



# PLANNING COMMISSION REGULAR MEETING

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

June 22, 2020 - 6:00 PM

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

Please register for the Planning Commission meeting:

<https://attendee.gotowebinar.com/rt/1909092342220683277>

United States (Toll Free): 1-866-952-8437 Access Code: 194-541-546

## AGENDA

### CALL TO ORDER BY CHAIRMAN – 6:00 PM

### ROLL CALL

### APPROVAL OF THE MINUTES

1. March 23, 2020 draft minutes

### 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. **Confluence Park Major Impact Review** - The applicant is requesting the Planning Commission recommend the City Council approve the Confluent Park Major Subdivision for a 16.3 acre parcel located at the northeast corner of Highway 50 and Vandaveer Ranch Road. The proposed subdivision consists of 39 lots. The site is zoned Planned Development with the underlying districts of Residential Mixed Use (RMU), High Density Residential (R-3) and Commercial (C-1).
3. **City of Salida-Major Impact Review - E. Crestone Avenue Rezoning** - The request is to rezone a Portion of Lot 4-6 Strip C of Eddy Brothers Addition (a City of Salida-owned property at the intersection of E. Crestone Ave and W. 3rd St) from Single-Family Residential (R-1) to Medium Density Residential (R-2).
4. **City of Salida-Major Impact Review - Portion of E. Crestone Avenue Right-of-Way Vacation** - The request is to vacate 7,710.7 square feet (.18 ac) of the East Crestone Avenue right-of-way, for the purpose of consolidating the two adjoining City of Salida-owned properties into one contiguous site.

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

**UPDATES****UNFINISHED BUSINESS****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.**



## PLANNING COMMISSION STAFF REPORT

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**MEETING DATE:** June 22, 2020

**AGENDA ITEM TITLE:** 1. Recommendation on Confluent Park Subdivision – Major Impact Review

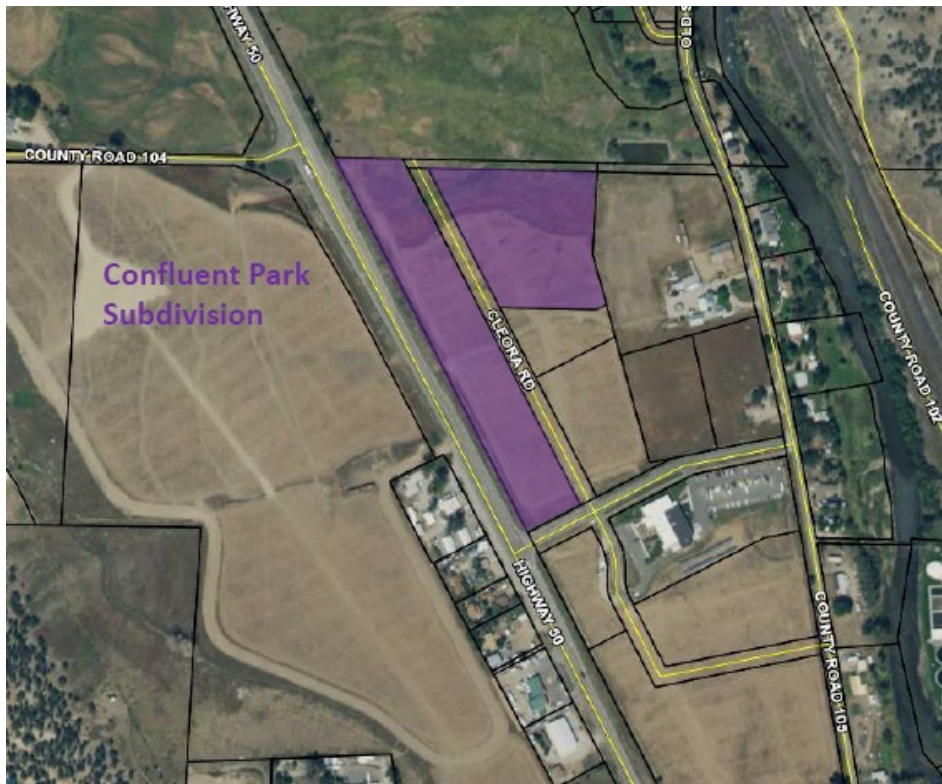
**AGENDA SECTION:** Public Hearing

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**REQUEST / BACKGROUND:**

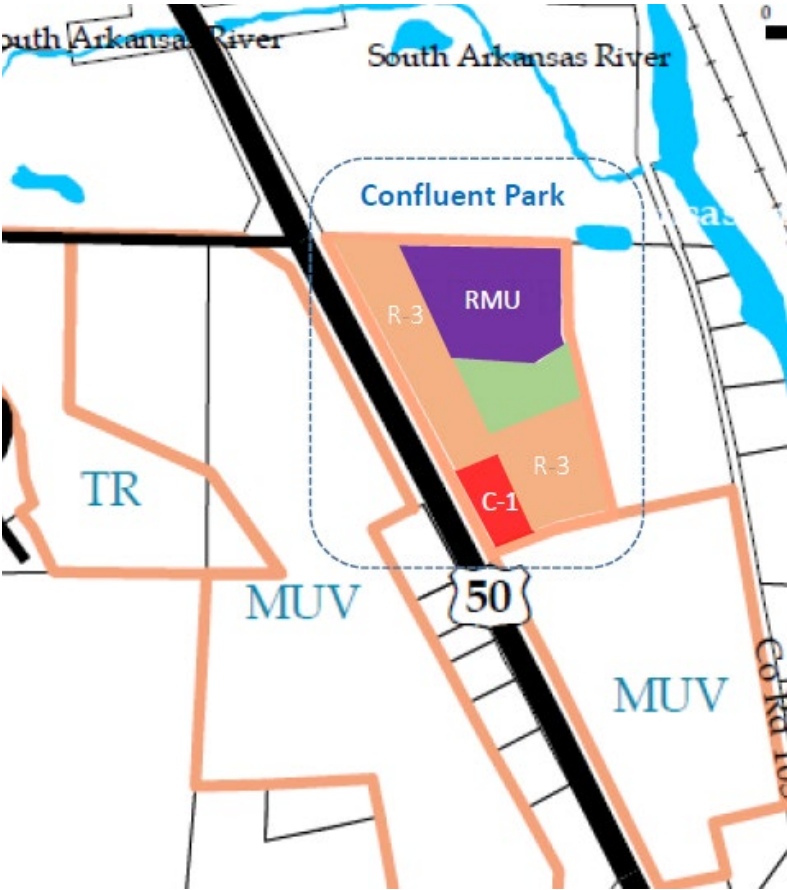
The applicant is requesting the Planning Commission recommend the City Council approve the Confluent Park Major Subdivision for a 16.3 acre parcel located at the northeast corner of Highway 50 and Vandaveer Ranch Road. The proposed subdivision consists of 39 lots. The site is zoned Planned Development with the underlying districts of Residential Mixed Use (RMU), High Density Residential (R-3) and Commercial (C-1).

**Applicants:** Confluent Park Salida, LLC as represented by Bill Hussey of Crabtree Group.



Lots 39 and 1 were previously created through the Minor Subdivision (Attachment 2) which was recommended for approval by the Planning Commission on January 7, 2020 and finally adopted by the City Council on January 21, 2020. The subdivision was approved in two steps to facilitate acquisition of Lot 1 for the Low Income Housing Tax Credit project by Commonwealth Development. Lot 39 was dedicated to the City for a park site.

The zoning for the site is a modification of the previous Vandaveer Ranch Planned Development with the underlying zoning as shown below. The development plan allowed some variations to the dimensional requirements of the underlying districts and approval processes.



The proposed major subdivision is almost identical to what was presented with the Planned Development. The only changes were very minor movement to lot lines in the RMU site to accommodate some required changes to the right-of-way for Trenton Street. The development plan is attached as Exhibit A.

**MAJOR SUBDIVISION:**

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The proposed subdivision must comply with the following standards:



1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan that promotes diverse residential housing styles and access to trails and open space.
2. Zone District Standards. The proposed subdivision and ultimate development of the lots will comply with the Confluent Park Planned Development and other applicable standards of the Land Use and Development Code.
3. Improvements. Besides the new interior streets, the applicant will be improving the south side of the new Confluence Drive, located on the north side of the subdivision. Condition #8 of Ordinance 2020-01 requires a second water line connection to the subdivision from Oak Street prior to issuing any Certificate of Occupancies within the project.
4. Natural Features. The site is relatively flat except for the area in the northwest portion of the site that is within the floodplain. This area is approximately 10 feet below Highway 50. There is no natural vegetation on the site.
5. Floodplains. A portion of the northeast side of the site is within the 100 year floodplain. The applicant has approval to raise this portion of the site out of the floodplain through an approved Conditional Letter of Map Revision. The Floodplain Administrator has approved the rough grading permit for the site and will ultimately have to certify pad elevations are above the flood elevation before building permits are issued.
6. Noise Reduction. “Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.” Confluent Park is adjacent to Highway 50. The lots adjacent to the highway are setback a minimum of 25 feet that will include a landscape buffer.
7. Future Streets. The development plan for Confluent Park allowed narrower streets for Cleora and Chase Streets. Condition #9 of the planned development requires the construction Cleora Drive and Confluent Drive shall be in the first phase. The developer is proposing to phase the project from the south to the north as shown on the following page and described in Attachment . Approval of a change to the phasing of the project would be an insubstantial change that may be approved by the Administrator. Staff is in agreement with the phasing subject to two conditions: 1. Provide a temporary turn-around at the end of Cleora Road in Phase 1; and 2. Phase 3 will include a second point of access to the subdivision. Preferably the connection would be Confluent Drive on the north side completed to connect to CR 105. The developers of Confluent Park and Two Rivers Southside have been coordinating the construction of this shared road.
8. Parks, Trails and Open Space. Through the planned development, the developer dedicated 1.25 acres (Lot 39) to be developed for a public park. The PD also stipulated that park fees in lieu (\$3,000 per unit) will be collected with the construction of homes on Lots 13-38. Many trails and trail connections were required with the project. They include along Highway 50; on the north side of Lot 12; between Lots 6 and 7; on the west side of Lot 38 and a connection between the adjacent Judd 33-unit project (6906 LLC) and the future park.



9. Common Recreation Facilities. “Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.” In this case the common amenity will be the centrally located park (Lot 39) owned and maintained by Salida.
10. Lots and Blocks. “The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.” The proposed blocks meet the above standard (Attachment 1).
11. Architecture. The design of the residential buildings will have to meet the design standards stated in the code to prevent monotonous streetscapes. The minimum standard is the same building front elevation cannot be repeated more than every fifth lot or directly across the street. In addition the planned development included design guidelines for the design of structures in the project (see Attachment 3: Ordinance 2020-01).
12. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.

13. Inclusionary Housing. The developer has met the inclusionary housing requirement by deed restricting Lot 1 for up to 60 affordable units. Last May Commonwealth Development received approval from the Colorado Housing Finance Authority for Low Income Housing Tax Credits worth approximately \$1.2 million to build 48 units on the site. The units will be affordable for households earning 30-50% of the Area Median Income.

**RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:**

- Salida Fire Department: Kathy Rohrich, Fire Inspector, reviewed the subdivision and has no comments.
- Salida Police Department: Chief Russ Johnson stated he has no concerns with the subdivision.
- Chaffee County Development Services Department: Dan Swallow, Development Services Director: “No concerns at this time.”
- Salida Public Works Department: Public Works Director David Lady has been involved in the development of the plans for the subdivision. He is recommending a few changes to the plans and plat as outlined in his June 9, 2020 memo (Attachment 5).
- Salida Finance Department: According to Renee Thonhoff, Staff Accountant, there are no existing sewer and water taps at the site. New development will require appropriate taps, meters and system development fees.
- Xcel Energy: Tim Butler, Contract Agent for Right-of-Way and Permits and Sterling Waugh, Energy Planner, performed cursory reviews of the plat. They had a number of questions about future development and recommendations for additional easements. These issues will have to be worked out prior to recording the plat.
- Atmos Energy. Dan Higgins: “This looks good to me!”
- Floodplain Administrator: Mark Rocheleau, PE is employed by JVA Consulting Engineers and is the city’s Flood Plain Administrator. He has reviewed the rough grading for the site and will approve base flood elevations and finished floor elevations for each unit.
- Salida School District R32J: Shelia Moore, Business Manager for the District stated that fees in lieu of school dedications should be collected with this subdivision. Per our agreement with Chaffee County and the District, the fees have recently been increased to \$444.66 per unit.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission recommend the Council approve the application, subject to the conditions listed below.

**RECOMMENDED MOTION:**

“I make a motion to recommend to the City Council approval of the Confluent Park Major Subdivision, subject to the following conditions:

1. Make corrections to the improvement plans as outlined by the Public Works Director (Attachment 5).
2. Developer to provide stamped grading plan showing building envelopes, base floodplain elevation and minimum floor elevations for lots within the floodplain.
3. Add the following notes to the plat to describe the following fees prior to recording:
  - a. Open space fees in lieu are required at the time of issuing a building permit for Lots 13-38;
  - b. School site dedication fees in lieu (currently \$444.66) are required at the time of issuing building permits for residential units within Lots 2-38.
4. Developer shall enter into a subdivision improvement agreement that guarantees the construction of the public improvements that are required for the project, prior to the recording of the subdivision plat.
5. Coordinate with Xcel Energy on appropriate public utility easements to serve the site.

**Attachments:**

1. Confluent Park Subdivision
2. Confluent Park Minor Subdivision (approved January 21, 2020)
3. Ordinance 2020-01
4. Insubstantial Modification Request
5. Public Works Review June 9, 2020
6. Proof of Publication

Attachment 1

# CONFLUENT PARK

## SUBDIVISION

LOTS 3 AND 4, CONFLUENT PARK MINOR SUBDIVISION

JUNE 17, 2020

### CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES, AND LIEN HOLDERS OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 3 AND 4, CONFLUENT PARK MINOR SUBDIVISION, PER PLAT FILED \_\_\_\_\_ AS RECEPTION NO. \_\_\_\_\_, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO LOTS AND STREETS WITH BEARINGS, DISTANCES AND EASEMENTS AS SHOWN ON SHEET 2 CONTAINED HEREIN, TO BE KNOWN AS:  
CONFLUENT PARK SUBDIVISION  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO

AND CHASE STREET AND TRENTON STREET ARE HEREBY DEDICATED TO THE CITY OF SALIDA AND TO THE PUBLIC AS PUBLIC RIGHTS-OF-WAY AND FOR THE PLACEMENT OF PUBLIC UTILITY LINES. (SEE CERTIFICATE OF STREET AND UTILITY MAINTENANCE.)

<LIST EASEMENT INFORMATION>

### DEVELOPMENT PER PLANNED DEVELOPMENT, AS AMENDED

DEVELOPMENT ALLOWANCES AND REQUIREMENTS ARE PER THE CONFLUENT PARK PLANNED DEVELOPMENT AMENDMENT, APPROVED BY ORDINANCE 2020-01, AND ANY AMENDMENTS THERETO.

### ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CONFLUENT PARK SALIDA, LLC (OWNER)

\_\_\_\_\_  
WALTER HARDER IV, MEMBER FOR HIGH COUNTRY BANK (MORTGAGEE)

STATE OF COLORADO }  
                                  } SS  
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
ADDRESS \_\_\_\_\_

### CERTIFICATE OF TITLE INSURANCE COMPANY:

I, BRETT W. EAKINS, REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY SHOWN AND DESCRIBED ON THESE PLATS AND FOUND TITLE VESTED IN CONFLUENT PARK SALIDA, LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT:

\_\_\_\_\_  
BRETT W. EAKINS

### LAND SURVEYOR'S STATEMENT:

I, \_\_\_\_\_, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLATTING WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING, AND THAT THE SURVEY INFORMATION SHOWN ON THE PLAT CONTAINED HEREIN IS BASED ON A MONUMENTED LAND SURVEY OF LOT 6, PONCHA VISTA SUBDIVISION, AS SHOWN, AND THAT SAID SURVEY AND PLAT AND THE INFORMATION PERTAINING TO SAID SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

### GENERAL LAND SURVEYOR'S NOTES:

- 1) RECORD PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 16-04080 ISSUED BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE NOVEMBER 10, 2019.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, AND ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED ON SHEET 2.

### CERTIFICATE OF STREET AND UTILITY MAINTENANCE:

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS AND ALLEYS, NOR PUBLIC UTILITIES WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS/ROADS, ALLEYS AND UTILITIES IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS AT THE TIME OF THE FILING OF THE PLAT, AND APPROVAL BY THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A STREET OR UTILITY FOR MAINTENANCE, THE STREET OR UTILITY SHALL BECOME PUBLIC IN ALL SENSES OF THE WORD, AND THE SUBDIVIDER SHALL HAVE NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OR UTILITY.

### CITY OF SALIDA PLANNING COMMISSION APPROVAL:

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN

### CITY COUNCIL APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE CITY OF SALIDA HEREBY ACCEPTS THE DEDICATION OF STREETS, ROADS AND ALLEYS SHOWN HEREON SUBJECT TO THE PROVISIONS OF "STREET MAINTENANCE" SET FORTH IN CERTIFICATE OF STREET AND UTILITY MAINTENANCE ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN AND DESCRIBED ON THESE PLATS.

DATED: \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
MAYOR

### COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT \_\_\_\_\_M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, UNDER RECEPTION NO. \_\_\_\_\_.

\_\_\_\_\_  
CHAFFEE COUNTY CLERK AND RECORDER

### OWNER

CONFLUENT PARK SALIDA, LLC  
CONTACT: WALT HARDER  
130 WEST SECOND STREET  
SALIDA, CO 81201

ASSISTED BY:

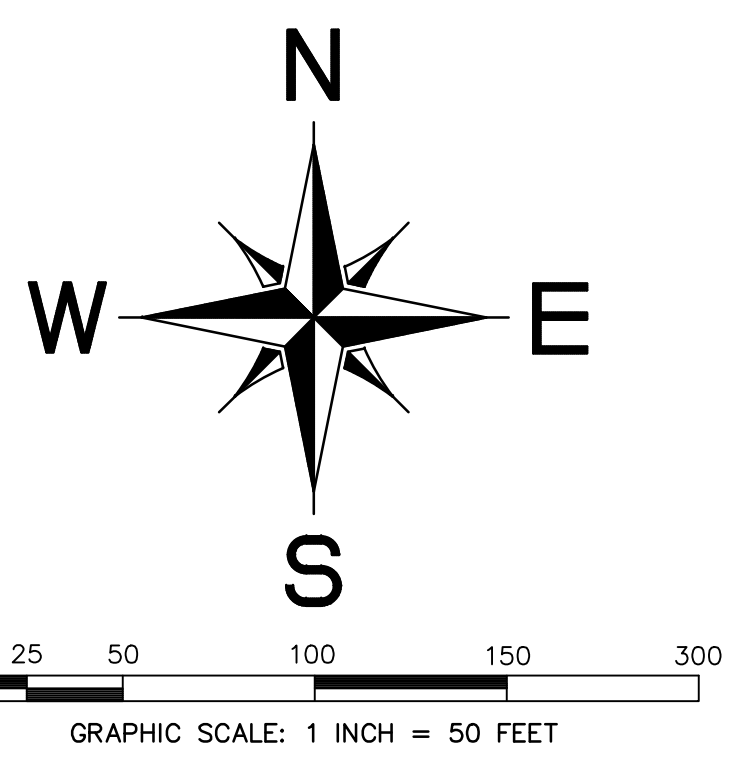
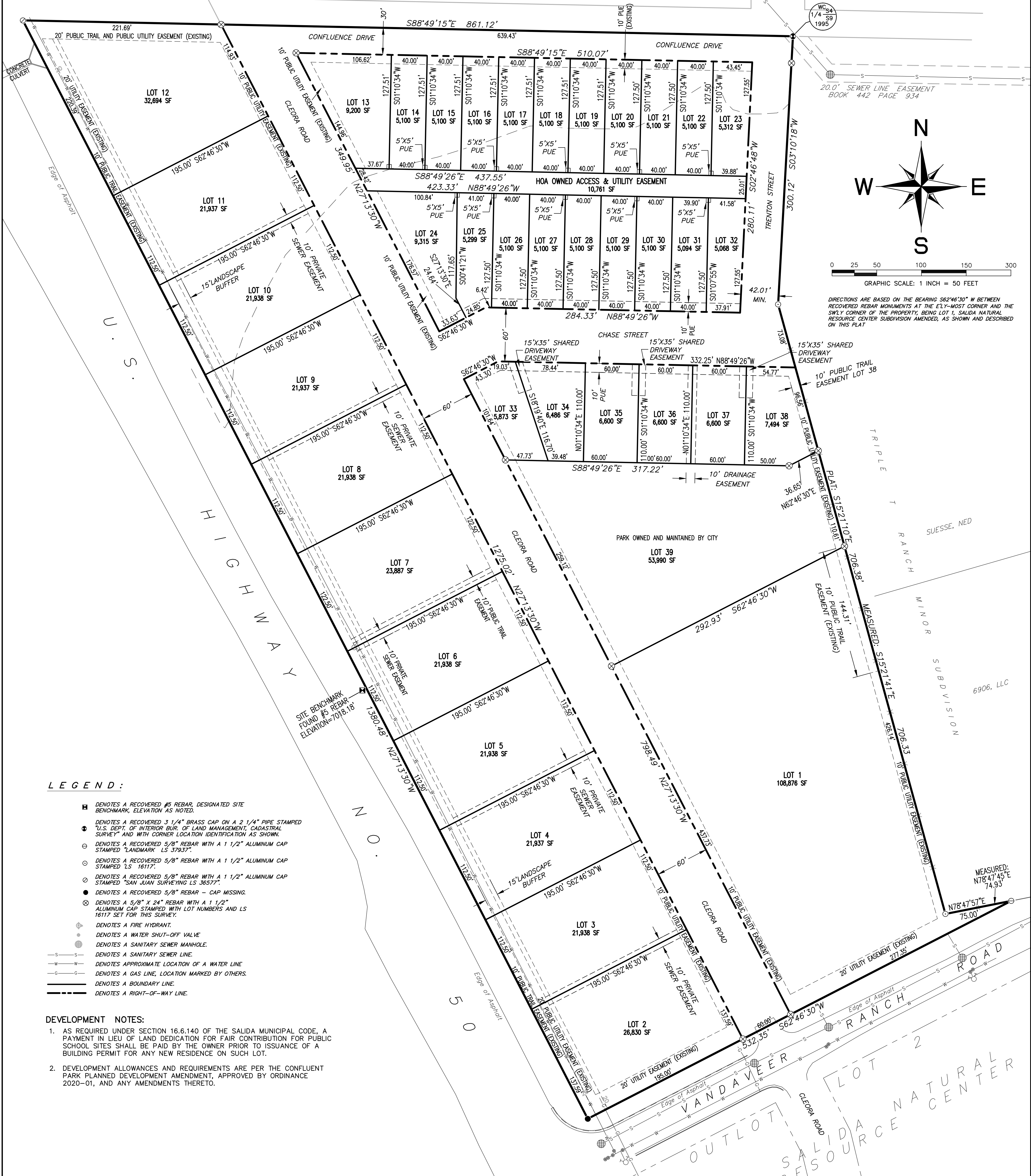


DRAFT



**CONFLUENT PARK SUBDIVISION**  
 LOCATED WITHIN  
 LOTS 3 AND 4, CONFLUENT PARK MINOR SUBDIVISION  
 IN THE  
 CITY OF SALIDA  
 CHAFFEE COUNTY, COLORADO  
 SHEET 2 OF 2

LOT 5  
 LITTLE RIVER PROPERTIES, LLC SUBDIVISION  
 TWO RIVERS SOUTHSIDE - PENDING



DIRECTIONS ARE BASED ON THE BEARING S62°46'30" W BETWEEN RECOVERED REBAR MONUMENTS AT THE ELY-MOST CORNER AND THE SWLY CORNER OF THE PROPERTY, BEING LOT 1, SALIDA NATURAL RESOURCE CENTER SUBDIVISION AMENDED, AS SHOWN AND DESCRIBED ON THIS PLAN

- LEGEND:**
- ⊠ DENOTES A RECOVERED #5 REBAR, DESIGNATED SITE BENCHMARK, ELEVATION AS NOTED.
  - ⊙ DENOTES A RECOVERED 3/4" BRASS CAP ON A 2 1/4" PIPE STAMPED "U.S. DEPT. OF INTERIOR BUR. OF LAND MANAGEMENT, CADASTRAL SURVEY" AND WITH CORNER LOCATION IDENTIFICATION AS SHOWN.
  - ⊕ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LANDMARK" LS 37937.
  - ⊖ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117".
  - ⊗ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "SAN JUAN SURVEYING LS 36377".
  - ⊙ DENOTES A RECOVERED 5/8" REBAR - CAP MISSING.
  - ⊕ DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED WITH LOT NUMBERS AND LS 16117 SET FOR THIS SURVEY.
  - ⊙ DENOTES A FIRE HYDRANT.
  - ⊙ DENOTES A WATER SHUT-OFF VALVE.
  - ⊙ DENOTES A SANITARY SEWER MANHOLE.
  - S—S— DENOTES A SANITARY SEWER LINE.
  - W—W— DENOTES APPROXIMATE LOCATION OF A WATER LINE.
  - G—G— DENOTES A GAS LINE, LOCATION MARKED BY OTHERS.
  - DENOTES A BOUNDARY LINE.
  - — — DENOTES A RIGHT-OF-WAY LINE.

- DEVELOPMENT NOTES:**
- AS REQUIRED UNDER SECTION 16.6.140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT.
  - DEVELOPMENT ALLOWANCES AND REQUIREMENTS ARE PER THE CONFLUENT PARK PLANNED DEVELOPMENT AMENDMENT, APPROVED BY ORDINANCE 2020-01, AND ANY AMENDMENTS THERETO.

AREA (ACRES)	DESCRIPTION
1.24	CITY OWNED AND MAINTAINED PARK
2.92	RIGHT OF WAY
0.25	HOA OWNED AND MAINTAINED ACCESS/UTILITY EASEMENT
11.89	LOTS
16.30	TOTAL

ASSISTED BY:  
  
**CRABTREE GROUP INC.**  
 ENGINEERING SMART GROWTH™  
 SHEET 2 OF 2

**DRAFT**

CONFLUENT PARK MINOR SUBDIVISION  
 in LOT 1, SALIDA NATURAL RESOURCE CENTER SUBDIVISION AMENDED  
 CHAFFEE COUNTY, COLORADO  
 Job Number: J-20-004  
 TPC FILE: J-17-020  
 DRAWN BY: WEH, CAI  
 CHECKED BY: WEH, CAI  
 Pld book: S307 Pages 30 & 52, DC TSC3

203 G STREET  
 DATE: 6/17/20  
 SALIDA, COLORADO  
 DRAWING NO.

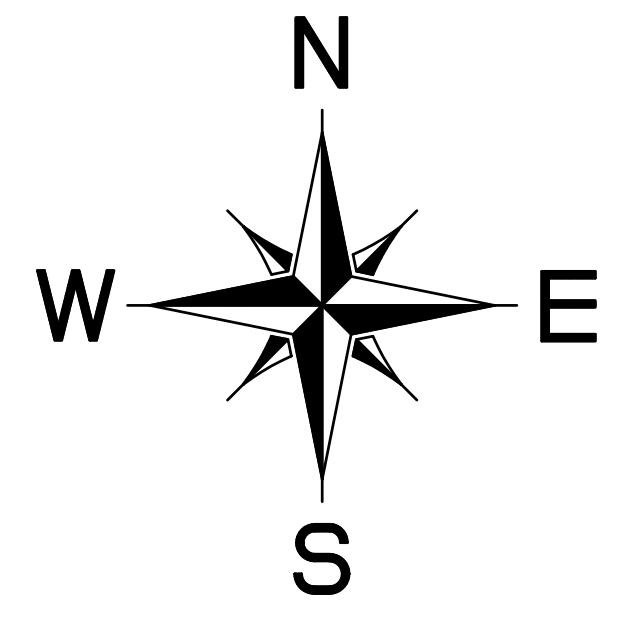
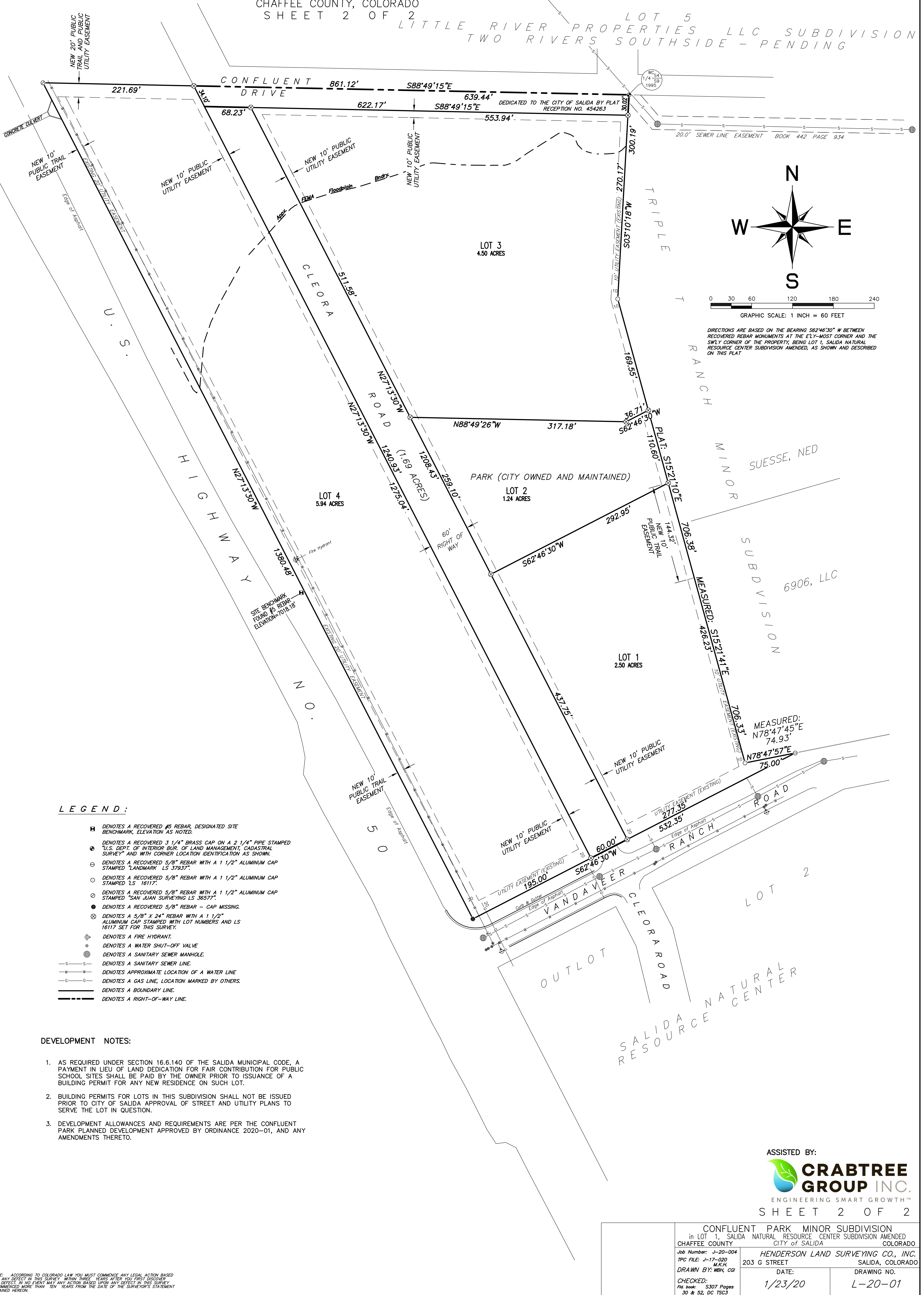
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.



CONFLUENT PARK MINOR SUBDIVISION

LOCATED WITHIN  
LOT 1, SALIDA NATURAL RESOURCE CENTER SUBDIVISION AMENDED  
IN THE  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO  
SHEET 2 OF 2

LOT 5  
LITTLE RIVER PROPERTIES LLC SUBDIVISION  
TWO RIVERS SOUTHSIDE - PENDING



DIRECTIONS ARE BASED ON THE BEARING S62°46'30" W BETWEEN RECOVERED REBAR MONUMENTS AT THE ELY-MOST CORNER AND THE SWLY CORNER OF THE PROPERTY, BEING LOT 1, SALIDA NATURAL RESOURCE CENTER SUBDIVISION AMENDED, AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND :

- ⊠ DENOTES A RECOVERED #5 REBAR, DESIGNATED SITE BENCHMARK, ELEVATION AS NOTED.
- ⊙ DENOTES A RECOVERED 3/4" BRASS CAP ON A 2 1/4" PIPE STAMPED "U.S. DEPT. OF INTERIOR BUR. OF LAND MANAGEMENT, CADASTRAL SURVEY" AND WITH CORNER LOCATION IDENTIFICATION AS SHOWN.
- ⊕ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LANDMARK LS 37937".
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- DENOTES A BOUNDARY LINE.
- — — DENOTES A RIGHT-OF-WAY LINE.

DEVELOPMENT NOTES:

1. AS REQUIRED UNDER SECTION 16.6.140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT.
2. BUILDING PERMITS FOR LOTS IN THIS SUBDIVISION SHALL NOT BE ISSUED PRIOR TO CITY OF SALIDA APPROVAL OF STREET AND UTILITY PLANS TO SERVE THE LOT IN QUESTION.
3. DEVELOPMENT ALLOWANCES AND REQUIREMENTS ARE PER THE CONFLUENT PARK PLANNED DEVELOPMENT APPROVED BY ORDINANCE 2020-01, AND ANY AMENDMENTS THERETO.

ASSISTED BY:  
**CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™  
SHEET 2 OF 2

CONFLUENT PARK MINOR SUBDIVISION in LOT 1, SALIDA NATURAL RESOURCE CENTER SUBDIVISION AMENDED CHAFFEE COUNTY, COLORADO CITY OF SALIDA	
Job Number: J-20-004 TPC FILE: J-17-020 DRAWN BY: WEH, CCI	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO
CHECKED: Pld book: S307 Pages 30 & 52, DC TSC3	DATE: 1/23/20 DRAWING NO. L-20-01

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

Attachment 3

**ORDINANCE NO. 01  
(Series 2020)**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A SUBSTANTIAL MODIFICATION OF PARCEL VPA-5 OF THE VANDAVEER RANCH PLANNED DEVELOPMENT TO MODIFY THE OVERALL DEVELOPMENT PLAN BY CHANGING THE ENTITLEMENTS, ZONE DISTRICT MAP, DIMENSIONAL STANDARDS AND ARTICLE 10: PINTO BARN PARCEL STANDARDS**

**WHEREAS**, the City Council approved the original Overall Development Plan for the Vandaveer Ranch Planned Development by Ordinance 2006-19 on December 22, 2006; and

**WHEREAS**, the Overall Development Plan was modified by changing the entitlements, zone district map, dimensional standards and adding new Article 10: Pinto Barn Parcel Standards for Parcel VPA-5 by Ordinance 2011-16 on October 18, 2011; and

**WHEREAS**, Section 16-7-150 of the Salida Municipal Code (SMC) states substantial modifications to a Planned Development may be amended by the City Council after a public hearing and subject to certain criteria; and

**WHEREAS**, Parcel VPA-5 of the Planned Development corresponds to Lot 1 of the Salida Natural Resource Center Subdivision Amended-2 which was approved by the City Administrator on August 23, 2013 and is recorded in the Office of the Chaffee County Recorder at Reception No. 409772; and

**WHEREAS**, the landowner of Lot 1, Confluent Park Salida, LLC, has made an application to amend the Planned Development in accordance with the SMC, to allow development of Parcel VPA-5 in accordance with new land uses and development standards; and

**WHEREAS**, the City of Salida Planning Commission held a duly noticed public hearing on December 30, 2019 to review the proposed changes and made a recommendation that the City Council approve the proposed substantial modification of the Planned Development, with conditions, as it met the criteria stated in Section 16-7-150; and

**WHEREAS**, the proposal for the subject territory is consistent with the policies and goals of the City’s land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

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

**Section One**

That the Vandaveer Ranch Planned Development District Overall Development Plan, Article 3, Section 3.01, the Planning Area Entitlements Chart be as follows:

**Planning Area Entitlements Chart**

<b>Planning Areas</b>	<b>Zoning</b>	<b>Gross Area</b>	<b>Dwelling Units and commercial lodging units <sup>1</sup></b>	<b>Non-residential<sup>2</sup> Development Square Footage</b>
<b>PROPOSED DEVELOPMENT</b>	<b>Corresponding Zone District</b>	<b>(Acres)</b>	<b>(up to and including)</b>	<b>(up to and including)</b>
VPA-1	Vandaveer Neighborhood	63.4	400	25,000
VPA-2	Transitional Residential	15.6	130	30,000
VPA-3	Mixed Use Village	44.1	180 (includes commercial lodging units)	300,000
VPA-4	Mixed Use Village	21.7	125 (includes commercial lodging units)	100,000
VPA-5	R-3, RMU and C-1 per Article 10. Confluent Park <sup>3</sup>	15	289 <sup>3</sup>	125,000 <sup>3</sup>
VPA-7	Open Space / Parks	18.0	0	2,500
VPA-8	Open Space / Parks	11.7	0	2,000
VPA-9	Open Space / Parks	2.1	0	500
<b>Total</b>		<b>191.6</b>	<b>1,124</b>	<b>585,000</b>

<sup>1</sup> This represents the total number of units but does not specify if they are single family, attached, or stacked units.

