request is for limited impact review and approval of a new 6-unit (inc. one ADU) residential development. The development is proposed to consist of 4 separate buildings, including a duplex, a primary residence with attached ADU, and two single-family dwellings—all of which are proposed for sale or rental at or below 80% AMI. The property is located within the Medium-Density (R-2) zone district.

NEW BUSINESS

COMMISSIONERS' COMMENTS

ADJOURN

****An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.**

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.

PLANNING COMMISSION REGULAR MEETING

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

October 26, 2020 - 6:00 PM

MINUTES

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

- Chairman Greg Follet
- Vice-Chair Francie Bomer
- Commissioner Dori Denning
- Commissioner Judith Dockery
- Commissioner Giff Kriebel
- Commissioner Michelle Walker
- Commissioner-Alternate Suzanne Copping
- Commissioner-Alternate Dave Haynes

APPROVAL OF THE MINUTES

1. September 28, 2020 draft minutes

Motion made by Commissioner Kriebel, Seconded by Vice-Chair Bomer.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Denning, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | |
|---|--------------------------|
| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application/Proposal | G. Commission Discussion |

D. Applicant's Presentation (if applicable) H. Commission Decision or Recommendation

2. River Park Place Minor Subdivision – The request is for a limited impact review for a minor subdivision to subdivide an 18,000 square foot parcel located at 314 E. Sackett Avenue into two lots of approximately 9,000 square feet each. The subject site is zoned Commercial (C-1).

Van Nimwegen gave an overview of the application and stated that staff supports the request with the two (2) suggested conditions.

Walker asked for clarification on the inclusionary housing requirement for this subdivision. **Van Nimwegen** explained that because this is a new Minor Subdivision they are required to meet the inclusionary housing ordinance.

Applicant, Walt Harder stated that Van Nimwegen gave a thorough explanation of the proposal and was available to answer questions. **Bomer** thanked the applicant for the application and contributing to the affordable housing funds. **Dockery** asked about runoff because these lots are very close to the river. **Van Nimwegen** explained that drainage from the property has to be contained onsite.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Denning.

Voting Yea: Chairman Follet, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Commissioner-Alternate Copping

NEW BUSINESS – **Van Nimwegen** let the Commission know that tonight's meeting will be his last meeting with the City of Salida as he accepted a position with another municipality.

Van Nimwegen gave a quick overview of upcoming projects.

Follet thanked Van Nimwegen for his service and guiding the Commission exceptionally well.

City Administrator, Drew Nelson, stated that Glen has done a fantastic job for the City and will be missed by everybody.

COMMISSIONERS' COMMENTS

ADJOURN: With no further business to come before the Commission, the meeting adjourned at 6:35 pm.



STAFF REPORT

MEETING DATE: November 23rd, 2020

AGENDA ITEM TITLE: Chaffee Housing Trust – M and 3rd – Limited Impact Review

AGENDA SECTION: Public Hearing

REQUEST:

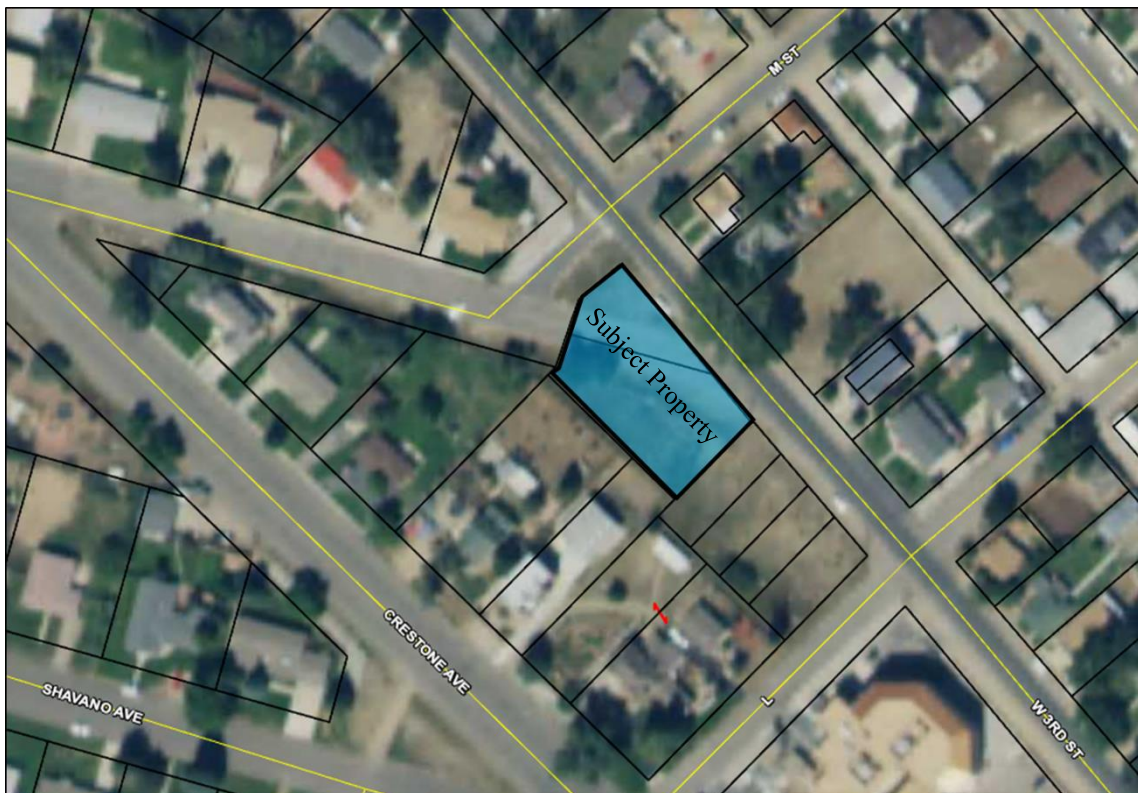
The request is for limited impact review and approval of a new 6-unit (inc. one ADU) residential development. The development is proposed to consist of 4 separate buildings, including a duplex, a primary residence with attached ADU, and two single-family dwellings—all of which are proposed for sale or rental at or below 80% AMI. The property is located within the Medium-Density (R-2) zone district.

APPLICANT:

The applicant is Chaffee Housing Trust, P.O. Box 692, Buena Vista, CO, 81211.

LOCATION:

The subject property is located at the corner of M Street and W. Third Street. The development site is currently owned by the City of Salida and encompasses approximately 16,769 sf (.38 ac).



PROCESS:

The Salida Municipal Code, Chapter 16, specifies that Limited Impact Review applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.



Looking south from W. Third and M Streets at the subject property



CHT Site Plan

OBSERVATIONS:

1. The applicant is proposing to develop the site with a total of five primary units and one accessory dwelling unit (ADU) within four separate buildings—a two-story duplex, a single-family residence with attached ADU above, and two single-family one-story homes. A common parking area with a minimum of six parking spaces will be located at the rear of the building, accessed from the terminus of E. Crestone Ave. The proposed use of the property is considered “Residential (5 – 19 units)” which is allowed in the R-2 zone district, subject to Limited Impact Review.
2. The applicant is Chaffee Housing Trust, a 501c(3) nonprofit housing developer who intends to build the units to be sold or rented at costs equal to or below 80% Area Median Income (AMI). The current intent is for CHT to sell the duplex units and both single-family homes. They intend to retain ownership of the single-family residency with attached ADU and rent both units out.
3. The development site consists of two lots owned by the City of Salida (.11 ac. and .28 ac., respectively). Portions of the property recently went through a rezone which resulted in the entire site being zoned R-2 (Ordinance 2020-10), as well as a right-of-way vacation (Ordinance 2020-11) which vacated a portion of E. Crestone Ave and created one consolidated developable site. The City of Salida intends to conduct a lot line elimination in order to create a single lot prior to transfer of the property.
4. The City of Salida has expressed intent to transfer the property to Chaffee Housing Trust for the purpose of developing affordable housing, provided that certain conditions are met. Those conditions will include, but will not be limited to: provision of all units as affordable (\leq 80% AMI) in perpetuity and reimbursement of certain costs associated with the reconfiguration of M Street and the underlying sewer line. Such a transfer would be conducted via ordinance approved by City Council.
5. The City of Salida currently plans to close down existing access to E. Crestone Ave sometime late winter/early spring 2021 and reconfigure M Street consistent with the designs shown on the development site plan. Chaffee Housing Trust has agreed to pay for relocation of the sewer line from E. Crestone Ave to M Street and will also be responsible for construction of the sidewalk along M Street. Future access between W. Third Street and E. Crestone Ave will be via the reconfigured M Street.
6. The applicant has submitted a site plan showing the layout, which shows substantial compliance with the Schedule of Dimensional Standards and Design Standards.
7. Service lines for telephone, electricity, natural gas and cable will be required to be located underground to the maximum extent feasible (Section 16-8-50).