<sup>2</sup> Non-residential square footage includes employment centers, retail, commercial, educational centers, active and passive recreational uses requiring built facilities, commercial lodging, services, arts and cultural facilities, research and development

<sup>3</sup> See Article Ten, Confluent Park Standards



**Section Two**

That the Vandaveer Ranch Planned Development District Overall Development Plan, Article 5, Section 5.06, Table of Dimensional Standards shall be as follows:

<b>Dimensional Standard</b>	<b>Vandaveer Neighborhood</b>	<b>Transitional Residential</b>	<b>Mixed Use Village</b>	<b>Confluent Park</b>
Minimum Lot Area	3,000 sq ft per unit for residential; 5,000 sq ft for non-residential	2,500 sq ft	None	See Article Ten. <u>Confluent Park Standards</u>
Minimum Lot Width	30'	25'	40'	
Minimum Setback	18' on one side, 5' on all other sides	None <sup>1</sup>	None <sup>1</sup>	
Maximum Impervious Coverage	60%	80%	80%	
Maximum Height-single family	35'	35'	35'	
Maximum Height-multi-family, non-residential and mixed use	40', no more than 3 stories	40', no more than 3 stories	40', no more than 3 stories	
Maximum Height-accessory buildings	25'	25'	25'	

<sup>1</sup> No minimum setbacks from lot lines so long as building code requirements regarding minimum separation between structures are met and required parking is provided off-street

**Section Three**

Exhibit B Zone Districts Map of the Vandaveer Ranch Development District Overall Development Plan shall be amended as shown in Exhibit A attached hereto.

**Section Four**

Article Ten: Pinto Barn Parcel Standards of the Vandaveer Ranch Development District Overall Development Plan shall be replaced with new Article Ten: Confluent Park Standards attached hereto as Exhibit B and as amended below.

**Section Five**

The Confluent Park Planned Development Amendment shall be subject to the following conditions:

1. Revise Exhibit B of the Development Plan as shown below:
  - a. ~~Reimbursements described in Section 3.16 are subject to being revised and defined in subsequent subdivision improvement agreement and in conformance with the Salida Municipal Code.~~
  - b. Architectural Standard 3.15.7 shall include additional language that screening of mechanical equipment must appear as integral to the design and architecture of the building.

- c. Engineering standards proposed for Utilities, Storm Water, Illumination and Flood Control in Sections 3.7, 3.8, 3.10 and 3.12 shall be defined by subsequent subdivision improvement agreement and be consistent with adopted standards and Salida Municipal Code.
- d. Encroachments into the front yard described in Section 3.13 cannot encroach into required public utility easements.

2. Lot 1 shall be legally restricted for up to 60 affordable rental apartments for households at 60% or less of the Area Median Income (AMI) for Chaffee County as defined by the Colorado Housing Finance Authority (CHFA). Per Section 16-13-30(d), each unit at 60% AMI counts as two units in meeting the project’s affordable housing requirement.

3. Upon issuance of a building permit for Lot 1 in conformance with the above requirements, credit for affordable units greater than 37 (289 units X 12.5%) may be used to meet the affordable housing requirements for residential development within the Angel View Minor Subdivision recorded at Reception No. 428085. If this equals 100% or greater of the required affordable housing for the build-out of Angel View, the project will be afforded additional density only for R-3 as defined by Section 16-13-50. These provisions shall be approved as part of a development agreement for the Angel View site.

If residential building permits are issued within Angel View or Confluent Park prior to issuance of building permits within Lot 1, then developer shall submit the inclusionary housing in-lieu fee for said units, to be held in escrow until construction begins on Lot 1.

4. Dedicate to the City Lot 39 for a public park to be constructed, owned and maintained by the City of Salida.

5. Open space in lieu fees shall be collected for residential development within development area CPR only.

6. Public trail easements shall be provided and the developer shall construct eight foot (8’) concrete sidewalks within the easements as called for at the following locations and widths:

- a. Provide ten foot (10’) easement only between the 6906 LLC project through Lot 1 to the Park site as shown;
- b. Ten foot (10’) easement on the east side of Lot 38 to connect the park with Chase Street and construct sidewalk;
- c. Ten foot (10’) easement between Lots 6 and 7 as shown and construct sidewalk;
- d. Ten foot (10’) easement along entire frontage of Highway 50 and construct sidewalk; and
- e. Twenty foot (20’) easement on north side of Lot 12 and construct sidewalk.

7. The City of Salida will accept maintenance of the Highway 50 trail after its construction per condition 6.d above.

8. Provide redundancy in the water supply system and a second point of connection by extending the water main up Scott Street and along Illinois Street to a point of connection in Oak Street. This will include the installation of a pressure reducing vault built in accordance with City standards. These improvements are to be installed and accepted prior to issuing any Certificate of Occupancy or within three years of approval of minor subdivision, whichever occurs first.

9. The construction of Cleora Road and Confluent Drive shall be the first phase of road construction and shall be complete and accepted prior to issuing any Certificates of Occupancy within the project.

10. Developer shall construct one-half of the street improvements (curb, gutter, sidewalk and paving) for Trenton Street.

11. The Fair Contribution for Public School Sites in-lieu fee shall be provided in accordance with Section 16-6-140 of the Salida Municipal Code in an amount in effect at the time of issuance of a building permit (currently \$444.66).

12. The maximum number of units within each development parcel shall be:

CPR	68
CPMF	103
Lot 1 LIHTC	60
CPC	58
	<hr/>
	289

13. Up to eight (8) short term rental licenses will be permitted in the development subject to the conditions that they are not allowed in apartment buildings; and no two licenses will be issued next door or directly across the street from each other. All requirements of Chapter 6, Article VI. Short Term Business License shall apply.

14. The Development Plan shall consist exclusively of the Narrative and Planned Development Site Plan, as modified herein and subject to the approved conditions. Chapter 16. Land Use and Development of the Salida Municipal Code shall apply unless specifically amended by the Confluent Park Development Plan.

**Section Six**

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

**Section Seven**


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 January 7, 2020, ADOPTED and ORDERED PUBLISHED IN FULL, other than Exhibits A and B described herein which shall be on record with the City Clerk’s office, in a newspaper of general circulation in the City of Salida by the City Council on the 10<sup>th</sup> day of January, 2020 and set for second reading and public hearing on the 21st day of January, 2020.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED IN FULL, other than Exhibits A and B described herein which shall be on record with the City Clerk’s office, by the City Council on the 21st day of January, 2020.



CITY OF SALIDA, COLORADO

  
\_\_\_\_\_  
P.T. Wood, Mayor

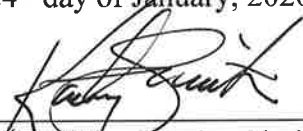


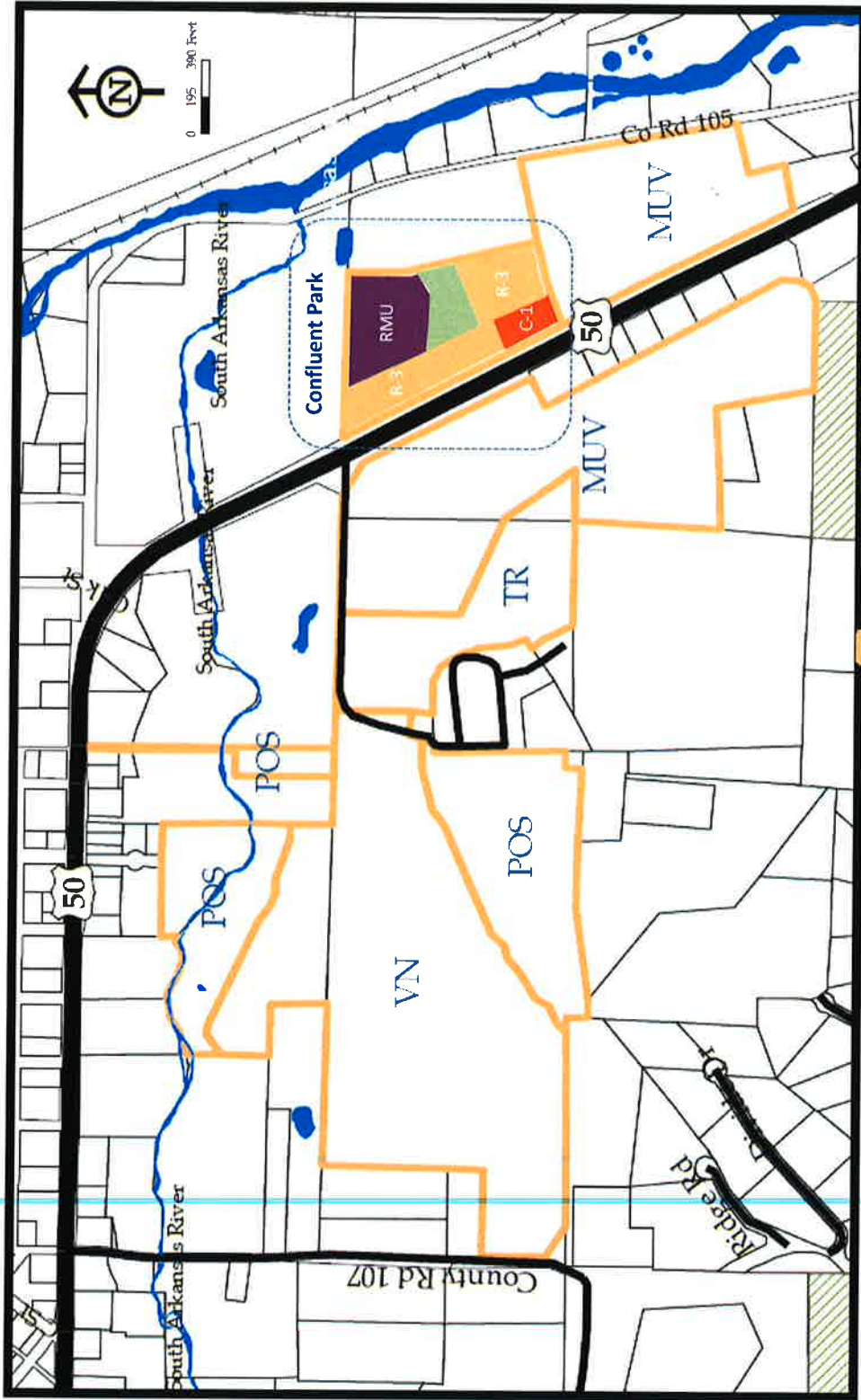
[SEAL]

ATTEST:

  
\_\_\_\_\_  
City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the 10<sup>th</sup> day of January, 2020, and IN FULL, after final adoption on the 24<sup>th</sup> day of January, 2020.

  
\_\_\_\_\_  
City Clerk/Deputy City Clerk



- Mixed Use Village
- Parks/Open Space
- Transitional Residential
- Vandaveer Neighborhood

**Exhibit B  
Zone Districts Map**

Vandaveer Ranch Planned Development District  
2011 Amendment to the Overall Development Plan  
City of Salida, Colorado

January 2020

Exhibit B of Ordinance 2020-01  
JANUARY 14, 2020



**CONFLUENT PARK**  
PLANNED DEVELOPMENT AMENDMENT NARRATIVE



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# 1 EXECUTIVE SUMMARY

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Confluent Park is a 15.87-acre parcel on Vandaveer Ranch owned by Confluent Park, LLC. The parcel is currently in the VPA-5 Overall Development Plan District and the MUV-PB PD zone of the 2011 Amendment to the Overall Development Plan for Vandaveer Ranch known as the Mixed-Use Village Pinto Barn Zone.

The Parcel is bounded by the Two Rivers Southside development on the north, U.S. Highway 50 East on the West, Vandaveer Ranch Road on the South and an Un-incorporated land parcels on the East between the subject parcel and Old Stage Road (CR 105).

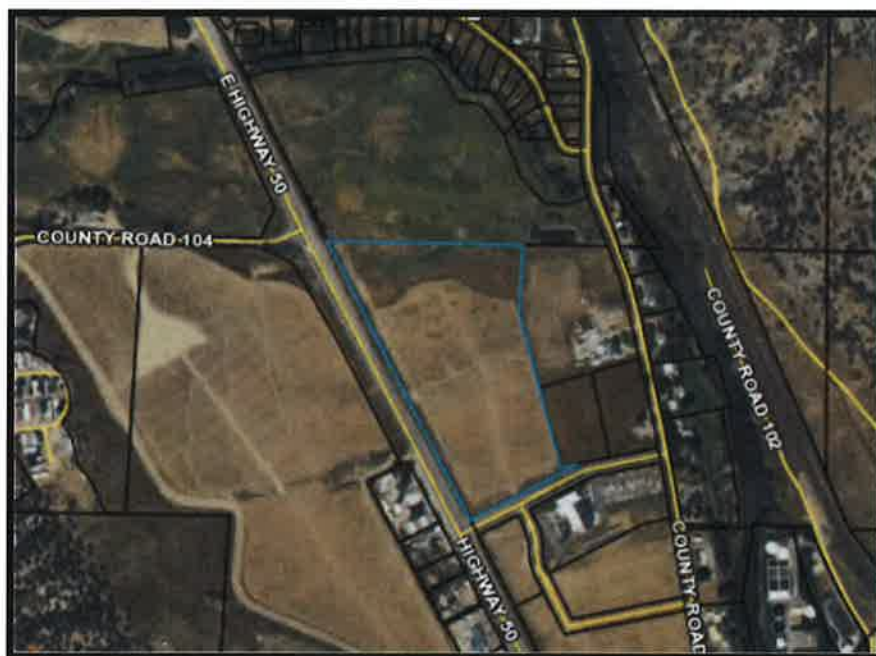


Figure 1 – Chaffee County Assessor’s Map, subject parcel in blue.

The goal of the neighborhood development is to provide a wide range of housing types and a diverse cost range of rental and purchase housing in an integrated neighborhood which is walkable with services in the pedestrian shed. This is accomplished by zoning, neighborhood planning, deed restrictions and site layout. Table 1 provides an overview of the housing type and housing cost diversity. The inclusion of Live-Work, Mixed Use and Commercial in the neighborhood provide opportunity for jobs and services within a walkable distance. Trail connectivity to Two Rivers South provides a viable walking and bicycle route to the City center employment and service areas. Table 1 also provides the maximum number of units that can be built in Confluent Park per the proposed density.

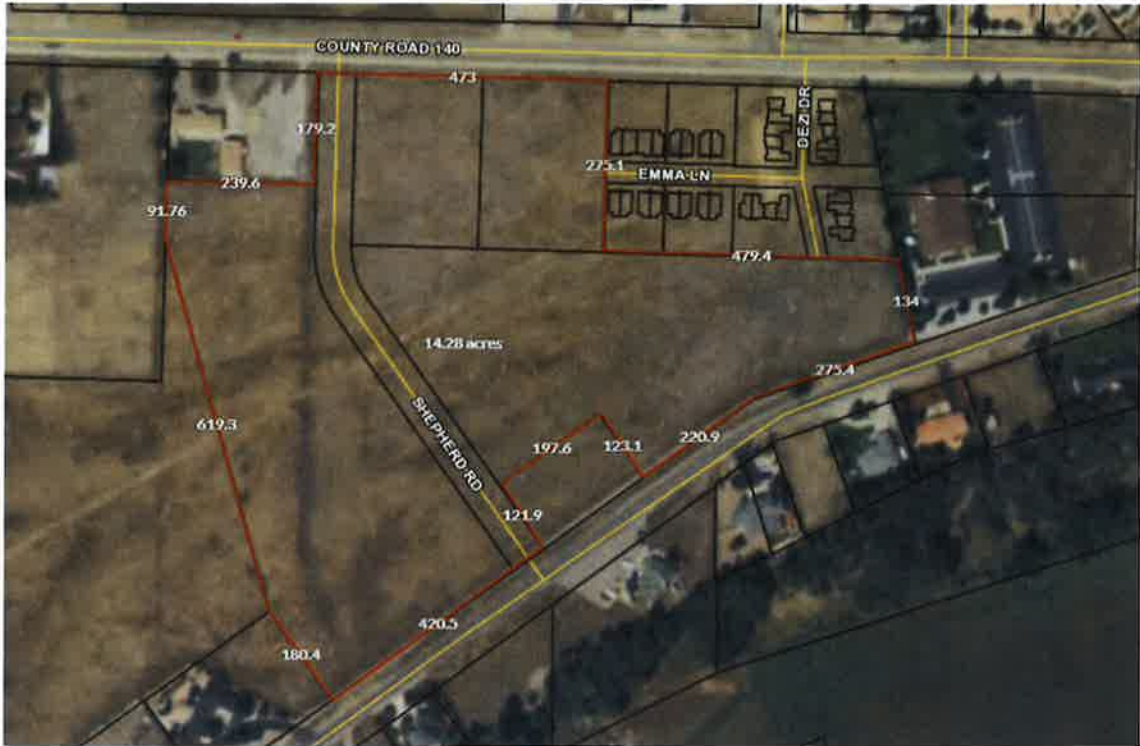
<b>HOUSING TYPES</b>	<b>Lots</b>	<b>Units (max)</b>	<b>% of Total Units</b>	<b>Affordability</b>
Single Family thru Fiveplex (CPR)	26	68	24%	less affordable
Apartment/Townhome/Condo (CPMF)	8	103	36%	more affordable
Units over Commercial (CPC)	3	58	20%	more affordable
Low-Income Apartment 60% AMI (CPMF)	1	60	21%	60% AMI
<b>Total</b>	<b>38</b>	<b>289</b>		

**Table 1 – Housing Types and Cost Diversity (maximum possible residential units)**

The PD plan includes the following:

- **Lot 1, zoned in the PD Zoning Overlay Amendment as CPMF (Confluent Park Multi-Family/Mixed Use) shall be designated for development of 50+ rental units deed restricted to 60% or less AMI for 30 years through the use of Low-Income Housing Tax Credits (LIHTC).** See Appendix A for details on LIHTC development. At 6.25%, 50 units meet the inclusionary zoning requirement for the next 750 market rate units.
  - Excess affordable housing credits from Confluent Park shall be transferrable to Angelview subdivision (Assessor parcels R380706200042, R380706200041, R380706200030, and R380706200029, see figure 2).
  - A four lot Minor Subdivision will be required as in interim step to facilitate the transfer of title to the LIHTC developer in the timeframe necessary to obtain the Tax Credit Financing. This is an opportunity for the City to obtain 50+ low income rental units. The lots in the Minor Subdivision would be Plat restricted from obtaining a building permit until the Major Subdivision is approved and the necessary public and private infrastructure is installed.





**Figure 2 – Angelview Subdivision (remaining phases)**

- **Lots 2, 3 & 4 (21,937 – 26,829 square feet) are zoned in the PD Zoning Overlay Amendment as CPC (Confluent Park Commercial/Mixed Use).**
  - These lots allow commercial, mixed use, and residential development. This includes the possibility of residential units above ground floor commercial.
  - Architectural standards are provided in the PD in order to enable approval of all multi-family development under administrative review procedure.
- **Lots 5-12 (21,937 – 23,888 square feet) are zoned in the PD Overlay Amendment as CPMF (Confluent Park Multi-Family/Mixed Use).**
  - These lots are dimensioned and designed to facilitate a variety of site plans for multi-family rental, townhomes, and/or condominiums.
  - Architectural standards are provided in the PD in order to enable approval of all multi-family development under administrative review procedure.
- **Lots 13-38 (5,200-9,927 square feet) are zoned in the PD Overlay Amendment as CPR (Confluent Park Residential).**
  - Lots are primarily intended for single family or attached duplex units.
  - Lots 13 and 24 are large enough to support a 5 unit Townhome, Condo or Multi-Family rental units. Units could front Cleora Drive, with alley access for on lot parking.
- **Lot 39 (53,986 square feet = 1.26 acres) is zoned CPP (Confluent Park Public Park)**

- The Vandaveer Ranch PD transferred all open space requirements to the west side of highway 50 in the public park area. However, a neighborhood park is beneficial, and this one will complement the river access provided in Two Rivers. The Lot 39 park will be dedicated to the City, constructed by the City, and maintained by the City.
- The developer will provide a smooth graded area, with water, sewer, and electric utility services. No system development fees shall be charged for water and sewer services to the park.
- **8 short term rental licenses** shall be given to the developer to assign to market rate units in Confluent Park.

## 2 CURRENT ENTITLEMENT – PINTO BARN PLANNED DEVELOPMENT

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The “Mixed-Use Village – Pinto Barn Planned Development” (MUV-PB PD) currently in place was adopted by Ordinance 16 of 2011.

The PD consists of a Planning Area Entitlements Chart showing the subject property in the VPA-5 with a zoning designation of Mixed-Use Pinto Barn Village as shown in Table 2. The PD entitles the property for 25,000 square feet of Dwelling Units and Commercial lodging units and 150,000 square feet of Non-residential development square footage.

Pinto Barn Accessory Uses specified are:

- Dormitories with common dining facilities
- Multi-family buildings that are ancillary to and affiliated in ownership with education or employment centers within the Pinto Barn parcel.
- Single-family residences that are ancillary to and affiliated in ownership with education or employment centers within the Pinto Barn parcel.

Pinto Barn Parking Requirements:

- Within the Pinto Barn Parcel, on-street parking spaces may be used to satisfy up to 50% of the total parking requirement associated with the development of the parcel; provided, however that such on street parking spaces shall count towards no more than 50% of the total parking requirement associated with the final development plan for each phase.
- Loading and unloading facilities within the Pinto Barn Parcel may be located directly off a dedicated street if the facilities are not visible from Highway 50.
- One Parking space will be required for each 1,000 square feet of industrial use within the Pinto Barn parcel.
- Except as provided herein, parking within the Pinto Barn Parcel shall comply with Salida Municipal Code Standards.

It is not clear by the 2011 PD Pinto Barn Amendment or the 2006 Vandaveer Ranch PD what dimensional standards apply to the property. Table 2 shows existing Pinto Barn entitlement. Table 3 is an amendment to Table 2. Further amendments in this document reference the City of Salida Municipal Code.

Table 2 implies that the Pinto Barn PD has entitlement for 115 dwelling units (subtracting VPA 1 through 4 dwelling units from the total of 950 gives 115 dwelling units for VPA-5). Table 3 amends this up to 289 dwelling units (maximum) for Confluent Park, increasing the total entitlement for Vandaveer Ranch to 1,124 units. This is an increase of 174 units.

**Table 2 – Existing Pinto Barn Planning Area Entitlements Chart**

Planning Area Entitlements Chart Pinto Barn				
Planning Areas	Zoning	Gross Area	Dwelling Units and Commercial Lodging Units*	Non-residential Development Square Footage **
Proposed Development	Corresponding Zone District	(Acres)	(Up to and Including)	(Up to and Including)
VPA-1	Vandaveer Neighborhood	63.4	400	25,000
VPA-2	Transitional Residential	15.6	130	30,000
VPA-3	Mixed Use Village	44.1	180 [includes commercial lodging units]	300,000
VPA-4	Mixed Use Village	21.7	125 [includes commercial lodging units]	100,000
VPA-5	Mixed Use Pinto Barn	15.87	25,000 s.f. for residential units ***	150,000
VPA-7	Open Space/Parks	18	0	2,500
VPA-8	Open Space/Parks	11.7	0	2,000
VPA-9	Open Space/Parks	2.1	0	500
<b>Total</b>		<b>191.6</b>	<b>950 units</b>	<b>610,000</b>

**Table 3 - New Confluent Park Planning Area Entitlements Chart**

Planning Area Entitlements Chart Confluent Park				
Planning Areas	Zoning	Gross Area	Dwelling Units and Commercial Lodging Units*	Non-residential Development Square Footage **
Proposed Development	Corresponding Zone District	(Acres)	(Up to and Including)	(Up to and Including)
VPA-1	Vandaveer Neighborhood	63.4	400	25,000
VPA-2	Transitional Residential	15.6	130	30,000
VPA-3	Mixed Use Village	44.1	180 [includes commercial lodging units]	300,000
VPA-4	Mixed Use Village	21.7	125 [includes commercial lodging units]	
VPA-5	Confluent Park	15.87	289 Dwelling Units ***	125,000 ****
VPA-7	Open Space/Parks	18	0	2,500
VPA-8	Open Space/Parks	11.7	0	2,000
VPA-9	Open Space/Parks	2.1	0	500
<b>Total</b>		<b>191.6</b>	<b>1,124</b>	<b>610,000</b>

\* This represents the total number of units but does not specify if they are single family, attached or stacked units.

\*\* Non-residential square footage includes employment centers, retail, commercial, commercial lodging, research and development, services and educational

\*\*\* Includes single family, attached, multi-family, stacked units, townhomes and condominiums.

\*\*\*\* Includes all non-residential uses in CPC and CPMF zones

### 3 CONFLUENT PARK PD AMENDMENT NARRATIVE

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Four zones are proposed within Confluent Park (See Figure 2, and attached PD Plan):

- Confluent Park Residential (CPR), which closely resembles R-3 dimensional standards with RMU uses. Underlying zone: RMU
- Confluent Park Commercial (CPC), which closely resembles C-1. Underlying zone: C-1
- Confluent Park Multi-Family/Mixed Use (CPMF) which closely resembles R-3 dimensional standards with RMU uses. Underlying zone: RMU
- Confluent Park Public Park (CPP).

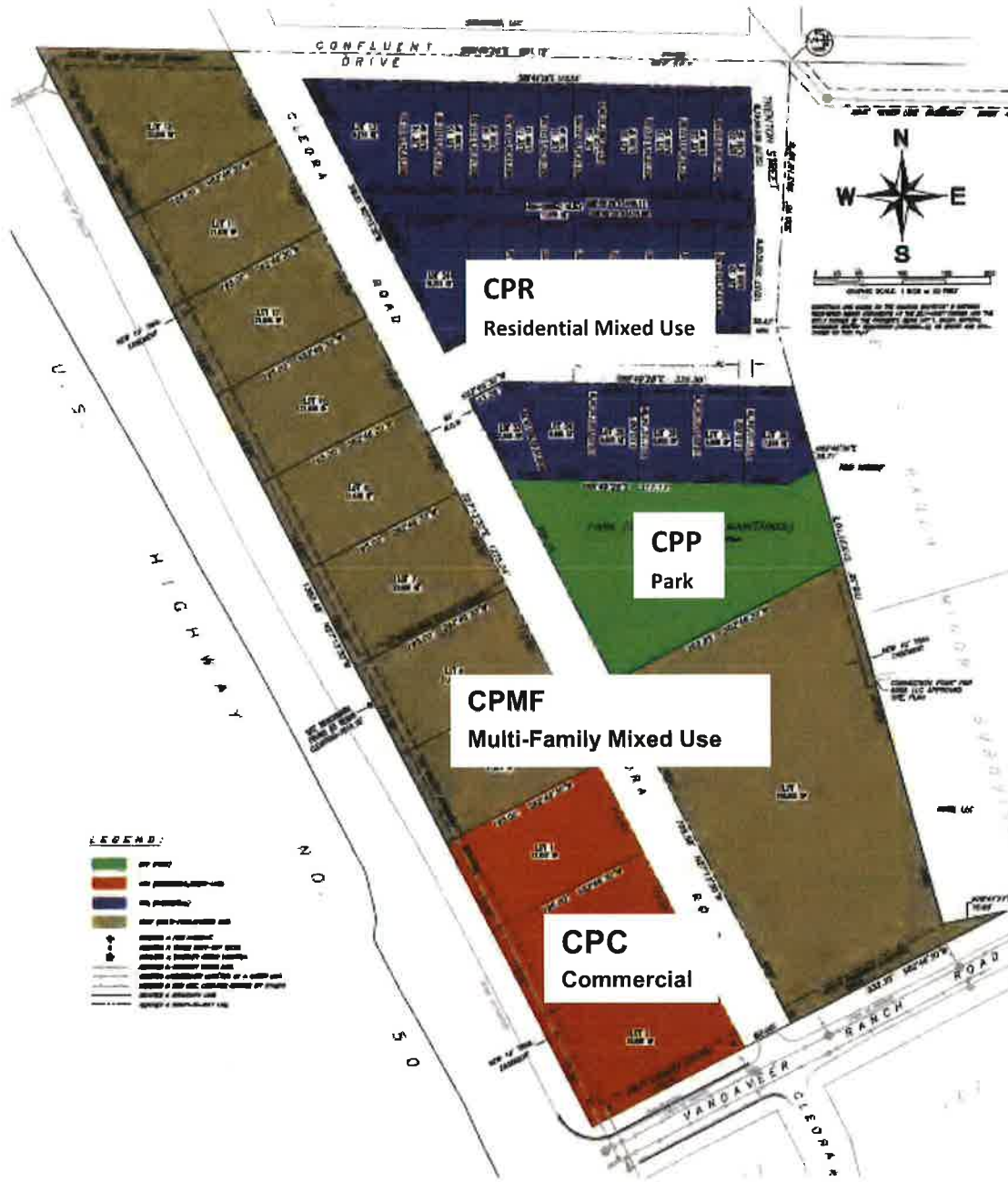


Figure 3 - Confluent Park Planned Development Zones Map

### 3.1 DIMENSIONAL STANDARDS

CPR and CPMF dimensional standards varying from the standard city zone of R3 are shown in green text. The most substantial change for the CPMF zone is to the density, going from 2100 lot square feet per dwelling unit to 1800 to accommodate smaller, more affordable units. The primary goal of this change in



density is to lower the cost of rent and purchase units in this development. The secondary goal is to provide enough residents within walking distance to promote small businesses in the neighborhood. Front setback is also reduced from 20' to 12' to accommodate density.

Density in the CPR zone is lowered to 1750 lot square feet per dwelling unit in order to incorporate a neighborhood that has potential to be truly mixed-use, with single family, duplex, townhome, accessory dwelling units (ADU's), and limited commercial possibilities on the same street.

High residential density will be desirable and livable in this neighborhood because every resident will be within a 1 block walk of the park.

CPC dimensional standards conform to C1 with variations shown in green text. Density is adjusted to 1200 lot square feet per unit if the ground floor contains at least 50% commercial. If CPC lots are built out with less than 50% of the ground floor being commercial, density shall be 1800 lot square feet per unit.

Accessory dwelling units shall meet the requirement of the underlying zone, and the recent ordinance passed by City Council.

TABLE 16-F Schedule of Dimensional Standards (for comparison)			Confluent Park PD		
Dimensional Standard	C-1	R-3	CPR Residential	CPC Commercial	CPMF Multi-Family
Min. lot size (sq. ft.)	5,625 5,063 6 3,750 7	5625 5,063 6 3,750 7	4000	4,000	3,600
Density (Lot s.f./Min. lot area per dwelling unit)	2,800 2,450 6	2400 2,100 6	1,750	1800, or 1200 if commercial use >50% of ground floor	1,800
Min lot size (sq. ft.) - attached units	2,800 2,520 6	2400 2,160 6	2,400 2,160 6	2,800 2,520 6	2,400 2,160 6
Min. lot frontage	37' - 6" 25 ft 7	37'-6" 25 ft 7	33' 25 ft 7	33' 25 ft 7	37' - 6" 25 ft 7
Min. lot frontage – attached units	20'	15'	15'	15'	15'
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	60% 66% 6	45% 50% 6	60%	60% 66% 6	60%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)*****	60%	25%	25%	60%	25%
Min. landscape area	10%	30%	30%	10%	20%
Min. setback from side lot line for a primary bldg.	5 ft <sup>2</sup>	5'	5'	5 ft <sup>2</sup>	5'
Min. setback from side lot line for a detached accessory bldg.	3'	3'	3'	3'	3'
Min. setback from rear lot line: principal bldg.	5 ft <sup>2</sup>	20'	15'	5 ft <sup>2</sup>	15'
Min. setback from rear lot line: accessory bldg.	5'	5'	5'	5'	5'
Min. setback from front lot line <sup>4</sup>	10'	20'	15'	10'	15'
Max. building height for a primary bldg.	35'	35'	35'	35'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'	25'	25'
<b>Notes:</b>					
1 If a property does not utilize the zero setback allowance, the minimum landscape area shall be ten percent (10%).					
2 If the property adjoins a residential zone district, setbacks on the side and rear lot line shall be the same as those in the residential zone.					
3 Existing structures are not required to meet off-street parking requirements. New structures and additions shall meet off-street parking requirements.					
4 A covered porch may encroach into the front yard setback by <del>twenty-five percent (25%)</del> 50%					
5 If a front-loaded garage is set back at least ten (10) feet behind the primary street-facing building façade, the lot coverage between the garage entrance and the primary, street-facing building façade shall not be included in the calculation of lot coverage for uncovered parking/access.					
6 Standards for inclusionary housing development per Section 16-13-50.					
7 15% of the single-family lots within an inclusionary housing development may be 25 feet X 150 feet.					

**Confluent Park PD Dimensional Standards**

### 3.2 USE STANDARDS

Uses in CPR default to RMU, to encourage small neighborhood businesses. Specific reasons for each additional entitlement are given in the table. Uses in CPC default to C1, except where restrictions are proposed to prevent businesses not compatible with neighborhood scale (car dealership, etc.).

TABLE 16-D Schedule of Uses (for comparison only)			Confluent Park PD				
N = Not Permitted P = Permitted AC = Administrative Conditional Use C = Conditional Use AR = Administrative Review LR = Limited Impact Review	RMU	C-1	CPR Residential (Based on RMU)	CPMF Multi-Family (Based on RMU)	CPC Commercial (Based on C-1)	Standards <sup>1</sup>	Explanation
	<b>Residential Uses</b>						
Accessory buildings and structures.	P	P	P	P	P		
Multiple principal structures	LR	LR	LR	P	P	Sec. 16-4-190(b)	Enable dense multi-family construction in a variety of configurations to add interest to the streetscape.
Accessory dwelling units	AR	AR	AR	AR	AR	Sec. 16-4-190(c)	
Duplex dwelling units	P	LR <sup>2</sup>	P	P	P		
Residential (3 - 4 units)	AR	AR <sup>2</sup>	P	P	P		Streamline process/reduce risk for a small developer.
Residential (5 - 19 units)	LR	LR <sup>2</sup>	LR	AR	AR		Reduce the schedule for multi-family projects while ensuring appropriate level of code review by city staff. Additional Architectural standards per PD apply.
Residential (20 or more units)	MR	MR <sup>2</sup>	MR	AR	AR		Reduce the schedule for multi-family projects while ensuring appropriate level of code review by city staff. Additional Architectural standards per PD apply.
Single-family dwelling units	AR	AR <sup>2</sup>	AR	AR <sup>2</sup>	AR <sup>2</sup>		
Single Mobile Home	N	N	N	N	N		
Medical marijuana cultivation—patient or primary	P	P	P	P	P	Sec. 16-4-190(j)	
Medical marijuana cultivation—patient or primary	N	LR	N	N	LR	Sec. 16-4-190(j)	
Mobile home parks	N	N	N	N	N	Sec. 16-4-190(d)	
One or more dwelling units on the same site as a commercial or industrial use	AR	LR	AR	P	P		Enable mixed-use.
Recreational vehicles – long term occupancy	N	AR	N	N	AR	Sec. 16-4-190(i)	
Recreational vehicle parks	N	LR	N	N	LR	Sec. 16-4-190(e)	
Rooming or boarding houses <sup>2</sup>	LR <sup>2</sup>	LR <sup>2</sup>	LR <sup>2</sup>	LR <sup>2</sup>	LR <sup>2</sup>		

<b>Residential Business Uses</b>	<b>RMU</b>	<b>C-1</b>	<b>CPR Residential (Based on RMU)</b>	<b>CPMF Multi- Family (Based on RMU)</b>	<b>CPC Commercial (Based on C-1)</b>	<b>Standards<sup>1</sup></b>	<b>Explanation</b>
Bed and breakfast inns	P	P	P	P	P		
Short-term Rental Units	P	P	P	P	P	Sec. 16-4-190(q)	
	<b>RMU</b>	<b>C-1</b>	<b>RMU</b>	<b>RMU</b>	<b>C-1</b>		
Day care, adult	LR	AR	LR	LR	AR	Sec. 16-4-190(f)	
Day care, small	AC	AC	P	P	P	Sec. 16-4-190(f)	Needed in the community, enable mixed-use. Also regulated by the state.
Day care, large	C	AC	P	P	P	Sec. 16-4-190(f)	Needed in the community, enable mixed-use. Also regulated by the state.
Home occupations	P	P	P	P	P	Sec. 16-4-190(g)	
Home Businesses	AR	P	P	P	P	Sec. 16-4-190(g)	Enable mixed-use.
<b>Public/Institutional Uses</b>	<b>RMU</b>	<b>C-1</b>	<b>CPR Residential (Based on RMU)</b>	<b>CPMF Multi- Family (Based on RMU)</b>	<b>CPC Commercial (Based on C-1)</b>	<b>Standards<sup>1</sup></b>	<b>Explanation</b>
Bus Stations	N	LR	N	N	LR		
Churches, parish homes and religious education buildings	AR	AR	AR	AR	AR		
Clubs operated by and for their members	LR	P	LR	LR	P		
Community buildings	LR	AR	LR	LR	AR		
Government administrative facilities and services	LR	AR	LR	LR	AR		
Group homes	C	C	C	C	C		
Hospitals	MR	MR	MR	MR	MR		
Nursing homes	MR	MR	MR	MR	MR		
Parks	AR	AR	AR	AR	AR		
Public parking facilities	LR	LR	LR	LR	LR		
Recreation facilities	AR	AR	AR	AR	AR		
Schools	LR	LR	LR	LR	LR		

<b>Commercial, Personal Service and Office Uses</b>	<b>RMU</b>	<b>C-1</b>	<b>CPR Residential (Based on RMU)</b>	<b>CPMF Multi-Family (Based on RMU)</b>	<b>CPC Commercial (Based on C-1)</b>	<b>Standards<sup>1</sup></b>	<b>Explanation</b>
Commercial lodging	LR	AR	LR	LR	AR		
Commercial parking lots and garages	LR	LR	LR	LR	LR		
Downtown Street Patio	N	N	N	N	N	Sec.16-4-190 (r)	
Drive-in facilities	N	LR	N	N	LR	Sec.16-4-190(l)	
Drive-in food or beverage facilities	N	LR	N	N	LR	Sec.16-4-190(l)	
Outdoor amusement establishment	N	LR	N	N	LR		
Eating and drinking establishments	P	P	P	P	P		
Medical marijuana centers	N	AR	N	N	AR	Sec. 16-4-190(k)	
Retail marijuana store	N	AR	N	N	AR	Sec. 16-4-190(k)	
Marijuana cultivation facilities	N	LR	N	N	LR	Sec. 16-4-190(p)	
Professional offices	P	P	P	P	P		
Campground	N	MR	N	N	MR		
Retail sales and rental establishments	P	P	P	P	P	Sec. 16-4-190(m)	
Temporary commercial activities	LR	AR	P	P	P	Sec. 16-4-190(n)	Possibilities include a food truck at the neighborhood park, or an artist having a public exhibition in their front yard.
<b>General Services</b>	<b>RMU</b>	<b>C-1</b>	<b>CPR Residential (Based on RMU)</b>	<b>CPMF Multi-Family (Based on RMU)</b>	<b>CPC Commercial (Based on C-1)</b>	<b>Standards<sup>1</sup></b>	<b>Explanation</b>
Automobile sales, service and repairs	N	P	N	N	N		Would disrupt neighborhood design.
Gasoline service stations and car washes	N	AR	N	N	AR		
Mobile home and recreational vehicle sales and services	N	P	N	N	N		Would disrupt neighborhood design.
Veterinary clinics	N	LR	N	N	LR		

Industrial Uses	RMU	C-1	CPR Residential (Based on RMU)	CPMF Multi- Family (Based on RMU)	CPC Commercial (Based on C-1)	Standards <sup>1</sup>	Explanation
Light industrial	LR	AR	LR	N	AR		Avoid potential nuisance to neighbors in multi-family scenario.
Heavy industrial	N	MR	N	N	N		Would disrupt neighborhood design.
Marijuana infused products manufacturing operation	N	N	N	N	N		
Medical marijuana optional premises cultivation operation	N	N	N	N	N		
Communication facility	N	MR	N	N	MR	Sec. 16-4-190(o)	
Storage yards	N	LR	N	N	N		
Warehouses, enclosed storage and truck terminals	N	LR	N	N	N		
Wholesale businesses	N	LR	N	N	LR		
Bulk fuel storage facilities and wholesale sales of fuels	N	N	N	N	N		
Junkyards, salvage yards or automobile wrecking yards	N	N	N	N	N		
<b>Notes:</b> <sup>1</sup> The standards referenced herein are in addition to all other applicable standards of this Land Use Code. <sup>2</sup> Provided that State Health Code space and sanitation requirements are met. <sup>3</sup> An existing dwelling can be modified or rebuilt as a matter of right provided it is in conformance with the dimensional standards of Table 16-F. <sup>*</sup> The allowed use is conditional in the SH 291 Corridor Overlay (291 CO). Refer to Section 16-5-50 regarding the SH 291 Corridor (291 CO) District.							

### 3.3 OPEN SPACE/TRAILS

Note that the original Vandaveer Ranch PD does not require any open space dedication or fee in lieu.

A city-owned and maintained public park of 53,986 square feet (1.26 acres) is included in the PD plan. This park will complement the South Arkansas River access in Two Rivers by providing a traditional neighborhood park for the developing southeast part of Salida.

A 10' trail easement will be provided along the entire west boundary of the property to align with the 8' trail easement approved for Two Rivers South. The applicant will construct the 8' wide concrete trail in this easement, and the City will maintain it.

A 10' trail easement is provided along the east edge of Lot 1, from the park to the connection point required by the City on the approved 6906, LLC, site plan. The applicant will not construct or maintain a trail in this easement.

A 20' trail and utility easement is provided along the north edge of Lot 12. The applicant will construct an 8' wide concrete trail to be maintained by the Confluent Park HOA.

A 10' trail easement is provided along the south edge of Lot 7. The developer of Lot 7 shall construct an 8' wide concrete trail in this easement, prior to certificate(s) of occupancy on Lot 7. This concrete trail shall be maintained by the Confluent Park HOA.

A 10' trail easement is provided along the east edge of Lot 38. The applicant will construct an 8' wide concrete trail to be maintained by the Confluent Park HOA.

Trail easements are shown on Appendix B, PD Plan.

All CPR units will pay an open space fee. All other units will not pay an open space fee because their open space is addressed by the park and trail dedications.

**3.4 TRANSPORTATION DESIGN**

Cleora Road will extend from the Forest Service building to the south side of the Two Rivers South. Confluent Drive will connect Cleora Road to Old Stage Road (as approved by the City, Two Rivers South plat not yet recorded at the time of this report). Right of way designated on the east side of the property will allow a future 4-way intersection with Confluence Road, and the east end of Southside Loop. The north end of Confluent Park features a traditional block structure, offering excellent connectivity for all modes of transportation when the parcel to the east develops in the future. See Figure 4, below.





Figure 4. Connectivity Plan, depicting Two Rivers South (approved subdivision, not yet filed), 6906 LLC (site plan approved), and *potential* extension of street and alley grid to County Road 105. Not to scale.

### 3.4.1 INTERNAL STREET LAYOUT

Cleora Road will have all way stops at Confluence Drive and Chase Street. In addition, a colored stamped concrete crosswalk will be installed across Cleora Road at the park to provide a visual cue to drivers to slow down.

### 3.5 STREET SECTION

Cleora Road, Confluent Drive, and Chase Street will have water and sewer mains per City standards. Cleora Road and Confluent Road will be the City's standard street section, except that the clear distance between curbs will be 36 feet (rather than the standard 38). Chase Street will experience very little traffic, so the clear distance between curbs will be 34 feet. All full street rights of way are 60' wide (standard).

Trenton Street will be constructed with 30' minimum right of way. The street section in Figure 6 will be used, cut off at the centerline.

Proposed street sections are shown in figures 5 and 6.

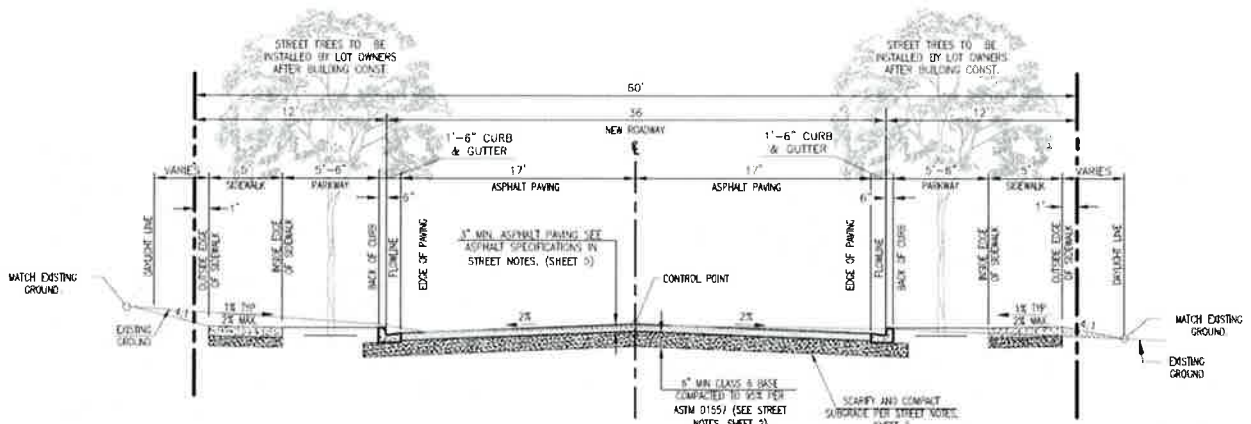


Figure 5 - Cleora Street and and Confluent Drive

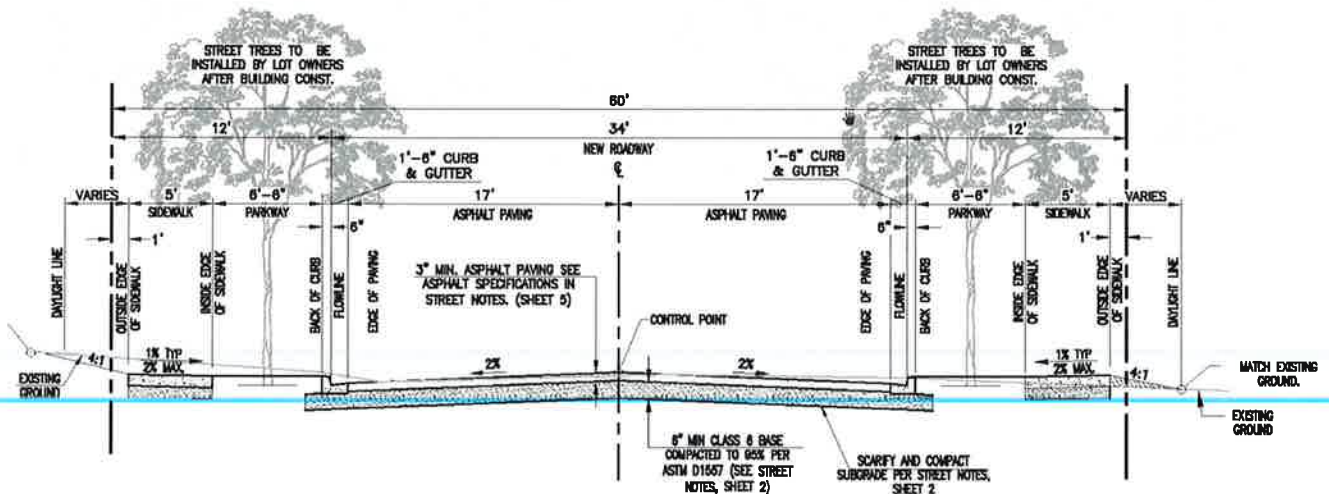


Figure 6 – Chase Street and Trenton Street (left half)

### 3.6 HIGHWAY 50 AND VANDAVEER RANCH ROAD INTERSECTION & TRAFFIC ANALYSIS

The intersection of Vandaveer Ranch Road and US Highway 50 was designed in anticipation of the Pinto Barn and Natural Resource Center development in VPA-4 and VPA-5. A CDOT Access permit was issued March 3, 2013 Permit No. 512046 reception no. 407231 and 407232. The permit listed the following uses:

- 733- Salida Natural Resource Center 35,500 square feet
- Pinto Barn Campus 154,900 Square feet
- Pinto Barn-Apartments 8 Each
- Pinto Barn – Dormitories 40 Each

The required turn lanes for the permit were constructed on Highway 50 and are currently in place on the site to include the intersection of Vandaveer Ranch Road with the highway right of way.

The intersection has existing acceleration and deceleration lane as well as a left turn lane as shown below.



**Figure 7-Vandaveer Ranch Road & Highway 50 Aerial View**



Figure 8-Highway 50 looking North West at Vandaveer Ranch Road



Figure 9-Vandaveer Ranch Road looking East from Highway 50

A traffic study listing the details of the permit uses for Pinto Barn and the Natural Resource Center is provided in Figure 10.



PROJECT: VPA-5 PINTO BARN (2011) & NATURAL RESOURCE CENTER																	ORADTREE GROUP	
Summary of Trip Generation																		
Land Use	ITE Code	Intensity	Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends							
					Rate		In		Out		Rate		In		Out			
					Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips		
<b>PINTO BARN</b>																		
Apartments (Dormitories) *	220	48 DU	6.65	319	0.51	24	20%	5	80%	20	0.62	30	65%	19	35%	10		
Condominiums/Townhouses	230	0 DU	5.81	0	0.44	0	17%	0	83%	0	0.52	0	67%	0	33%	0		
Lodging (Hotel)	310	0 RM	8.17	0	0.56	0	61%	0	39%	0	0.59	0	53%	0	47%	0		
Office (General)	710	0.0 GLA	11	0	1.55	0	88%	0	12%	0	1.49	0	17%	0	83%	0		
Manufacturing **	140	100.0 GLA	3.82	382	0.73	73	88%	64	12%	9	0.73	73	17%	12	83%	61		
Education (College) ***	540	49.9 GLA	27.5	1,372	2.99	149	88%	131	12%	18	2.54	127	17%	22	83%	105		
Retail (Specialty) ****	814	5.0 GLA	44.3	222	6.84	34	48%	16	52%	18	2.71	14	44%	6	56%	8		
<b>Sub-Totals</b>				<b>2,295</b>		<b>281</b>		<b>217</b>		<b>64</b>		<b>243</b>		<b>59</b>		<b>184</b>		
<b>NATURAL RESOURCE CENTER</b>																		
Government Office (Forest Service)	733	35.5 GLA	2.21	78	2.21	78	88%	69	12%	9	2.85	101	17%	17	83%	84		
<b>Sub-Totals</b>				<b>78</b>		<b>78</b>		<b>69</b>		<b>9</b>		<b>101</b>		<b>17</b>		<b>84</b>		
<b>TOTALS</b>				<b>2,295</b>		<b>281</b>		<b>217</b>		<b>64</b>		<b>243</b>		<b>59</b>		<b>184</b>		
GLA = gross leasable area in KSF		* 2011 PD lists 950 dwelling Units (950-VPA1 400- VPA2 130-VPA 3 180-VPA4 125=115 units remaining for VPA-5																
DU = dwelling unit		** Assumed 100,000 s.f. of 154,900 non-residential to be manufacturing s.f. as it was primary function of site.																
RM = number of room		*** Assumed education size based on number of dormitory units and that some training would be vocational																
Source: ITE Trip Generation, 8th Edition		**** Assumed a show room and retail for visitors as PD mentions visitor content in PD																

Figure 10-PINTO BARN & NATURAL RESOURCE CENTER TRAFFIC ANALYSIS



A revised traffic analysis has been completed for the Confluent Park PD Amendment, including the Natural Resource Center and is shown in Figure 11.

PROJECT: VPAS CONFLUENT PARK (2019)																ORANTRIE GROUP	
Summary of Trip Generation																	
Land Use	ITE Code	Intensity	Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends						
					Rate	Total	In		Out		Rate	Total	In		Out		
							%	Trips	%	Trips			%	Trips	%	Trips	
Single Family Detached Housing *	210	26 DU	9.57	249	0.75	20	25%	5	75%	15	1.01	26	63%	17	37%	10	
Apartments **	220	188 DU	6.65	1,250	0.51	96	20%	19	80%	77	0.62	117	65%	76	35%	41	
Condominiums/Townhouses ***	230	75 DU	5.81	436	0.44	33	17%	6	83%	27	0.52	39	67%	26	33%	13	
Lodging (Hotel)	310	0 RM	8.17	0	0.56	0	61%	0	39%	0	0.59	0	53%	0	47%	0	
Office (General) ****	710	3.0 GLA	11	33	1.55	5	88%	4	12%	1	1.49	4	17%	1	83%	4	
Retail (Specialty) ****	814	12.0 GLA	44.3	532	6.84	82	48%	39	52%	43	2.71	33	44%	14	56%	18	
<b>Sub-Totals</b>				<b>2,500</b>		<b>235</b>		<b>73</b>		<b>162</b>		<b>219</b>		<b>134</b>		<b>85</b>	
<b>NATURAL RESOURCE CENTER</b>																	
Government Office (Forest Service)	733	35.5 GLA	2.21	78	2.21	78	88%	69	12%	9	2.85	101	17%	17	83%	84	
<b>Sub-Totals</b>				<b>78</b>		<b>78</b>		<b>69</b>		<b>9</b>		<b>101</b>		<b>17</b>		<b>84</b>	
<b>Total</b>				<b>2,578</b>		<b>314</b>		<b>142</b>		<b>171</b>		<b>320</b>		<b>151</b>		<b>169</b>	
GLA = gross leasable area in KSF		* Number of CP-R Lots															
DU = dwelling unit		** Includes 60 LISC units and 128 market rental units in CP-MF and CP-C (likely will not reach this total)															
RM = number of room		*** Includes condominium and Townhomes for sale in CP-MF and CP - C															
Source: ITE Trip Generation, 8th Edition		**** Ground floor retail and office in CF-C															

**Figure 11-CONFLUENT PARK & NATURAL RESOURCE CENTER TRAFFIC ANALYSIS**

**Summary**

The change in traffic volume from the Pinto Barn PD to the Confluent Park PD is only 12% and that assumes maximum buildout of the Confluent Park PD to full density. There is only a 12% increase in Average Daily Trips and a 12% increase in Peak Hour trips for the Confluent Park PD.

A copy of the Pinto Barn/Salida NRC CDOT permit is attached as Appendix C.

A new access permit will be submitted to CDOT to cover the change in use.

3.7 UTILITY DESIGN

Water mains per City of Salida standards shall be installed in Cleora Road, Confluent Drive, and Chase Street, but not Trenton Street. Trenton Street will have sewer main due to site topography and is too narrow to accommodate water main until additional right of way is dedicated. Confluent park water mains will connect to existing main in Vandaveer Ranch Road, and proposed water mains in Two Rivers South.

Sewer mains will be per City of Salida standards and will connect to the City sewer trunk line at the northeast corner of Confluent Park.

Electric, gas, and communication (all underground) will be served from alleys and access easements wherever possible in order to create separation between wet and dry utilities, and to keep equipment such as transformers and pedestals out of the streetscape and front yards.

In order to provide redundant water supply to Confluent Park, the developer will provide a water main loop from the north end of River Ridge’s water main, north up Scott Street, and tie into existing city water main either in Scott Street or Highway 291 (Oak Street). This will include a PRV. This portion of water main shall be eligible for cost recovery, and must be constructed within three years of approval, or prior to the first certificate of occupancy for Confluent Park.

**Utility design is subject to final approval of Salida Public Works prior to major subdivision.**

3.8 STORMWATER MANAGEMENT

Per 16-8-80(d), stormwater detention will be provided so that only historic runoff from the 25-year, 24-hour storm will be released off site. Roughly 20,000 cubic feet of stormwater detention will be provided by lowering the park 1 to 2 feet below street level. Stormwater will enter the park via curb inlet/culvert, and curb openings with sidewalk chases.

Additional stormwater detention will be provided in the form of tree trenches and/or infiltration galleries. Curb inlets will drain to perforated pipes which will infiltrate stormwater in the root zone of shrubs and trees between the curb and sidewalk.

In addition, curb bumpouts will be provided at the intersection of Confluent Drive and Trenton Street. Additional stormwater detention will be provided between the sidewalk and curb.

**Stormwater management is subject to final approval of Salida Public Works prior to major subdivision.**

3.9 PARKING STANDARDS

Commercial uses of less than 1000 square feet shall be required no more than 2 spaces dedicated to the commercial use. Residential multi-family parking requirement shall be 1 space per unit.

3.10 ILLUMINATION STANDARDS

Street lights will be Greenshine Lumina solar lights, 1 per street intersection, or approved equal. They will be maintained by the HOA.

**Street lighting is subject to final approval of Salida Public Works prior to major subdivision.**

**3.11 SIGN STANDARDS**

Per underlying zone.

**3.12 FLOOD CONTROL**

Part of the Confluent Park property is within the 100-year floodplain of the South Arkansas River. A Conditional Letter of Map Revision (CLOMR) has been approved by FEMA, and the fill will be completed prior to infrastructure installation.

**Floodplain review is subject to final approval of Salida Public Works and the designated community floodplain manager prior to major subdivision. All FEMA requirements will be met.**

**3.13 SETBACK DETAILS**

**Eaves, architectural projections, at-grade structures and covered porches**

16-8-30(c) Covered porches which are unenclosed may encroach into the front yards setback by 50% in Confluent Park, instead of the standard 25%. For a 12' front setback, 50% is required to achieve a usable porch depth of 6'.

**3.14 INCLUSIONARY HOUSING**

A 2.5-acre lot shall be designated for development of 50 or more rental units deed restricted to 60% or less AMI for 30 years using Low-Income Housing Tax Credits (LIHTC). At 6.25%, these 50 units meet the inclusionary zoning requirement for the next 750 units built by Harder-Diesslin Development within Confluent Park, and future phases of Angelview Subdivision (see Figure 2). Maximum possible buildout of Confluent Park is 289 units. This leaves  $750 - 289 = 461$  units for Angelview. Therefore, Angelview shall be entitled to inclusionary housing development standards if it is 461 or less units.

Due to the 2 to 3-year schedule of LIHTC projects, the applicant shall have the option to pay fees in lieu of inclusionary housing per the City's inclusionary housing ordinance on Confluent Park and Angelview. These fees shall be held in escrow by the City for 4 years maximum from the date of PD approval. If a LIHTC project is permitted by the Chaffee County Building Department within 4 years of PD approval, the City shall return fees in lieu of inclusionary housing to the applicant.

The applicant acknowledges that LIHTC projects are funded by Colorado Housing and Finance Authority (CHFA) through a competitive process. There is a possibility that Lot 1 will not be awarded a LIHTC project. In that case, the applicant will meet the City's inclusionary housing ordinance.

### 3.15 ARCHITECTURAL STANDARDS

The following architectural standards shall apply to CPC and CPMF zones for administrative review procedures per the use table in this PD. Projects not meeting these architectural standards shall be reviewed using the procedures specified for the underlying zone. Examples for each of the 7 architectural standards listed here are included in Appendix D.

LIHTC projects must meet architectural requirements through CHFA. Therefore, they are exempt from Confluent Park architectural standards.

1. Identical or mirrored layouts shall not be allowed for more than two adjacent lots.
2. On lots with more than 4 units, at least two different unit types shall be provided. Each unit type shall have a unique color, façade, and roof line.
3. Multi-family residential units closest to Cleora Road shall have a front door facing Cleora Road which leads onto a stoop or porch.
4. Multi-story buildings shall have a clearly defined element of separation between the ground floor and upper floors across the entire building frontage. Frontage includes any wall of a building which faces a public Right of Way or park (at street corners, more than one side of the building). One or more of the following elements, or similar element approved by staff, shall be included.
  - a. porch/stoop roof
  - b. change in material
  - c. change in color
  - d. step back upper floor
  - e. awning
  - f. eave
  - g. light fixture.
5. The side of a building fronting a park or public right of way shall have windows on 20% minimum. Sides and rear shall have 10% minimum.
6. Parking shall be at the rear or side of the lot. If placed on the side of the lot, parking shall be set back at least 10' behind the main building frontage.
7. Mechanical equipment shall not be visible from public right of way, including Highway 50. Screening of equipment is acceptable. This requirement does not demand a parapet wall or mechanical penthouse.

### 3.16 REIMBURSEMENT AGREEMENT ITEMS

- a) Scott Street Water Main shall be cost shared based on Scott Street lot frontage.
- b) Scott Street Pressure Reducing Vault Assembly shall be cost shared based on lot area between Confluent Park and all future development south of Confluent Drive and east of US Highway 50.
- c) Trenton Street water main shall be cost shared evenly between Confluent Park, and the property owned by Ned Suesse bordering Trenton Street, when that property connects to City of Salida water mains.



# APPENDIX A – LOW INCOME HOUSING TAX CREDIT POLICY BRIEF

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# The Low-Income Housing Tax Credit

**T**he Low-Income Housing Tax Credit (Housing Credit) stimulates investment in affordable housing in underserved urban and rural communities and in higher cost suburban communities across the nation. It provides low-income families with a safe and decent place to live and, by lessening their rent burdens, frees up additional income that can be spent on other necessities or put into savings for education or homeownership. The Housing Credit is also a vital community and economic development tool, creating jobs and catalyzing redevelopment in struggling communities.

## What is the Low-Income Housing Tax Credit?

- » The Housing Credit is the single most important federal resource available to support the development and rehabilitation of affordable housing – currently financing about 90 percent of all new affordable housing development.
- » How the credit works:
  - Federal tax credits are allocated to state housing finance agencies by a formula based on population.
  - Each state agency establishes its affordable housing priorities and developers compete for an award of tax credits based on how well their projects satisfy the state's housing needs.
  - Developers receiving an award use the tax credits to raise equity capital from investors in their developments.
  - The tax credits are claimed over a 10-year period but the property must be maintained as affordable housing for a minimum of 30 years.
  - Because tax credits can be recaptured for any noncompliance, investors maintain close supervision over the properties to ensure their long-term viability and compliance with IRS and state allocating agency requirements.
- » Units funded by the Housing Credit must be affordable for people earning no more than 60 percent of the area median income (AMI), although most residents have far lower incomes.
- » Rent may not exceed 30 percent of the qualifying income.



*Encanto Pointe,  
Phoenix, Arizona.*

## What are the outcomes?

- » Since its inception, the Housing Credit has spurred the development of approximately **three million quality homes** for working families, seniors, disabled veterans, and people at risk of homelessness.
- » Each year, the Housing Credit finances about **100,000 units** of affordable housing and creates approximately **96,000 jobs** in the construction and property management industries.
- » Housing Credit properties outperform market-rate housing properties, with occupancy rates topping 96 percent and a cumulative **foreclosure rate of 0.66 percent** over the program's entire history.
- » The units tend to be occupied by very low-income families, with 48 percent of the units occupied by families making less than 30 percent of AMI; and 82 percent of the units occupied by families making less than 50 percent of AMI.

## What has been LISC's involvement?

- » In 1987, LISC created National Equity Fund, Inc. (NEF) to attract investor capital to Housing Credit properties. NEF provides technical assistance, structures and closes these investments, and provides asset management services.
- » In 2018, LISC, through NEF, placed \$1.2 billion in equity investments into tax credit properties. Since inception, it has invested more than \$15.3 billion in 176,804 affordable rental residences.
- » NEF has established dedicated pools of funding to finance housing that is linked to healthcare services, housing for homeless veterans, and housing for victims of natural disasters.
- » Example of Housing Credit properties supported by NEF include:
  - **Parksdale Village II, located in the agrarian Central Valley of California**, is an overdue and welcome alternative to the older, overcrowded housing that most low-income farm workers have endured. The development contains **49 energy-efficient multifamily residences** targeted to households whose incomes range from 30 to 60 percent of AMI.
  - **Encanto Pointe, located in Phoenix, Ariz.**, is home to chronically homeless community members, including veterans and in particular Native American veterans. It is a modern energy-efficient complex that sets the standard for future developments in its Phoenix neighborhood. Its sponsor, Native American Connections, applied the Housing First model to this **54-unit** community serving the homeless. Housing First is based on the belief that helping people access permanent affordable housing is central to creating effective supportive services programs.
  - **JBJ Soul Homes in Philadelphia, Pa.**, is home to 55 formerly homeless and low-income individuals and young adults transitioning out of programs for homeless teens. Twenty-five of the studios are furnished and available as permanent supportive housing with services including basic medical care, employment training and educational classes provided by Project HOME. Nationally recognized as a premier non-profit developer, **Project HOME** has been at the forefront of the battle against homelessness.

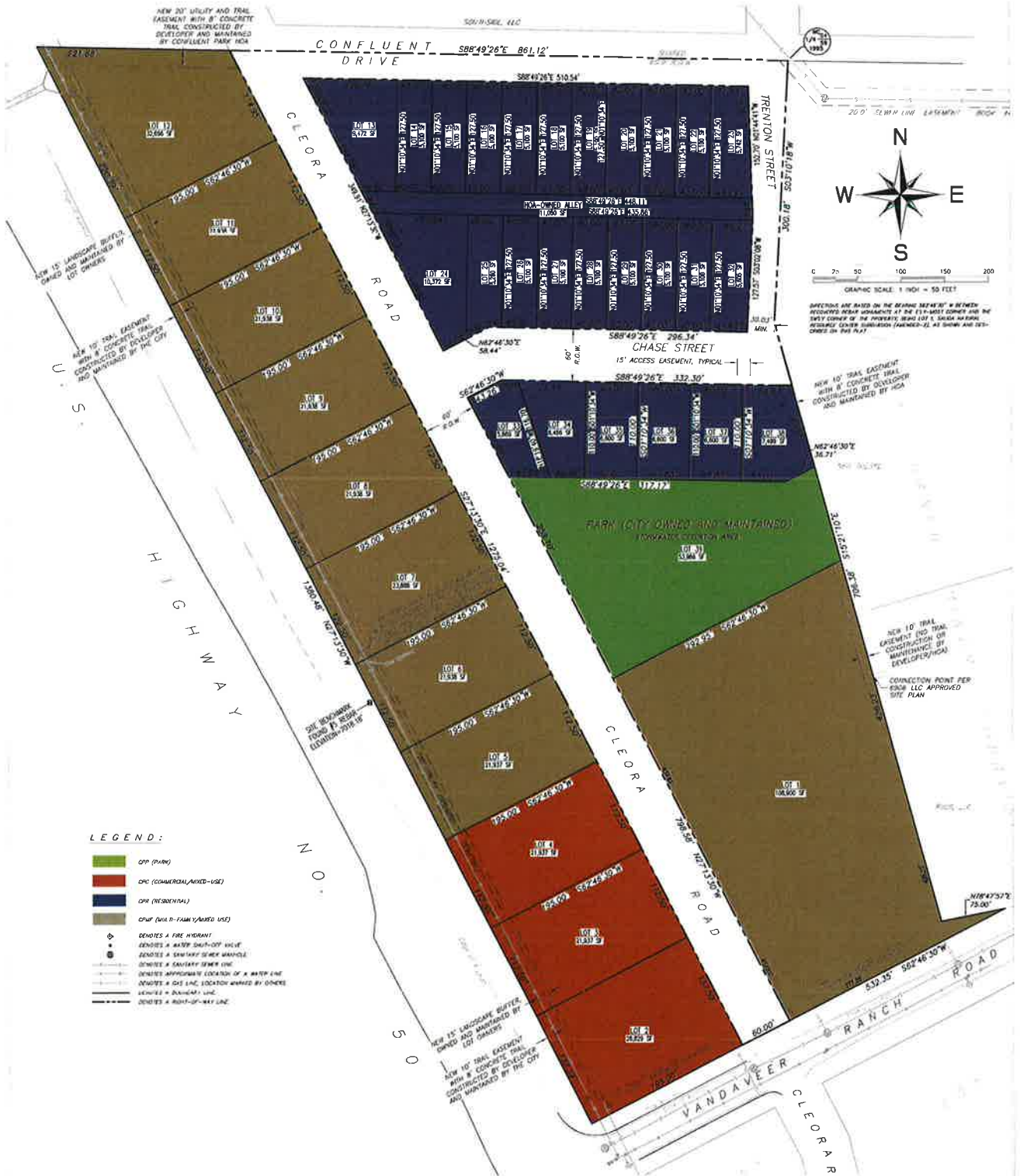
## What can Congress do?

- » Enact the Affordable Housing Credit Improvement Act. This legislation would:
  - Streamline requirements and provide states with additional flexibility;
  - Facilitate Housing Credit development in challenging markets like rural and Native American communities;
  - Increase the Housing Credit's ability to serve extremely low-income tenants;
  - Better support the preservation of existing affordable housing; and
  - Enhance the 4% Credit and multifamily housing bond portion of the program.
- » Expand the Housing Credit by at least 50%, consistent with a recommendation that was made by the Bipartisan Policy Center's Housing Commission.

## APPENDIX B – CONFLUENT PARK PD PLAN

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CONFLUENT PARK PLANNED DEVELOPMENT  
LOCATED WITHIN  
LOT 1, SALIDA NATURAL RESOURCE CENTER (AMENDED-2)  
IN THE  
CITY OF SALIDA



- LEGEND:**
- OP (PARK)
  - CPC (COMMERCIAL/AMUSE-USE)
  - R (RESIDENTIAL)
  - CMF (MULTI-FAMILY/AMUSE USE)
  - DENOTES A FIRE HYDRANT
  - DENOTES A WATER SHUT-OFF VALVE
  - DENOTES A SHUT-OFF WATER METER
  - DENOTES A GASKET-TIGHT JUNCTION
  - DENOTES APPROXIMATE LOCATION OF A WATER LINE
  - DENOTES A GAS LINE, LOCATION APPROVED BY OWNER
  - DENOTES A SANITARY LINE
  - DENOTES A RIGHT-OF-WAY LINE



SPECIFICATIONS ARE BASED ON THE BEARING STATEMENT & BENCHMARK PROVIDED NEAR CORNERS AT THE 15'-WIDE CORNER AND THE TRAIL CORNER OF THE PROPERTY BEING LOT 1, SALIDA NATURAL RESOURCE CENTER SUBDIVISION (AMENDED-2), AS SHOWN AND DESCRIBED ON THIS PLAN.

NEW 10' TRAIL EASEMENT WITH 8" CONCRETE TRAIL CONSTRUCTED BY DEVELOPER AND MAINTAINED BY DEVELOPER/HCMA

CONNECTION POINT PER PDR LLC APPROVED SITE PLAN



## APPENDIX C – CPC AND CPMF ARCHITECTURAL STANDARDS

1. Identical or mirrored layouts shall not be allowed for more than two adjacent lots.



YES



NO

2. On lots with more than 4 units, at least two different unit types shall be provided. Each UNIT TYPE shall have a unique color, façade, and roof line.



YES



NO

3. Multi-family residential units closest to Cleora Road shall have a front door facing Cleora Road which leads onto a stoop or porch.



YES



NO

NOTE: PER CODE, PORCH MAY TAKE UP ONLY 25% OF FRONT SETBACK. PD AMENDMENT CHANGES THIS TO 50%.

STAFF CONCERNED WITH ELECTRICAL/GAS PLACEMENT – LET DEVELOPER COORDINATE.

4. Multi-story buildings shall have a clearly defined element of separation between the ground floor and upper floors across the entire building frontage. Frontage includes any wall of a building which faces a public Right of Way or park (at street corners, more than one side of the building). One or more of the following elements, or similar element approved by staff, shall be included.

- a. porch/stoop roof
- b. change in material
- c. change in color
- d. step back upper floor
- e. awning
- f. eave
- g. light fixture.



YES



NO



5. The side of a building fronting a park or public right of way shall have windows on 20% minimum. Sides and rear shall have 10% minimum.



YES



NO

6. Parking shall be at the rear or side of the lot. If placed on the side of the lot, parking shall be set back at least 10' behind the main building frontage.



YES



NO

7. Mechanical equipment shall not be visible from public right of way, including Highway 50. Screening of equipment is acceptable. This requirement does not demand a parapet wall or mechanical penthouse.