REVIEW STANDARDS – Land Use Code Section 16-3-50 and Section 16-4-110:

1. Consistency with Comprehensive Plan. The use shall be consistent with the City's Comprehensive Plan.

Applicant's Response: *Per the 2013 Salida Comprehensive Plan, page 3-6, Zoning Districts, it states, "An appropriate range of housing types will be available to serve the varied lifestyles, ages, and income levels of residents." On page 4-6 it states, "...the vision for the City of Salida to be a place that is affordable for multi-generational population to live, work, play and raise a family. Planning ... will allow the city to be proactive in creating opportunities for current and future residents to remain in the community." Page 6-1, "The existing pattern of a mixture of housing types, family sizes and incomes in Salida neighborhoods is integral to the character of the community. Decent housing should be attainable by all citizens of Salida whether to rent or to own. Affordable housing has been a growing concern in recent years as the increase in housing costs has outpaced wage increases. While Salida may seem to some like an affordable alternative to other Colorado resort communities, rising housing costs have put pressure on local residents to live outside of the municipality, live in sub-standard housing or leave the community. Ensuring diverse housing opportunities are available will enhance and support the city's economic and social diversity, and help maintain the sense of community. . . The city recognizes that the cost of infrastructure per household is reduced as density increases and dense housing should be encouraged" On page 6-2, it states, "Salida is not a city of gated communities or income defined neighborhoods. The city was built with functional neighborhoods constructed with a variety of home sizes, styles and income levels. Small multifamily structures were integrated into neighborhoods of large and small single-family homes providing neighborhoods which housed a variety of household sizes and incomes. The diversity of housing types drives the integrated feel of the neighborhoods in Salida and this quality is highly valued." On page 6-6, "Policy H-I.1 – Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles." Page 6-2 states, "The possibility exists for the city to...provid(e) meaningful incentives to developers that provide affordable housing. Other efforts from the city could include the possible allocation of city owned lands for affordable housing projects or offering reduced fees associated with the cost of developing affordable housing." On page 6-4 it states, "Adoption of the Strategic Plan was followed closely by the creation of the Chaffee Housing Trust ("Housing Trust"), a community land trust." Implementation measure #9 from the Strategic Plan states that the city should provide direct support for the Housing Trust.*

Staff notes several applicable policies and action items in the Comprehensive Plan:

- Policy LU&G-I.1 states that "New development within the city shall make the most appropriate use of the land using design standards that enhance and complement the historic built environment of the city."
 - The development proposes a design and use that closely matches the uses and building pattern seen along W. Third Street in the surrounding neighborhood.
- Policy LU&G-I.2 states that "Infill and redevelopment should be encouraged and will advance the objectives of this plan." The accompanying Action LU&G-I.2.c guides the City to "Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city."
 - This development would provide up to six residential units within a half-mile of the downtown center and has adequate access to required services.
- As the applicant indicates, increasing the amount of affordable housing in the City is also one of the key principles identified in the Comprehensive Plan, and supported by a variety of Policy statements and Action Items, including several that discuss supporting affordable housing providers such as Chaffee Housing Trust.

- The applicant states in their purpose statement that “All homes will serve low-income households earning 80% of AMI or less.” The proposed units would help meet a portion of the affordable housing need identified in the 2016 Needs Assessment. These units are anticipated to provide a mix of both for-sale and rental opportunities, accommodating for a variety of needs.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

2. **Conformance to Code.** The use shall conform to all other applicable provisions of this Chapter, 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 IV.

Applicant’s Response: The parcel is zoned R-2 similar to the neighboring properties. Properties adjacent to the lot to the northwest, northeast, and southeast are all zoned R-2. All these properties lie at a lower elevation than properties to the southwest, which lie on a mesa this is higher than rooftops to the northeast. This topographical distinction reflects the change in zoning from R-2 to R-1 for parcels that are on top of the mesa. The parcel (including the vacated right of way) meets all standards pertinent to R-2. All dimensional standards are met, including density. Up to 5 units are allowed, plus one ADU, totaling 6 units.

As the applicant notes, the development site is allowed up to 5 primary units on the 16,769 sf site within the R-2 zone district, and five primary units are proposed in the application. One accessory dwelling unit (ADU), attached to one of the primary units, is also proposed. According to the Sec. 16-4-190(c), one ADU is allowed per lot. It must be noted that the property owner (City of Salida) intends to consolidate the two existing legal lots into one via a lot line elimination process prior to any transfer of the property. In order to avoid potential nonconforming lot situations in the future, and to limit the number of ADUs on the site to one, staff recommends as a condition of approval:

- **A lot line elimination shall be initiated by the owner of the two adjacent subject lots and approved via Administrative Review prior to building permit submittal.**

The proposed development meets all other dimensional standards of the zoning district and standards applicable to the use as a residential development. Specifically, the development meets the minimum lot size, minimum lot frontage, maximum height, and maximum lot coverage for structures, as noted in the table on the site plan provided.

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

Applicant’s Response: At the time of development application, the CHT will provide all necessary parking, landscaping, and sign improvements as requested by the City of Salida, and that result from the pre-development public process.

The proposed development as described in the site plan appears to satisfy the requirements for parking, landscaping, sign and improvement standards. Specifically, the applicant

proposes to provide six parking spaces—one for each unit, as required in Table 16-J for single-family homes, duplexes, and ADUs. It is noted that a landscape plan will be submitted to staff along with building permit review, in accordance with Code.

Public Works staff also notes that sandy soils have been identified in past studies within the general area. The applicant notes in an email to staff accompanying the application that a geotechnical study will be provided at a later date. Staff concurs that such a study will be necessary due to known soil types, and recommends the following condition of approval:

- **The applicant shall provide a geotechnical study of the development site for review prior to building permit submittal, in accordance with Code.**

Staff finds that, with the recommended conditions of approval, the use is in substantial conformance with the Code.

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.

Applicant’s Response: The proposed use, residential housing, conforms with neighboring property uses and zoning. As stated in #2 above, the parcel is zoned R-2 and is compatible with adjacent properties. This project will fill a spatial gap created by the intersection of three streets. Construction of housing on the newly created parcel will create a continuous frontage of housing along the south side of 3rd Street, joining the frontage of the homes to the southeast. Refer to the responses to question #1 regarding the appropriateness of affordable housing on this site.

The surrounding uses include both single-family and multi-family residential development. The use of this property is in conformance with the development standards for the R-2 zone district as well as the requirements for residential development. Additionally, the building designs attempt to blend with those of the immediately surrounding residences—the two buildings furthest to the southeast have flat roofs similar to those south along W. Third Street, and the two buildings furthest to the northwest have gable and/or shed roofs similar to those to the north and across the street. Staff finds the proposed use to be appropriate and compatible with the character of neighboring uses.



View of existing homes north and south of the proposed development site



View of existing homes along W. Third Street across from the proposed development site

4. Traffic. The use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems. Necessary mitigating measures shall be proposed by the applicant.

Applicant’s Response: This development includes parking behind the buildings, accessible from E. Crestone Ave. This allows cars to turn off of Third St. at M St. continue a short distance to E. Crestone, then enter the parking lot where there is less traffic, preventing any congestion or slowdowns on Third St. The vacation of E. Crestone diminishes or slows traffic on E. Crestone as cars will turn onto M St., then enter Third at a stop sign, increasing safety and slowing traffic in this residential neighborhood. M St. will be re-graded to improve the slope and create a flatter, safer stopping area at the Third St. intersection. (Response included in email, as the application form did not contain this standard)

As was discussed during the right-of-way vacation and rezone processes for the underlying lots, traffic impact analyses for developments of such small size are not required. However, for reference, a rudimentary analysis was performed and summarized here. A very conservative estimate using the ITE Trip Generation Manual, 10th Edition—taking into account the anticipated smaller-than-average size of the units, corresponding smaller household size, and close proximity to downtown with commercial services and employment centers—would be that the development could generate a maximum of up to approximately 50 vehicle trips per day, or an average of just over 2 trips per hour (though some of those trips would be concentrated during the AM and PM “rush” hours). Staff estimates a more realistic estimate would be a total of approximately 36 trips/day, especially given the high level of walkability and bike-ability of the location. The vast majority of these trips are anticipated to be added to W. Third Street the ease of access to that street and the center of town. W. Third Street is already a relatively high-volume street (approximately 2500 trips/day) and is designed for more, therefore the impact will be insignificant. This standard is met.

5. 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.

Applicant’s Response: The operating characteristics, residential use, will not have an impact on neighboring properties. Residents of the future homes created on this lot will be similar to the majority of Salida residents, i.e. regular working families with steady incomes who can responsibly make payments on a mortgage or rent. Per the Community Land Trust model, the CHT will retain ownership to the underlying land, selling or renting the improvements (homes) to qualified county residents. Lease agreements will include provisions for the CHT to respond to any issues of nuisance. Residents may be evicted for failure to comply with lease agreements including nuisance, failure to maintain their residence, or non-compliance with condominium owners association rules and regulations. The CHT will also have the right to remedy any nuisance or failure to maintain the property. These provisions exceed existing provisions for neighboring properties, making the CHT property less likely to be a nuisance than those adjacent or in the neighborhood.

The development of this project would seem to be an improvement to the area, which is currently a vacant area bisected by a roadway that meets W. Third Street at an acute angle. The applicant has minimized impacts from noise, odors, vibrations, glare and similar conditions through thoughtful layout of the site, including the location of a communal parking area at the rear of the development.

Staff finds that the operating characteristics of the use will be met.

6. 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.

Applicant’s Response: Water and sewer access, as well as electricity, are available on site or adjacent to the site. Prior to developing this parcel, the City will be making changes to the sewer line (paid for by the CHT, as well as related expenses, and sidewalks. See attached EOPC for budget), directing it down M Street to the main line on 3rd Street. This eliminates the need for the sewer line running under the section of E. Crestone that has been vacated. M Street will then be adjusted (added curvature) and re-graded to improve the stopping area leading up to the stop sign for vehicles traveling north on M St. at 3rd. This improves the safety of the intersection. Parking for the development will be accessible from E. Crestone, behind units, giving them more street frontage on 3rd St., adding to the neighborhood feel.

As the applicant notes, the area is adequately served by sewer and water, and will remain available to the development following the reconfiguration of M Street and the underlying utilities. Public Works notes that the public sewer, water, and street improvements identified on the site plan are consistent with prior discussions with Council and recommends as a condition of approval:

- **Plans will need to be completed and signed/stamped by a professional engineer for final review prior to building permit approval.**

Staff finds that, with the recommended condition of approval, this standard is met.

7. 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.

Applicant’s Response: The use will improve the characteristics of the neighborhood by making use of space consumed by redundant streets, currently covered with asphalt or left as neglected and unattended open space. The addition of landscaping and the planting of trees on site will improve the environmental and aesthetic aspects of the site.

Staff concurs that there are no significant environmental features on the site, therefore no significant negative environmental impacts are anticipated for this development. This standard is met.

RESPONSES FROM REFERRAL DEPARTMENTS AND AGENCIES:

- City of Salida Public Works: David Lady- “Applicant identifies that a Geotechnical Study will be provided at a later date. I would concur that it is provided due to know sandy soils identified for this general area. The public sewer, water, and street improvements identified are consistent with applicant/Council prior discussion. Plans will need to be completed and signed/stamped by a professional engineer for final review.”
- City of Salida Fire: Kathy Rohrich- “The Fire Department has no concerns at this time.”
- City of Salida Police: Russ Johnson- “I don’t see any issues at this time.”

No other agency comments have been received by this date. Any additional comments received prior to the hearing will be presented to the Commission in person.