YES



NO

## APPENDIX D – SALIDA NRC AND PINTO BARN CDOT ACCESS PERMIT

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<b>COLORADO DEPARTMENT OF TRANSPORTATION</b>			CDOT Permit No.
<b>STATE HIGHWAY ACCESS PERMIT</b>			512046
Permit fee	Date of transmittal	Region/Section/Patrol	State Highway No./Mpr/Side
\$300	03/27/2013	05/07/35	050/222.999/Right
			Local Jurisdiction
			City of Salida

<b>The Permittee(s):</b> Salida Natural Resource Center Dev. Corp. ATTN: Dara MacDonald 448 East First Street Salida, CO 81201 719-530-2626	<b>The Applicant(s):</b> REGen, LLC 1125 Seventeenth Street, Suite 2500 Denver, CO 80202 303-295-1731 rwell@regenllc.com
--	---

is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

**PAID**  
22010-114  
MC 4-24-13  
Salida Natural Resources

**Location:**  
Access is to be located on the South side of State Highway 050, a distance of approximately 5275 feet East of Milepost 222.

Access to Provide Service to:	(Land Use Code:)	(Size or Count)	(Units)
	733 - Salida Natural Resource Center	35,500	SQ FT
	540 - Pinto Barn Campus	154,900	SQ FT
	220 - Pinto Barn - Apartments	8	EACH
	220 - Pinto Barn - Dormitories	40	EACH

**Other terms and conditions:**  
\* See Attached Pages 2 and 3 and Other Enclosures for Additional Terms and Conditions.

**RECEIVED**  
APR 24 2013  
COLORADO DEPT. OF TRANSPORTATION  
TRAFFIC & SAFETY

**MUNICIPALITY OR COUNTY APPROVAL**  
Required only when the appropriate local authority retains issuing authority.

Signature	Print Name	Title	Date
-----------	------------	-------	------

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

**The permittee shall notify Drew McFarland with the Colorado Department of Transportation in Salida at 719-530-8001 at least 48 hours prior to commencing construction within the State Highway right-of-way.**

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee Signature <i>[Signature]</i>	Print Name Keith Baker	Date 4/2/13
Applicant Signature <i>[Signature]</i>	Print Name H. Rocky Wells	Date 4/2/13

This permit is not valid until signed by a duly authorized representative of the Department.

Signature	Print Name	Title	Date (of issue)
<i>[Signature]</i>	James E Horn	Access Manager	4-24-13

**Copy Distribution:**  
Required: 1. Region, 2. Applicant, 3. Staff Access Section, 4. Central File  
Make copies as necessary for: Local Authority, MTCE Patrol, Inspector, Traffic Engineer  
Previous editions are obsolete and may not be used  
Page 1 of 3 CDOT Form #101 8/07



**State Highway Access Permit  
Form 101, Page 2**

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

**APPEALS**

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.
2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.
4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission (or a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

**PERMIT EXPIRATION**

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

**CONSTRUCTION**

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)
2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.
3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.
4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway

Joyce M. Reno Chaffee County Clerk  
Reception #: 407231

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property, natural or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

Joyce M. Rose Chaffee County Clerk

Reception #: 407231

Recording Fee: \$21.00

Pages Recorded: 3 of 3  
Document Type: PER

Date Recorded: 5/8/2013 11:21:00 AM



Permit Number 512046  
State Highway 050, Milepost 222.999 Right  
Salida Natural Resource Center/Pinto Barn Campus Access

**LEVEL 3 - ACCESS PERMIT TERMS & CONDITIONS**  
**FULL-MOVEMENT ACCESS WITH AUXILIARY LANES**

**A. PERMIT REQUIREMENTS SPECIFIC TO THIS ACCESS:**

1. Permit Number 512046 is issued by the Colorado Department of Transportation (CDOT) in accordance with the 1998 Access Code and is based upon the information submitted by the Permittee. Any changes in the herein permitted type and use and/or volume of traffic using the access, drainage, or other operational aspects shall render this permit void, requiring that a new application be submitted for review based upon currently existing and anticipated future conditions. This permit replaces and voids all previous access permits for this location.
2. Permit Number 512046 is issued for the construction and use of:
  - a. A Paved Full-Movement access on State Highway 050 for Salida Natural Resource Center/Pinto Barn Campus at approximate mile marker 222.999 Right.
  - b. A left ingress deceleration lane from State Highway 050 into the access.
  - c. A right ingress deceleration lane from State Highway 050 into the access.
  - d. A right egress acceleration lane from the access onto State Highway 050.
3. The access shall be Paved a distance of 50 feet from the edge of traveled way and may be paved or gravel surfaced any remaining distance within State Highway ROW. The access shall have a width of 36 feet and radius of 50 feet.
4. The access shall be perpendicular to the travel lanes of the State Highway for a minimum distance of 40 feet from the edge of pavement or to the ROW, whichever is furthest. It shall slope down and away from the adjacent pavement edge at a rate of two percent (2%) for a minimum of 20 feet, then not to exceed eight percent (8%) grade up or down to the ROW line.
5. Temporary Traffic Control, with prior written approval by CDOT, is required at all times during construction of the access in accordance with the Traffic Control Plan (TCP) and corresponding Methods of Handling Traffic (MHT). The MHT's shall be developed and implemented by a Traffic Control Supervisor (TCS) certified by the American Traffic Safety Services Association (ATSSA) or the Colorado Contractors Association (CCA).
6. The category for this section of Highway 050 is NR-A. The access shall be in conformance with the State of Colorado State Highway Access Code, Volume Two, Code of Colorado Regulations 601-1, August 31, 1998 as amended.
7. The access shall serve tracts of land described as Tract 2, Vandaveer Subdivision according to the plat thereof recorded on June 3, 2004 as Reception No. 343953; Parcels B, C, D, E, and F, Vandaveer Ranch, as more particularly described in Special Warranty Deed recorded on February 23, 2012 as Reception No. 398604; all as

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Permit Number 512046  
State Highway 050, Milepost 222.999 Right  
Salida Natural Resource Center/Pinto Barn Campus Access

recorded in the Chaffee County, Colorado Clerk and Recorder's Office.

8. Incorporated as part of this permit are the following:
  - a. State Highway Access Permit pages 1-3 and Page 101a
  - b. Access Permit Terms and Conditions Pages 1 through 10
  - c. EXHIBIT "A," (Traffic Impact Study dated May 21, 2012)
  - d. EXHIBIT "B," Reserved (Plans)
  - e. CDOT Late Fall, Winter and Spring Special Provisions for Access Construction and Utility Installations
  - f. CDOT Environmental Clearances Information Summary
  - g. Water Quality Program Summary
  - h. State Highway Access Permit Application (CDOT Form No. 137) received November 9, 2012
  
9. This Permit describes the access and improvements that will serve the following land uses:
  - a. Salida Natural Resource Center (ITE Code 733), 35,500 Square Feet
  - b. Pinto Barn Campus (ITE Code 540), 154,900 Square Feet
  - c. Pinto Barn Campus Apartments (ITE Code 220), Eight (8) units
  - d. Pinto Barn Campus Dormitories (ITE Code 220), Forty (40) units
  
10. This permit is only for the purpose stated herein. Any changes in the type, use and/or volume of traffic using the access will require a new permit.
  
11. The maximum traffic generation to State Highway 050 for the development listed in 9 above is as follows:
  - a. Natural Resource Center/Pinto Barn Campus – shall generate no more than a maximum of 1,901 daily new external vehicle trips, 192 AM Peak Hour movements, and 197 PM Peak Hour movements as identified in EXHIBIT "A,".
  
12. If any future development impacts this State Highway connection, CDOT will review the changes and shall determine if a traffic impact study is needed. CDOT will make the determination based on the potential degradation of the access below an acceptable level of service "C" for the classification of State Highway 050 of National Truck Route in Mountainous terrain. If in the sole judgment of CDOT a new traffic impact study is needed, it shall be completed at no cost to CDOT and the new development shall be required to mitigate any impacts revealed by the traffic impact study.
  
13. At the access location, State Highway 050 has a posted speed limit of 55 mph with approximate 6:1 foreslopes and an Average Daily Traffic of 5,200 which correlates to a minimum Clear Zone of 20 feet from the edge of traveled way. The Permittee/Contractor shall take the minimum Clear Zone into consideration during the design and construction of the access.
  
14. Any damaged curb and gutter, sidewalk and abandoned curb cuts along the property adjacent to the State Highway shall be replaced as part of this project.

Permit Number 512046  
State Highway 050, Milepost 222.999 Right  
Salida Natural Resource Center/Pinto Barn Campus Access

15. All required access improvements will be installed prior to any use of this access.

16. The Permittee shall record a true and correct copy of this permit at the Chaffee County Court House upon issuance by the Department of Transportation. Written certification of the recordation shall be provided to the Department within thirty (30) days of the permit issue date.

**B. REQUIREMENTS PRIOR TO NOTICE-TO-PROCEED (NTP) FOR CONSTRUCTION:**

1. A written request for a Notice to Proceed must be submitted to this issuing office along with the following items. Only after the Permittee complies with items a through l of this section will a Notice-to-Proceed (NTP) be issued to allow the commencement of construction.

a. The Permittee shall provide written approval from the Local Authority for the proposed land use that will be served by the access. Granting of an access permit in no way implies CDOT concurrence or non-concurrence with the Permittee's proposed land use.

b. Once the Land Use has been approved by the Local Authority, the Permittee will furnish the Colorado Department of Transportation (CDOT) a minimum of three (3) sets of design plans stamped by a Colorado registered professional engineer for review.

c. Once accepted, CDOT will sign the plans as approved. Once approved, the design plans will become final and labeled EXHIBIT "B," (Plans) and incorporated as part of this permit. The access approach and all related highway improvements will be constructed in accordance with the approved final design plans. The remainder of the terms and conditions of this permit shall refer to the final design plans as EXHIBIT "B," reserved. If the Permittee wishes a waiver from the design standards the request shall be in conformance with section 4.12 of the State Highway Access Code utilizing CDOT Form No. 112. CDOT may or may not approve the waiver. CDOT will only issue a NTP for approved designs.

d. The Permittee shall provide documentation showing that current (less than 1 year old) CDOT approved mix designs will be used for Hot Mix Asphalt (HMA) and Concrete as well as documentation listing the sources of materials for use on the project. The documentation shall be submitted to the CDOT Region 5 Permit Program Manager for verification a minimum of five (5) working days prior to the requested NTP date. A NTP shall NOT be issued PRIOR to obtaining approval for all materials from the Region Materials Engineer (RME).

e. The Permittee shall provide a Traffic Control Plan (TCP) which will be submitted as part of the aforementioned design plans. The TCP shall include the typical applications (which may be a reference to one or more of the cases illustrated in the MUTCD or in the CDOT S Standard Plans) showing the different phases of construction, the locations of signs, signals, and pavement marking. A tabulation of necessary

Permit Number 512046

State Highway 050, Milepost 222.999 Right

Salida Natural Resource Center/Pinto Barn Campus Access

pavement markings, signing quantities, schedule of construction traffic control devices and project specifications are also required. In addition to the TCP, the actual Methods of Handling Traffic (MHT) shall be submitted by the Traffic Control Supervisor (TCS) at the pre-construction conference. Any additional MHT's required during the course of construction shall be submitted to the Region 5 Permit Program Manager for review and acceptance a minimum of three (3) working days prior to the desired implementation date. Traffic Control of any nature will not be allowed unless authorized in writing by CDOT.

- f. A Performance Bond to CDOT shall be required to be in place to insure completion of the required highway improvements in conformance with all CDOT standards and specifications. The bond must be in the amount of at least 110% of the cost of the construction. A Cost Estimate certified by the Engineer and a draft of the bond must be provided to CDOT for review and approval by CDOT before acceptance of the final bond and before construction is allowed to commence. Upon completion and acceptance of the highway improvements, CDOT will release the performance bond after an approved Warranty Bond in the amount of 20% of the cost of the construction is received. The warranty bond shall be held for two (2) years after the construction acceptance date.
- g. The Permittee/Contractor is required to obtain Insurance in conformance with Standard Special Provision Revision of Section 107 Responsibility for Damage Claims, Insurance Types and Coverage Limits. Copies of insurance coverage will be submitted to the Region 5 Permit Program Manager prior to the issuing of the NTP. A copy of the insurance policy is required to be available at the construction site at all times for inspection.
- h. The Department will require the Permittee to retain a Professional Engineer (PE) to be in Responsible Charge of Construction Observation. A written confirmation from the Permittee is required to show that the requirement in this term is met.
- i. A Construction Schedule detailing the execution of the project shall be submitted to the Region 5 Permit Program Manager.
- j. A pre-construction conference is required prior to the issuance of the NTP. It is the responsibility of the Permittee to schedule and coordinate this meeting. At least five (5) working days prior to the pre-construction conference the Permittee will submit the following packet of information to CDOT for review:
  - a. Material Submittals
  - b. Asphalt and Concrete Mix Designs
  - c. Methods of Handling Traffic
  - d. Performance Bond
  - e. Liability Insurance
  - f. Written confirmation of PE for Construction
- k. The Permittee/Contractor must contact the Region 5 Permit Program Manager at 3803



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State Highway 050, Milepost 222.999 Right  
Salida Natural Resource Center/Pinto Barn Campus Access

North Main Avenue, Durango, CO or telephone (970) 385-8360 to schedule a pre-construction conference. Proof of this pre-inspection meeting must be provided along with the written request for Notice to Proceed.

**C. GENERAL DESIGN REQUIREMENTS:**

1. Design of improvements within the highway ROW shall be in compliance with the most current editions of the following manuals and documents except as indicated:
  - a. CDOT Design Guide
  - b. CDOT Drainage Design Manual
  - c. CDOT Standard Plans M&S Standards
  - d. AASHTO Roadside Design Guide
  - e. AASHTO Policy on Geometric Design of Highways and Streets
  - f. CDOT Standard Specifications for Road and Bridge Construction
  - g. CDOT Standard Special Provisions
  - h. Manual on Uniform Traffic Control Devices (MUTCD)
  - i. 1998 State Highway Access Code, Volume 2, Code of Regulations 601-1, as amended
  - j. ITE Traffic Engineering Handbook
  - k. ITE Trip Generation Manual, 6<sup>th</sup> Edition
2. The design standards listed under item 1 of this section will override the final design plans, EXHIBIT "B," reserved should an oversight, omission or conflict occur.
3. CDOT assumes no liability or responsibility whatsoever for the accuracy, completeness or correctness of the Permittee's final design plans, EXHIBIT "B," reserved. Any design errors are the sole responsibility of the Permittee and their Engineer.
4. Permittee is required to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board), and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The current Standard Plans reflect these requirements.
5. It is the responsibility of the Permittee/Applicant to determine which environmental clearances and/or regulations apply to the project, and to obtain any clearances that are required directly from the appropriate agency. Please refer to "CDOT Environmental Clearance Information Summary" for details. FAILURE TO COMPLY WITH REGULATORY REQUIREMENTS MAY RESULT IN SUSPENSION OR REVOCATION OF THE CDOT ACCESS PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES.
6. ALL discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include substances such as: wash water, paint, automotive fluids, solvents, oils or soaps.

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 Salida Natural Resource Center/Pinto Barn Campus Access

7. Unless otherwise identified by CDOT or the Colorado Department of Public Health and Environment (CDPHE) Water Quality Control Division (WQCD) as significant sources of pollutants to the waters of the State, the following discharges to storm water systems are allowed without a Colorado Discharge Permit System permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from fire fighting activities. **However, construction activities may require a Construction Stormwater Permit(s) or separate permits from CDPHE or the appropriate agency before commencement of work. For additional information and forms, go to the CDPHE website at: <http://www.cdphe.state.co.us/wq/PermitsUnits/wqcdpmt.html> or contact the CDOT Water Quality Program Manager at 303-757-9343.**
8. **Any removal of existing fence, in excess of opening required for the access, or installation of a fence that is erected adjacent to the highway ROW requires a separate CDOT Fencing Agreement.** All fencing described by the CDOT Fencing Agreement shall be shown in the design plans.
9. **Any landscaping** within CDOT ROW requires a separate **CDOT Landscaping Permit**. All landscaping described by the CDOT Landscaping Permit shall be shown in the design plans.
10. **Any Utility work** within CDOT ROW requires a separate **CDOT Utility Permit**. All utilities and utility work described by the CDOT Utility Permit shall be shown in the design plans.

#### **D. DRAINAGE DESIGN REQUIREMENTS:**

1. No site drainage from the constructed access shall enter onto the traveled way of the highway.
2. Drainage to the State Highway Right-of-Way shall not exceed the historical undeveloped rate of flow. Detention ponds may be required to control drainage flow from developed properties at or below historical flow rates.
3. Any drainage study shall consider and the design reflect the 25 year flood for rural two lane highways, 50 year flood for four lane highways, and 100 year flood in all urban areas.
4. Required Cross Culverts under the State Highway, Side Drain Culverts under the Access, Curb, Gutter, Inlets, Manholes, Sidewalk and Driveways shall conform to CDOT Standards and facilitate proper drainage along the State Highway. Culvert ends not contained within manholes or inlets shall be fitted with standard end sections. The Drainage design shall be included in **EXHIBIT "B,"** reserved.

#### **E. PAVEMENT DESIGN REQUIREMENTS:**

1. Pavement design materials shall conform with:

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Permit Number 512046  
State Highway 050, Milepost 222.999 Right  
Salida Natural Resource Center/Pinto Barn Campus Access

- a. Section 304 - Aggregate Base Course (ABC) - Class 1 or 2 and Class 6, with resistance values of at least 70 and 76 respectively when tested by the Hveem Stabilometer method.
  - b. Section 403 - Hot Mix Asphalt Grading S or SX.
  - c. Section 412 & 601 - Concrete Pavement Class P = 4,200 psi
2. The permittee/applicant is responsible for submitting a pavement design for improvements within current or proposed CDOT ROW. At its discretion, CDOT may provide the pavement design required for the improvements.

**F. FINAL STABILIZATION REQUIREMENTS:**

- 1. Topsoil, seeding, fertilizer and mulching shall be required within the ROW limits on all disturbed areas not surfaced immediately upon completion of the access.
- 2. A minimum of 4 inches of topsoil shall be placed on all slopes which are to be seeded and mulched.
- 3. The following types of seed and application rates shall be used unless a separate Landscaping Permit states otherwise:

**Seed Requirements:**

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>LBS.</u>
<u>PLS/ACRE</u>		
Western Wheatgrass (V. Arriba)	Pascopyrum Smithii	16
Slender Wheatgrass (V. San Luis)	Elymus Trachycaulus	6
Indian Ricegrass (V. Paloma)	Oryzopsis Hymenoides	6
Hard Fescue (V. Durar)	Festuca Ovina Duriuscula	6
Alsike Clover	Trifolium Hybridum	4
Sand Dropseed	Sporobolus Cryptandrus	0.50
Total lbs/acre		38.50

Seed shall be mechanically drilled to a depth of 0.25 or 0.5 inches into the soil on slopes flatter than 3:1. Seed shall be broadcast on slopes 3:1 or steeper and raked into soil.

**4. Fertilizer Requirements:**

<u>Nutrient Type</u>	<u>% AVAILABLE</u>	<u>LBS/ACRE</u>
Nitrogen:	18	45
Phosphorus:	46	115

Fertilizer shall be incorporated to a depth of 2" to 4" into the topsoil.

- 5. **Mulching Requirements and Application:** 2 tons/acre straw mechanically crimped into soil on slopes flatter than 3:1. Place a soil retention blanket consisting of woven wood or straw coconut material on slopes 3:1 or steeper.

Joyce M. Reno Chaffee County Clerk

Reception #: 407232

Pages Recorded: 8 of 10  
Document Type: PER

Recording Fee: \$56.00

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Permit Number 512046

State Highway 050, Milepost 222.999 Right

Salida Natural Resource Center/Pinto Barn Campus Access

**G. GENERAL CONSTRUCTION REQUIREMENTS:**

1. **A COPY OF THIS PERMIT AND THE VALIDATED NOTICE TO PROCEED MUST BE ON THE JOB WITH THE CONTRACTOR AT ALL TIMES OR ANY WORK ONSITE AND OFFSITE WILL BE ORDERED TO BE IMMEDIATELY SUSPENDED UNTIL THIS TERM IS COMPLIED WITH.**
2. The PE in responsible charge of construction observation shall evaluate insure compliance with plans and specifications with regard to the roadway improvements and Traffic Control within the State Highway ROW. The PE's responsibilities shall be as defined in Section 5 of the BYLAWS AND RULES OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and the relevant sections of the latest CDOT Standard Specifications for Road and Bridge Construction. The PE shall be experienced and competent in road and bridge construction management, inspection and materials testing.
3. **Construction Activities** within the highway ROW shall be in compliance with the most current editions of the following manuals:
  - a. CDOT Standard Specifications for Road and Bridge Construction
  - b. CDOT Standard Special Provisions
  - c. CDOT Standard Plans M&S Standards
  - d. CDOT Construction Manual
  - e. CDOT Field Materials Manual
  - f. CDOT Laboratory Manual of Test Procedures
  - g. Manual on Uniform Traffic Control Devices (MUTCD) Part IV and the Colorado Supplement
  - h. **EXHIBIT "B,"** reserved
4. The Permittee/Contractor is responsible for obtaining any necessary additional **Federal, State and/or City/County permits or clearances** required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.
5. The Permittee will be responsible for **verification of existing utility locations**. The Permittee must notify owners or operators of **underground utility facilities** at least two (2) business days prior to beginning excavation in the vicinity of such facilities, as required under Section 9-1.5-103, Colorado Revised Statutes. Call Utility Notification Center of Colorado (UNCC), 1-800-922-1987 for marking of member utilities. Call non-member utilities directly.
6. The Permittee/Contractor shall coordinate access construction with any utility installations.
7. Any damage to utilities during construction shall be the Permittee's responsibility to repair or replace the utility at no cost to the Department.
8. The Permittee/Contractor shall not make any changes to the access design without prior approval from the Region 5 Permit Program Manager or other authorized Region 5 CDOT

Permit Number 512046  
State Highway 050, Milepost 222.999 Right  
Salida Natural Resource Center/Pinto Barn Campus Access

representative. If necessary, minor changes, corrections, and/or additions to this permit will be ordered by CDOT to meet unanticipated site conditions.

9. Any damage to any existing highway facilities shall be repaired by the Permittee prior to continuing other work.

#### **H. SAFETY, WORKING TIMES AND TRAFFIC CONTROL:**

1. CDOT reserves the right to suspend any construction activities, to include Traffic Control, that interfere with the safe operation of the State Highway. Any such suspensions shall require a written plan of action detailing how the Permittee/Contractor will prevent further safety infractions prior to recommencing construction activities.
2. All equipment, materials or any other non-crashworthy item shall be stored outside the clear zone during non-working times.
3. Existing highway signs requiring removal within the limits of the construction activities shall be removed and delivered to the CDOT Maintenance Shop for storage and future replacement by the Permittee unless otherwise agreed to by CDOT and Permittee. Installation shall be as directed by CDOT.
4. The Permittee/Contractor will be responsible for keeping the State Highway travel lanes and shoulders clear of any mud or debris tracked onto it throughout construction of the access on a daily basis or as otherwise directed by CDOT.
5. The existing paved shoulder edge shall not be saw cut back until the future pavement is ready to be installed. The shoulder shall be saw cut a minimum of one (1) foot from the existing pavement edge to assure a straight edge for placement of adjacent asphalt material.
6. Any pavement drop-offs that will be left overnight shall be delineated with appropriate channelizing devices and any reasonably obtained lateral buffer space.
7. Any required pavement marking(s) and signing shall be installed by the Permittee/Contractor prior to opening any roadway to traffic.
8. The Permittee/Contractor shall comply with Revision of Section 107.06' of the CDOT Specifications regarding Safety, Health, and Sanitation Provisions.
9. No work within the highway ROW will be allowed on Saturdays, Sundays, legal holidays, or during periods of adverse weather conditions.
10. All construction activities within the state highway ROW will not be allowed to begin before sunrise and shall be required to cease prior to sunset. Traffic Control operations may begin one half hour before sunrise and continue until one half hour after sunset.



Date Recorded: 3/9/2013 11:21:00 AM

Permit Number 512046  
State Highway 050, Milepost 222.999 Right  
Salida Natural Resource Center/Pinto Barn Campus Access

11. No disruption of traffic flow will be allowed during the morning (7:00 AM to 8:30 AM) and evening (4:30 PM to 6:00 PM) peak hour traffic flows, unless otherwise authorized in writing by CDOT.

**I. FINAL PROJECT ACCEPTANCE:**

1. **Engineering Certification Letter:** Prior final acceptance by CDOT, the PE shall certify to CDOT in writing that all inspections, materials, materials testing, and construction methods conform to the plans, specifications and purpose of the design. The letter shall be submitted to the Region 5 Permit Program Manager, Colorado Department of Transportation, 3803 Main Avenue, Suite 100, Durango, Colorado 81301. The certification letter shall:
  - a. Have the stamp and signature of the PE in responsible charge of construction observation signifying that the engineering services addressed therein have been performed by the PE, or directly under the PE's supervision.
  - b. Be based upon the PE's knowledge, information and belief regarding the project.
  - c. Be in accordance with applicable standards of practice.
2. Upon completion of the work, the Engineer shall submit 3-sets of "As Constructed" plans showing in detail all ROW easements, construction improvements and any modifications or revisions. The "As Constructed" Plans shall also show all wiring, cabling, locations and depths of conduit, in conformance with Section 614.10(a) of the Standard Specifications. All changes, modifications or revisions shall be signed and sealed by the engineer.
3. **Final Project Acceptance** will be by the Regional Transportation Director (RTD) or their authorized designee.
4. **Reconstruction or improvements** to the access will be required when the Permittee fails to meet the required design and/or materials specifications. If any construction element fails within two years of CDOT's final acceptance due to improper construction or materials, the Permittee is responsible for all such repairs.

PERMITTEE: Keith Baker DATE 4/17/13  
Keith Baker for Salida Natural Resource Center

APPLICANT: H. Rickey Wells DATE 4/19/13  
H. Rickey Wells for REGen, LLC

RECEIVED

APR 24 2013

COLORADO DEPT. OF TRANSPORTATION  
REGION 5  
TRAFFIC & SAFETY



# Memorandum

Date: June 15, 2020

To: Glen Van Nimwegen, City of Salida Community Development Director

From: Bill Hussey (on behalf of Confluent Park, LLC)

Re: Insubstantial modification request to Confluent Park Planned Development

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Section 5, condition number 9 of the approved Confluent Park Planned Development Amendment Ordinance (No. 01 Series 2020) reads “The construction of Cleora Road and Confluence Drive shall be the first phase of road construction and shall be complete and accepted prior to issuing any Certificates of Occupancy within the project.”

The PD Amendment was approved on January 21, 2020. Since that time, the global COVID-19 pandemic has created economic uncertainty. In uncertain economic times, it is especially important for developers to have flexibility to sustain financially through fluctuations in the real estate and construction markets. In addition, the cost of Confluence Drive will be shared between Confluent Park and Two Rivers Southside. Two Rivers Southside is not proceeding on the schedule expected by Confluent Park, LLC, at the time of PD Amendment approval.

Therefore, Confluent Park, LLC, hereby requests, by insubstantial modification, to strike Condition 9 of Section 5 of Ordinance No. 01, Series 2020. The subdivision is now proposed in three phases per the Confluent Park Major Subdivision Civil Engineering Plans.



June 9, 2020

RE: Confluent Park Subdivision  
Plan review comments

To: Glen VanNimwegen, Community Development Director

Public Works has completed review of the civil engineering construction plans for the Salida Confluent Park Subdivision, dated May 2020. Comments are as follows:

General Items

1. Plat - Chase Street does not scale out to be 60-ft width at Cleora Rd. Revise to 60-ft.
2. Plat – A 10-ft public trail easement was previously requested along the north lot line of Lot 38. The plans indicate a trail but the plat only notes a UE at this lot. Revise accordingly.

Construction Plans

1. The construction shall be signed and stamped for final review. Comments are as follows:
  - a. Revise solar light pole detail to reflect current XCEL standards (SH-5).
  - b. Additional detailing of stormwater inlet required (SH-7).
  - c. Additional detailing of stormwater tie-in with pan and spandrel on the east side of Trenton Street at Cleora and Confluent are required (SH-10/11).
  - d. Revise stamped brick cross-walk detail to match city detail with 8-in reinforced colored concrete (SH-4).
  - e. Provide 8-ft trail connection to Vandaveer Rd. w/ADA ramp.
  - f. Public sidewalk to be extended straight across Lot 38 to ADA ramp at Trenton Street.
  - g. Provide w/s crossings in profiles where relevant.
  - h. It appears that the manhole 6+72 may conflict with the stamped brick crosswalk. Shift as necessary.
  - i. Additional detailing of manhole tie-in 'Structure – 1' required. Match top of existing pipe or higher for proposed invert calculation (SH-17).
  - j. Provide note on meter pit detail that setter shall be set 30-in below lid (SH-20).
  - k. Provide plan view detailing with future asphalt street section at PRV location. Coordinated with public works during design. Shade aerial back to be lighter (SH-25). Include plan sheet detail of PRV.

It is requested that the comments be addressed and resubmitted for review. After approval of a SIA, Owner to coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.

Sincerely,

A handwritten signature in cursive script that reads "David Lady".

David Lady, P.E.  
City of Salida  
Director of Public Works

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARINGS  
BEFORE THE PLANNING COMMISSION  
AND CITY COUNCIL FOR THE CITY  
OF SALIDA CONCERNING AN ENVIRONMENTAL  
IMPACT REVIEW APPLICATION FOR  
THE PROPOSED CONFLUENT PARK  
SUBDIVISION**

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**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE** that on June 22, 2020 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding an application submitted by and on behalf of Confluent Park, LLC, for the property including approximately 10.5 acres located at the northeast corner of the intersection of Vandaveer Ranch Road and Highway 50. The legal description is Lots 3 and 4 of the Confluent Park Minor Subdivision as recorded at Reception Number 456722 of the Chaffee County Recorder's Office.

The applicant wishes to subdivide the property in accordance with the recently approved Planned Development which has the underlying districts of Residential Mixed-Use District (RMU); Commercial District (C-1); and High Density Residential District (R-3) into approximately 37 lots.

If a recommendation is made by the Planning Commission at the above public hearing, it shall be forwarded to the City Council for an online public hearing on July 7 at 6:00 p.m. at the following link: <https://attendee.gotowebinar.com/register/8402368210594753549>

Currently it is expected interested persons may attend the public hearing in person, abiding by social distancing standards, or by attending the above online meetings. Public comment will be solicited and received in one or both formats. Further information on the application may be obtained from the Community Development Department, (719) 530-2631. To review the City's social distancing policy and other regulations, please visit <https://cityofsalida.com/covid-19info/>

Published in The Mountain Mail June 5, 2020



### STAFF REPORT

**MEETING DATE:** June 22, 2020  
**AGENDA ITEM TITLE:** City of Salida E. Crestone Ave. Property Rezoning Request  
**AGENDA SECTION:** Public Hearing  
**STAFF:** Bill Almquist, Planner

**REQUEST:**

The request is to rezone Portion of Lot 4-6 Strip C of Eddy Brothers Addition (a City of Salida-owned property at the intersection of E. Crestone Ave and W. 3<sup>rd</sup> St) from Single-Family Residential (R-1) to Medium Density Residential (R-2).

**APPLICANT:**

The applicants are the City of Salida (property owner) and the Chaffee Housing Trust (co-applicant).

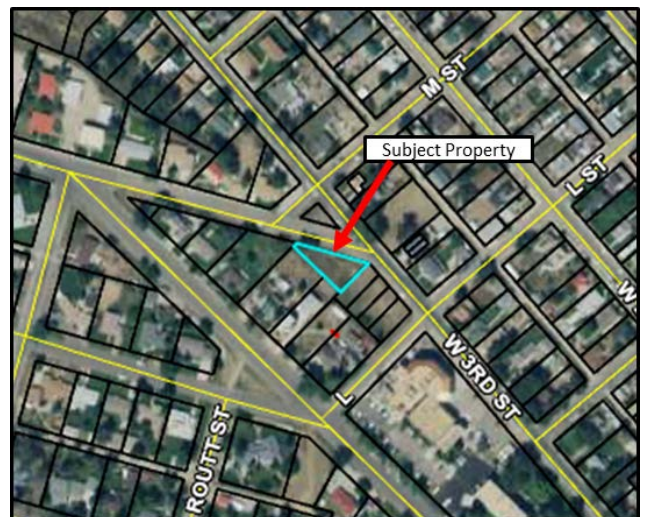
**LOCATION:**

Approximately 7,405 sf (.17 ac) lot west/southwest of the intersection of W. 3<sup>rd</sup> St. and E. Crestone Ave. The property is legally described as PT Lot 4-6 Strip C of Eddy Brothers Addition, Salida, Chaffee County Colorado.

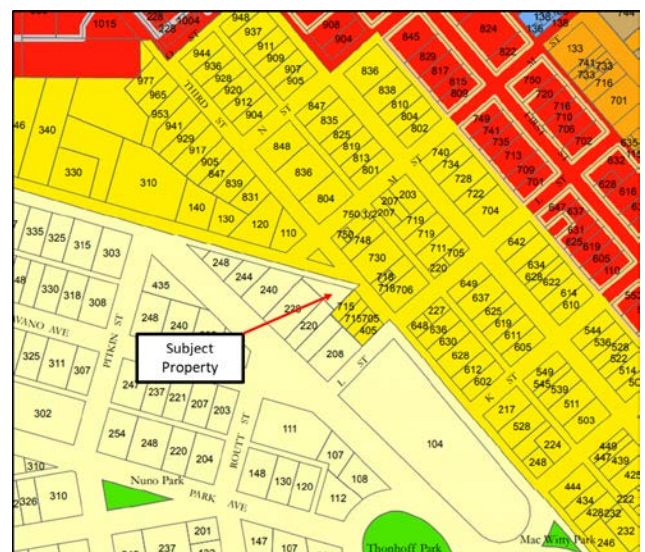
**PROCESS:**

An application for rezoning consists of a two-step process. The request is addressed by the Planning Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the zoning application to City Council. The Commission may also remand the application back to the applicant for further information or amendment. Council has final decision-making authority in such applications.

In its review of the application, the Commission shall focus on the long-term use of the property within the context of the City’s Comprehensive Plan and current zoning for the property, as well as the surrounding area. Once the property is zoned, all of the uses permitted within the new zoning district are permitted as uses by right, not just what is proposed at the present time.



Vicinity Map



Zoning Map

**OBSERVATIONS AND COMMENTS:**

1. The City of Salida owns the subject parcel, as well as the smaller triangular-shaped parcel (zoned R-2) directly across E. Crestone Ave. Both parcels are vacant.

2. The properties immediately surrounding this parcel to the northwest, north, east, and southeast are located within the Medium-Density Residential (R-2) zone district. Properties to the west and south (on the mesa above) are zoned Single-Family Residential (R-1). The surrounding R-2-zoned areas are characterized by a mix of single-family residences, duplexes, and multi-family residences. The Chaffee County jail and office buildings are located a half-block to the southeast.



Looking south from W 3<sup>rd</sup> and M Streets at the subject property (beyond the white stones)

3. The applicant, has also submitted a separate application requesting a right-of-way vacation for the portion of E. Crestone Ave between the two City-owned parcels, with the purpose of consolidating the two lots into a single development site. It should be emphasized, however, that the lot rezoning request is independent from the vacation of right-of-way request. The City of Salida has expressed interest in potentially making the site available for an affordable housing development and is working with the Chaffee Housing Trust (CHT) towards that end, per the guidance of the Comprehensive Plan and the Salida Strategic Housing Plan. A copy of CHT’s latest conceptual site plan is attached to this report, for reference. However, no specific development is currently being proposed, nor does approval of this rezoning request guarantee any sort of transfer of property.

**REVIEW AGENCY COMMENTS:**

**Finance Department – Aimee Tihonovich/Renee Thonoff** – No concerns from a financial impact. Upon development, System Development Fees for water and sewer are required. The City of Salida charges these fees per unit.

**Fire Department – Chief Doug Bess** – No Comment.

**Police Department – Russ Johnson** – No Comment

**Public Works – David Lady** -- No Comment.

**Utilities** – (No comments received in time for publishing of staff report and packet. Any comments received by the meeting will be presented in person by staff)



**REVIEW STANDARDS FOR MAP AMENDMENTS:**

1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.

➤ The Comprehensive Plan’s 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 accompany Action Item LU&G-I. 1.a. specifically directs the City to: “Amend Salida’s Land Use Code and Zoning Map to advance the objectives of this plan and consider appropriate zoning designations, densities and overlays that utilize setbacks and promote the traditional historic built environment.”

○ Rezoning this property from its current Single-Family Residential (R-1) status to Medium-Density Residential (R-2) will advance the objectives of the Comprehensive Plan by making the zoning of this parcel consistent with surrounding R-2-zoned parcels to the north, east, and southeast. A look at the City’s Zoning Map shows the subject parcel surrounded on three sides by other properties zoned R-2 along W. Third Street. This parcel is very similar to the surrounding R-2-zoned parcels insofar as its size, topographical location (on the slope below Crestone Mesa) and accessibility to E. Crestone Avenue, W. Third Street, and M Street. It is distinct from the R-1-zoned properties immediately to the west due to its location below the mesa and its lack of access to Crestone Ave.