REQUIRED ACTIONS BY THE COMMISSION:

1. The Commission shall confirm that adequate notice was provided and a fee paid.
2. The Commission shall conduct a public hearing.
3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan and conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

RECOMMENDED FINDINGS:

1. Public Notice has been provided in accordance with the Municipal Land Use Code.
2. This application is consistent with the Comprehensive Land Use Plan, the Land Use Code and is compatible with the surrounding R-2 district.
3. The applicant has provided sufficient detail that improvements can be designed to the specifications of the City of Salida Municipal Code and are adequate to serve the public interest.
4. The development plan meets the requirements of the Land Use Code.
5. The applicable review criteria for limited review applications have been met.

RECOMMENDED ACTION:

Based on the above findings, staff recommends **APPROVAL** of the limited impact review request for this proposal with the following conditions:

1. A lot line elimination shall be initiated by the owner of the two adjacent subject lots and approved via Administrative Review prior to building permit submittal.
2. The applicant shall provide a geotechnical study of the development site for review prior to building permit submittal, in accordance with Code.
3. Plans will need to be completed and signed/stamped by a professional engineer for final review prior to building permit approval.

RECOMMENDED MOTION:

That the recommended findings be made and the recommended action be taken.

BECAUSE THIS APPLICATION IS FOR A LIMITED IMPACT REVIEW, THE SALIDA PLANNING COMMISSION SHALL MAKE THE FINAL DECISION ON THIS APPLICATION. THE DECISION OF THE PLANNING COMMISSION MAY BE APPEALED WITHIN 15 DAYS OF THE DECISION BY AN AGGRIEVED PERSON AS SET FORTH IN SECTION 16-2-70 OF THE LAND USE CODE.

- Attachments: Project Purpose Statement and Application Materials
 Site Development and Engineering Plans
 Sewer Relocate Cost Estimates for CHT
 Drainage Report
 Building Elevation Illustrations
 Copy of Ordinance 2020-10 (Rezone of Portion of Property)
 Copy of Ordinance 2020-11 (Regarding Vacation of Portion of E. Crestone Ave.)
 Proof of Publication and Noticing



CHAFFEE HOUSING TRUST
A Commitment to Community

PO Box 692
Buena Vista, CO 81211
(719) 239-1199
www.chaffeehousing.org
info@chaffeehousing.org

October 23rd, 2020

Bill Almquist, Planner
Community Development Department
City of Salida
448 East First Street, #112
Salida, CO 81201

Bill,

The Chaffee Housing Trust (CHT) is submitting a Limited Impact Review application for the development of two parcels of City owned land at the intersection of M Street and 3rd Street where the section of E. Crestone Ave was recently vacated.

The purpose of this application is to consider the development of the site to include 4 buildings with 6 residences. From east to west along 3rd street, the buildings will be a duplex, a primary residence with attached ADU, and two single family dwellings. The homes will be condominiums with an owners association. Four homes will be for sale, and two (primary/ADU) will be rentals owned by the CHT. All homes will serve low-income households earning 80% of Area Median Income or less. The CHT will steward the long-term affordability of all 6 homes using the community land trust model, ensuring that these homes will stay affordable in perpetuity for the ongoing benefit of the City of Salida and its residents. This is the CHT's commitment to community.

Cordially,

Read McCulloch
Executive Director





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)

- Annexation
- Pre-Annexation Agreement
- Variance
- Appeal Application (Interpretation)
- Certificate of Approval
- Creative Sign Permit
- Historic Landmark/District
- License to Encroach
- Text Amendment to Land Use Code
- Watershed Protection Permit
- Conditional Use
- Administrative Review:
(Type) _____
- Limited Impact Review:
(Type) > 4 Res. units
- Major Impact Review:
(Type) _____
- Other: _____

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

A. Applicant Information

Name of Applicant: Chaffee Housing Trust

Mailing Address: PO Box 692, Buena Vista, CO 81211

Telephone Number: 719-239-1199 FAX: n/a

Email Address: read@chaffeehousing.org

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: M & 3rd

Street Address: TBD - City lot SE of M St. & 3rd St. intersection

Legal Description: Lot _____ Block C Subdivision _____ (attach description)
PT Lot 4-6 Strip Eddy Bros. Add.

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 Read McCulloch Date 10/23/20

Signature of property owner [Signature] Date 10.30.20



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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
4. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
5. Public Notice
6. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
7. Public Notice
8. Hearing Conducted by City Council (Major Impact Review)

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

- 1. A General Development Agreement completed.
- 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.
- 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 notarized affidavits for proof of posting the public notice.

□ 7. 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).

- 8. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);
- 9. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
- 10. 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 drainage ways 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;

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

12. 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.

Per the 2013 Salida Comprehensive Plan, page 3-6, Zoning Districts, it states, "An appropriate range of housing types will be available to serve the varied lifestyles, ages, and income levels of residents." On page 4-6 it states, "...the vision for the City of Salida to be a place that is affordable for multi-generational population to live, work, play and raise a family. Planning ... will allow the city to be proactive in creating opportunities for current and future residents to remain in the community." Page 6-1, "The existing pattern of a mixture of housing types, family sizes and incomes in Salida neighborhoods is integral to the character of the community. Decent housing should be attainable by all citizens of Salida whether to rent or to own. Affordable housing has been a growing concern in recent years as the increase in housing costs has outpaced wage increases. While Salida may seem to some like an affordable alternative to other Colorado resort communities, rising housing costs have put pressure on local residents to live outside of the municipality, live in sub-standard housing or leave the community. Ensuring diverse housing opportunities are available will enhance and support the city's economic and social diversity, and help maintain the sense of community. . . The city recognizes that the cost of infrastructure per household is reduced as density increases and dense housing should be encouraged" On page 6-2, it states, "Salida is not a city of gated communities or income defined neighborhoods. The city was built with functional neighborhoods constructed with a variety of home sizes, styles and income levels. Small multifamily structures were integrated into neighborhoods of large and small single-family homes providing neighborhoods which housed a variety of household sizes and incomes. The diversity of housing types drives the integrated feel of the neighborhoods in Salida and this quality is highly valued." On page 6-6, "Policy H-I.1 – Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles." Page 6-2 states, "The possibility exists for the city to...provid(e) meaningful incentives to developers that provide affordable housing. Other efforts from the city could include the possible allocation of city owned lands for affordable housing projects or offering reduced fees associated with the cost of developing affordable housing." On page 6-4 it states, "Adoption of the Strategic Plan was followed closely by the creation of the Chaffee Housing Trust ("Housing Trust"), a community land trust." Implementation measure #9 from the Strategic Plan states that the city should provide direct support for the Housing Trust.

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.

The parcel is zoned R-2 similar to the neighboring properties. Properties adjacent to the lot to the northwest, northeast, and southeast are all zoned R-2. All these properties lie at a lower elevation than properties to the southwest, which lie on a mesa this is higher than rooftops to the northeast. This topographical distinction reflects the change in zoning from R-2 to R-1 for parcels that are on top of the mesa. The parcel (including the vacated right of way) meets all standards pertinent to R-2. All dimensional standards are met, including density. Up to 5 units are allowed, plus one ADU, totaling 6 units.

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

At the time of development application, the CHT will provide all necessary parking, landscaping, and sign improvements as requested by the City of Salida, and that result from the pre-development public process.

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 proposed use, residential housing, conforms with neighboring property uses and zoning. As stated in #2 above, the parcel is zoned R-2 and is compatible with adjacent properties. This project will fill a spatial gap created by the intersection of three streets. Construction of housing on the newly created parcel will create a continuous frontage of housing along the south side of 3rd Street, joining the frontage of the homes to the southeast. Refer to the responses to question #1 regarding the appropriateness of affordable housing on this site.

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.

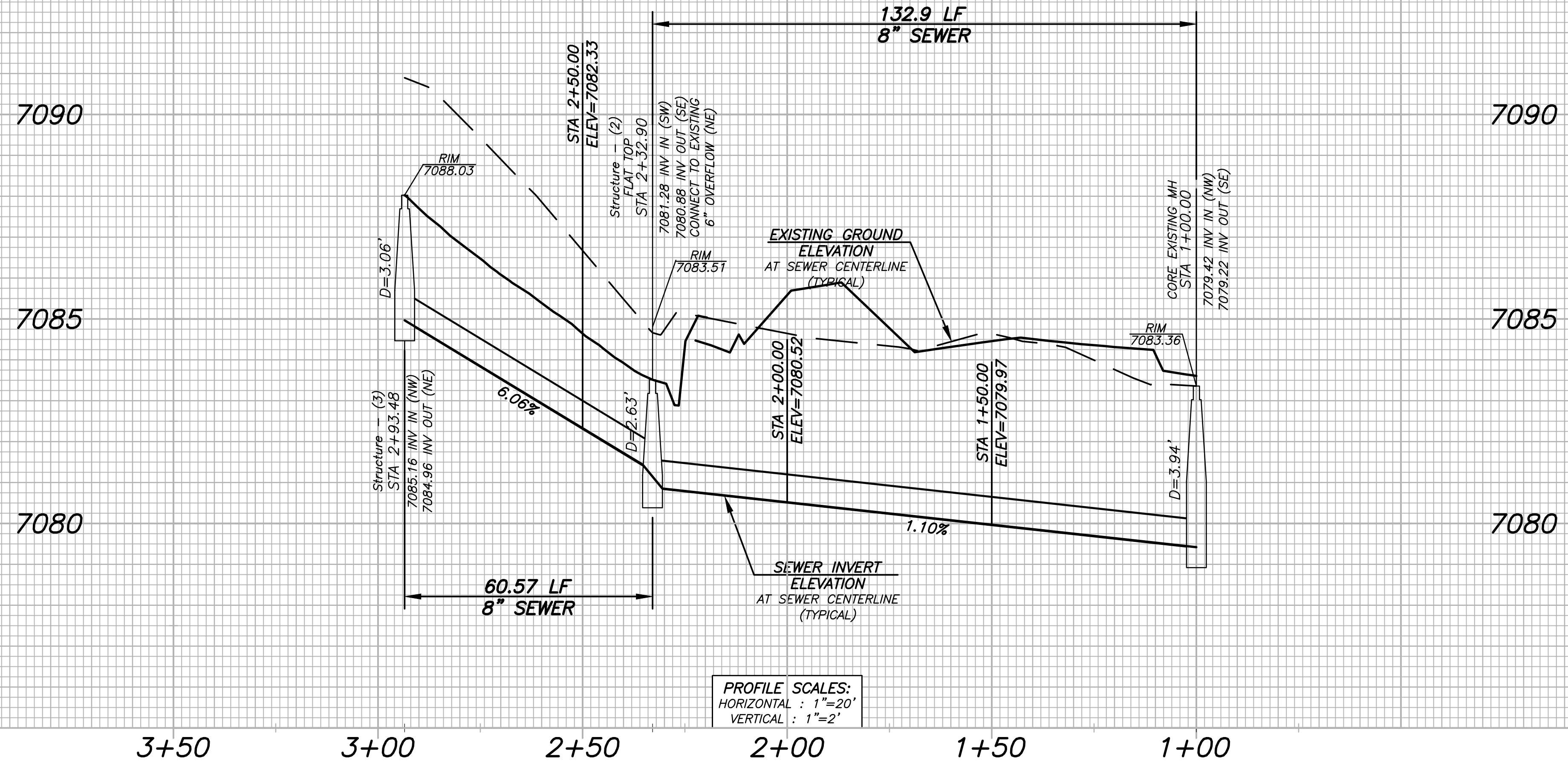
The operating characteristics, residential use, will not have an impact on neighboring properties. Residents of the future homes created on this lot will be similar to the majority of Salida residents, i.e. regular working families with steady incomes who can responsibly make payments on a mortgage or rent. Per the Community Land Trust model, the CHT will retain ownership to the underlying land, selling or renting the improvements (homes) to qualified county residents. Lease agreements will include provisions for the CHT to respond to any issues of nuisance. Residents may be evicted for failure to comply with lease agreements including nuisance, failure to maintain their residence, or non-compliance with condominium owners association rules and regulations. The CHT will also have the right to remedy any nuisance or failure to maintain the property. These provisions exceed existing provisions for neighboring properties, making the CHT property less likely to be a nuisance than those adjacent or in the neighborhood.