➤ Policy LU&G-I.2 states that “Infill and redevelopment should be encouraged and will advance the objectives of this plan.”

○ Rezoning this property from R-1 to R-2 would further encourage infill and redevelopment, thereby advancing the objectives of the Comprehensive Plan.

➤ Policy H-I.1 also directs the City to “Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.”

○ As further discussed in Standard #2 below, rezoning the subject property to Medium-Density Residential (R-2) would allow for a greater variety of potential housing types on the property, all of which would be comparable to other housing types already seen in the immediate vicinity (i.e. single-family, duplex, etc.).

Given the policy directions cited above, staff finds that the request is consistent with the Comprehensive Plan.

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 Sec. 16-4-70(2), “The purpose of the Medium-Density Residential (R-2) zone district is to provide for residential neighborhoods comprised of detached single-family dwellings, duplex dwellings, and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities.

Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.”

Staff finds that the proposed amendment is consistent with the purpose of the R-2 zone district, as the intent is to result in a lot that could provide a greater variety of potential housing and density—such as those which already exist on the adjacent lots to the southeast, lots across W. Third St., and other locations less than a block away.

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.

- As mentioned before and shown in the zoning map provided above, the subject property is bordered by Medium-Density Residential (R-2) zoned properties to the northwest, north, east, and southeast. Single-Family Residential (R-1) properties are located to the west and south, primarily on the mesa. The parcel is most similar both topographically and geographically to R-2-zoned parcels insofar as it is below Crestone Mesa and very accessible to E. Crestone Avenue, W. 3rd Street, and M Street. The Salida Land Use Map from 1963 (portion attached to this report) took into account the topographical distinction of properties in this area and had designated the portion below Crestone Mesa, along W. Third St. between L and O Streets as “Multi-Family Residence (R-3).”
- The uses afforded by the proposed rezoning would include the same types of development that are seen on other R-2-zoned lots within a block radius of the subject property, including a mixture of single-family, duplexes, and multi-family residences. There are single-family condominiums directly across W. Third St. (at the corner of M St), and duplex condos/buildings immediately to the southeast on both sides of W. Third Street. Multi-family residences also exist less than a block away near the intersection of E. Crestone and Crestone Avenues (see map below).



View of duplex buildings immediately southeast of the subject property (view looking northwest)

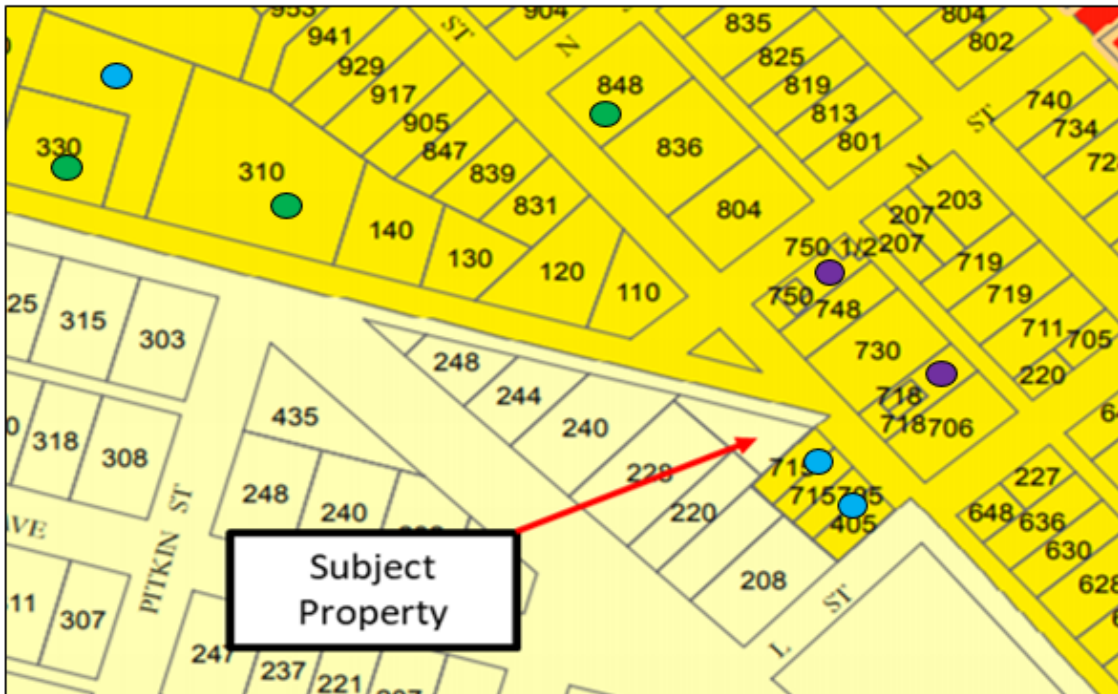


View of duplex building immediately east of the subject property, across W. Third St.



View of single-family homes immediately across E. Crestone Ave & W. Third St. from the subject property (view looking northeast)

Dwelling Types in Surrounding R-2 Zone District



- Duplexes
  - Condominiums
  - Multi-family apartments
- (Remainder are single-family dwellings)

- Though there is no formal agreement between parties, nor has any specific development been officially proposed, the City of Salida is in discussions with the Chaffee Housing Trust (CHT) to determine the feasibility of an affordable housing project in this location. The most recent conceptual plan provided by CHT envisions a development on the subject lot and the other City-owned lot to the north, as well as the portion of E. Crestone Ave. in between (which would be dependent upon a vacation of that portion of right-of-way, separate from this application). The conceptual plan included at the end of this report shows a mix of three single-family homes (one with an attached ADU) and one duplex building spaced out similarly to homes directly across W. Third Street. CHT’s concept elevations, also included, show homes that would mimic the surrounding roof styles and that would address W. Third Street in a manner similar to other homes on the block. Any such development would also require a future Limited Impact Review process that is separate from this application.

Staff finds that the development permitted by the proposed amendment to Medium-Density Residential (R-2) zoning shall be compatible with surrounding zone districts, land uses and neighborhood character.

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.

- The subject parcel has over time become surrounded on most sides by R-2-zoned lots. The lots immediately to the southeast of the subject parcel (Lots 3 & 4 of the Chavez Minor Subdivision) were created via subdivision in 2006 and approved for a rezoning from Single-Family Residential (R-1) to Medium-Density Residential (R-2) that same year (see attached below). The subject parcel, along with the other smaller City-owned parcel across E. Crestone Ave. share much in common with those adjacent lots that were rezoned to R-2, including topography and access to W. Third St. Through the years, these neighboring lots, as well as several other lots in the vicinity, have developed with a variety of homes that reflect the development standards of the R-2 zone district.

Staff finds that the conditions affecting the subject parcel or the surrounding neighborhood have changed, both via nearby rezonings and the nature of surrounding neighborhood development.

**RECOMMENDED FINDINGS:**

That the application is in compliance with the review standards for map amendments.

**RECOMMENDED ACTION:**

Based upon the observations, review standards, and findings outlined above, staff recommends the following:

That the Commission recommend approval of the application to rezone the subject property from Single-Family Residential (R-1) to Medium-Density Residential (R-2) to City Council.

**RECOMMENDED MOTION:**

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

- Attachments:
- Application
  - Topographical survey of subject property and area
  - 1963 Zoning Map section and legend showing R-1/R-3 distinction
  - Conceptual site plan for potential future CHT development
  - Conceptual elevations for potential future CHT development
  - Staff Report and plat for adjacent Chavez Rezoning
  - Comments from 03/04/20 neighborhood meeting hosted by City and CHT
  - Proof of Publication
  - Public Comment Letters



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12x50 or smaller newer model only.  
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2009 Arctic Fox 25RS Trailer. 27'.  
New Goodyear tires, batteries.  
Furnace rebuilt with new thermostat.  
Excellent. \$10,000.  
719-395-8219.

StarCraft 2000 Meteor POP-UP CAMP-ER for sale; good condition; new tires, lubricated, VIEW Saturday morning at 9th Street between D & E. \$1600.

Wanted to buy: small camper trailer for our boys, less than 20 ft.  
Julie 719-395-2058.



**Legal Notice**

CPAXLP

**PUBLIC NOTICE**  
REQUEST FOR PROPOSALS  
FIRE STATION #4 RENOVATION  
A PUBLIC WORKS CONSTRUCTION PROJECT

The CHAFFEE COUNTY FIRE PROTECTION DISTRICT, a political subdivision of the State of Colorado, is soliciting proposals from qualified firms to perform the following construction services: renovation of Fire Station #4 located at 50 La Plata Street, Poncha Springs, Colorado 81242. This is a Guaranteed Maximum Price public works project.

A copy of the Request for Proposals may be obtained by emailing Chief Robert Bertram at RBertram@ChaffeeCountyFire.org or on the Fire District's website at www.chaffeecountyfire.org. Proposals must be received by the District before 5 p.m. MST on July 1, 2020 at the District's administrative office. Proposals received after the submission deadline will not be considered.

CHAFFEE COUNTY FIRE PROTECTION DISTRICT

By: /s/

Robert Bertram, Fire Chief  
Published in The Mountain Mail June 5, 8, 9, 10, 11 and 12, 2020

**PUBLIC NOTICE**  
**NOTICE OF PUBLIC HEARINGS**  
**BEFORE THE PLANNING COMMISSION**  
**AND CITY COUNCIL FOR THE CITY**  
**OF SALIDA CONCERNING A MAJOR**  
**IMPACT REVIEW APPLICATION FOR**  
**THE PROPOSED CONFLUENT PARK**  
**SUBDIVISION**

**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE** that on June 22, 2020 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission online at the following link: <https://attendeegotowebinar.com/rt/1909092342220683277>

The hearing is regarding an application submitted by and on behalf of Confluent Park, LLC, for the property including approximately 10.5 acres located at the northeast corner of the intersection of Vandaveer Ranch Road and Highway 50. The legal description is Lots 3 and 4 of the Confluent Park Minor Subdivision as recorded at Reception Number 456722 of the Chaffee County Recorder's Office.

The applicant wishes to subdivide the property in accordance with the recently approved Planned Development which has the underlying districts of Residential Mixed-Use District (RMU); Commercial District (C-1); and High Density Residential District (R-3) into approximately 37 lots.

If a recommendation is made by the Planning Commission at the above public hearing, it shall be forwarded to the City Council for an online public hearing on July 7 at 6:00 p.m. at the following link: <https://attendeegotowebinar.com/register/8402368210594753549>

Currently it is expected interested persons may attend the public hearing in person, abiding by social distancing standards, or by attending the above online meetings. Public comment will be solicited and received in one or both formats. Further information on the application may be obtained from the Community Development Department, (719) 530-2631. To review the City's social distancing policy and other regulations, please visit <https://cityofsalida.com/covid-19info/>  
Published in The Mountain Mail June 5, 2020

**PUBLIC NOTICE**  
**NOTICE OF PUBLIC HEARING BEFORE**  
**THE PLANNING COMMISSION FOR THE**  
**CITY OF SALIDA CONCERNING**  
**A RIGHT OF WAY VACATION AND**  
**REZONING APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE:** that on June 22nd, 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 East First Street, Salida, Colorado to vacate a portion of a street known as East Crestone Avenue located within Strip C of Eddy Brothers Addition (between M and 3rd Streets) and to rezone the parcel known as Part Lot 4-6 Strip C of Eddy Brothers Addition, Salida from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential). The complete legal description is available at City Hall.

The general purpose of the applications is to consolidate existing City-owned properties on either side of the vacated right-of-way and result in a parcel that may be developed in accordance with the development standards of the R-2 district. Planning Commission will make a formal recommendation to City Council regarding the applications. A subsequent approval request will be required in order to construct up to six affordable housing units. Currently it is expected that interested individuals will be able to attend the public hearing in person (abiding by social distancing standards) or they may join the hearing via GoToWebinar at: <https://attendeegotowebinar.com/rt/1909092342220683277>. Public comment is expected to be accepted in either format or via email ahead of time. Please submit email comments to bill.almquist@cityofsalida.com by 12:00pm on June 22nd. 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 June 5, 2020

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# GENERAL DEVELOPMENT APPLICATION

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

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

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation                          | <input type="checkbox"/> Administrative Review:<br>(Type) _____   |
| <input type="checkbox"/> Pre-Annexation Agreement            |   |
| <input type="checkbox"/> Variance                            |   |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:<br>(Type) _____   |
| <input type="checkbox"/> Certificate of Approval             |   |
| <input type="checkbox"/> Creative Sign Permit                | <input checked="" type="checkbox"/> Major Impact Review:<br>(Type) <del>Right of Way vacation</del> <u>Rezoning</u> |
| <input type="checkbox"/> Historic Landmark/District          |   |
| <input type="checkbox"/> License to Encroach                 | <input type="checkbox"/> Other: _____   |
| <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: Chaffee Housing Trust - Read McCulloch / City of Salida

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

Telephone Number: (719) 239-1199 FAX: \_\_\_\_\_

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: Intersection of East Crestone, M St., and 3rd St., Salida

Legal Description: Lot PT LOT 4-6 Block STRIP C Subdivision EDDY BROTHER ADD (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: 2/6/2020

Signature of property owner: [Signature] for Drew Nelson Date: 2/1/2020



**CHAFFEE HOUSING TRUST**  
A Commitment to Community

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

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 the enclosed application for the rezoning of the City owned lot at the intersection of M Street and 3rd Street.

The purpose of this application is to request rezoning of the parcel legally described as PT Lot 4-6 Strip C of Eddy Brothers Addition, Salida from R-1 to R-2 (consistent with adjacent zoning to the north, east, and southeast) for the purpose of developing affordable housing on a parcel created through the proposed vacation of E. Crestone Avenue. Per Article IV of the Building Code, Section 16-4-210:

- The parcel PT Lot 4-6 is zoned R-1. The parcel PT Lot 6 is zoned R-2. The former parcel should be R-2 to conform with the adjacent lots to the NW and SE along 3rd Street, as well as those across 3rd Street. The adjacent lots to the SW have frontage on Crestone Ave, on the mesa, are zoned R-1.
- Survey of both lots and Assessors maps are enclosed in this application.
- The current uses of the two parcels are vacant land except for E. Crestone Ave. that runs between them. The rest of both parcels are vacant land. All adjacent properties are developed with residential homes.
- The intended future use of the joined parcels is to provide affordable housing, targeting households earning 80% of Area Median Income or less for home ownership, conforming to the allowable uses in R-2 zones. The property will be developed as soon as possible, given building process and weather conditions. The change of PT Lot 4-6 from R-1 to R-2 is so that it conforms with adjacent properties along 3rd St.



- The proposal conforms with the Comprehensive Plan in several ways, as it state the "allocation of City-owned lands for affordable housing projects" as one of the efforts the City may include to the address the affordable housing issue (p.6-2), and implementation of measure #9 from the Strategic Plan states that "the City should provide direct support for the Housing Trust" (p.6-4). See application for Major Impact Review, section 1, for additional information to support conforming with the Comprehensive Plan.
- The proposed use of the parcel is consistent with the surrounding zone district and uses: residential housing, and is consistent with surrounding zoning, land uses, and neighborhood character.

Cordially,



Read McCulloch  
Executive Director





# 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](mailto: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 new parcel should be zoned R-2 similar to the neighboring properties. Properties adjacent to the proposed 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 resulting parcel (including the vacated right of way) will meet all standards pertinent to R-2. Right of Way vacation will conform to all applicable codes.

- 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 all neighboring property uses and zoning. As stated in #2 above, the parcel should be zoned R-2 to be 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 3<sup>rd</sup> 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. Access to the existing sewer line that runs down E. Crestone Ave will be ensured by a minimum 20' easement, and no structures will be placed within that easement so that the sewer may be maintained for public benefit, accessible for any future maintenance or repair.

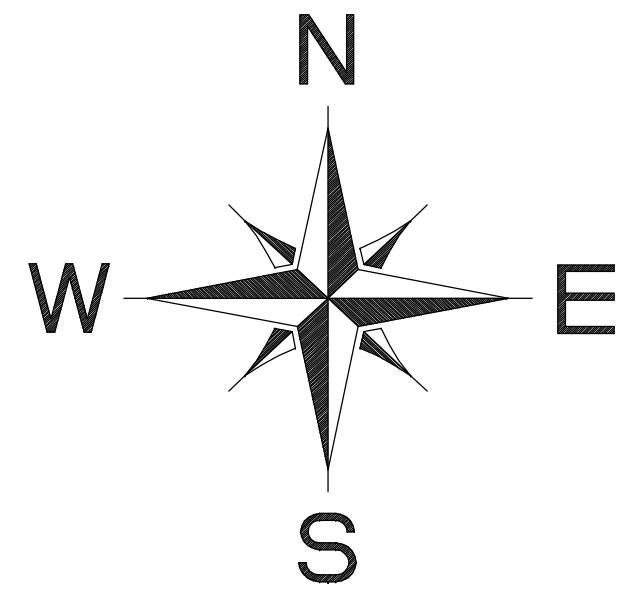
**6. Environment.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

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.

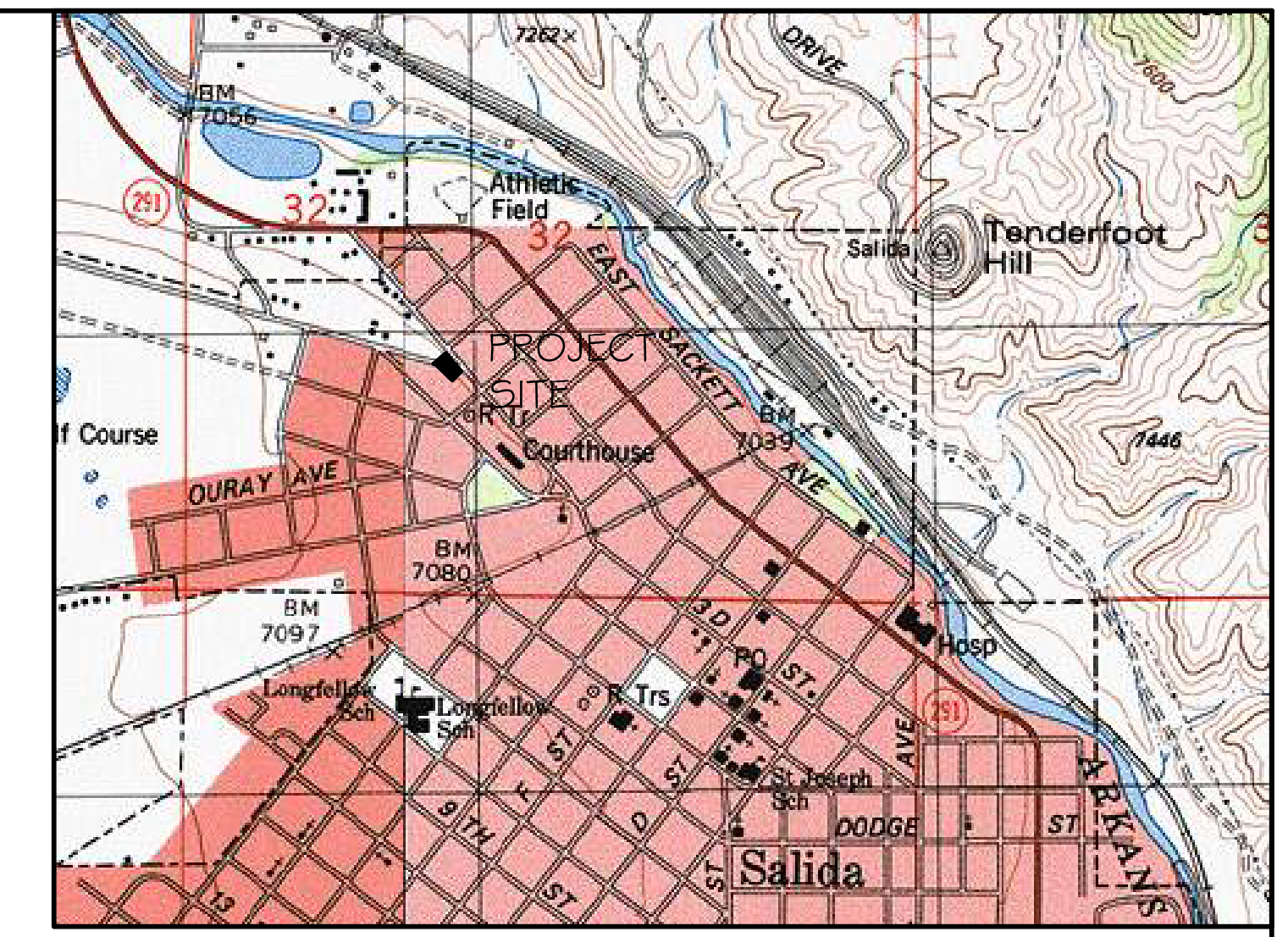


# CITY OF SALIDA TOPOGRAPHIC SURVEY

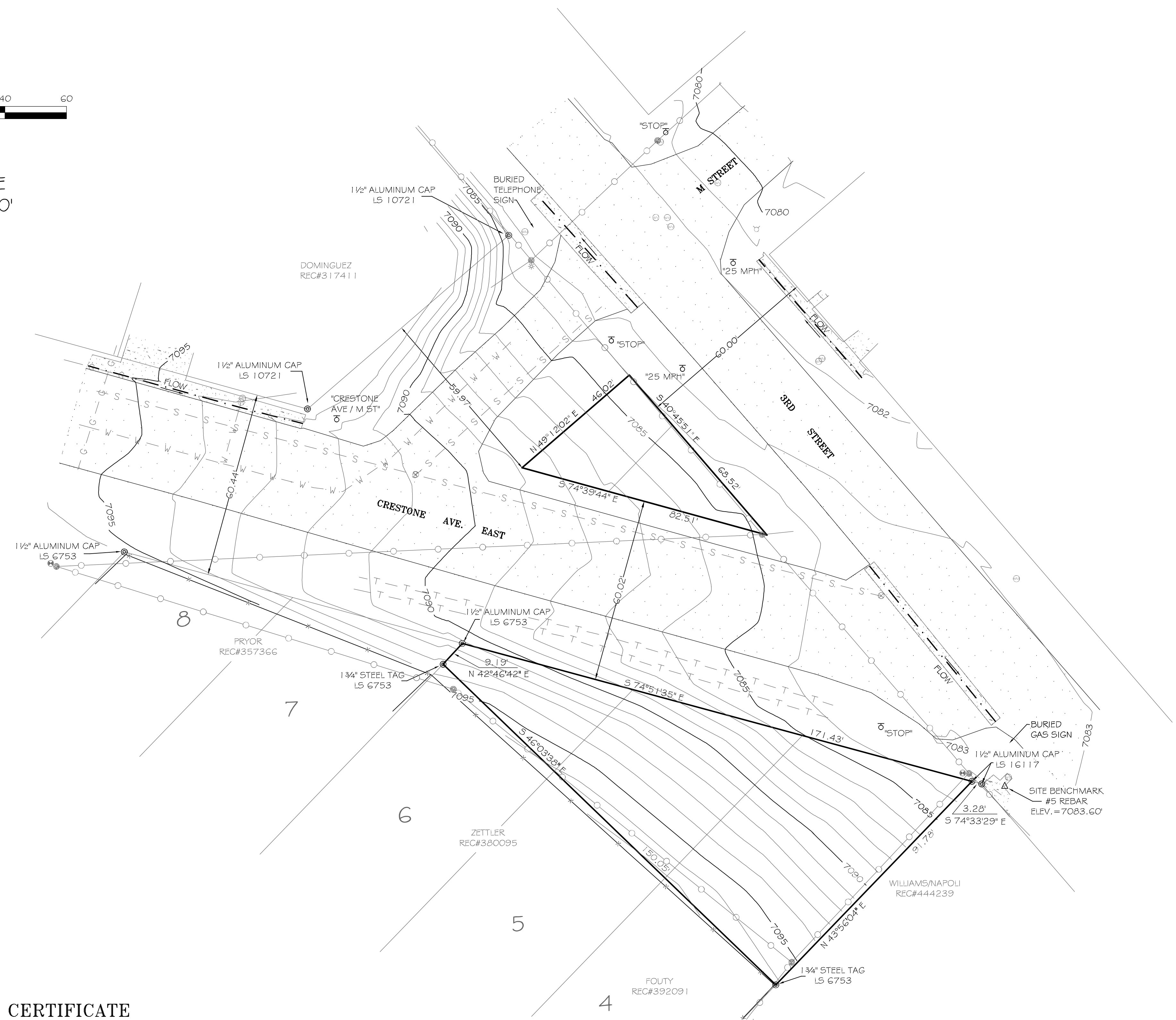
## 3RD STREET AND "M" STREET CITY OF SALIDA CHAFFEE COUNTY, COLORADO



SCALE  
1" = 20'



VICINITY MAP  
NOT TO SCALE



### LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- △ SET BENCHMARK
- ⊕ ELECTRIC METER
- ⊖ ELECTRIC TRANSFORMER
- ⊙ TELEPHONE PEDESTAL
- ⊙ WELL
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ POWER POLE
- \* LIGHT POLE
- ⊙ SEWER MAN HOLE
- ♠ STREET SIGN
- OVERHEAD UTILITY
- ▨ CONCRETE
- x-x- FENCE
- G-G- UNDERGROUND GAS
- S-S- UNDERGROUND SEWER
- E-E- UNDERGROUND ELECTRIC
- T-T- UNDERGROUND TELEPHONE
- W-W- UNDERGROUND WATER

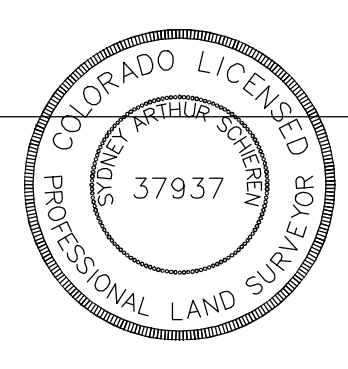
### GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTHERN RIGHT-OF-WAY OF CRESTONE AVE. EAST BETWEEN A 1/2" ALUMINUM CAP STAMPED "LS 6753" AND A 1/2" ALUMINUM CAP STAMPED "LS 16117" HAVING A BEARING OF SOUTH 74°51'35" EAST.
- 2) ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD83.
- 3) CONTOUR INTERVAL = 1'
- 4) SITE BENCHMARK IS A #5 REBAR SET NEAR THE SIDEWALK ON THE SOUTH-EASTERLY CORNER OF THE SUBJECT PROPERTY HAVING AN ELEVATION OF 7083.60'
- 5) FIELD WORK PERFORMED ON NOVEMBER 18 & DECEMBER 12, 2019.
- 6) UNDERGROUND UTILITIES SHOWN AS MARKED BY OTHERS. LANDMARK SURVEYING & MAPPING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF UNDERGROUND UTILITIES DEPICTED HEREON.

### LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

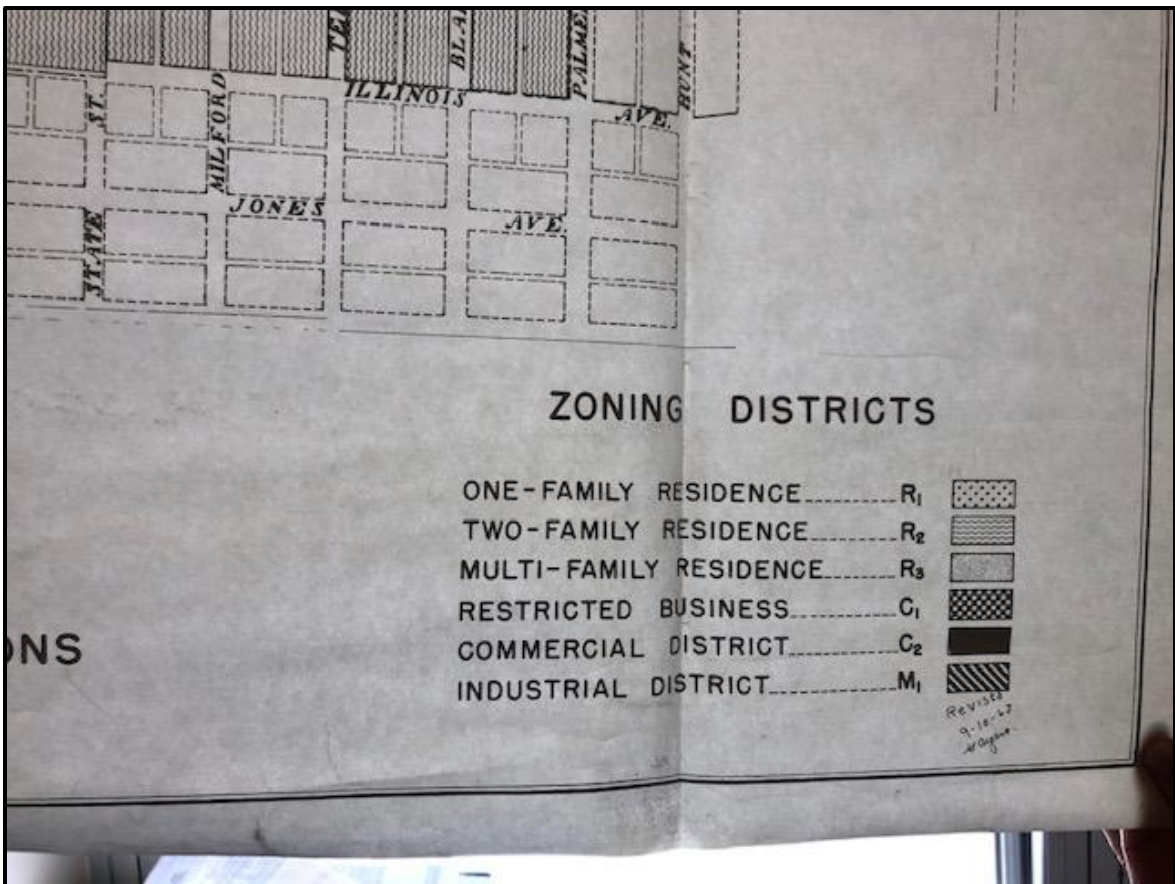
SYDNEY A. SCHIEREN  
COLORADO P.L.S. 37937

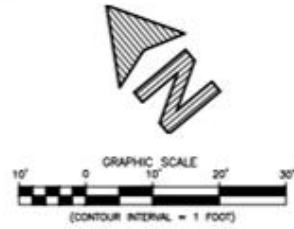


NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

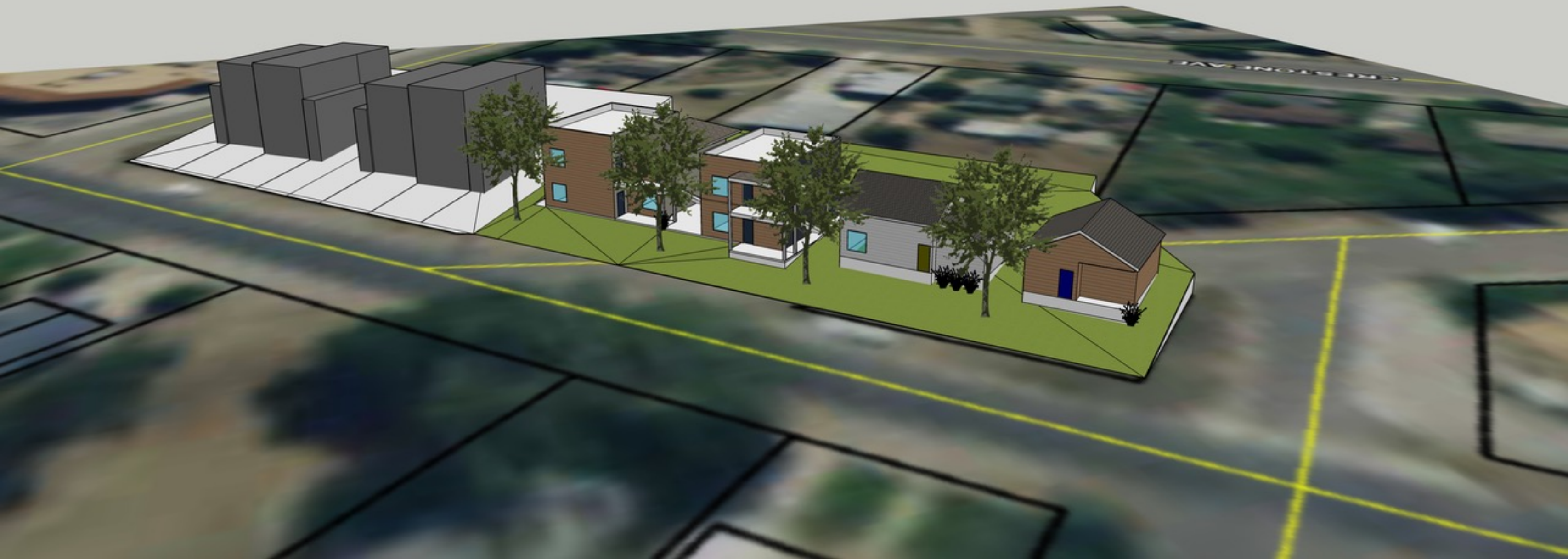
REVISED: DECEMBER 12, 2019	<b>CITY OF SALIDA TOPOGRAPHIC SURVEY</b> 3RD STREET AND "M" STREET CITY OF SALIDA CHAFFEE COUNTY, COLORADO
JOB # 19242	
DATE: NOVEMBER 19, 2019	
SHEET 1 OF 1	
<b>LANDMARK SURVEYING &amp; MAPPING</b> P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031	













**STAFF REPORT**

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**MEETING DATE:** November 28, 2006

**AGENDA ITEM TITLE:** Chavez Rezoning, Lots 3 & 4, Chavez Minor Subdivision

**AGENDA SECTION:** Public Hearing

---

**REQUEST:**

The request is to rezone the subject property from Single-Family Residential (R-1) to Medium Density Residential (R-2).

**APPLICANT:**

The applicants are George and Inez Chavez, 208 Crestone Avenue, Salida, CO 81201.

**LOCATION:**

The subject property described as Lots 3 & 4, Chavez Minor Subdivision. The lots are located at the intersection of Third and 'L' Streets.

**PROCESS:**

An application for rezoning consists of a two-step process. The request is addressed by the Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the zoning application to City Council. The Commission may also remand the application back to the applicant for further information or amendment. Council has final decision-making authority in such applications.

In its review of the application, the Commission shall focus on the long term use of the property within the context of the City's Comprehensive Plan and current zoning for the property, as well as the surrounding area. Once the property is zoned, all of the uses permitted within the new zoning district are permitted as uses by right, not just what is proposed at the present time.

**OBSERVATIONS:**

1. The property has recently been replatted to create the four lots of the Chavez Minor Subdivision. Lots 1 and 2 are located along Crestone Avenue. The two subject lots share a rear yard with Lots 1 and 2 and there is a significant grade change from the rear of Lots 1 and 2 down to Third Street and Lots 3 and 4.
2. The purpose of the R-2 zone district is to provide for residential neighborhoods comprised of detached single-family dwellings, duplex dwellings and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities.

- 3. The two lots are each approximately 8,000 square feet in area. In the R-1 zone the only type of housing permitted is single family homes and accessory units. In the R-1 each of these lots could have two units; either a single-family home with an accessory unit or two single family homes as a conditional use. With the R-2 zoning each lot would still be limited to two units of density, but they could be developed as duplexes in addition to the above housing types.
- 4. The surrounding area along Third Street is zoned R-2 and has been developed consistent with that zone district designation. Across 'L' Street is the county jail and courthouse complex.

**REVIEW STANDARDS FOR MAP AMENDMENTS (Section 16-13-60):**

- 1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.

*Applicant's Response: The request is to rezone Lots 3 & 4, also known as 208 Crestone Ave. This parcel is located on a steep slope facing the 700 block of 3<sup>rd</sup> and "L".*

- The purpose of the Land Use Plan within the Comprehensive Plan is to specify locations in and around Salida where various land uses and intensities of use will be encouraged. The Plan indicates the subject property to be Medium Density Residential. The R-2 zone is consistent with Medium Density Residential.

- 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.

*Applicant's Response: Presently, this property is zoned R-1. However, the area is more compatible to the surrounding area zoned R-2. Directly to the east of the property is the new county jail. Across 3<sup>rd</sup> Street and to the west the neighborhood is zoned R-2.*

- The applicant is requesting a zone district designation of the subject property of Medium Density Residential (R-2). The purpose of the R-2 zone district is to provide for residential neighborhoods comprised of detached single-family dwellings, duplex dwellings and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities. Given the geography of the property, it is more associated with the nearby properties on Third Street than with the properties on Crestone that are zoned R-1 and should be developed in a way that is compatible with the Third Street neighborhood.