- 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.

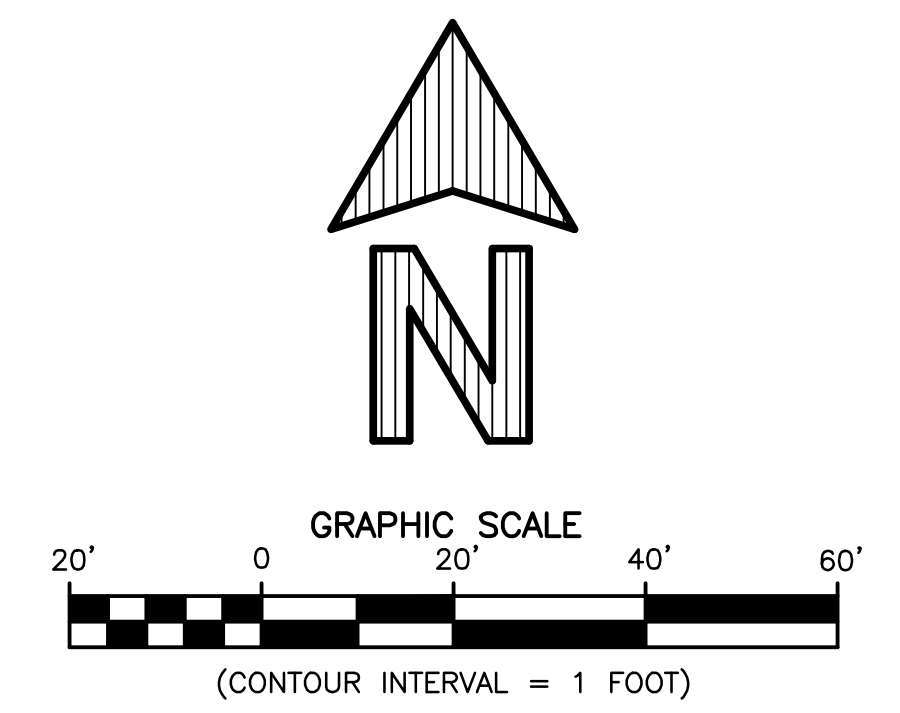
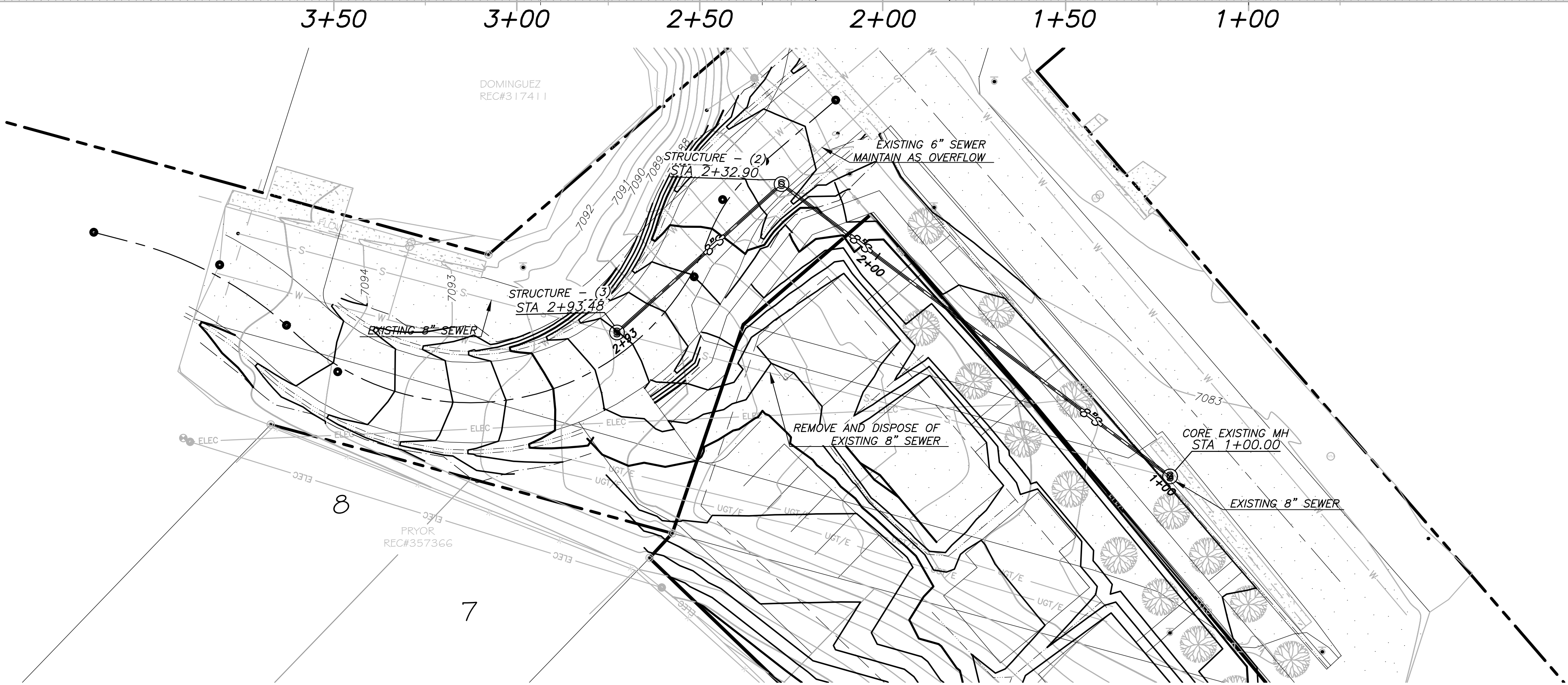
Water and sewer access, as well as electricity, are available on site or adjacent to the site. Prior to developing this parcel, the City will be making changes to the sewer line (paid for by the CHT, as well as related expenses, and sidewalks. See attached EOPC for budget), directing it down M Street to the main line on 3rd Street. This eliminates the need for the sewer line running under the section of E. Crestone that has been vacated. M Street will then be adjusted (added curvature) and re-graded to improve the stopping area leading up to the stop sign for vehicles traveling north on M St. at 3rd. This improves the safety of the intersection. Parking for the development will be accessible from E. Crestone, behind units, giving them more street frontage on 3rd St., adding to the neighborhood feel.

- 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.

The use will improve the characteristics of the neighborhood by making use of space consumed by redundant streets, currently covered with asphalt or left as neglected and unattended open space. The addition of landscaping and the planting of trees on site will improve the environmental and aesthetic aspects of the site.



PROFILE SCALES:
 HORIZONTAL : 1"=20'
 VERTICAL : 1"=2'



ISSUED FOR REVIEW 10/19/20

PRIVATE ENGINEER'S NOTES TO CONTRACTOR
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.
 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

PREPARED FOR:
CHAFFEE HOUSING TRUST

PREPARED UNDER THE DIRECTION OF:
 DATE _____

WILLIAM HUSSEY CRABTREE GROUP, INC.
 L.C.E. NO. 56989 EXP. DATE 10/31/21

PREPARED BY:
CRABTREE GROUP INC.
 ENGINEERING SMART GROWTH™

328 D STREET SALIDA, CO 81201 PH: 719-539-1875
 918 CUYAMA ROAD OJAI, CA 91325 PH: 719-221-1799

SEAL

DATE	BY	MARK	REVISIONS

CITY OF SALIDA

DESIGNED BY **WBH** APPROVED BY: _____
 DRAWN BY **WBH**
 CHECKED BY _____ AGENCY HEAD DATE _____
 SCALE 1"=20' BENCHMARK: _____
 DATE OCT. 2020

CHAFFEE HOUSING TRUST
 SALIDA, COLORADO
SEWER PLAN & PROFILE
LIMITED IMPACT REVIEW

SHEET NO. _____
 OF _____ SHTS.
 PROJECT NO. 20013

**Engineer's Opinion of Probable Cost
M&3rd Multifamily
Does not include M Street sidewalk**

Prepared by: Crabtree Group, Inc.
Owner: Chaffee Housing Trust

Date: June 2, 2020

Phase 1			Phase 3		
Item	Qty	Unit	Description	Unit Cost	Total Cost
Streets					
1	800	CY	Import fill, grade and compact per plans	\$ 14.00	\$ 11,200.00
2	280	LF	Sawcut Asphalt To Provide Clean Edge For Paving	\$ 4.00	\$ 1,120.00
3	33	SY	Remove & Dispose of Existing (Sawcut) Asphalt	\$ 4.00	\$ 132.00
4	200	LF	Furnish & Install 18" "Catch" Curb & Gutter	\$ 31.00	\$ 6,200.00
5	156	SY	Furnish & Install 4" Thick Concrete Sidewalk Over 4" Class 6 Agg Base	\$ 70.00	\$ 10,920.00
6	324	SY	Furnish & Install 6" Class 6 Compacted Aggregate Base Parking	\$ 10.00	\$ 3,240.00
7	186	SY	Furnish and install asphalt patch	\$ 43.00	\$ 7,998.00
				Subtotal	\$ 40,810.00
Sewer					
8	1	EA	Core connection to existing manhole	\$ 2,000.00	\$ 2,000.00
9	2	EA	Furnish & Install 48" Diameter Manhole	\$ 4,500.00	\$ 9,000.00
10	194	LF	Furnish & Install 8" Diameter PVC Sewer Main	\$ 65.00	\$ 12,610.00
11	4	EA	Furnish & Install 4" Diameter PVC Sewer Service Tap at 2%	\$ 1,200.00	\$ 4,800.00
				Subtotal	\$ 28,410.00
Water					
12	2	EA	Furnish & Install 3/4" Water Service Tap Assembly	\$ 1,500.00	\$ 3,000.00
13	2	EA	Furnish & Install Duplex Water Service Tap Assembly	\$ 2,500.00	\$ 5,000.00
				Subtotal	\$ 8,000.00
Miscellaneous					
14	1	LS	Stormwater BMP installation, maintenance, permitting	\$ 1,500.00	\$ 1,500.00
15	1	LS	Construction Survey	\$ 2,000.00	\$ 2,000.00
16	1	LS	Traffic Control	\$ 1,000.00	\$ 1,000.00
				Subtotal	\$ 4,500.00
Dry Utilities					
17	200	LF	Gas Main Extension	\$ 25.00	
18	5	EA	Gas Service to Unit	\$ 1,200.00	
19	5	EA	Phone Service to Unit	\$ 500.00	\$ 2,500.00
20	5	EA	Electric Service to unit	\$ 1,220.00	\$ 6,100.00
				Subtotal	\$ 8,600.00
				Construction Total	\$ 90,320.00
				Contingency (25%)	\$ 22,580.00
				Total with Contingency	\$ 112,900.00

Not included: foundation/building, city and county administrative/utility fees

Limitations of Liability:

1. The Crabtree Group, Inc. (CGI) is providing this Engineer's Opinion of Probable Cost (EOPC) at the request of the "Client" with the understanding that CGI is not responsible for project, financing or construction costs as related to this EOPC.
2. The unit costs contained in this EOPC are based on recent labor and material costs that may change and vary widely due to economic, site and other conditions.
3. The "Client" should obtain more accurate project costs by project specific bids for all project, financing and construction decisions.

OCTOBER 19, 2020



DRAINAGE REPORT
3RD/M/CRESTONE

BILL HUSSEY, PE
Crabtree Group Inc.
Salida, Colorado
Project #20013



719.539.1675
719.221.1799

325 D Street, P.O. Box 924, Salida, CO 81201
422 Main Street Ventura, CA 93001

crabtreegroupinc.com

1: INTRODUCTION

The proposed project is a residential development in the City of Salida which will consist of 5 units and one additional accessory dwelling unit. The site consists of two parcels currently owned by the City of Salida, and the recently vacated Crestone Avenue right of way adjacent to the city-owned parcels.

2: EXISTING CONDITIONS

The subject site contains an asphalt street in the vacated Crestone Ave right of way, and sparse vegetation outside the asphalt. No major off-site drainage basins route through the site.

Photos of existing conditions at the site:



3: SOILS

Information for the on-site soils was obtained from the USDA Web Soil Survey (U.S. Department of Agriculture, n.d.). The soils consist of Dominson and St. Elmo gravelly sandy loams, which are assigned to Hydrologic Soils Group A. Web Soil Survey data is included in Appendix A.

4: PRECIPITATION

Precipitation amounts for the Design Storms was obtained from the NOAA precipitation frequency estimates for the subject area. The Design Storms utilized in the analysis are summarized in 1 below.

TABLE 1

Storm Return Period (yr)	24-hour Rainfall Amount (in.)
2	1.34
5	1.64
10	1.89
25	2.26
50	2.55
100	2.85

5: RUNOFF ANALYSIS

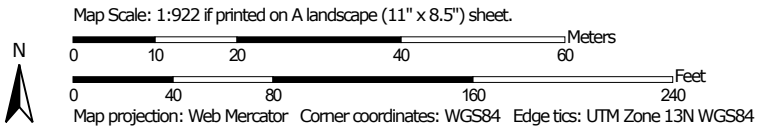
The runoff Analysis was performed utilizing the methods described in the Natural Resources Conservation Service (NRCS) Technical Release #55 (TR-55), with a Type II storm distribution. Curve number in the developed condition will be lower than the predeveloped condition due to the removal of Crestone Avenue pavement, and improvement of site landscaping. The development will not cause an increase in runoff generated on the subject site. No stormwater detention is required.

APPENDIX A: SOILS REPORT

Soil Map—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils


 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties
 Survey Area Data: Version 13, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 6, 2012—Dec 2, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	1.6	41.2%
SeB	St. Elmo gravelly sandy loam, 1 to 3 percent slopes	0.7	17.3%
SeF	St. Elmo gravelly sandy loam, 3 to 9 percent slopes	1.6	41.6%
Totals for Area of Interest		3.8	100.0%

APPENDIX B: NOAA PRECIPITATION ESTIMATES



NOAA Atlas 14, Volume 8, Version 2
Location name: Salida, Colorado, USA*
Latitude: 38.5395°, Longitude: -105.9994°
Elevation: 7085.8 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