- 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.

*Applicant's Response: The property in question is located next to the county jail. To the northwest of the property are smaller residential lots, an apartment, duplex dwelling, etc. The rezoning of the property from R-1 to R-2 would be conducive and compatible to the neighborhood.*

- The zoning classification of R-2 is consistent with the zoning of adjacent properties along Third Street and would not be a detriment to the R-1 area along Crestone Avenue.



- 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.

Applicant’s Response: *In recent years there have been many changes in the neighborhood in question. The immediate area is now comprised of the new county jail, new duplex dwellings, multi-family residences, smaller lots, etc.*

- This application is a result of the recent subdivision of the Chavez property which created the two lots in question that front on Third Street rather than Crestone Avenue. The geographic separation of the two streets effectively makes these new lots part of the Third Street neighborhood rather than the Crestone neighborhood. These two areas, though very close, do have distinctly different styles with smaller lots and some multi-family development in the Third Street neighborhood and mostly large single-family homes along Crestone Avenue.

**RECOMMENDED FINDINGS:**

- 1. That the application is in compliance with the review standards for map amendments because an R-2 zone district designation for this parcel implements the comprehensive plan and is compatible with zoning and use of nearby and neighboring properties.

**RECOMMENDED ACTION:**

Based upon the observations, review standards, and findings outlined above, staff recommends the following:

That the Commission recommends approval of the application to rezone the subject property from Single-Family Residential (R-1) to Medium Density Residential (R-2).

**RECOMMENDED MOTION:**

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

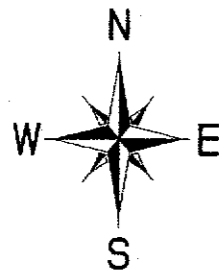
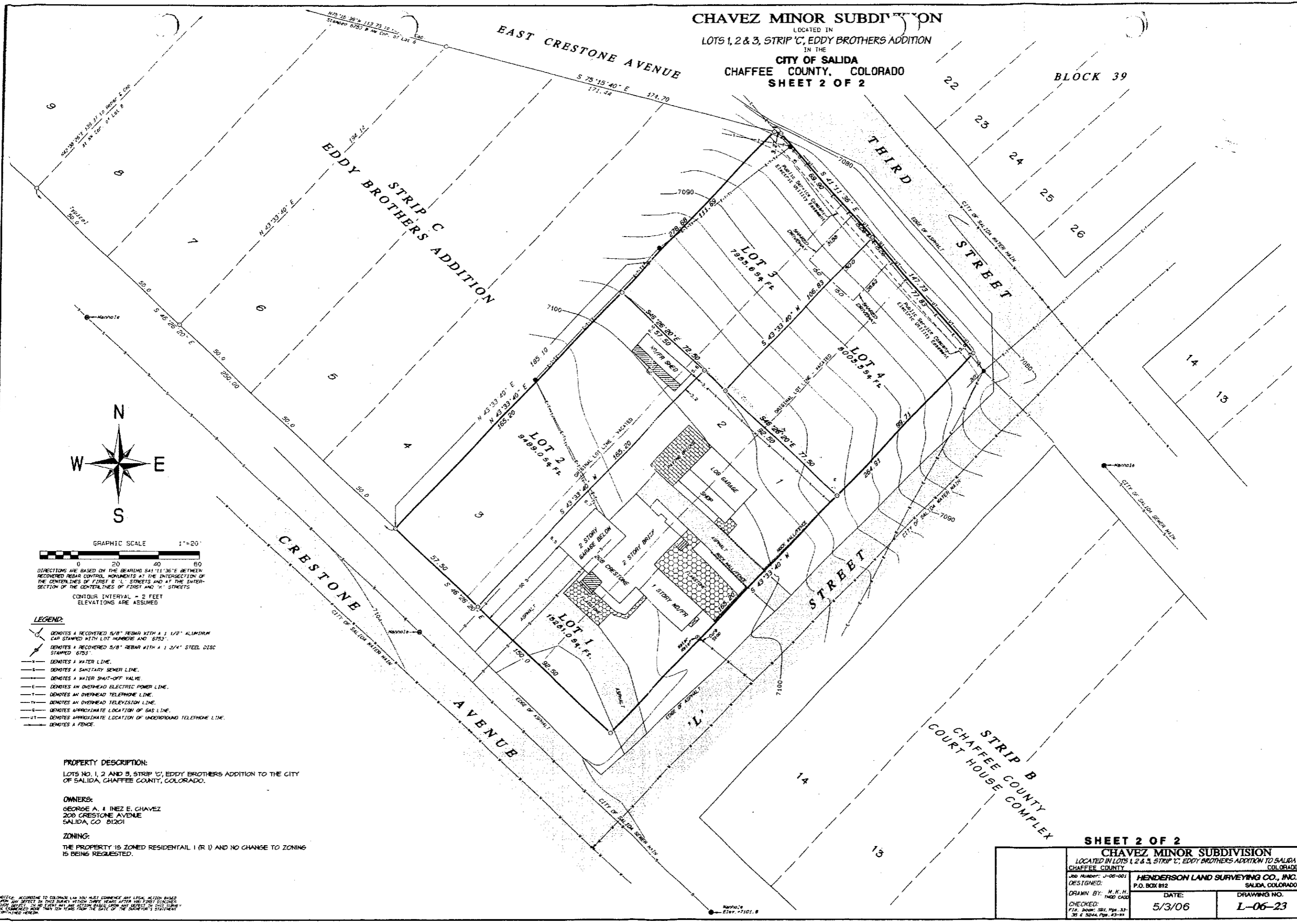
Attachments: Chavez Minor Subdivision Plat  
Application

CHAVEZ MINOR SUBDIVISION

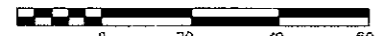
LOCATED IN LOTS 1, 2 & 3, STRIP 'C', EDDY BROTHERS ADDITION

CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO  
SHEET 2 OF 2

BLOCK 39



GRAPHIC SCALE 1"=20'



DIRECTIONS ARE BASED ON THE BEARINGS S41°11'36"E BETWEEN RECOVERED REBAR CONTROL MONUMENTS AT THE INTERSECTION OF THE CENTERLINES OF FIRST & 'L' STREETS AND AT THE INTERSECTION OF THE CENTERLINES OF FIRST AND 'K' STREETS.

CONTOUR INTERVAL = 2 FEET  
ELEVATIONS ARE ASSUMED

LEGEND:

- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED WITH LOT NUMBER AND 'S'.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED 'S'.
- DENOTES A WATER LINE.
- DENOTES A SANITARY SEWER LINE.
- DENOTES A WATER SHUT-OFF VALVE.
- DENOTES AN OVERHEAD ELECTRIC POWER LINE.
- DENOTES AN OVERHEAD TELEPHONE LINE.
- DENOTES AN OVERHEAD TELEVISION LINE.
- DENOTES APPROXIMATE LOCATION OF GAS LINE.
- DENOTES APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE.
- DENOTES A FENCE.

PROPERTY DESCRIPTION:

LOTS NO. 1, 2 AND 3, STRIP 'C', EDDY BROTHERS ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO.

OWNERS:

GEORGE A. & INEZ E. CHAVEZ  
208 CRESTONE AVENUE  
SALIDA, CO 81201

ZONING:

THE PROPERTY IS ZONED RESIDENTIAL 1 (R 1) AND NO CHANGE TO ZONING IS BEING REQUESTED.

SHEET 2 OF 2

<b>CHAVEZ MINOR SUBDIVISION</b>	
LOCATED IN LOTS 1, 2 & 3, STRIP 'C', EDDY BROTHERS ADDITION TO SALIDA, CHAFFEE COUNTY, COLORADO	
Job Number: J-08-001	HENDERSON LAND SURVEYING CO., INC.
DESIGNED: M.K.H.	P.O. BOX 812
DRAWN BY: M.K.H.	SALIDA, COLORADO
CHECKED: T.M.D. C.M.D.	DATE: 5/3/06
FILE BOOK: SBL Pgs. 33-35 & S244 Pgs. 43-44	DRAWING NO. L-06-23

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS PLAN WITHIN THREE YEARS AFTER THE FIRST CLOSING UPON RECORD. IN NO EVENT SHALL ANY DEFECT BE HELD TO BE A BASIS FOR REVERSING THIS PLAN OR ANY PART THEREOF. THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREIN.

Notes from 3/4/2020 Neighborhood Meeting at Scout Hut regarding E. Crestone AH project/site:

- Slow the process down
- CHT should pay for the survey that was done
- Make the property survey available to the public
- Concern about lowering property values
- Keep current property zoning
- Will there be new setbacks?
- What is the status of the CHT application?
- What precedent will be set by vacation and re-zoning?
- I question Salida's affordable housing survey (does 700 respondents represent a critical mass that is acceptable?)
- Is there any evidence of municipal workers leaving Salida because of being housing burdened?
- Why doesn't the project have rentals
- Historically, Salida has a mix of expensive and less expensive houses
- Get realtor input on how this project would affect current home values
- What would be the effect to changing traffic pattern by vacation of part of Crestone?
- Concern for impending recession & how this will affect the potential CHT buyer
- Why was lot not offered for public sale?
- Sample housing shown are generally objectionable to neighbors
- Concerns about affordability due to excavation requirements
- Tap fees for potential non-affordable housing will be lost under the CHT proposal
- Concerns about increased traffic and fast Sheriff's vehicles on emergency calls
- Are CHT's setbacks on this project the same as anyone else's?
- Would the ADU be income property for an affordable housing buyer?
- HOA fees? How would that affect affordability?
- Safety concerns due to increased traffic. 3<sup>rd</sup> Street is a corridor for traffic heading downtown.
- Traffic study?
- Project would drive traffic to Crestone & Grand Ave, both of which already have traffic issues
- Fire and Police route concerns
- Concern regarding neighbor's vehicle access and egress with work trucks
- Resident does not like the one-way street option for East Crestone
- Also concerns about the turnaround if bottom of E. Crestone is made into a cul-de-sac
- Residents at the meeting are unanimous in opposing CHT building on this lot
- What happens to M Street?
- Adjoining resident is upset that she didn't get the option to purchase the subject property as "backdoor" to her property
- Request to move Planning Commission date to April 27.



# OFFICE OF HOUSING

PO Box 699  
448 E. 1<sup>ST</sup> STREET, SUITE 225  
SALIDA, CO 81201  
PHONE (719) 530-2590  
WWW.CHAFFEECOUNTY.ORG

Date: May 27, 2020

To: Salida City Council and Salida Planning Commission

CC: Salida Administrator, Drew Nelson  
Salida Mayor, P.T. Wood  
Salida Community Development Director, Glen VanNimwegen

Re: Support for Permanently Affordable Housing Project on East Crestone

Dear Esteemed Colleagues,

It has been a pleasure to serve the City of Salida and all of Chaffee County as the Director of the Office of Housing for the past two years, and I commend Salida’s elected and appointed officials for the work you have done to increase the stock of affordable living units available to your residents.

As our community works together to navigate through the novel Coronavirus pandemic, it is becoming more apparent to many that housing insecurity in Chaffee County is very real, and that many of our residents are experiencing it for the first time – or for the first time in a long time. The Office of Housing and the Department of Human Services are seeing an increase in the number of requests for rent and deposit assistance, and advocates in the affordable housing industry are preparing to see a wave of relocations and evictions among low-income renters in the very near future. Therefore, the actions you are taking now to increase the availability of permanently affordable housing is more important than ever.

I applaud your creativity in identifying publicly owned locations where housing might be appropriate and seeking out partnerships to increase Salida’s supply of permanently affordable housing. The City owned parcel on East Crestone Avenue near M Street would be very difficult to bring into productive use without the creative approach you are taking. The proposed

neighborhood improvements that could result from this plan, including eliminating confusing and unnecessary intersections and burying overhead powerlines, will benefit the entirety of the community. Those improvements will then allow the two city-owned parcels to be brought back into productive use, and through partnerships, will create permanently affordable housing.

One of the best features of Salida is it's inclusivity, and this location can be a prime example of integrating workforce housing into a rapidly increasing housing market. The homes that will potentially occupy that space will provide their residents with easy access to the Salida trail system, schools, grocery and other shopping, as well as the rich cultural environment downtown, while remaining permanently affordable.

The Office of Housing is poised to support this project in whatever capacity is appropriate, and I look forward to watching this collaboration unfold. I offer gratitude for the creative approach you are taking to encourage the creation of additional permanently affordable homes.

Respectfully,

Becky Gray  
Director of Housing, Chaffe County  
719-239-1398  
bgray@chaffeecounty.org



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## E. Crestone public hearing comments

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David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:08 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>

The city of Salida and Chaffee Housing Trust (CHT) are moving forward with their development plans of donating land to CHT (intersection of Third Street and East Crestone Avenue), vacating a section of East Crestone Avenue. The plan includes:

- Donating the land (section of East Crestone, section of M Street, and the two triangles of land) to CHT.
- Removing a section of the existing avenue (East Crestone Avenue, recently paved with new asphalt and street gutters – wasted taxpayer money).
- Creating one-way traffic flow on East Crestone and M Street (this will be Salida's only one-way street), which will end two-way access to homes on East Crestone Avenue and the Mesa.
- Reworking a section of West Third Street.
- Reworking M Street.
- Reworking East Crestone with a cul-de-sac (which will become a parking lot for the six proposed affordable/low-income units) on the newly vacated section of land that the city of Salida plans to donate to CHT.

CHT will also get reduced water tap fees, as per Salida's Planning Commission (Bill Almquist).

Estimate of what is being donated by the city of Salida to CHT for affordable homes at the East Crestone Avenue development site:

1. The land: \$350,000.
2. Street rework: \$150,000.
3. Reduced new water tap fees (normally \$17,000 per tap) for six units: \$51,000.
4. Moving of power lines: \$25,000.
5. The survey/platting of the land: \$3,000.
6. Time and labor of city of Salida Planning Commission, Public Works and street departments, bidding of the street rework, meetings, etc.: \$30,000.
7. Rezoning: \$10,000.
8. Sidewalks: \$20,000.

9. Property/building inspections: \$5,000.

Estimate of donation/giveaway: \$644,000.

Wow! This project is labeled as “affordable housing.” Affordable for whom? It’s affordable for the six lucky families (chosen by CHT) that will get to live there and receive assistance if they can’t make their house note. It becomes “affordable housing” because of the six-figure dollar donations.

I challenge City Treasurer Merrell Bergin to run the numbers and publish what the estimated dollar amounts are of this project and the current expenditures to current date.

CHT should withdraw their application to vacate and rezone East Crestone and West Third Street for “affordable housing.” The inclusionary ordinance provides for affordable housing in new developments and subdivisions.

And as a safety issue: West Third street is already a busy road. Don’t introduce 50 trips per day by the estimated 20 residents, six units and additional 12 cars onto this road.

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## E. Crestone public hearing comments, cont'd

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David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:12 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>

The city needs to answer/address the concerns of Nancy:

CHT, council owe explanation

May 20, 2020

Dear Editor:

In an April 9 letter, Willie Dominguez made a bold claim: Chaffee Housing Trust (CHT) built eight “affordable” units in the Two Rivers complex which were supposed to sell for \$170,000, but actually sold for \$266,800.

If true, this is a scandal. CHT made a deal with the developer and Salida officials. In lieu of building affordable housing themselves, the developer would deed this property to CHT to build affordable housing. Were these units then sold at market value, not as “affordable”? What is the truth?

In an Oct. 26, 2018, Ark Valley Voice article, CHT Executive Director Read McCulloch said this project is important because it’s the first time a project like this has been created in rural Colorado. These units will be built and offered at 80 percent area median income – making home ownership possible for first-time homebuyers. “That means we have gotten concessions so that the homebuyer cost will be \$170,000.” So, the promised \$170,000 price tag claim is true.

What about the sale price? A check of the Chaffee County assessor’s website shows six of the eight units sold between April 12, 2019, and May 30, 2019, for \$266,800. (The other two were transferred to ownership of “Read McCulloch-director.” Are they rentals?) Between the Oct. 26, 2018, statements by McCulloch and the first sale six months later, the sale price increased an astounding \$96,800 per unit.

Where is enforcement from the city of Salida? Was there any language in the contract forcing CHT to sell at the promised \$170K? Was it known the sale price would be promised at \$170K, then jacked up to \$266K just months later? Where did all that extra money go?

It might be a coincidence, but in the May 1 Mountain Mail McCulloch is quoted discussing the current city of Salida plan to give CHT land at Third and Crestone to build five “affordable units”:

“He said development homebuyers’ current unit prices are around \$180,000. They were \$170,000 in 2019 and by the time construction possibly begins in 2021, prices could be as high as \$190,000, but they do not know yet.” Huh! He is still saying prices for his units were \$170K in 2019, even though this proved to be false.

CHT and Salida city government first promised us sun, moon and stars with the Salida Crossings development. After an expensive special election in September 2018, Salida Crossings was never built – and no one has ever explained why. The city and Mountain Mail have avoided this story like the proverbial plague.

The Two Rivers “affordable” units were sold at 157 percent of the promised price.

Now we’re supposed to trust CHT with free land at Third and Crestone?

It appears to me Chaffee Housing Trust operates less like a nonprofit and more like a development company. The only difference is the seed money and land are donated by taxpayers, and CHT reaps the reward. Both CHT and Salida City Council owe a thorough explanation.

Nancy Dominick,

Salida

Sent from [Mail](#) for Windows 10

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## More E. Crestone public hearing comments

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David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:33 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>

The following needs to be made available to all parties participating in any E. Crestone hearings/meetings to ensure a fair and just decision is attained:

1. Any and all prior records of any and all costs associated with street repairs, roadwork, roadwork engineering, including any repaving for East Crestone Avenue within the last five years.
  
2. Any and all records, communications, reports, studies, related to landslide hazard, land slump, and appropriate mitigation of landslide and land slump hazards, and any and all associated cost of mitigation including but not limited to geotechnical studies, hazard insurance, retaining walls, etc.
  
3. Any and all cost projections associated with the leveling of the proposed site at East Crestone and West Third Street to create a level building site.
  
4. Any cost projections, estimates, communications, or other information related to construction of a retaining wall related to the proposed project at East Crestone and West Third Street. Any and all communications, reports, or other information related to obtaining hazard insurance to protect any and all structures from landslides or slump.
  
5. Copy of any geotechnical study of the proposed site at East Crestone and West Third Street, or any and all communications related to the stability or instability of the proposed site, and the need for a geotechnical study prior to any and all construction.
  
6. Any and all records of any vehicle or pedestrian accidents at or near the the proposed site at East Crestone and West Third Street. Any and all traffic studies, communications, reports, or other records describing or detailing pedestrian or vehicle accidents at or near the the proposed site at East Crestone and West Third Street or concerns related to the safety of this location.



7: Any and all records communicating with Chaffee County Sheriff department regarding traffic changes / impacts to East Crestone & West 3rd Street this housing project could impact.

8: Any and all records regarding wildlife studies.

9: Any and all records regarding why prior attempts by the City of Salida to develop this property was terminated or abandoned.

10: All real costs a private citizen would pay for utilities to develop a residential site. (not reduced developer costs such as discounted water tap fees, Excel energy single source franchise fees, etc..).

11: Were any other potential developers of this project considered ?

12: Were other property offers to purchase this site considered current timeframe and through previous years ?

13: Labor hours/cost of all City personnel and costs incurred by the city including attorney fees, surveys, etc associated with the E. Crestone project.

May 18, 2020

Salida Mayor and City Council members:

Recent arguments related to the proposed affordable housing units located at Crestone and 3rd Streets have motivated me to share my perspective. Salidans have loudly voiced concerns about the need for housing for our teachers, medical support staff, firemen, cooks, waitresses, &..... The financial gulf between the rich and poor has widened, leaving many who now serve us on a daily basis with but one choice — to live miles from Salida where they are employed.

Salidans, we must not lose our blend of citizens — living next door to one another. This highly respected virtue is one of the most attractive traditions that Salida has cherished for generations. If we want to continue to enjoy the community spirit that makes Salida so attractive, we must share the space that is available with those who need it the most. All of us, citizens and tourists alike, demand services that require low wage employees who, unfortunately, cannot afford to live in “their” town.

When studying the city map, I smile at the peculiar design that has resulted from our forefathers decisions. There are numbered & lettered streets going east/west & north/south Then there are assorted named streets that create abrupt angles, abutting the original ones. These intersections create interesting street junctures. Traversing the maze when multiple cars appear is challenging.

For safety reasons City Council and the Departments of Public Works and Police have redesigned a few of those intersections (Examples: along Teller at 5th/Park & 6th/C/Dodge). More “triangles” exist across our city, creating unnecessary traffic as well as snow-plowing problems. I consider these triangular footprints wasted use of space & encourage City Council to consider using more of the “triangles” for small affordable housing projects.

When I first heard of the possibility of redesigning the Crestone/3rd Street intersection, I was delighted. There is very little space left within Salida’s perimeter for housing development. This particular location is near downtown providing potential owners the opportunity to walk and/or bike to & from work so they don’t need duplicate vehicles.

Some citizens complain that the “city” has done little to meet our housing crisis. Now that they are considering assisting Chaffee Housing Trust with this project, citizens complain that the cost is coming out of their pockets. I must remind all of you that NO Salida citizen pays property taxes to support the Salida city government.

Sales tax is the only portion that goes directly to running Salida. That means that every person who spends money in Salida — Chaffee County citizens AND tourists — pay the exact same portion that Salida citizens pay to pave & plow our streets, maintain our parks & sidewalks, etc..... How privileged Salidans are to have all those folks contributing to the support of our city.

Older generations sometimes have a preoccupation with property rights at the expense of human rights. We will be remembered by how we treat one another while we are on this planet, not by what we accumulate nor the view from the property we own.

Eileen Rogers  
Salida Citizen  
1010 F Street  
539-4040

----- Forwarded message -----

From: **Jane Ewing** <janeewing42@gmail.com>

Date: Fri, Mar 13, 2020 at 1:53 PM

Subject: West Third Street Neighborhood. Please forward to Bill Almquist.

To: <dan.shore@salidaelected.com>, <jane.templeton@salidaelected.com>, <justin.critelli@salidaelected.com>, <mike.pollock@salidaelected.com>, <harald.kasper@salidaelected.com>, <alisa.pappenfort@salidaelected.com>

## West Third Street and East Crestone Avenue

### Chaffee Land Trust Project

Jane Ewing 718 West Third Street Unit A

The construction of residential units on city owned property near the busy intersection on either side of East Crestone Avenue and West Third Street will result in a traffic safety issue. My concern, beyond that of the fiscal responsibility for the city to revamp streets and property, is safety.

The corridor of West Third Street and Crestone Avenue is used extensively by vehicles, pedestrians, and cyclists. This traffic is impacted by cars, vans, and trucks that are parked along the edge of the thoroughway. That added congestion is compounded by delivery trucks that daily weave around the parked vehicles, pause to leave mail and packages, and reenter the street. County sheriff cars travel this corridor, as well. There are no sidewalks nor is there a bike path here. This area is not a typical neighborhood, where homes often have single or double car garages, added parking spaces in driveways, and sidewalks to accommodate pedestrians. A traffic survey may reveal that the traffic is not heavy enough to cause a concern. The tally, though, does not consider the additional use I noted above. My understanding is that the proposed new units may or may not have even a single car garage or a driveway wide enough for a second vehicle. If there are five units, we can expect that each active resident would have one or two

vehicles that will leave and arrive multiple times each day onto and from the already well-used streets.

My issue with the planned development is the location and the impact it will cause by reconfiguring the land. Added vehicles here will raise the potential for accidents in this already chaotic traffic area. I send this notice as an alert, a caution, and a protest.

June 2020

Jane Ewing 718 W 3<sup>rd</sup> Street Unit A

West 3<sup>rd</sup> Street and East Crestone Avenue

When I see the parcel of land under consideration by the Chaffee Housing Trust (CHT) for reconfiguration to build affordable housing, it concerns me the number of added residents who would access W 3<sup>rd</sup> Street from their driveways. W 3<sup>rd</sup> Street is a thoroughfare already dangerously busy. My fear is not only for those who already travel on W 3<sup>rd</sup> Street, but for the future residents who will have no other way to leave home than to back directly onto the street. The CHT's plans that have been publicly shared reveal that there is inadequate, or at best minimal space, for a driveway or place to park one's car. I wonder if the CHT is taking into consideration the risk they will place on travelers using W 3<sup>rd</sup> Street, people who live on that street, and the future residents who will be housed in the planned units.



Editor, Mountain Mail June, 2020

West 3<sup>rd</sup> Street and East Crestone Avenue

I write to question the wisdom of the City Council's and Planning Department's consideration of giving away land in the 700 block of West Third Street to the Chaffee Housing Trust (CHT). If that happens, not only would the city of Salida accrue a large financial obligation by having to alter land, close a street, and relocate utilities, but it would allow the CHT to construct housing units that would exacerbate the already dangerous traffic flow along West 3<sup>rd</sup> Street, East Crestone, and M Streets. Should the City Council and Planning Department continue to pursue giving away the land in question to the CHT, I ask that they publicly list in detail the city's financial obligations to do so and their traffic study report.

Jane Ewing 718 West 3<sup>rd</sup> Street Unit A

Editor, Mountain Mail     June, 2020

West Third Street and East Crestone Avenue

The construction of residential units on city owned property near the busy intersection on either side of East Crestone Avenue and West Third Street will result in a traffic safety issue. My concern, beyond that of the fiscal responsibility for the city to revamp streets and property, is safety.

The corridor of West Third Street and Crestone Avenue is used extensively by vehicles, pedestrians, and cyclists. This traffic is impacted by cars, vans, and trucks that are parked along the edge of the throughway. That added congestion is compounded by delivery trucks that daily weave around the parked vehicles, pause to leave mail and packages, and reenter the street. County sheriff cars travel this corridor, as well. There are no sidewalks nor is there a bike path here. This area is not a typical neighborhood, where homes often have single or double car garages, added parking spaces in driveways, and sidewalks to accommodate pedestrians. A traffic survey may reveal that the traffic is not heavy enough to cause a concern. The tally, though, does not consider the additional use I noted above. My understanding is that the proposed new units may or may not have even a single car garage or a driveway wide enough for a second vehicle. If there are five units, we can expect that each active resident would have one or two vehicles that will leave and arrive multiple times each day onto and from the already well-used streets.

My issue with the planned development is the location and the impact it will cause by reconfiguring the land. Added vehicles here will raise the potential for accidents in this already chaotic traffic area. I send this as an alert, a caution, and a protest.

Jane Ewing     718 West Third Street Unit A

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## Building on crestone Ave

1 message

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**Jessica Mazzucca** <jesshibbs44@yahoo.com>

Wed, Jun 10, 2020 at 11:03 AM

To: bill.almquist@cityofsalida.com

I cannot attend the meetings because I have children and my husband is out of town working but I am submitting my email opposing this project. it would be one thing if it was one or two homes but the fact that you want to shove six homes into such a small area is absolutely ridiculous. You have to realize that there is a home at the end of this hill that is going to be substantially smothered by this. I live three houses up from the bottom of the hill and I cannot fathom the idea of looking down the hill and having it blocked my view with six homes shoved into a small area. While I realize that our town is growing and we need affordable housing maybe we should consider the market as a whole and look at how expensive the smallest of homes are being sold for. Then maybe people can actually afford homes and not have to have small tiny homes shoved in one area. There is plenty of land in our town and county where these can be built elsewhere . You already have an extreme speeding issue in this town especially going up and down the hill and if there was a cul-de-sac at the end I only see it getting worse. Will any of the town cops sit at the end of the cul-de-sac and watch for speeding, I highly doubt it. Not to mention it's kind of seems like an artery road for many people- has the fire department been asked if they use this road during emergencies? And what it will affect if gone?? Or the other homes that sit directly on Crestone Avenue by the courthouse if there was an emergency then you only have one access route which is the front of the home instead of being able to access the back of the home. Because you're shoving six small houses into one are???. We are a very smart and bright community but this proposal is absolutely One of the worst ideas that our community has come up with. Please feel free to email me back or contact me via phone 719-239-0306.

Jessica Mazzucca

Sent from my iPhone

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## letter to P&Z

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**karen karnuta** <karenkarnuta@gmail.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Thu, Apr 23, 2020 at 11:02 AM

Please get this to P&Z.  
Karen

Karen Karnuta  
(Owner) 750 W 3rd Street

To The Salida Planning Commission.

I am one of the closest neighbors, the front door of my property faces Third Street directly across from the vacant triangle of land.

I think this project will impact the neighborhood, and I think the density is high for the neighborhood. However, I support this project.

I read a letter in the paper that said it will be "only" five houses. While five units is a drop in the bucket for what our city needs, to the five families who will live there it means everything.

I know families who live in the Habitat houses, and families who live in the Housing Trust project in Two Rivers. The security, safety and comfort to these families makes all the difference. These families no longer have to worry about their rent going up, or having to move when their rental house is sold. Things many of us take for granted.

Because of the difference secure housing will make in these families lives, I support this project though I believe it is not a perfect project.

Karen Karnuta

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## another q on the crestone project

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**karen karnuta** <karenkarnuta@gmail.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Thu, Apr 23, 2020 at 5:34 PM

thanks for passing that on. I am asking you to also give this letter stating the same thing to the P&Z board. The main thing is the testing, they may not need to be engineered depending on the results. As a builder in this neighborhood, I have a fair bit of experience with this sand and I would hate to see the foundations crack.  
Thanks for your time answering all my questions today!

To the Salida Planning Commission --

This project will be a better built project if the soils are tested, and foundations engineered if required by the test results. As this is not a city requirement, I recommend it is added to the project approval as a requirement.

If you look at the house I own, 750 W 3rd, the foundation is good and the house has not moved in over a hundred years. If you look across M Street to the house on the other corner, that house has had significant movement and the foundation is cracked and the house (I have been inside) is more than 12" out of level. The two houses are about 80 feet apart and were likely built in a similar time period.

The sand underlying the project is very variable in its ability to support the weight of a house. It is quite different from the cobble (rocks and sand) that underly most of the construction in town.

Karen Karnuta

[Quoted text hidden]

## SUPPORT THE AFFORDABLE HOUSING PROJECT AT 3<sup>RD</sup> AND M STREET IN SALIDA

Repeatedly, the citizens of Salida indicated in surveys that affordable housing is the #1 issue facing our community - not even close with any other issue raised in these surveys.

Findings of Housing Needs Assessment (2016), conducted at the request of Chaffee County, Salida, Poncha Springs, and BV, outline the monumental task in creating affordable housing. This assessment's findings are: 2,426 dwellings are needed, between the 60 – 120% area median income (AMI) to meet the current need. 889 dwellings in this same AMI range are needed to meet the future growth needs.

Understanding the need and hearing its citizens' housing concerns, Salida committed to assisting in the development of affordable housing. After considering all City-owned property, Salida determined that the property at 3<sup>rd</sup> and M Streets is the best location now for affordable housing construction. Part of this decision is based on the fact that this land is deemed not useable by the City of Salida for another purpose.

The Chaffee Housing Trust has been determined by the Salida as a good partner for the construction of affordable housing at 3<sup>rd</sup> and M. The CHT is a proven developer of affordable housing, having constructed the Old Stage Road Rowhouses (6 units sold and 2 units rented to Salida citizens at under 65% AMI). This project was done in partnership with Natural Habitats in the Two Rivers development, as part of Salida's inclusionary housing ordinance.

The CHT also partnered with Fading West, developer of The Farm community in Buena Vista, to purchase 7 dwellings, find qualified lower income buyers, support these buyers in becoming qualified for financing, and assisting them in closing. Currently, 3 buyers have closed on their new homes in The Farm. Another will close in June, 2020. Four other units will close to buyers between June and October, 2020. The mean AMI for these homes is 70%.

In all of the above instances, the CHT obtained grants for down payment assistance, assuring that these homes were made available at below-market prices and affordable to lower income buyers. Grants acquired by CHT to provide down-payment assistance to date have totaled \$230,000. All of these homes are legally protected, permanently-affordable homes in perpetuity to future buyers in the same AMI as the original buyers.

Who are the buyers/renters of these CHT-assisted affordable homes?

In Salida:

- construction worker for a local builder
- 12-year middle school teacher with family
- employee of Pure Greens
- emergency room hospital employee
- single-mom-employee of a local manufacturer with family
- local medical office administrator
- Columbine Manor employee
- Essential grocery store worker



In BV:

- first-year elementary school teacher
- Colorado Kayak Supply retail employee (closing in June)
- BV lumber yard employee
- BV Town employee.

The affordable housing at 3<sup>rd</sup> & M is in keeping with Salida’s longtime tradition of diverse neighborhoods. I urge citizens to support this project.

Ken Matthews, Vice-President, Chaffee Housing Trust

**Merrell Bergin**  
**PO Box 868**  
**Salida, CO 81201-0868**  
**mberginco@gmail.com**

June 18, 2020

Mr. Bill Almquist  
Planner  
City of Salida  
448 East 1st Street  
Salida, CO 81201

Re: Right of Way Vacation and Rezoning Application  
East Crestone Avenue and Part Lot 4-6 Strip C of Eddy Brothers Addition  
Planning Commission Public Hearing June 22, 2020

Mr. Almquist, Members of the Planning Commission:

**I am writing in support of the proposed right of way vacation and rezoning application for the subject parcel.** Beginning with the community meeting on March 4, 2020 at the Scout Hut, I have listened carefully to all sides of the proposed six-unit workforce housing development, to be built in the area of East Crestone Avenue, 3rd and M Streets. The proposal is a prime example of creative and forward thinking on the part of City Council, Economic Development staff, the Planning Commission, Chaffee Housing Trust and other community stakeholders committed to helping fill a small piece of Salida’s critical housing gap. It makes a statement that the City will not rest until more opportunities for affordable housing exist, one small (but significant) project at a time.

As a downtown property owner and 16-year resident, I appreciate the desire for people to maximize and protect their interests. The City is doing just that. Vacating the right of way and consolidating the zoning of these unique parcels allows the City to actively achieve the highest and best use of its holdings. This is not for anyone’s monetary gain, instead it merely exchanges raw dirt for the greater public good - for ALL Salidans. As it stands today, these parcels are not useful to anyone and the right of way only encourages motorists to cut through the residential area on their way elsewhere. How does that help anyone?

Are there challenges with this plan? Sure; if it were cookie-cutter easy, this project would have been done long ago. Planning and other City departments have put a lot of effort into finding solutions to make this **work**. The only area not fully addressed, that might need more attention is how to calm and redistribute vehicle traffic among West 3<sup>rd</sup> Street, Poncha Boulevard and Crestone Avenue, by the Courthouse. Careful and holistic planning for pedestrian, bicycle and vehicle traffic in the area should be done in any case. Traffic engineering, calming and enforcement solutions are well within our reach, making the entire area better and safer for all.

Beyond simple self-interests, dollars and cents I would urge all decision makers and the community at large to look at the [heartfelt stories of their neighbor’s housing insecurities](#)

[that were presented on May 28 by The Chaffee County Housing + Health, Dinner and a Movie Series](#). These are real people with real needs and it's in our power to make a difference.

In each of these personal stories, significant obstacles were overcome with creativity and just plain hard work. In each case, creative partnerships greatly improved people's lives and health, while the community as a whole benefits. The Planning Commission can help the City meet stated its goals for improving housing security through affordability, while increasing this area's property values and revitalizing a desirable in-town neighborhood overall.

An amazing amount of speculation, poor assumptions, fearmongering and wild financial estimates have already been put to the public, from a handful of abutting neighbors who favor their own interests rather than sharing in a sense of partnership with their neighbors and the larger community. This is not "win-lose", it is a win for all.

Tonight's public hearing and those that follow will bring out the real costs, facts and figures and should put to rest the "Not in My Backyard" fear factor being cast on this creative effort.

This hearing should conclude that the requests for vacation and rezoning meet existing safeguards and codes, are reasonable and proper. Granting these actions will move the project forward again for public comment and another hearing, with accurate costs and detailed plans. If technical issues are raised tonight, please make every effort to remediate them. I urge you vote "yes" and continue the process.

Merrell Bergin  
Tel. 303-601-1785

**VIA EMAIL to: [bill.almquist@cityofsalida.com](mailto:bill.almquist@cityofsalida.com)**

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## E. Crestone Public hearing signs are non-compliant

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**Michelle Parmeter** <mparmete@yahoo.com>

Thu, Jun 11, 2020 at 1:03 PM

Reply-To: "mparmete@yahoo.com" <mparmete@yahoo.com>

To: "bill.almquist@cityofsalida.com" <bill.almquist@cityofsalida.com>

Cc: "harald.kasper@salidaelected.com" <harald.kasper@salidaelected.com>, Mike Pollock <mike.pollock@salidaelected.com>, "dan.shore@salidaelected.com" <dan.shore@salidaelected.com>, "jane.templeton@salidaelected.com" <jane.templeton@salidaelected.com>, "justin.critelli@salidaelected.com" <justin.critelli@salidaelected.com>, "alisa.pappenfort@salidaelected.com" <alisa.pappenfort@salidaelected.com>, Glen Van Nimwegen <glen.vannimwegen@cityofsalida.com>, Nina Williams <nwilliams@mdbrlaw.com>, Drew Nelson <drew.nelson@cityofsalida.com>

One sign per property is required by code: "Notice shall be posted by the applicant on the subject property...."