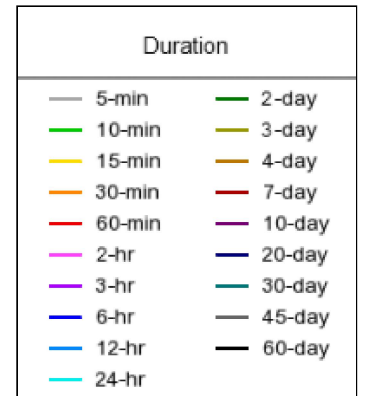
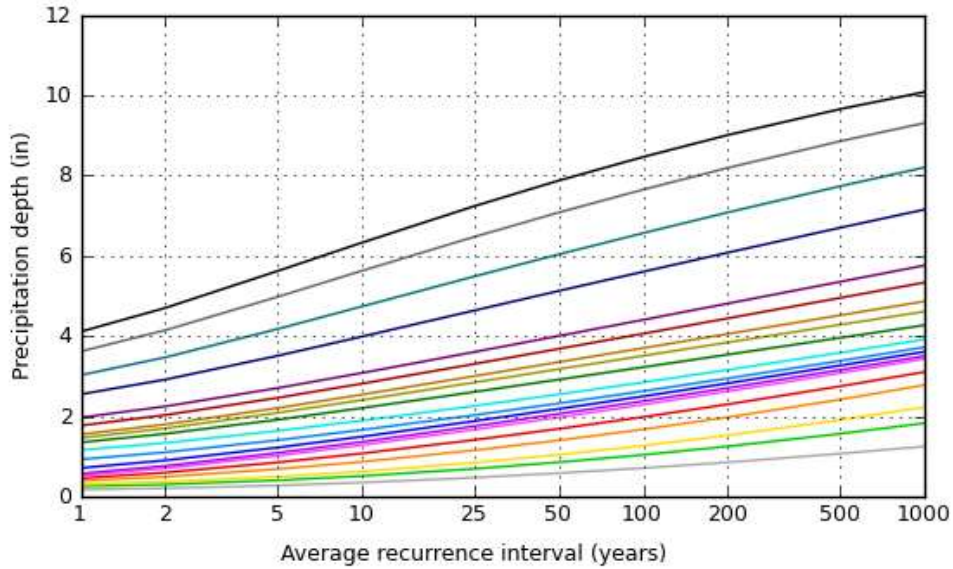
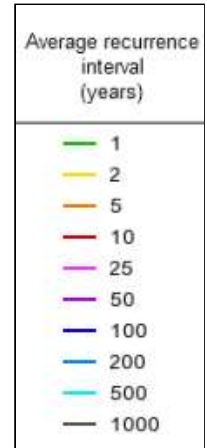
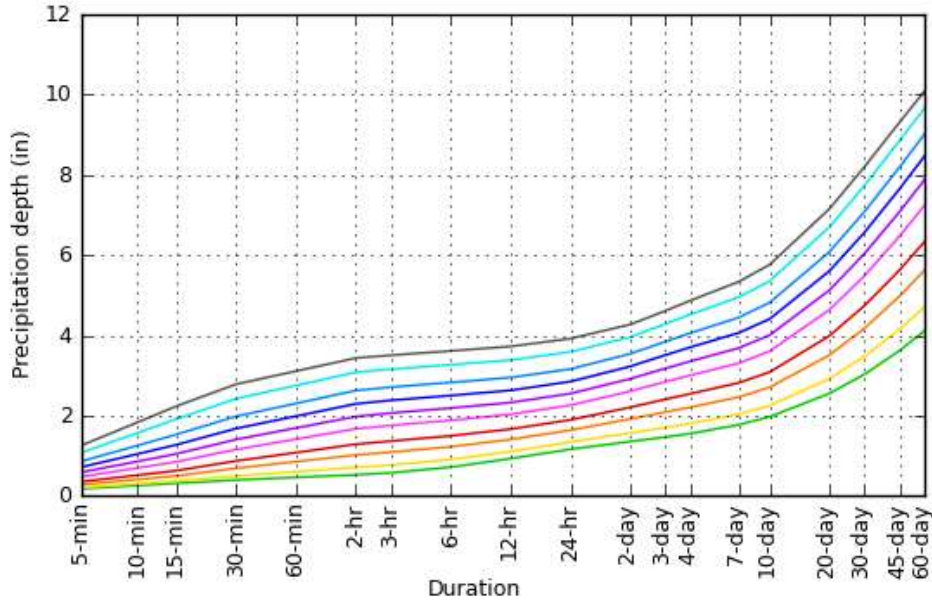
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.174 (0.137-0.227)	0.207 (0.163-0.270)	0.277 (0.217-0.362)	0.350 (0.272-0.460)	0.472 (0.365-0.674)	0.584 (0.435-0.837)	0.711 (0.510-1.04)	0.855 (0.586-1.29)	1.07 (0.703-1.66)	1.25 (0.791-1.94)
10-min	0.255 (0.200-0.332)	0.304 (0.238-0.395)	0.406 (0.317-0.530)	0.513 (0.398-0.673)	0.692 (0.534-0.987)	0.855 (0.637-1.23)	1.04 (0.746-1.53)	1.25 (0.859-1.89)	1.57 (1.03-2.43)	1.83 (1.16-2.84)
15-min	0.311 (0.244-0.405)	0.370 (0.291-0.482)	0.495 (0.387-0.647)	0.625 (0.486-0.821)	0.844 (0.652-1.20)	1.04 (0.777-1.49)	1.27 (0.910-1.87)	1.53 (1.05-2.31)	1.91 (1.25-2.96)	2.23 (1.41-3.46)
30-min	0.394 (0.309-0.512)	0.494 (0.388-0.643)	0.685 (0.535-0.894)	0.867 (0.673-1.14)	1.15 (0.881-1.62)	1.40 (1.04-1.99)	1.68 (1.20-2.44)	1.98 (1.35-2.97)	2.42 (1.58-3.73)	2.78 (1.76-4.31)
60-min	0.458 (0.359-0.595)	0.600 (0.471-0.781)	0.851 (0.665-1.11)	1.08 (0.836-1.41)	1.41 (1.07-1.96)	1.69 (1.24-2.37)	1.98 (1.41-2.87)	2.30 (1.56-3.43)	2.75 (1.79-4.22)	3.11 (1.97-4.82)
2-hr	0.522 (0.415-0.669)	0.706 (0.561-0.906)	1.02 (0.805-1.31)	1.29 (1.01-1.66)	1.67 (1.27-2.26)	1.98 (1.47-2.72)	2.29 (1.64-3.24)	2.62 (1.80-3.83)	3.08 (2.03-4.63)	3.43 (2.20-5.24)
3-hr	0.572 (0.458-0.728)	0.765 (0.612-0.974)	1.09 (0.867-1.39)	1.36 (1.08-1.75)	1.75 (1.34-2.35)	2.06 (1.54-2.81)	2.38 (1.72-3.33)	2.71 (1.87-3.91)	3.16 (2.09-4.70)	3.50 (2.26-5.30)
6-hr	0.713 (0.579-0.895)	0.903 (0.732-1.14)	1.22 (0.987-1.54)	1.49 (1.20-1.89)	1.88 (1.46-2.48)	2.19 (1.65-2.93)	2.50 (1.83-3.45)	2.83 (1.98-4.01)	3.27 (2.19-4.79)	3.61 (2.36-5.38)
12-hr	0.928 (0.763-1.15)	1.11 (0.907-1.37)	1.40 (1.15-1.75)	1.66 (1.35-2.08)	2.03 (1.60-2.64)	2.32 (1.78-3.07)	2.63 (1.95-3.57)	2.95 (2.09-4.12)	3.38 (2.30-4.88)	3.72 (2.46-5.45)
24-hr	1.16 (0.966-1.42)	1.34 (1.11-1.63)	1.64 (1.36-2.01)	1.89 (1.56-2.33)	2.26 (1.80-2.89)	2.55 (1.98-3.31)	2.85 (2.14-3.80)	3.16 (2.27-4.35)	3.59 (2.47-5.09)	3.92 (2.63-5.65)
2-day	1.35 (1.14-1.63)	1.57 (1.32-1.89)	1.92 (1.61-2.31)	2.21 (1.84-2.68)	2.61 (2.10-3.27)	2.92 (2.29-3.72)	3.23 (2.45-4.22)	3.54 (2.57-4.78)	3.96 (2.76-5.50)	4.27 (2.90-6.05)
3-day	1.46 (1.24-1.74)	1.70 (1.44-2.03)	2.09 (1.77-2.50)	2.41 (2.02-2.89)	2.84 (2.30-3.53)	3.18 (2.51-4.01)	3.51 (2.68-4.55)	3.84 (2.81-5.13)	4.28 (3.01-5.90)	4.61 (3.16-6.47)
4-day	1.55 (1.33-1.84)	1.80 (1.54-2.14)	2.21 (1.88-2.63)	2.54 (2.15-3.04)	3.00 (2.44-3.70)	3.35 (2.67-4.20)	3.70 (2.84-4.77)	4.06 (2.98-5.38)	4.52 (3.19-6.18)	4.87 (3.35-6.78)
7-day	1.77 (1.53-2.07)	2.03 (1.75-2.38)	2.46 (2.12-2.89)	2.82 (2.41-3.33)	3.31 (2.73-4.03)	3.68 (2.97-4.56)	4.06 (3.16-5.16)	4.44 (3.31-5.82)	4.95 (3.54-6.68)	5.34 (3.71-7.33)
10-day	1.97 (1.71-2.29)	2.25 (1.95-2.62)	2.70 (2.34-3.15)	3.08 (2.65-3.61)	3.60 (2.99-4.35)	4.00 (3.25-4.92)	4.41 (3.45-5.55)	4.81 (3.61-6.25)	5.35 (3.85-7.16)	5.76 (4.04-7.85)
20-day	2.55 (2.25-2.92)	2.92 (2.57-3.34)	3.51 (3.08-4.03)	3.99 (3.48-4.60)	4.64 (3.90-5.50)	5.13 (4.21-6.18)	5.61 (4.44-6.93)	6.08 (4.61-7.74)	6.70 (4.88-8.79)	7.16 (5.08-9.57)
30-day	3.03 (2.69-3.43)	3.47 (3.09-3.94)	4.18 (3.70-4.75)	4.74 (4.17-5.42)	5.49 (4.64-6.43)	6.04 (4.99-7.19)	6.57 (5.24-8.03)	7.09 (5.41-8.91)	7.74 (5.67-10.0)	8.20 (5.87-10.9)
45-day	3.62 (3.25-4.07)	4.15 (3.72-4.67)	4.98 (4.44-5.61)	5.63 (4.99-6.38)	6.47 (5.51-7.49)	7.08 (5.90-8.34)	7.65 (6.15-9.24)	8.20 (6.30-10.2)	8.86 (6.54-11.3)	9.31 (6.72-12.2)
60-day	4.11 (3.71-4.59)	4.70 (4.24-5.26)	5.62 (5.05-6.30)	6.33 (5.65-7.13)	7.24 (6.19-8.30)	7.88 (6.59-9.19)	8.47 (6.84-10.1)	9.01 (6.97-11.1)	9.66 (7.17-12.2)	10.1 (7.32-13.1)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

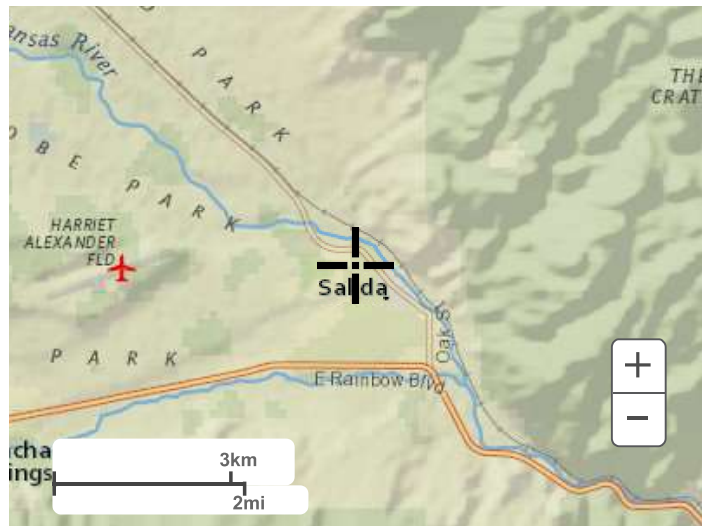
PDS-based depth-duration-frequency (DDF) curves
Latitude: 38.5395°, Longitude: -105.9994°



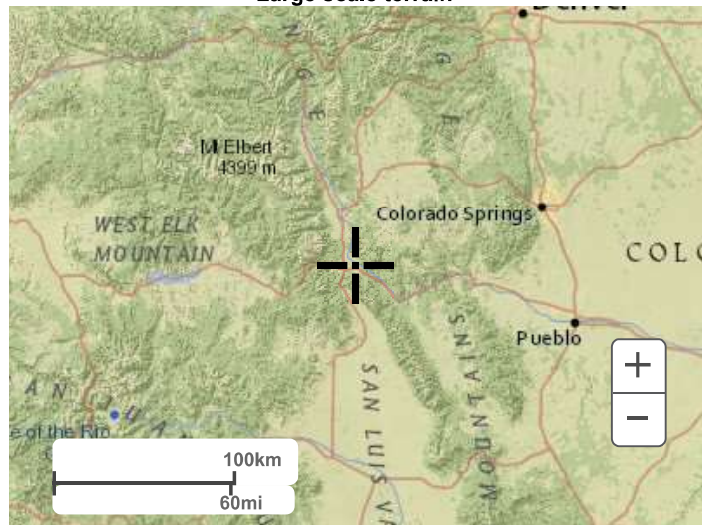
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Maps & aerials

Small scale terrain



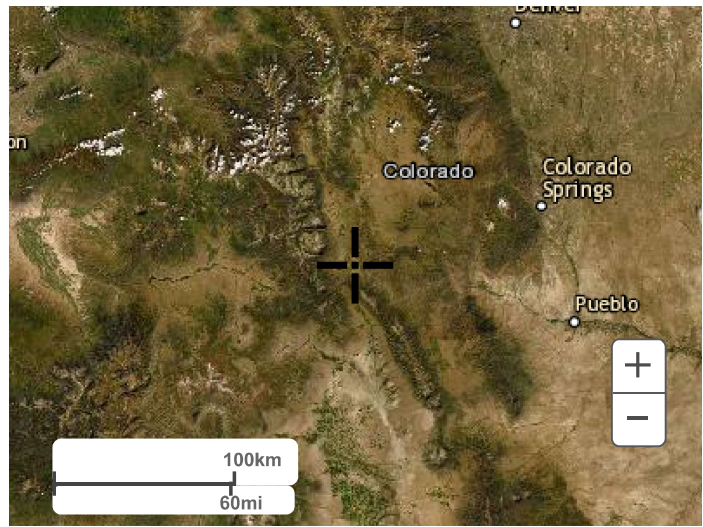
Large scale terrain



Large scale map



Large scale aerial



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[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

APPENDIX C: HYDROLOGIC ANALYSIS

DRAINAGE CALCULATIONS

Project Name: 3rd/M/Crestone

Project #: 20013

Location: Salida, CO

Client Name: Chaffee Housing Trust

Client Address:

Client Phone #:

Prepared By: WBH

Date: 10/19/2020

Checked by: WBH

Date: 10/19/2020

Area Name:

Storm Return Period (yr)	24-hour Rainfall Amount (in.)
2	1.34
5	1.64
10	1.89
25	2.26
50	2.55
100	2.85

Source: NOAA ATLAS 14

Rainfall Distribution: II

PRE-DEVELOPMENT RUNOFF CALCULATIONS

Pre-Developed Curve Number

Land Use Description	HSG	Curve No.	Area (acres)	Area (%)
Open space (grass cover <50%)	A	68	0.27	75%
Impervious	A	98	0.09	25%
Totals			0.36	100%

Weighted Curve Number 76

Time to Concentration

Sheet Flow

Surface Cover	Length (ft)	Slope (^{ft} / _{ft})	Manning's n	T _t (hrs)
Cultivated soils: Residue cover < 20%	50	0.120	0.060	0.034

Shallow Flow

Surface Cover	Length (ft)	Slope (^{ft} / _{ft})	Velocity Coefficient	T _t (hrs)
Unpaved	40	0.120	16.135	0.002

Channel Flow

Length (ft.)	Slope (^{ft} / _{ft})	n-Value	Flow Area (ft ²)	Wetted Perimeter (ft)	Tt (hrs)

Total Travel Time 0.083

Peak Discharge

Storm	2-yr	10-yr	25-yr	50-yr	100-yr
24-hr Precipitation (P)	1.34	1.89	2.26	2.55	2.85
Initial Abstraction (I _a)	0.632	0.632	0.632	0.632	0.632
I _a /P	0.471	0.334	0.279	0.248	0.222
Unit Peak Discharge (q _u)	658	922	900	927	950
Runoff (Q)	0.13	0.36	0.55	0.73	0.92
Peak Discharge (q_p)	0.048	0.186	0.281	0.378	0.489

POST-DEVELOPMENT RUNOFF CALCULATIONS

Post-Developed Curve Number

Land Use Description	HSG	Curve No.	Area (acres)	Area (%)
Open space (grass cover 50% to 75%)	A	49	0.21	58%
Gravel Road/Parking Lot	A	76	0.05	14%
Impervious	A	98	0.10	28%
Totals			0.36	100%

Weighted Curve Number 66

Time to Concentration

Sheet Flow

Surface Cover	Length (ft)	Slope (^{ft} / _{ft})	Manning's n	T _t (hrs)
Grass: Bermuda grass	50	0.120	0.410	0.158

Shallow Flow

Surface Cover	Length (ft)	Slope (^{ft} / _{ft})	Velocity Coefficient	T _t (hrs)

Channel Flow

Length (ft.)	Slope (^{ft} / _{ft})	n-Value	Flow Area (ft ²)	Wetted Perimeter (ft)	Tt (hrs)

Total Travel Time (hrs) 0.158

Peak Discharge

Storm	2-yr	10-yr	25-yr	50-yr	100-yr
24-hr Precipitation (P)	1.34	1.89	2.26	2.55	2.85
Initial Abstraction (I _a)	1.030	1.030	1.030	1.030	1.030
I _a /P	0.769	0.545	0.456	0.404	0.361
Unit Peak Discharge (q _u)	405	405	524	631	692
Runoff (Q)	0.02	0.12	0.24	0.35	0.47
Peak Discharge (q_p)	0.004	0.028	0.070	0.123	0.185

MINIMUM DETENTION CALCULATIONS

1. Data:

Drainage area $A_m =$ 0.0006 mi.²
 Rainfall distribution II

1st Stage	2nd Stage
-----------	-----------

2. Frequency yr

25	100
----	-----

3. Peak Inflow

discharge q_i cfs

0.070	0.185
-------	-------

(from Post-Developed worksheet)

4. Peak outflow

discharge q_p cfs

0.281	0.489
-------	-------

(from Pre-Developed worksheet)

5. Compute q_p/q_i

4.02	2.65
------	------

6. V_s/V_r

-30.82	-6.51
--------	-------

($V_s/V_r = C_0 + C_1(q_0/q_i) + C_2(q_0/q_i)^2 + C_3(q_0/q_i)^3$)

7. Runoff, Q

0.24	0.47
------	------

(from Post-Developed worksheet)

8. Runoff Vol. V_r cu-ft

310	621
-----	-----

($V_r = QA_m 53.33$)

9. Storage vol, V_s cu-ft

0	0
---	---

10. Maximum storage E_{max}

--	--

(from plot)

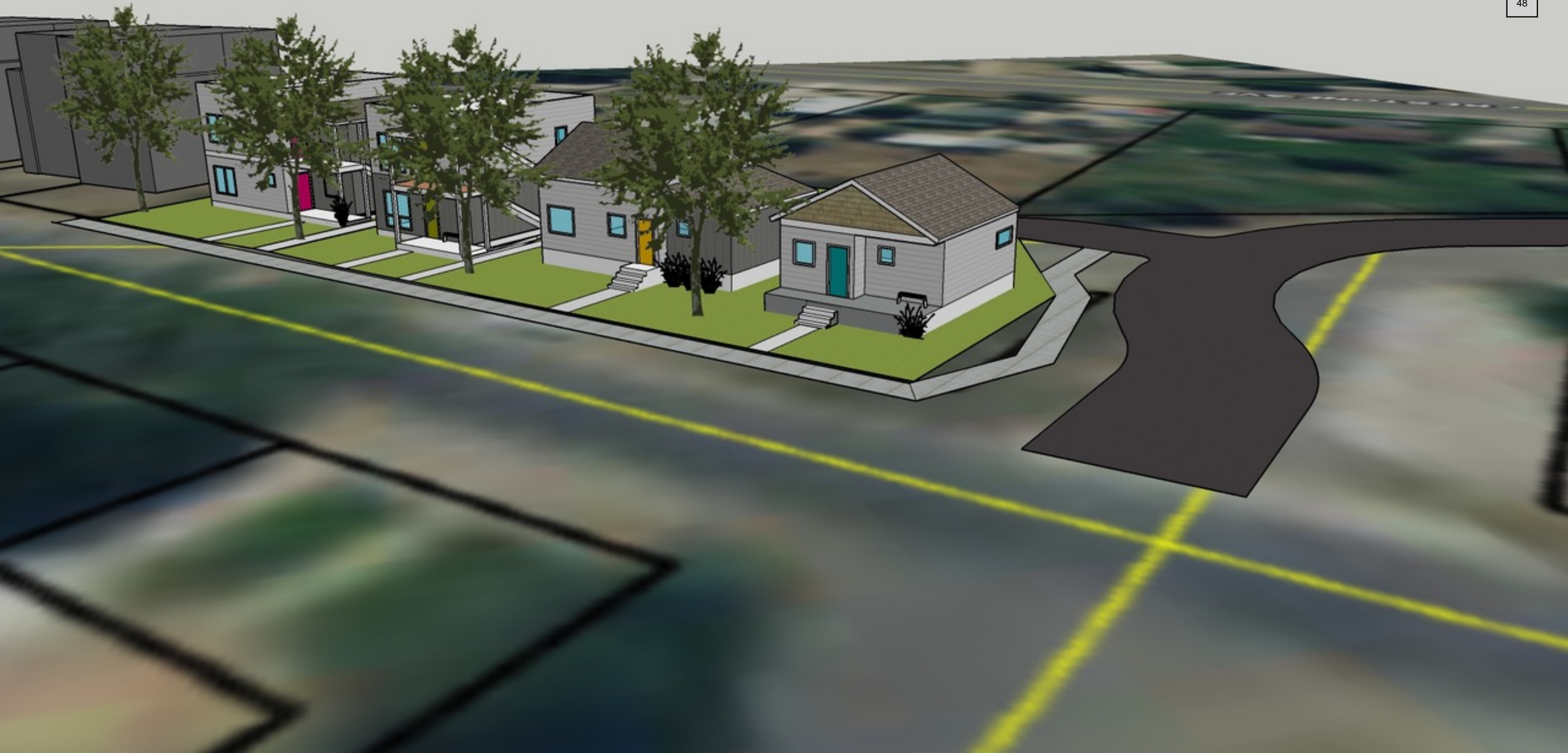












**CITY OF SALIDA, COLORADO
ORDINANCE NO. 10
SERIES OF 2020**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, REZONING CERTAIN REAL PROPERTY OWNED BY THE CITY OF SALIDA FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2)

WHEREAS, on February 6, 2020, an application was filed to commence proceedings to rezone a tract of land owned by the City of Salida (“the City”) comprised of approximately 7,405 square feet located at the intersection of East Crestone Avenue and West Third Street and being more particularly described as PT Lot 4-6 Strip C of Eddy Brothers Addition, Salida, County of Chaffee, State of Colorado (the “Property”); and

WHEREAS, Section 16-4-210 (a) of the Salida Municipal Code states an amendment to the Zoning Map may be initiated by the City Administrator or the owner of the Property; and

WHEREAS, the City is the owner of the Property and is co-applicant on the rezoning request along with Chaffee Housing Trust, a 501.C.3 nonprofit, who is in discussions with the City regarding a potential affordable housing development on the site per the direction of the City Council on July 16, 2019 and October 15, 2019; and

WHEREAS, as required by the Salida Municipal Code, a public hearing on the zoning application for the Property was held on June 22, 2020 by the Planning Commission who found that the review standards for rezoning were met and forwarded a positive recommendation to the City Council; and

WHEREAS, a public hearing was held by the Salida City Council on August 18, 2020.