There are 2 applications for 2 properties being discussed, rezoning E. CRESTONE property and vacation. E. CRESTONE property that is going to be rezoned did not meet 15 day and applicant placement requirement plus full disclosure. The 3rd W Public notice did not meet full disclosure requirement.

Sent from Yahoo Mail on Android

On Thu, Jun 11, 2020 at 12:48 PM, Bill Almquist <bill.almquist@cityofsalida.com> wrote:

For reference, I am attaching photos showing that the site was posted in multiple locations (only one location is required by the Code) on Friday, June 5th. I am also attaching a photo of the replacement notice that I constructed at the corner of W. 3rd and E. Crestone Ave. on Monday, June 8th, after I learned that the postings had blown off in Saturday's "derecho." I also attempted to re-secure one of the other notices to the stop sign, but it appears that sign fell down again. The sign at the corner of W. 3rd and E. Crestone Ave. remains.

On Thu, Jun 11, 2020 at 12:03 PM Michelle Parmeter <mparmete@yahoo.com> wrote:

The city's lack of transparency is appalling with respect to E Crestone vacation and adjoining property rezoning and it is a travesty of civil and fair government. The public hearing signs for the applications to rezone and vacate are non-compliant to meet the 22 Jun Public Hearing.

The sign on E. Crestone (attached) was blown away last Saturday lasting less than 20 hours. It was replaced by Bill at 345 pm on Monday and was promptly blown up the street by wind. It was placed in its current state the next day by an elderly gentleman who walks up E. Crestone every day. It looks like trash in the ditch.

The notice posting has not met the 15-day requirement for public hearing nor was it posted in its current state by the applicant. The notice also did not mention the donation of land thereby not fully disclosing the purpose of the public hearing. The above are violations of public hearing notice posting requirements.

It also used legalese most people do not understand. Most people do not know that vacation of E. Crestone means the street is going away which further exemplifies the City's lack of transparency.

The following was sent to Bill Almquist on 8 June 2020:

One of your signs met its demise with the wind again this afternoon after you left.

I counted the hours the signs were up and took pictures.

You did not meet the full 15 days required for public hearing notices being displayed on the property prior to the public hearing.



You also didn't fully disclose the full intent of vacation and rezoning ... eventual donation of land that provides government services which is an illegal donation.  
You also didn't make them sturdy or waterproof.

QED: The 22 June meeting has to be moved.

Regards,  
Michelle M Parmeter







Sent from Yahoo Mail on Android

--  
Bill Almquist  
Planner



(719) 530-2634  
bill.almquist@cityofsalida.com

"M.S.H.G.S.D"



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## E. Crestone public hearing comment 1.

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**Michelle Parmeter** <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:47 AM

Please be aware that Mayor's and council's behavior has instilled mistrust and lack of transparency with the public by only hearing CHT's side during the City Council meetings on 15 Oct 2019 and 16 Mar 2020.

15 Oct 2019 council meeting did not include all parties as only CHT was represented. The agenda item was nebulous and didn't invoke a reason for citizens to look further in the package:

Agenda item 6.g Request for Property Donation – Chaffee Housing Trust (Administration)

An average citizen would not be alarmed by this agenda item and would not consider looking at the package to see if it impacts them. The details of the agenda item were buried in a 31 MB package and found on page 193 of 219 pages further exemplifying the City's lack of transparency. The package included a property survey that would require the city to donate land to the abutting property owner not CHT. City council present at this meeting included Dan Shore and Cheryl Brown-Kovacic (council member at the time). Both have conflict of interests. Dan shows bias toward CHT as he is donator to CHT and Cheryl was on the CHT advisory board. Cheryl motioned to approve the request to begin vacation of the land. All these behaviors further support a lack of transparency from the City deepening mistrust.

16 March work session did not include all parties. It was held 6 days after the Governor requested COVID emergency disaster. No teleconferencing options were provided for this meeting. The meeting was biased toward CHT as citizens being cautious about COVID spread were not provided an avenue to participate and were discriminated. Read, CHT executive director, had the mayor and council's undivided attention for over an hour. The opposition's comments from the 4 Mar community meeting were not accurately presented by the Planning Commission. Recap of 4 March meeting in the 16 March working session shows bias by using "perceived" and not accurately reflecting the comment on affordable housing survey.

"Attendees were largely in opposition to the project due to perceived to property values, questioning the need of affordable housing and implications for traffic and transportation."

The opposition stated the survey did not accurately reflect the views of all Salida citizens. A valid survey should have 80% response rate. The survey has a 12% response rate. The survey only asked if affordable housing was an issue. It did not ask if affordable housing means home ownership. It did not ask if people would prefer to own or rent affordable housing. It did not ask the city to vacate a busy public street. The following is the list from 4 Mar meeting. The city has not provided response and did not attempt to impartially acknowledge the opposition:

Why is CHT not building rentals?

What were the criteria for determining available lots?

What lots did the City of Salida determine were available?

What does the timeframe or timeline look like?

Why is the property going to be rezoned?

That the project will lower our property values

That the survey that addresses affordable housing as a number one concern of Salida

Citizens does not reflect the views of Salida citizens accurately .

Clarity on the deed management and intergenerational transfer of deeds.

That the process is moving too fast.

Sent from [Mail](#) for Windows 10

## E. Crestone Public hearing comment 2

Inbox



**Michelle Parmeter**  
to me

Wed, Jun 17, 7:48 AM (1 day ago)

The city continues to ignore the fact that the E. Crestone public hearing signs are non-compliant. They did not meet full 15 day posting period nor did they accurately describe the nature of the public hearing. The public notice signs further instill public mistrust as they do not draw the attention of passing cars, bikes or walkers. The signs are 27” off the ground and are not visible to passing cars. They don’t even look like good garage sale signs. See example of useful public notice signs.





**PUBLIC NOTICE**

Application No:  
Applicant:  
Proposal:


 To submit comments or obtain information contact:  
 Planning and Development Services  
 747 Market Street, Room 345, Tacoma, WA 98402  
**(253) 591-5030**  
[www.tacomapermits.org](http://www.tacomapermits.org)

Please provide Chain of Custody of digital evidence that supports the pictures metadata were safe from secondary tampering.

One sign per property is required by code: "Notice shall be posted by the applicant on the subject property...."

There are 2 applications for 2 properties being discussed, rezoning E. CRESTONE property and vacation.

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[Sent from Yahoo Mail on Android](#)

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QED: The 22 June meeting has to be moved.

Regards,  
 Michelle M Parmeter



Bill Almquist <bill.almquist@cityofsalida.com>

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## E. Crestone public hearing comment 3

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**Michelle Parmeter** <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:48 AM

Even though the code only requires letters go to properties 175 ft from subject property, the city has further instilled mistrust by not making it clear to the Mesa and west-side neighborhoods that the proposed Crestone corridor to/from downtown is being eliminated and they will be impacted.

Sent from [Mail](#) for Windows 10



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## E. Crestone public hearing comment 4

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Michelle Parmeter <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:49 AM

-  
-

City council approved the motion for city staff to begin the application process for E. Crestone vacation on 15 October 2019. The section of land proposed to be vacated in this motion is different than the E. Crestone vacation application proposed section of land submitted by City of Salida/Chaffee Housing Trust (CHT). The difference between the land section in what was approved with Council motion and what is part of the vacation application is a piece of land that abuts a private property owner. The action by the City of Salida to begin vacation of land that was not approved in the 15 October motion and to change the section of land in the vacation application to benefit CHT is unethical and shows blatant bias toward CHT. Had the City of Salida kept with the approved by motion land vacation section, the City would have to quick claim deed the land to the abutting property owner. Since the city is both the applicant and approver of this application, they are the plaintiff and judge at the same and just talking about the application in City offices/staff meetings without the defendants (concerned citizens) being present is also unethical.

### **Sec. 16-6-130. - *Vacation* of recorded plat, right-of-way or easement.**

(2) Quitclaim Deed. Whenever the City approves an application *vacating* a public right-of-way, the City shall provide abutting landowners with a quitclaim deed for the *vacated* lands. Each abutting landowner shall be deeded that portion of the *vacated* right-of-way to which the owner's land is nearest in proximity.

According Colorado Constitution Article XXIX Ethics in Government Section 1c, local government officials or employees shall avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated.

Colorado Constitution Article XXIX – Ethics in Government

Section 1. Purposes and findings.

(1) The people of the state of Colorado hereby find and declare that:

(a) The conduct of public officers, members of the general assembly, local government officials, and government employees must hold the respect and confidence of the people;

(b) They shall carry out their duties for the benefit of the people of the

state;

(c) They shall, therefore, avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated;

*It is the **duty** of all **public servants** to ensure that the **public's** money is spent as efficiently as possible and that programs are provided effectively, **without discrimination or prejudice**, with **transparency** and **without waste of money or resources***

Although CHT and the City have made E. Crestone about affordable housing to feed on the goodwill of citizens, E. Crestone vacation opposition is not about to have or to not have affordable housing. It is about public safety, fiscal responsibility and ethics.

Sent from [Mail](#) for Windows 10

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## E. Crestone public hearing comment 5

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**Michelle Parmeter** <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

E. Crestone opposition is not about to have or to not have affordable housing.

While data will support that Salida needs affordable housing, the fiscal and safety data does not support it on E. Crestone. Providing affordable housing is the right thing to do but E. Crestone is the wrong place. In addition to public safety and fiscal responsibility issues surrounding the vacation and rezoning of property, there is already affordable housing 1000 ft from the projected development site (HUD housing at Mesa/Crestone). This section of the city is already "scattered" with affordable housing. The development code needs to reflect that all neighborhoods equally share the responsibility of affordable housing scattering.

CHT and the City unfortunately has made E. Crestone about affordable housing to feed on the sympathy of goodwill. The City's benevolence and emotions have succumbed to believing E. Crestone development is viable location for affordable housing. The affordable housing platform cannot be an excuse to ignore public safety and fiscal responsibility.

Fiscal responsibility

Applicant screening process

Research should be done on organization's processes and practices before donating to that organization. Noble cause alone cannot be grounds for donations. Donations should not be given to an organization with processes susceptible to fraud and that are not equitable.

CHT's applicant screening process has been recently been abused and is susceptible to fraud.

The following screen shots have been redacted for the individual's name; however, the name of the applicant is public knowledge due to our county tax assessor database, county website and social media.

The applicant is the BV lumberyard employee mentioned in the 27 May 2020 Mountain Mail editorial by Ken Matthews. The applicant is a 21-year-old male. The BV lumberyard employee bought the CHT house on 27 March 2020, quit his lumberyard job on 3 Apr 2020 and started as a Chaffee County Detention officer on 6 Apr 2020. The Chaffee County Detention officer job pays \$42K/year which is over the minimum income allowed for CHT housing for a single person. It takes more than 10 days to get hired by the county as a detention officer. A screening process that allows this is not fair to those that really need help ... even non-low income individual get the opportunity to buy a house at age 21.

Cost

The land value alone ranges from \$360K to \$430K. Harald is selling his .16 acres on Hillside for \$144K. The tax value on .17 acres in town is around \$120K.

E. Crestone property is .17 acres

E. Crestone vacated street is .18 acres

M. Street property is .17 acres (from county tax accessor)

P.T's requirement for selecting viable lots around town were that they were shovel-ready. Rezoning, vacating a street and moving utilities does not constitute shovel-ready. The citizens asked for the requirements for selecting viable lots numerous times and we have not been given an answer.

Drew Nelson's comment that E. Crestone is an "odd" angle so it must go away is not a valid argument. There are at least a half dozen "Bermuda" triangles around town ... some of them with parks. Parks are shovel-ready.

#### Public Safety

- o E. Crestone is the most natural flowing corridor to/from downtown to/from the Mesa. It is the natural extension of Highway 160. It is the least restricted corridor as well: no stop signs or yield signs.
- o Traffic study performed on E. Crestone is invalid due to decrease activity in these pandemic times. Any numbers from the traffic study should be doubled or tripled to accurately reflect vehicular traffic volumes. The traffic study also does not count any pedestrian or bicycle traffic.
- o You are taking away a major traffic route from the Mesa and routing vehicles and cars through a congested road (Crestone) in front of the courthouse and county buildings as well as through an unsafe intersection (Crestone and Poncha).
- o Routing traffic via H 291 is longer is distance and traverses a busy section of 1st Street.
- o Last week, we saw 4 Sheriff vehicles and 2 Salida police vehicles scream up E. Crestone in a period of 2 hours.
- o A minute increase in response times increases mortality by between 8 (measured 1 day after the initial incident) and 17% (measured 90 days after the initial incident). By eliminating E. Crestone, you are increasing the emergency response time from the fire station to the Mesa neighborhoods. Does the city really want to be liable for the increase of mortality?
- o By eliminating E. Crestone, you putting vehicular, pedestrian and bicycle traffic to/from the Mesa in danger.

While I applaud your intent to help affordable housing issues, affordable housing cannot trump public safety or fiscal responsibility.

Michelle M Parmeter

Search here...

### SHERIFF'S OFFICE

**John Spezze, Sheriff**  
**Andy Rohrich, Undersheriff**

641 West 3rd Street  
PO Box 699  
Salida, Colorado 81201

**Emergency: 911**

**Non-Emergency: 719-539-2596**

**Communications Center Fax:**  
719-539-3648

**Records Fax: 719-539-1077**

**Email: [records@chaffeesherriff.org](mailto:records@chaffeesherriff.org)**

**FIRE RESTRICTIONS**

**PAY TICKET ON-LINE**

->

#### DETENTIONS DEPUTY – CIVILIAN

The Chaffee County Sheriff's Office is accepting applications for full-time and part-time positions as a Civilian Detentions Deputy. These Deputies will perform a variety of duties pertaining to inmate activities and movement within the facility. This is a fast paced environment requiring energetic, self-motivated individuals with good computer skills, communication skills and the ability to multi-task. This facility has 105 beds and houses local inmates, overflow inmates from other agencies and inmates pending sentences with the Colorado Department of Corrections.

Applicants must be at least 18 years of age, possess a valid Colorado driver's license with a good driving record, no felony convictions, have a high school diploma or equivalent, and be able to work varying shifts and weekends.

-----> Annual full-time salary starts at \$42,000.00 with benefits that include: health, dental, vision, retirement and paid leave time.

Applications can be downloaded or picked up at the Chaffee County Detention Facility -148 Crestone Ave. Salida, CO. Applications must be notarized. Our records staff is available for notarization Monday through Thursday.

For additional information on these positions, please contact Lieutenant Justin Martinez at (719)539-7150. Chaffee County is an equal opportunity employer.

#### FULL TIME COOK

Full-Time Assistant Cook – full benefits

The Chaffee County Detention Center has an immediate opening for an assistant jail cook. Applicants must be at least 21 years of age and be able to pass a background check. Salary for this position is \$38,480 per year/\$18.50 hour. Applications can be picked up at 148 Crestone Avenue, Salida or downloaded from our website. Applications will be reviewed as they are received and hiring will be done promptly. For more information please contact Lt. Martinez at 719-539-7150. Chaffee County is an EOE.

### Work



**Detention Deputy at Chaffee County Detention Center**



April 6, 2020 - Present  
Salida, Colorado



**Former Yard Worker at Rocky Mountain Lumber & Hardware**



July 3, 2017 - April 3, 2020  
Buena Vista, Colorado

### Education



**Went to Salida High School**  
Class of 2017



**Went to Salida Schools**

### Places He's Lived



**Buena Vista, Colorado**  
Current City



**Salida, Colorado**  
Hometown

### Basic Info



**Male**  
Gender

### Relationship



**Single**

### People You May Know



**Karen Olszewski**  
The University of Southern...  
2 Mutual Friends



**Rhonda Flurry**



**Holly Bauer White**  
Leader - Strategy & Innova...  
1 Mutual Friend



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Owner

Redacted

Buildings

Occupancy	Townhouse - Separate Unit	Roof Type	Gable
Built As	Modular 2 Story	Roof Cover	Composition Shingle
Square Feet	930	Foundation	24 Concrete
Year Built	2019	Tot # of Rooms	3
Adjusted Year Built	2019	Bed Rooms	2
HVAC	Electric Radiant	Baths	1.5
Building Condition	Good	Total Basement Area	0
Building Quality	Average	Exterior Wall	Frame Siding
Interior	Drywall	Value	\$129,882
Stories	2		

Type	Description	Units or Square Footage
Porch	Open Slab	12
Porch	Open Slab	12
Porch	Open Slab	20
Porch	Slab Roof	100

Valuation

	2020
Land Value	
Building Value	\$129,882
<b>Total Value</b>	<b>\$129,882</b>
Assessed Land Value	
Assessed Building Value	\$9,290
<b>Total Assessed Value</b>	<b>\$9,290</b>
Estimated Total Taxes	\$549.98

Sales

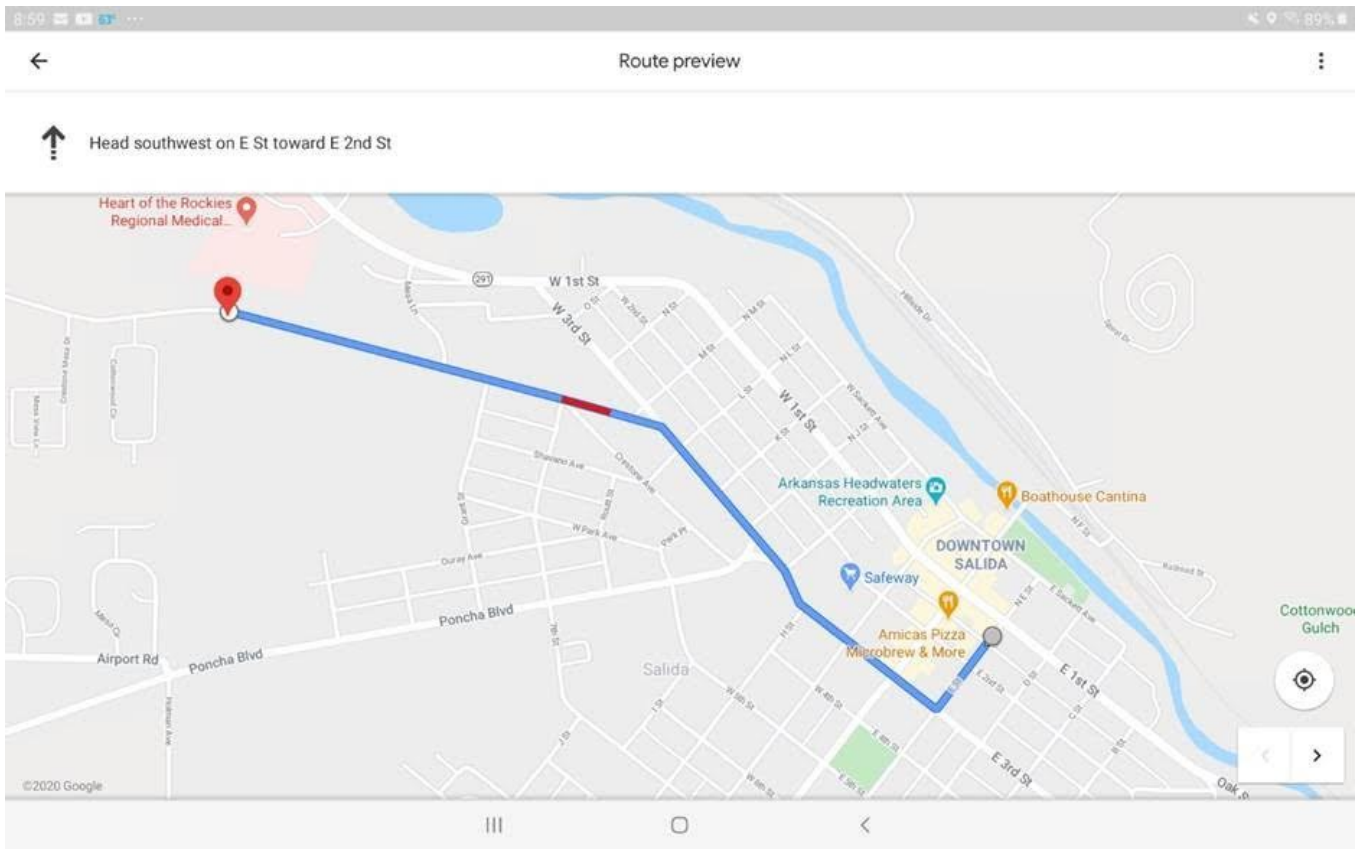
Sale Date	Sale Price	Instrument	Reception Number	Vacant or Improved
03/27/2020	\$213,600	Warranty Deed	457885	Improved

Photos



Sketches





Sent from Yahoo Mail on Android

Sent from Mail for Windows 10

## E. Crestone public hearing comment 6

Inbox



**Michelle Parmeter**

**Wed, Jun  
17, 7:51 AM  
(1 day ago)**

**to me**

City council approved the motion for city staff to begin the application process for E. Crestone vacation on 15 October 2019. The section of land proposed to be vacated in this approved motion (see first image) is different than the E. Crestone vacation application proposed section of land submitted by CHT/City of Salida (see second image). The difference between the land section in what was approved by Council motion and what is part of the vacation application is a section of land that abuts a private property owner (see third image). The action by the City of Salida to begin vacation of land that was not approved in the 15 October Council motion and to change the section of land in the vacation application to benefit CHT is unethical and shows blatant bias toward CHT. Had the City of Salida kept with the approved by motion land vacation section, the City would have to quick claim deed the land to the abutting property owner (Pryor resident). It is also a conflict of interest for any public servant to take a premeditated impartial position on any application.

City of Salida Municipal Code Sec. 16-6-130. - Vacation of recorded plat, right-of-way or easement.

(2) Quitclaim Deed. Whenever the City approves an application vacating a public right-of-way, the City shall provide abutting landowners with a quitclaim deed for the vacated lands. Each abutting landowner shall be deeded that portion of the vacated right-of-way to which the owner's land is nearest in proximity.

According Colorado Constitution Article XXIX Ethics in Government Section 1c, local government officials or employees shall avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated.

Colorado Constitution Article XXIX – Ethics in Government  
Section 1. Purposes and findings.

- (1) The people of the state of Colorado hereby find and declare that:
  - (a) The conduct of public officers, members of the general assembly, local government officials, and government employees must hold the respect and confidence of the people;
  - (b) They shall carry out their duties for the benefit of the people of the state;
  - (c) They shall, therefore, avoid conduct that is in violation of their

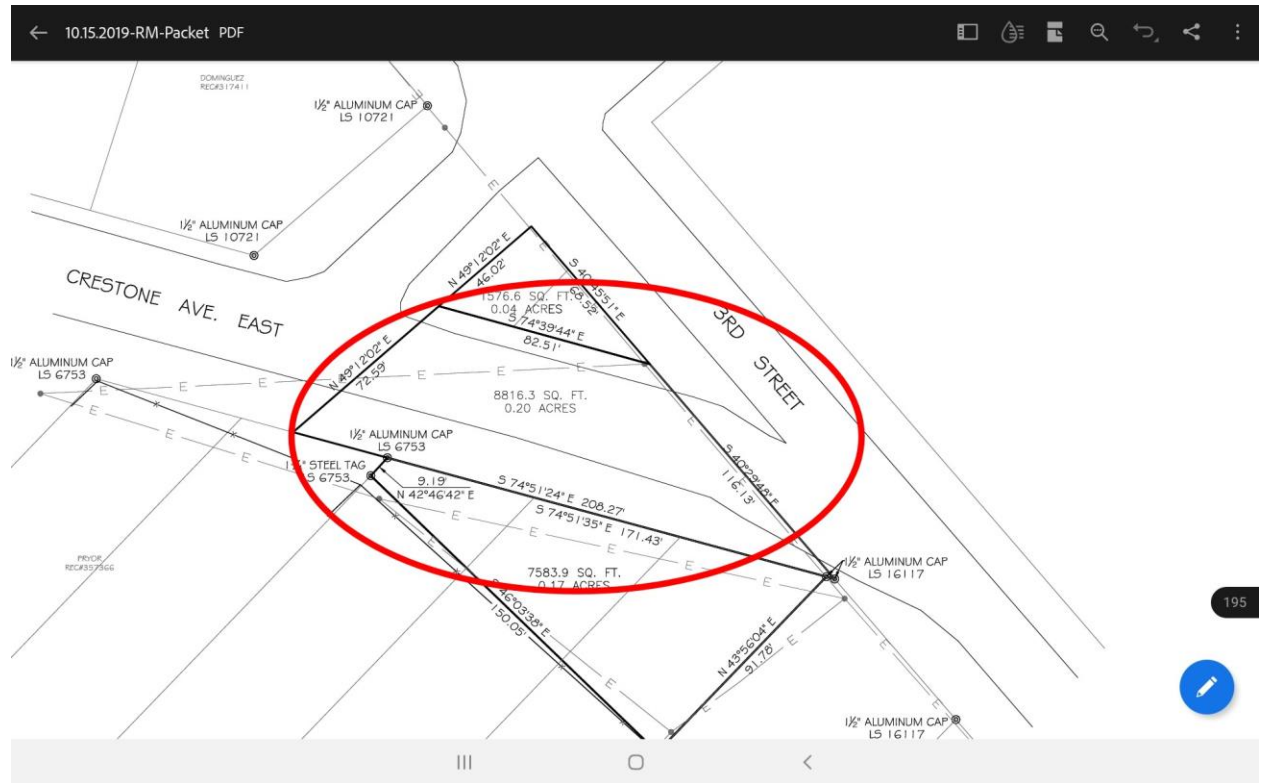
public trust or that creates a justifiable impression among members of the public that such trust is being violated;

Reference Colorado Independent Ethics Commission

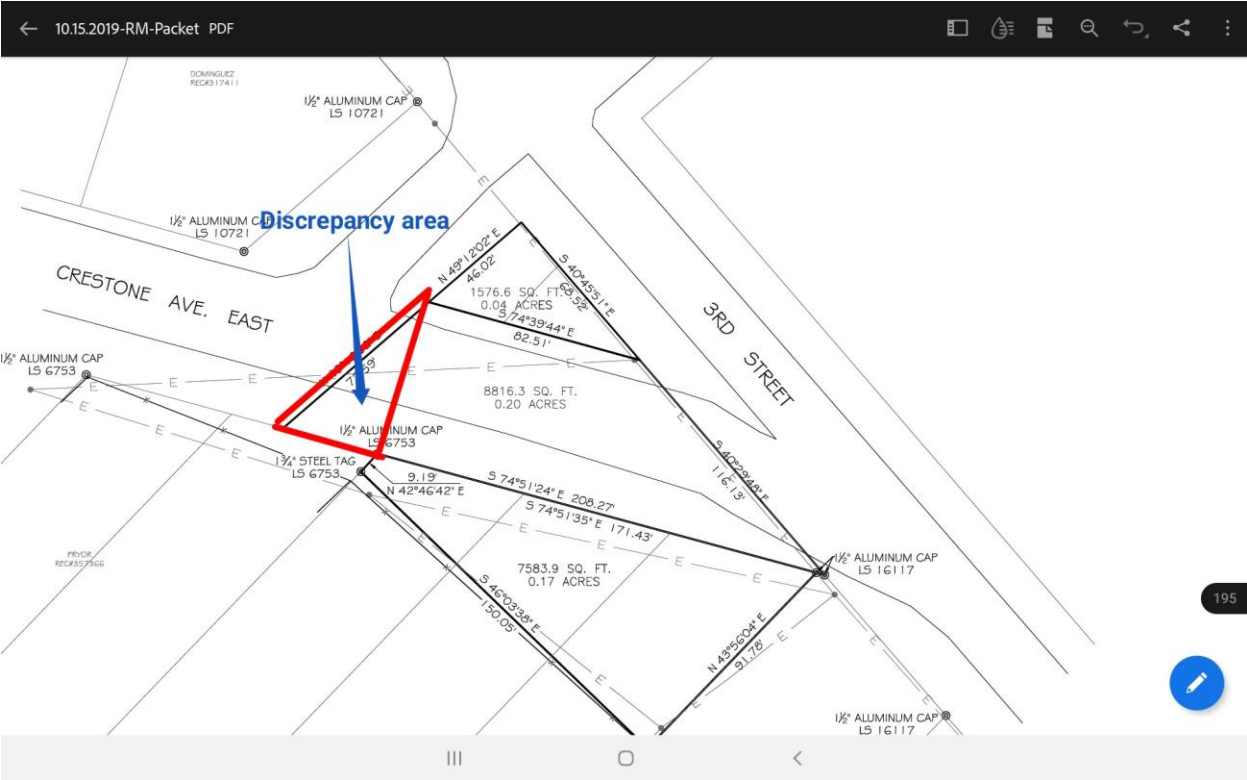
handbook: [https://www.colorado.gov/pacific/sites/default/files/IEC\\_Ethics\\_Handbook\\_2016.pdf](https://www.colorado.gov/pacific/sites/default/files/IEC_Ethics_Handbook_2016.pdf)

It is the duty of all public servants to ensure that the public's money is spent as efficiently as possible and that programs are provided effectively, without discrimination or prejudice, with transparency and without waste of money or resources. Adding to the previous list from Friday's email, affordable housing cannot trump public safety, fiscal responsibility or a code of ethics. I want to believe I can trust the City of Salida to move in the ethical direction with respect to the E. Crestone vacation application.

Michelle M Parmeter









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## E Crestone public comment 7

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**Michelle Parmeter** <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

CHT housing is not affordable.

Even with land donations, the price per square foot for CHT housing is unaffordable:

Salida – Two rivers house sold on 19 April 2019 for \$266.8K with 828 sq ft comes to \$322/sq ft

BV- The Farm house sold on 27 March 2020 for \$213.5 K with 930 sq ft comes to \$230/sq ft

The cost per square foot to build a basic home in Colorado is \$150/sq ft. Any developer or individual given free land should be able build a house for less than \$230-322/sq ft. Is a nonprofit corporation profiting from this difference in cost per square foot, \$140K and \$74K, respectively for the homes mentioned above? Is this really affordable? You decide.

Whether you are an individual, business or municipality, donations and grants to organizations should not be given on noble cause alone. In the case of the City of Salida:

- What oversight/due diligence is done by City of Salida before donating to any organization?
- Where is City of Salida's checklist used as criteria for screening eligibility of organizations requesting donations?
- What percentage of the donations goes toward salaries and operational expenses for the organization?
- What is the organization's five-year plan for growth (employees and assets)?
- Is the business model of the organization fiscally sound, sustainable and resilient?
- Does the organization protect personal individual information according to PII (Personally Identifiable Information) cyber security best practices?

Money used to provide donations and grants to organizations comes from taxpayers (income, property and sales tax). CHT's request for E. Crestone land donation by the City of Salida is misuse of the affordable housing platform and taxpayer benevolence. City council is being negligent by donating to any organization that doesn't adhere to consistent, objective, safe and fair business processes.

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## E. Crestone public hearing comment 8

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**Michelle Parmeter** <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

The applications submitted by Chaffee Housing Trust (CHT) for vacation of E Crestone and rezoning the collective land to R2 should be null and void:

<https://cityofsalida.com/wp-content/uploads/3.16.20-Packet.pdf>

The applications were signed only by CHT executive director on 6 February 2020 as applicant/agent. The applications were submitted to the City by CHT just before the 4 March 2020 community meeting. The City of Salida was hand-written in as co-applicant on the applications sometime after the submission by CHT. The owner signature block was left unsigned.

CHT is not the owner of the land therefore should not be able to request vacation or rezoning of land. The land is owned by the citizens of Salida. CHT is a non-profit corporation with over \$1.5M in assets in 2018 (obtained from 2018 tax form 990). City council is overstepping their boundaries by sole-sourcing affordable housing development to CHT.

The applications cherry pick sections from the 2013 city comprehensive plan as the reason for vacating and rezoning; however, the plan clearly states, "The City of Salida does not directly provide affordable housing for the community." How much more direct can you get than donating citizen-owned land, city services and city labor? A comprehensive plan is not law ... rather it is a guide of vision.

<https://cityofsalida.com/wp-content/uploads/Complete-Comprehensive-Plan.pdf>

H-II.1 – Promote new development projects that contain a variety of housing, including affordable units.

Action H-II.1.a – Any residential development at the Vandaveer Ranch should include a significant affordable housing component.

Action H-II.1.b – Consider adoption of an inclusionary zoning ordinance.

Action H-II.1.c – Seek changes to the Land Use Code to ensure that affordable housing is interspersed throughout the city, maintaining diversity in existing neighborhoods.

The comprehensive plan does not recommend vacating a busy street and donating city assets, services and labor for affordable housing.

The planning commission meeting scheduled for May 26th to review these applications should be canceled due to the invalid submission of applications by CHT or at the very least postponed due to the state order requiring group gatherings be less than 10 people.

Rezoning and vacating of land requires a major impact review by the City Council. If indeed the city continues to review these invalid applications, the City Council should recuse themselves due to conflict of interest based on their lack of impartiality (non-signatory co-applicant) and conspiracy of personal agendas. We live in a democratic society. The council cannot be the judge, jury and executioner for these applications. Where are the checks and balances in this process if City council can give away city land and services without due process?

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## E. Crestone public hearing comment 9

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Michelle Parmeter <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 7:53 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>

The application for vacation of E. Crestone/rezoning of land to R2 and subsequent donation of land to CHT should be stopped due to the following reasons:

1. E. Crestone does serve governmental purposes. A City-owned utility sewer line runs underneath it. This contradicts Nelson's statement in the 1 May 2020 Mountain Mail article: "Nelson cited Colorado Revised Statutes 31-15-713 when he said real estate owned by a municipality not used for governmental purposes may be transferred via ordinance. Since there has been no governmental use of the property in question, it is eligible to be transferred by ordinance."
2. A traffic study conducted during Stay/Safer at home Executive Orders is being used to support the vacation of E. Crestone. It is not a valid traffic study due to COVID-19 and the closing of Chaffee County to tourism.
3. The vacation causes injury to the surrounding neighborhoods. It is non-compliant with Municipal Code Section 16-4-110: "... shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading"
  - a. Increases traffic/parking on an already busy street
  - b. Re-routes Mesa traffic to Crestone Ave which is already burdened with traffic/parking issues around the courthouse and county buildings.
  - c. Lacks realistic/safe residential parking for the proposed units. Even though city code only requires 1 parking space/unit, actual parking space/unit usage is closer to 2-3. Proposed residents will have to park additional vehicles somewhere on 3<sup>rd</sup> street and walk/cross on an unsafe street.
4. The donation of city land and services is not fiscally prudent or legal.
5. The use of our electric franchise fee fund collected from Exel Energy(1% of our energy bills) to help with undergrounding current utilities for the site needs to be prevented. This money is for use by all residents to assist with undergrounding utilities.

Instead of cramming six 35 ft tall buildings on .17 acres and jeopardizing the safety of our citizens in surrounding neighborhoods, the land on E. Crestone should be designated as a pollinator garden perhaps to commemorate our City's fallen civil servants. The land has 7 trees and native rabbitbrush which is beneficial to migrating butterflies. We need more green zones in Salida and less structures polluting our skyline.



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## E. Crestone public hearing comment 10

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**Michelle Parmeter** <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:54 AM

In the Friday February 27<sup>th</sup>, 2020 Mountain Mail, there was an article outlining Chaffee Housing Trust's meeting on Thursday March 5<sup>th</sup> during which CHT plans on giving updates on recent activities. What the article fails to mention is a major request of CHT that is in the works:

The CHT is applying to have the City-owned lots (triangles) on either side of E. Crestone Ave where intersects 3rd St. donated to the CHT. This would include the vacation of that short section of E. Crestone between 3rd and M. The lot created would allow the construction of 5 units + and ADU on the south side of the lot, backed up to the east side for affordable housing.

On October 15, 2019, the council unanimously approved vacation of E. Crestone Ave without a no-injury, traffic or emergency response impact assessment. CHT was the only side represented in the 15 Oct meeting. In early November 2019, the city had the property surveyed at the city's expense. In late February 2020, the city started removing street signs on W 3<sup>rd</sup> Street. CHT is announced the development of that property for affordable housing on March 4<sup>th</sup>, 2020 at 600 PM in the Scout Hut. CHT further continued development discussion without opposing parties at the 16 March 2020 City council work session.