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 above is hereby zoned Medium Density Residential (R-2).
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 July 7, 2020, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the 14th day of July, 2020 and set for second reading and public hearing on the 18th day of August, 2020.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 18th day of August, 2020.



[SEAL]

ATTEST:

Erin Kelley
City Clerk/Deputy Clerk

CITY OF SALIDA, COLORADO

P.T. Wood
P.T. Wood, Mayor

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 11
(Series of 2020)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,
VACATING A PORTION OF THE EAST CRESTONE AVENUE RIGHT OF WAY AT
THE INTERSECTION WITH WEST THIRD STREET.**

WHEREAS, pursuant to C.R.S. § 43-2-301 *et seq.*, the City of Salida (the “City”), acting by and through its City Council (“Council”), possesses the authority to divest the City’s interest in platted or designated public streets, roads, and other public ways by ordinance; and

WHEREAS, the vacation and disposition of municipal interests in public rights-of-way and other public property is identified by the appellate courts of the State of Colorado as a legislative and discretionary function of the local governing body; and

WHEREAS, an application has been made for the vacation of a portion of East Crestone right-of-way located at West Third Street within the City; and

WHEREAS, the City is co-applicant on the vacation request with the Chaffee Housing Trust, a 501(c)3 nonprofit who is in discussions with the City regarding potential affordable housing on the site per direction of the City Council on July 16, 2019 and October 15, 2019; and

WHEREAS, said application has been found to be legally sufficient for consideration and action by the Salida Planning Commission and the Council under the City Code (the “Code”); and

WHEREAS, the Salida Planning Commission at a duly noticed public hearing on June 22, 2020 found that the application complied with the Code, the Salida Comprehensive Plan, and City plans and policies, and therefore recommended its approval by the Council; and

WHEREAS, the Salida Planning Commission, in addition to recommending approval of the vacation application to the Council, made the following additional recommendations: that the resulting site and lots would be subject to the use of affordable housing; that said portion of East Crestone Avenue would remain open until final project and development approval; and that City staff be directed to pursue “Street Configuration Option 2” as identified in the June 22, 2020 staff report (which would enhance and maintain M Street access to/from Crestone Mesa); and

WHEREAS, the Council considered the application at a duly noticed public hearing on August 18, 2020, and found that the application complied with the Code and the Salida Comprehensive Plan, and City plans and policies, and concurred with the Salida Planning Commission’s recommendations on the application; and

WHEREAS, the subject right of way has not been established as a state highway; and

WHEREAS, Council finds that vacating a portion of the right-of-way, as more particularly described in **Exhibit A**, is desirable and appropriate, will not cause harm to the public and will not leave any adjacent properties without access to the public road system; and

WHEREAS, the Council therefore desires to vacate that portion of East Crestone right-of-way located at West Third Street, as requested by the applicants, and as further described in this Ordinance.

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

1. Incorporation of Recitals. The aforementioned recitals are hereby fully incorporated herein.
2. Vacation of Right of Way. City Council hereby vacates, renounces and disclaims an approximate 7,710 square feet of East Crestone Avenue right-of-way more particularly described in **Exhibit A**.
3. Vesting of Title. Upon the recording of this Ordinance and Exhibit, title to the vacated right of way as described in **Exhibit A** shall vest in the City of Salida, the property owner of both abutting land parcels, pursuant to section 43-2-302(1)(c), C.R.S. and the Code. City Council hereby authorizes the Mayor to execute quitclaim deeds to the vacated right-of-way.
4. Recording. Upon the effective date of this Ordinance, the City Clerk is directed to record a copy of this Ordinance and the quitclaim deeds with the Chaffee County Clerk and Recorder's office as required by C.R.S. § 43-1-202.7.
5. 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 July 7, 2020, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this ^{the 14th} day of July, 2020 and set for second reading and public hearing on the 18th day of August 2020.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY by the City Council on this 18th day of August, 2020.



City of Salida

[Signature]
Mayor P.T. Wood

ATTEST:

[Signature]
City Clerk/Deputy City Clerk

proposed land use change. Please note that it is inappropriate to personally contact individual County Commissioners or Planning Commission members 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 concerns, you should contact staff, write a letter or present your concerns at the public meeting so your comments can be made part of the record. Also, note that if you use a representative to present your comments, it is more persuasive if you provide written authorization for that person to represent you. Approval of the subject application or development may result in the establishment of a vested property right. Published in The Mountain Mail November 6, 2020

PUBLIC NOTICE

Notice is hereby given that the Chaffee County Planning Commission and Board of County Commissioners will hold Public Hearings via Zoom to consider the following application:

Name of Project: Dao Minor Subdivision Final Plat

Applicants: Tracey Roach

Location: 13881 County Road 270, Nathrop

Zone: Rural

Request: To subdivide 13.56 acres into three lots ranging in size from 2.3 to 5.1 acres, with 1.14 acres dedicated right of way for County Road 270. Wells and on-site wastewater treatment systems will serve the property.

Planning Commission Hearing: Tuesday, November 24, 2020. The meeting starts at 6:00 p.m. and is held in the Commissioners Meeting Room, 104 Crestone Ave., Salida. Connect to Zoom Meeting: <https://zoom.us/j/4328290633>.

Board of County Commissioners Hearings: Tuesday, December 8, 2020, starting at 9:15 a.m., to be held in the Board of Commissioners Meeting Room, 104 Crestone Ave., Salida. Connect to Zoom Meeting: <https://zoom.us/j/109079543>.

Additional information regarding the specifics of this application is available for public inspection in the Development Services Office, 104 Crestone Ave, Salida or at the Buena Vista Annex, 112 Linderman Ave and on the Chaffee County web page at www.chaffeecounty.org on the Planning & Zoning home page. All interested persons are encouraged to attend one of the public hearings via Zoom or submit a statement with opinions and comments on the proposed land use change.

Please note that it is inappropriate to personally contact individual County Commissioners or Planning Commission members 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 concerns, you should contact staff, write a letter or present your concerns at the public meeting via Zoom so your comments can be made part of the record. Also, note that if you use a representative to present your comments, it is more persuasive if you provide written authorization for that person to represent you.

Approval of the subject application or development may result in the establishment of a vested property right.

Published in The Mountain Mail November 6, 2020

PUBLIC NOTICE NOTICE:

Notice is hereby given pursuant to anyone or more Decrees in Case No. 92CW84, 94CW5, 94CW41, 94CW42, 96CW17, 03CW55 and 06CW32 Division 2, Water Court that during the month of October 2020 the following parties applied for augmentation through the office of Upper Arkansas Water Conservancy District (UAWCD).

Name Gregory K. Kann, Pamela J. Hawkins
Address Lot 10, Rancho Sawatch, Buena Vista, CO 81211

Chaffee County S23, T14S, R79W 6th PM Type Well

Qty. of Water 100 af

The applications are available for review in the office of UAWCD, 339 E. Hwy 50, Salida, Colorado during normal business hours. Any affected person may file comments with the State Engineer within sixty days of the date of publication of such

These objection periods run concurrently. During these time frames individuals or entities with specific concerns may file an objection for Forest Service Review. All objections must be filed in writing. Objections to the project under 36 CFR Part 218 will be accepted only from those who have previously submitted timely, specific written comments regarding the proposed project during scoping or other designated opportunities for public comment in accordance with 36 CFR 218.5(a). Objections to the Forest Plan amendment under 36 CFR Part 219 will be accepted only from those who have previously submitted timely substantive formal comments on the proposed plans amendment during scoping or other designated opportunities for public comment in accordance with 36 CFR 219.53(a).

Issues raised in objections must be based on those in the previously submitted, timely, specific written or substantive formal comments, unless the issues are based on new information arising after designated comment opportunities (36 CFR 218.8(c) and 36 CFR 219.53(a)). The Objections must contain the minimum content requirements specified in 36 CFR 218.8(d) for objections on the proposed project, and 36 CFR 219.54(c) for objections on the Forest Plan Amendment. Incorporating documents by reference is permitted only as provided in 36 CFR 218.8(d) and 36 CFR 219.54(b). Written objections, including attachments, must be filed with:

USDA Forest Service Rocky Mountain Regional Office
Attn: Reviewing Officer
P.O. Box 18980
Golden, CO 80402
Fax: 303-275-5134

Electronic objections can be submitted online at: <https://cara.ecosystem-management.org/Public/Commentinput?project=48214>. Electronic objections can also be submitted in a format such as an email message, plain text (.txt), rich text (.rtf), or Word (.doc) to: ro2admin-review@usda.gov. Please state "Pike and San Isabel National Forests Motorized Travel Management (MVUM) Analysis" in the subject line when providing objections via email or on the envelope when replying by mail.

The final EIS, draft ROD, and additional project information can also be found on the project website: <https://www.fs.usda.gov/project/?project=48214>.

Published in The Mountain Mail November 6, 2020

PUBLIC NOTICE NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A LIMITED IMPACT REVIEW APPLICATION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on Monday, November 23rd, 2020 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 E. 1st Street, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding a limited impact review application submitted by Chaffee Housing Trust for a residential development consisting of five primary units (plus one accessory dwelling unit) located within four separate structures along West Third Street southeast of M Street. The applicant wishes to receive approval of the limited impact review for the development consistent with Sections 16-3-50 and 16-4-110 of the Salida Municipal Code. The site is zoned Medium Density Residential (R-2) and is currently owned by the City of Salida.

Due to the ongoing COVID-19 pandemic, interested individuals should make comments during the public hearing via GoToWebinar at the above link. Comments may also be mailed to City of Salida, Attn: Bill Almquist, 448 E. 1st St, Suite 112 submitted via email ahead of time to billalmquist@cityofsalida.com by 12:00pm on Monday, November 23rd. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2634. To review the City's social distancing policy and other regulations, please visit: <https://cityofsalida.com/covid-19info/>

Published in The Mountain Mail November 6, 2020

Chaffee County
HISTORIC G

2020
A special publication of The Chaffee County

View the digital version of the 2020 Chaffee County Historic Guide by scrolling down to the bottom of the page on www.themountainmail.com or pick up a free printed copy at the Mountain Mail office throughout Chaffee County.

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