Property values surrounding the lots average over \$500K. The average price of the affordable housing will be \$265K. A 2017 Stanford affordable income housing study indicates that housing of similar value surrounding affordable housing does not see a negative impact; however, surrounding housing that is valued well-above the affordable housing value does see a negative impact to value.

The 2018 inclusionary housing ordinance requiring 12.5% affordable homes is for new annexations and developments of 5 or greater units. Salida has plenty of large undeveloped zones that will provide affordable housing due to the inclusionary housing ordinance. Decisions by the council around affordable housing need to be fair, informed and least impactful to its citizens.

Sent from [Mail](#) for Windows 10



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## E. Crestone public hearing comment 11

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**Michelle Parmeter** <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 8:49 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>

Please explain why Salida Municipal code does not explicitly state which decisions the city considers quasi-judicial. This is best practice.

Does the City of Salida have a published code of ethics? If not, why? Does the city have certified ethics training for its personnel?

Please explain why Salida Mayor and City council did not ask if opposing party was represented at the 15 Oct 19 and 16 Mar 20 council meetings.

By not asking, these meetings even though they were public are analogous to a judge allowing court proceedings to occur without opposing council.

Sent from [Mail](#) for Windows 10

**From:** Rob Dubin <robDubin100@gmail.com>

**Sent:** Wednesday, June 10, 2020 12:52

**To:** P. T. Wood <pt.wood@salidaelected.com>; Dan Shore <dan.shore@salidaelected.com>; jane.templeton@salidaelected.com; Justin Critelli <justin.critelli@salidaelected.com>; mike.pollock@salidaelected.com; alisa.pappenfort@salidaelected.com; harald.kasper@salidaelected.com; merrell.bergin@salidaelected.com

**Subject:** Crestone Ave- Chaffee Housing Trust

I would like to go on record as being against closing the intersection at 3rd and M Streets as I feel this project is going to result in several unintended consequences that will be detrimental to our city.

Like many in Salida I've long thought that affordable housing needs to remain one of our top priorities. However it is clear to me the Chaffee Housing Trust's plan for 3rd and M Street is addressing the right problem with the wrong solution. On a recent weekday I stood at the intersection of Crestone and East Crestone Avenue for half an hour and witnessed that 65% of the cars heading west onto Crestone and eventually CR160 were coming up East Crestone from 3rd street- the intersection that the City proposes closing to accommodate the Housing Trust's new homes. Meanwhile Longhorn Ranch, Crestone Mesa and Cottonwood Green are all building with dozens or eventually 50 or more homes to be built on Country Rd. 160 - all accessed by Crestone Avenue. If the housing trust project goes forward all that traffic will be forced to travel up Crestone and go in front of the courthouse. The result will be a four or five fold increase in traffic going in front of the courthouse than we currently have.

For traffic east bound into town the situation is even worse as it forces much more traffic into the already difficult intersection with Poncha blvd. Cars on Crestone have a yield sign and have to look behind them over their right shoulder while also gauging the speed of on coming cars turning up the hill at this unsafe intersection. Increasing the traffic many fold will lead to accidents. Chaffee County's wide courthouse lawn with the beautiful trees and parklike atmosphere is one of the charms of Salida. Turning this street into a major thoroughfare is not an improvement.

As City planners are well aware there are also currently under consideration plans to expand the courthouse building and put parking across the street in the lot owned by the Presbyterian church. Putting parking where a lot already exists is a wonderful Salida community solution which was offered to save cutting down the beautiful trees in front of the courthouse. However it does mean there will be a significant increase in pedestrians crossing the street towards the courthouse . The crosswalk from the parking lot will be right in the crosshairs of traffic at the already difficult intersection with Poncha Blvd mentioned above. New construction on CR 160, the closing of 3rd and M streets and new offices and more visitors at the Courthouse will combine for a "perfect storm" with deadly consequences. Greatly increased traffic is being funneled directly to where pedestrians will be trying to cross the street to access the courthouse from the new parking lot. The traffic study for this project was done during the Covid shutdown making its data unreliable. In addition the study was done without knowing exactly what the County will be doing as regards a new building and the above mentioned parking lot. For both of those reasons there is no possibility of intelligent decision making based upon such a flawed traffic study.

None of us want to stand in the way of increased affordable housing in Chaffee County but this project has not been well thought out. The likelihood of an auto-pedestrian accident in front of the courthouse is a virtual certainty with possible deadly consequences. No one wants that. The Housing Trust should pursue its goals at one of its other potential locations.

Rob Dubin  
Salida CO



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**FW: Letter of support for affordable housing**

1 message

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**Glen VanNimwegen** <glen.vannimwegen@cityofsalida.com>  
To: bill.almquist@cityofsalida.com

Mon, Jun 1, 2020 at 10:13 AM

Glen Van Nimwegen, AICP

Community Development Director



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**From:** robert weisbrod [mailto:[weisbr9@yahoo.com](mailto:weisbr9@yahoo.com)]  
**Sent:** Sunday, May 31, 2020 8:45 PM  
**To:** [glen.vannimwegen@cityofsalida.com](mailto:glen.vannimwegen@cityofsalida.com)  
**Subject:** Letter of support for affordable housing

submit.

Dear Editor,

I ask your readers to support the efforts to create affordable housing in Salida, including the East Crestone street vacation to create a buildable lot. As a result of home ownership through the Chaffee Housing Trust, I've been able to stay in my current job at the hospital. As a renter, it was getting too expensive for me to stay in Salida and I would have left town. Instead, I'm not stressed about getting kicked out of my place because they are going to sell it, or raise the rent yet again to where I can't afford it. My home is a lot nicer than rentals I've lived in. I'm getting to know my neighbors here, which didn't happen in a rental. I'm developing community with other homeowners, I can garden here, and I have stability, socially and financially with fixed monthly housing payments that will not go up.

Employees that work here should be able to live here. It is good for businesses because workers stay longer. They do less commuting (less environment impact). Workers who live in the community spend most of their money in the community, contributing to the tax base, supporting local businesses. As a percentage of their income, they spend more than wealthy residents and visitors. Moderate amounts of tax dollars should be spent on supporting workforce. Tax dollars are spent beautifying the city for tourists, on roads, schools, and other essential things. Aren't workers essential to our economy?

Please, let's help out our local employees and our community, we'll all be happier in the end.

Robert Weisbrod

[Sent from Yahoo Mail for iPhone](#)

----- Forwarded message -----

From: **Wallace Ewing** <[wkewing1@gmail.com](mailto:wkewing1@gmail.com)>

Date: Fri, Mar 13, 2020 at 1:51 PM

Subject: Third Street housing project. Please forward to Bill Almquist

To: <[dan.shore@salidaelected.com](mailto:dan.shore@salidaelected.com)>, <[jane.templeton@salidaelected.com](mailto:jane.templeton@salidaelected.com)>, <[justin.critelli@salidaelected.com](mailto:justin.critelli@salidaelected.com)>, <[mike.pollock@salidaelected.com](mailto:mike.pollock@salidaelected.com)>, <[harald.kasper@salidaelected.com](mailto:harald.kasper@salidaelected.com)>, <[alisa.pappenfort@salidaelected.com](mailto:alisa.pappenfort@salidaelected.com)>

I have listened to both sides of the proposal to build affordable housing at the intersection of East Crestone Avenue and Third Street, and I understand the issues involved. Disregarding costs to the city, the effect of the project on property values, and the traffic problems that it will create, I oppose the concept on the grounds that this parcel of land is not an appropriate site for multiple housing of any kind, affordable or otherwise, because it requires the City of Salida to vacate a busy street that connects residents on the Mesa with downtown Salida, and that also entails constructing multiple residences on a steep hill that would leave owners with little or no backyard and would impact the residents' property on (upper) Crestone Avenue. I cannot think of a positive outcome for the housing project, if it were approved. There must be other sites within the city that present fewer problems.

Wallace K. Ewing

[718 West Third Street, Unit A](#)

[Salida CO 81201](#)



Bill Almquist <bill.almquist@cityofsalida.com>

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## East Crestone Avenue Right of Way Vacation

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**Gregory Smith** <gsmith@cruzio.com>

Fri, Jun 19, 2020 at 11:50 AM

To: bill.almquist@cityofsalida.com

Cc: gsmith@cruzio.com

Bill,

I have to object to this complete fiasco. Taking a highly used city street out of use and giving it away to private ownership is ultimately the worst planning proposal that I have seen in my years of being an architect. The street also functions as a public utility corridor that will now have those public utilities bisect private property. The number of issues and problems that this creates destroys any semblance of logic for the contrived benefits this action will offer. I'm sorry that the reputation of the Planning Department along with the Planning Commission, and City Council will be diminished if this action goes thru.

*Gregory Smith*

*20 Trailside Circle*

*Salida, Colorado 81201*

*(831) 247-2219*

*[gsmith@cruzio.com](mailto:gsmith@cruzio.com)*



STAFF REPORT

**MEETING DATE:** June 22, 2020

**AGENDA ITEM TITLE:** Portion of East Crestone Avenue right-of-way vacation

**AGENDA SECTION:** Public Hearing

**STAFF:** Bill Almquist, Planner

**REQUEST:**

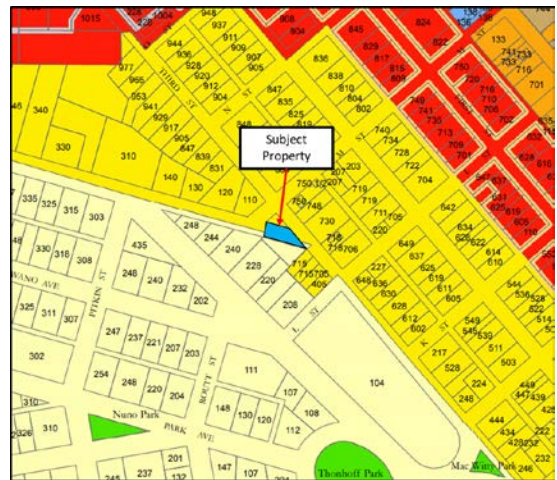
The request is to vacate 7,710.7 square feet (.18 ac) of the East Crestone Avenue right-of-way, for the purpose of consolidating the two adjoining City of Salida-owned properties into one contiguous site.

**APPLICANT:**

The applicants are the City of Salida and the Chaffee Housing Trust (CHT).

**LOCATION:**

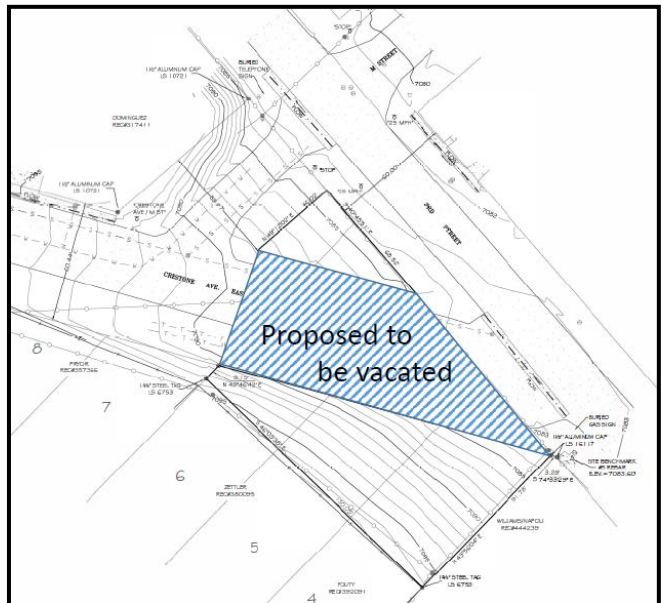
The eastern-most extent of E. Crestone Ave. between West 3<sup>rd</sup> Street and M Street.



A survey plat and legal description is included with the application packet.

**PROCESS:**

An application for a right-of-way vacation consists of a two-step process. The request is addressed by the Planning Commission through a public hearing process. The Planning Commission makes a recommendation of approval, approval with conditions, or denial of the vacation application to City Council. The Commission may also remand the application back to the applicant for further information or amendment. City Council has final decision-making authority in such applications.



In its review of the application, the Planning Commission shall focus on access to public roads, easements for existing utilities, and the long-term use of the property within the context of the City’s Comprehensive Plan.

**OBSERVATIONS:**

1. The applicants have requested that 7,710.7 square feet of East Crestone Avenue be vacated to eliminate the intersection of E. Crestone Avenue and W. Third Street. Per Colorado state statute, the portions of the vacated right-of-way would be conveyed to the parcels that are nearest in proximity—in this case, the two City-owned properties north and south of the right-of-way proposed for vacation.
2. The general purpose of the right-of-way vacation request is to consolidate the adjoining City-owned parcels north and south of said portion of right-of-way, to make the site available for infill development. Specifically, the City of Salida and the Chaffee Housing Trust (CHT)—a local affordable housing developer—have been in discussions about developing the site with a mix of for-sale and rental units (up to six total units, including one accessory dwelling unit) to meet a portion of the city’s affordable housing need. A copy of the latest conceptual site plan, created by CHT in consultation with City staff, has been provided in order to determine the feasibility of development and is included later in this document, for reference. However, no specific development is currently being proposed, nor does approval of this right-of-way vacation request guarantee any sort of transfer of property. Any such development would also require a future Limited Impact Review process that is separate from this application. Final details of any transfer and the responsibilities of each party would likely be defined by a subsequent development agreement.
3. It is noted that the City generally discourages roadways that meet at acute angles, such as what currently exists at the intersection of E. Crestone Ave. and W. 3<sup>rd</sup> Street. These angles often create hazardous vehicular movements in and out of intersections.
4. The City of Salida has also submitted a separate application for rezoning of the adjacent City-owned parcel south of the right-of-way proposed to be vacated, from Single-Family Residential (R-1) to Medium-Density Residential (R-2). It should be emphasized, however, that the rezoning request is independent from this right-of-way vacation request. It is acknowledged that the rezoning, along with the right-of-way vacation, would facilitate the creation of one contiguous site that could be developed in accordance with the standards of the R-2 zoning district.
5. A similar right-of-way vacation request was made in 2011, with M Street proposed to remain open for access to the remainder of E. Crestone Ave. That request was denied based on concerns about the slope of M Street and public input in opposition to the vacation. The current application and site designs attempt to address the safety issues via two distinct street configuration/access options that are discussed below. The current application also lays out more clearly the specifics of the conceptual development being discussed for the overall site—though, as mentioned above, any such proposal would require subsequent review.

**AGENCY COMMENTS:**

**Finance Department – Aimee Tihonovich/Renee Thonoff** – No concerns from a financial impact. Upon development, System Development Fees for water and sewer are required. The City of Salida charges these fees per unit.



**Fire Department – Chief Doug Bess** – East Crestone is not a primary response route for the Fire Department as we typically take 3<sup>rd</sup> Street to Poncha Boulevard. Should the East Crestone right-of-way be vacated, it will not have an adverse effect on response times.

**Public Works – David Lady** -- 1) E. Crestone Ave is an active right-of-way for both traffic, drainage, and sewer utility uses. Redesign and relocation would be necessary for the viability of vacation. Redesign shall be in general conformance with AASHTO design standards for roadway infrastructure and in accordance with City of Salida Design Criteria Manual for Water, Sewer, Stormwater, and Streets. 2) A design review and acceptance of proposed changes to the public infrastructure would be necessary prior to proceeding with physical abandonment.

**Police Department – Russ Johnson** – (The proposed vacated right-of-way) is an access point to the Mesa, but it is not a main road. If M St. remains open, it needs to be clearly marked that (East) Crestone Ave. is closed (prior to development).

**County Sheriff – John Speeze** – We have no concerns as this is in the City of Salida and does not interfere with any County building function.

**Utilities** – (No comments were received in time for publishing of staff report and packet. Any comments received by the meeting will be presented in person by staff)

**REVIEW STANDARDS FOR VACATION OF RIGHT-OF-WAY (Section 16-6-130):**

(1) Evaluation standards. The following items shall be considered in evaluating the vacation of a recorded plat, right-of-way or easement outlined below:

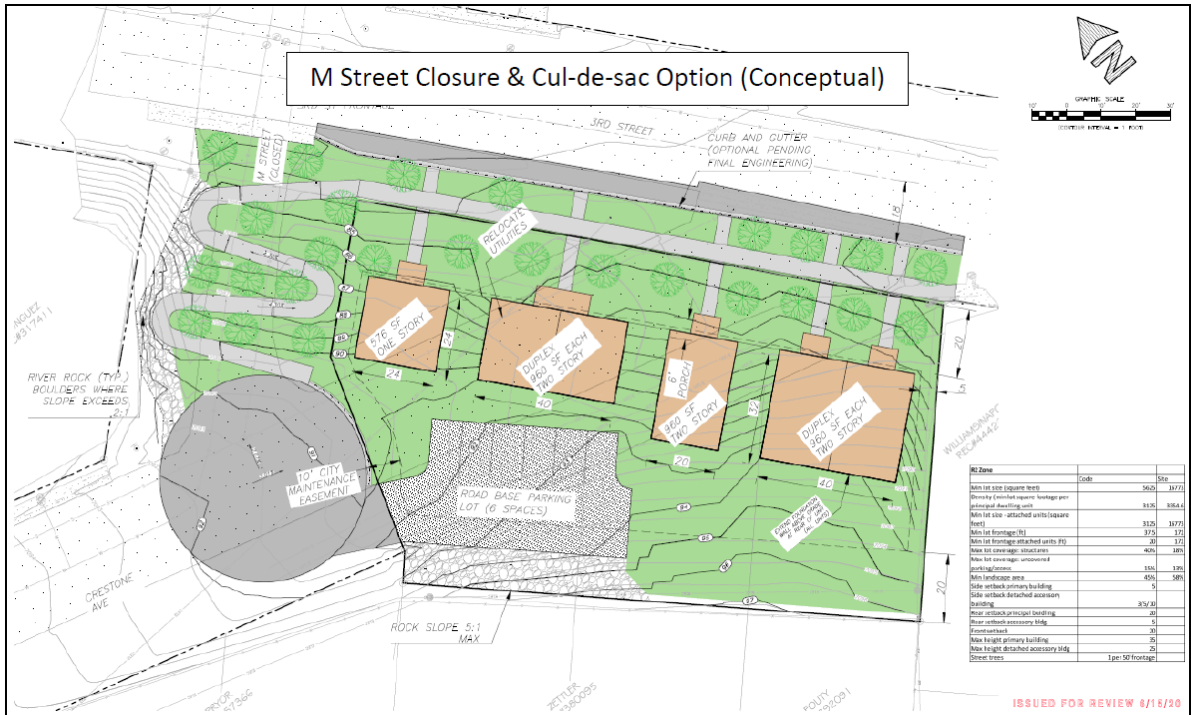
- i. **Access to public road.** No roadway shall be vacated so as to leave any adjoining land without a means of access to another public road.
  - No adjoining lands would be left without a means of access to another public road, as both City-owned parcels front on W. Third St. and said frontage would be expanded for both parcels via the right-of-way vacation and subsequent property conveyance.
  - Only four properties in the vicinity (110-140 E. Crestone Ave) have designated parking access off of E. Crestone Ave, one-half block west of the subject right-of-way. If the eastern-most portion of E. Crestone Ave (subject property) were to be vacated, those properties could still be accessed via M Street or Crestone Avenue.
  - Chaffee Housing Trust has provided conceptual site plans showing two feasible options for future street configurations in the immediate vicinity:

Option 1 shows the closure (not vacation) of M Street from W. 3<sup>rd</sup> St. to E. Crestone Ave. and construction of a cul-de-sac at the new end of E. Crestone Ave. This option also proposes a pedestrian sidewalk winding its way through the M Street right-of-way between W. 3<sup>rd</sup> St. and E. Crestone Ave. with surrounding landscaping. If such a development were to manifest, the four properties on E. Crestone Ave. (along with other properties in the vicinity) could still be accessed via Crestone Avenue and other nearby roads. Staff has indicated that signage would be required at the top of E. Crestone Avenue to advise

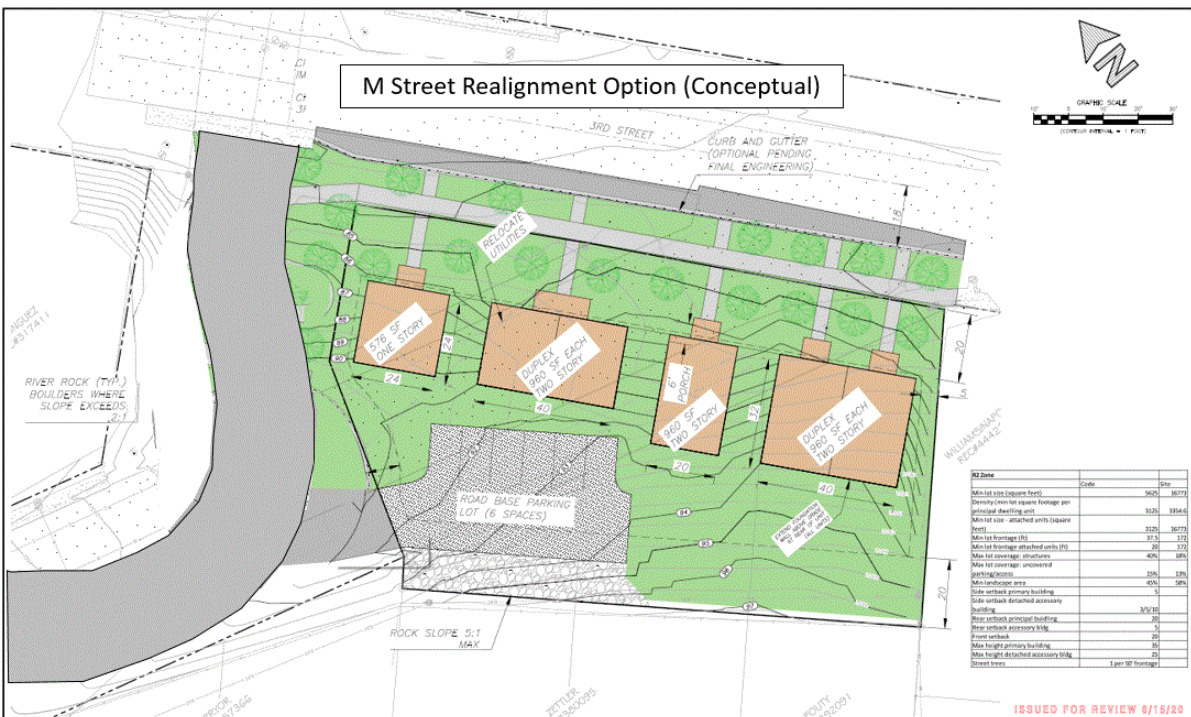
motorists of the “dead-end” nature of the street. This option would reduce vehicular traffic on E. Crestone Ave by eliminating the access from W. 3<sup>rd</sup> St.

Option 2 shows the realignment and improvement of M Street, kept open between W. 3<sup>rd</sup> St. and E. Crestone Ave., to eliminate a potentially hazardous slope on that roadway. If such a development were to manifest, the four properties on E. Crestone Ave. (along with other properties in the vicinity) could still be accessed via M Street as well as other nearby roads.

**Street Configuration Option 1**



**Street Configuration Option 2**



Staff finds that the proposed right-of-way vacation will not leave any adjoining land without public road access. Furthermore, the applicant has demonstrated that there are feasible street configurations that would still provide such access if the City-owned parcels (plus the right-of-way proposed to be vacated) were to be developed. In both options, the potentially hazardous acute angle at the intersection of E. Crestone Ave and W. 3<sup>rd</sup> St. would be eliminated.

ii. **Easements.** In granting a vacation, the City may reserve easements for the installation or maintenance of utilities, ditches and similar improvements.

- There is currently a sewer line that traverses under the portion of E. Crestone Ave proposed to be vacated. An access and maintenance easement would need to be reserved in the case that the property were to be transferred to another owner, unless the sewer line were to be relocated off the site. The conceptual site plan provided by the Chaffee Housing Trust (CHT) shows the sewer line relocated to M Street in order to increase the developable area of the lot. If such a development were to manifest, no easement for the sewer line would be required.
- The conceptual site plan provided by CHT (as seen in Street Configuration Option 1) shows a 10-foot access and maintenance easement on the east side of the cul-de-sac, per requirements of Public Works. A similar easement could be required if any part of M Street (Street Configuration Option 2) were to be located immediately adjacent the development site.
- There are overhead electric and television cables in the area of the E. Crestone Avenue right-of-way proposed to be vacated, and the utility companies have been notified. The City of Salida is currently in discussions with Xcel Energy about undergrounding the overhead electric lines and any rerouting would be coordinated with the development plan.

Staff finds the proposed right-of-way vacation in conformance with this standard.

iii. **Comprehensive Plan.** A subdivision plat, public right-of-way or dedicated easement may be vacated if the vacation would be consistent with or implements the applicable intent statements, specific directions and recommended actions of 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.” Increasing the developable frontage along W. 3<sup>rd</sup> St. would facilitate the potential for matching traditional historic building patterns seen in the surrounding neighborhood (see elevations attached to this report).
- 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.” Vacating this portion of E. Crestone Ave. and consolidating adjacent City-owned parcels would make infill more likely in this particular location in the heart of the city.
- It is currently the intention of the City to vacate a portion of E. Crestone Avenue and to rezone the parcel immediately to the south in order to consolidate properties into one

development site that may be developed in accordance with the development standards of the R-2 district. Such a site could be used, among other possibilities, for the creation of up to 6 affordable housing units. Increasing the amount of affordable housing in the City is one of the key principles identified in the Comprehensive Plan, and supported by guidance such as:

- Policy H-II.3: “Work cooperatively with other agencies to provide affordable housing and home improvements.”
- Action Item H-II.3: “Maintain and strengthen relationships with affordable housing providers in the community and examine ways the city can provide both monetary and non-monetary support for housing agencies in the community.”
- “Other efforts from the city could include the possible allocation of city-owned lands for affordable housing projects...” (Page 6-2)
- Page 6-4 of the Comprehensive Plan also discusses the 2007 Chaffee County Housing Needs Assessment (Needs Assessment) and states the following:  
 “Following the findings in the Needs Assessment, the City Council adopted the City of Salida Strategic Housing Plan (“Strategic Plan”)... The Strategic Plan identifies twelve implementation measures for the city. 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.*” (emphasis added)

The City is following the tenets of the Comprehensive Plan and the Strategic Housing Plan by working with the Chaffee Housing Trust to prepare a city-owned site that could potentially be used for the construction of affordable housing units, which would help meet a portion of the housing needs identified in the Needs Assessment (which was updated in 2016 and shows an even greater need for affordable housing than in 2007).

- It should be noted that the Comprehensive Plan and current subdivision guidelines recommend against the construction of cul-de-sacs in order to promote connectivity. Staff feels that a cul-de-sac could be warranted in this particular location because of ample access opportunities for residents to and from the mesa from the south (L Street, Crestone Avenue, various streets off of Poncha Ave), and also Mesa Lane and CR 160 to the north. Pedestrian access would remain available in the M Street right-of-way with the cul-de-sac option, and emergency services would be able to access all the surrounding properties via W. 3<sup>rd</sup> Street, E. Crestone Ave, and Crestone Ave. Street Configuration Option 2, reconfiguring and regrading M Street, would eliminate the need for a cul-de-sac and would retain vehicular access between W. 3<sup>rd</sup> St. and the rest of E. Crestone Ave.
- Traffic analyses are generally not required for developments of up to only 6 residential units; however, some broad-brush numbers and scenarios are provided here for reference regarding CHT’s conceptual development plan:
  - According to the ITE Trip Generation Manual, 10<sup>th</sup> Edition, the average single-family detached housing unit generates approximately 9 trips/day. Similar types of multi-family units average around 7 trips/day. A very conservative estimate—taking into account the anticipated smaller-than-average size of the units, corresponding smaller household size, and close proximity to commercial services and likely 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 trip per hour (though there would be some concentration during the AM and PM “rush” hours).

- o Given that the dedicated parking for the six units in the conceptual plan is located to the rear, off of E. Crestone Ave, the streets that these trips would occur on would depend significantly on the surrounding street re-configuration/access. For instance, with Street Configuration Option 1 (M Street closed, access to development only from the new terminus of E. Crestone Ave), it could be expected that those trips would be added primarily to Crestone Ave (mostly to the east of E. Crestone Ave, some to the west), with a smaller number of trips dispersed throughout the local roads on Crestone Mesa. The overall number of trips on E. Crestone Ave would be reduced considerably.
- o With Street Configuration Option 2 (M Street remains open, but reconfigured), it would be expected that those trips would be added primarily to W. 3<sup>rd</sup> Street, with a smaller number dispersed to Crestone Ave (primarily to the west) and throughout the local roads on Crestone Mesa. The overall number of trips on E. Crestone could be expected to remain approximately the same.
- o The relative impact to existing traffic would be slightly larger in the case of Street Configuration Option 1, onto Crestone Ave, than the relative impact to W. 3<sup>rd</sup> Street in the case of Street Configuration Option 2. This is due to the discrepancy of observed traffic counts between those two streets. In either case, the overall impact of the (maximum) 6-unit development on the surrounding streets would be insignificant.

Staff finds that the vacation would implement the applicable intent statements, specific directions and recommended actions of the Comprehensive Plan.

- iv. **Transfers or sales of lots.** A subdivision plat may be vacated if none of its lots have been sold or transferred; or, if there have been sales or transfers, then if there has been no development on any lots in the subdivision and all of the owners agree to the vacation of the plat.

This standard is not applicable.

**RECOMMENDED FINDINGS:**

- 1. That the application is in compliance with the review standards for right-of-way vacation because this application does not restrict access to any adjoining lands, is consistent with the policies and guidance of the Comprehensive Plan, and meets the rest of the review standards.

**RECOMMENDED ACTION:**

Based upon the observations, review standards, and findings outlined above, staff recommends the following:

That the Commission recommend APPROVAL to the City Council for the application to vacate 7,710.7 sq ft (.18 ac) of the East Crestone Avenue right-of-way, AND recommend that Council direct City staff to pursue either Street Configuration Option 1 or 2, as identified in the staff report.

**RECOMMENDED MOTION:**

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

- Attachments:
- Application
  - Vacation Plat and Legal description
  - Comments from 03/04/20 neighborhood meeting hosted by City and CHT
  - CHT Conceptual Site Plan
  - CHT Conceptual Elevation
  - Proof of Publication
  - Public Comment Letters



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lubricated, VIEW Saturday morning at 9th  
Street between D & E. \$1600.

Wanted to buy: small  
camper trailer for our  
boys, less than 20 ft.  
Julie 719-395-2058.



## Legal Notice CPAXLP

**PUBLIC NOTICE**  
REQUEST FOR PROPOSALS  
FIRE STATION #4 RENOVATION  
A PUBLIC WORKS CONSTRUCTION  
PROJECT

The CHAFFEE COUNTY FIRE PROTECTION DISTRICT, a political subdivision of the State of Colorado, is soliciting proposals from qualified firms to perform the following construction services: renovation of Fire Station #4 located at 50 La Plata Street, Poncha Springs, Colorado 81242. This is a Guaranteed Maximum Price public works project.

A copy of the Request for Proposals may be obtained by emailing Chief Robert Bertram at [RBertram@ChaffeeCountyFire.org](mailto:RBertram@ChaffeeCountyFire.org) or on the Fire District's website at [www.chaffeecountyfire.org](http://www.chaffeecountyfire.org). Proposals must be received by the District before 5 p.m. MST on July 1, 2020 at the District's administrative office. Proposals received after the submission deadline will not be considered.

CHAFFEE COUNTY FIRE PROTECTION DISTRICT

By: /s/

Robert Bertram, Fire Chief  
Published in The Mountain Mail June 5, 8, 9, 10, 11 and 12, 2020

**PUBLIC NOTICE**  
NOTICE OF PUBLIC HEARINGS  
BEFORE THE PLANNING COMMISSION  
AND CITY COUNCIL FOR THE CITY  
OF SALIDA CONCERNING A MAJOR  
IMPACT REVIEW APPLICATION FOR  
THE PROPOSED CONFLUENT PARK  
SUBDIVISION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on June 22, 2020 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding an application submitted by and on behalf of Confluent Park, LLC, for the property including approximately 10.5 acres located at the northeast corner of the intersection of Vandaveer Ranch Road and Highway 50. The legal description is Lots 3 and 4 of the Confluent Park Minor Subdivision as recorded at Reception Number 456722 of the Chaffee County Recorder's Office.

The applicant wishes to subdivide the property in accordance with the recently approved Planned Development which has the underlying districts of Residential Mixed-Use District (RMU); Commercial District (C-1); and High Density Residential District (R-3) into approximately 37 lots.

If a recommendation is made by the Planning Commission at the above public hearing, it shall be forwarded to the City Council for an online public hearing on July 7 at 6:00 p.m. at the following link: <https://attendee.gotowebinar.com/register/8402368210594753549>

Currently it is expected interested persons may attend the public hearing in person, abiding by social distancing standards, or by attending the above online meetings. Public comment will be solicited and received in one or both formats. Further information on the application may be obtained from the Community Development Department, (719) 530-2631. To review the City's social distancing policy and other regulations, please visit <https://cityofsalida.com/covid-19info/>  
Published in The Mountain Mail June 5, 2020

**PUBLIC NOTICE**  
NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A RIGHT OF WAY VACATION AND REZONING APPLICATION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on June 22nd, 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 East First Street, Salida, Colorado to vacate a portion of a street known as East Crestone Avenue located within Strip C of Eddy Brothers Addition (between M and 3rd Streets) and to rezone the parcel known as Part Lot 4-6 Strip C of Eddy Brothers Addition, Salida from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential). The complete legal description is available at City Hall.

The general purpose of the applications is to consolidate existing City-owned properties on either side of the vacated right-of-way and result in a parcel that may be developed in accordance with the development standards of the R-2 district. Planning Commission will make a formal recommendation to City Council regarding the applications. A subsequent approval request will be required in order to construct up to six affordable housing units. Currently it is expected that interested individuals will be able to attend the public hearing in person (abiding by social distancing standards) or they may join the hearing via GoToWebinar at: <https://attendee.gotowebinar.com/rt/1909092342220683277>. Public comment is expected to be accepted in either format or via email ahead of time. Please submit email comments to [bill.almquist@cityofsalida.com](mailto:bill.almquist@cityofsalida.com) by 12:00pm on June 22nd. 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 June 5, 2020

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# GENERAL DEVELOPMENT APPLICATION

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

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

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation                          | <input type="checkbox"/> Administrative Review:<br>(Type) _____                                 |
| <input type="checkbox"/> Pre-Annexation Agreement            |   |
| <input type="checkbox"/> Variance                            |   |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:<br>(Type) _____                                 |
| <input type="checkbox"/> Certificate of Approval             |   |
| <input type="checkbox"/> Creative Sign Permit                | <input checked="" type="checkbox"/> Major Impact Review:<br>(Type) <u>Right of Way vacation</u> |
| <input type="checkbox"/> Historic Landmark/District          |   |
| <input type="checkbox"/> License to Encroach                 | <input type="checkbox"/> Other: _____   |
| <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: Chaffee Housing Trust - Read McCulloch / City of Salida

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

Telephone Number: (719) 239-1199 FAX: \_\_\_\_\_

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: Intersection of East Crestone, M St., and 3rd St., Salida

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (attach description)  
PT LOT 4-6 STRIP C EDDY BROTHERS 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: [Signature] Date: 2/6/2020

Signature of property owner: [Signature] for Drew Nelson Date: 6/1/2020



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

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 the enclosed application for the Right of Way vacation of East Crestone Ave on two parcels of City owned land at the intersection of M Street and 3rd Street.

The purpose of this application is to vacate the section of East Crestone Avenue that splits the two parcels, PT Lot 4-6 Strip C and PT lot 6 Strip C, both in the Eddy Brothers Addition, Salida.

As a result of this action:

- No adjoining land will be left without means of access to a public road
- The parcel created by the ROW vacation shall be made accessible by introducing a driveway with entrance on 3<sup>rd</sup> Street.
- The parcel has a sewer line that runs diagonally across the property, along the existing East Crestone Ave. A 20' easement for access to the sewer line for any future maintenance will be maintained. No structures will be built on this Right-of-Way.
- The 2013 Comp Plan states that the "allocation of City-owned lands for affordable housing projects" as one of the efforts the City may include to the address the affordable housing issue (p.6-2). Implementation measure #9 from the Strategic Plan states that "the City should provide direct support for the Housing Trust" (p.6-4). See application for Major Impact Review, section 1, for additional information.

Cordially,

Read McCulloch  
Executive Director





## 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](mailto: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.

Once the two parcels are joined into one, the new parcel should be zoned R-2 (separate Major Impact Review application), similar to the neighboring properties. Properties adjacent to the proposed 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. New parcel will meet all standards pertinent to R-2. Right of Way vacation will conform to all applicable codes.

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

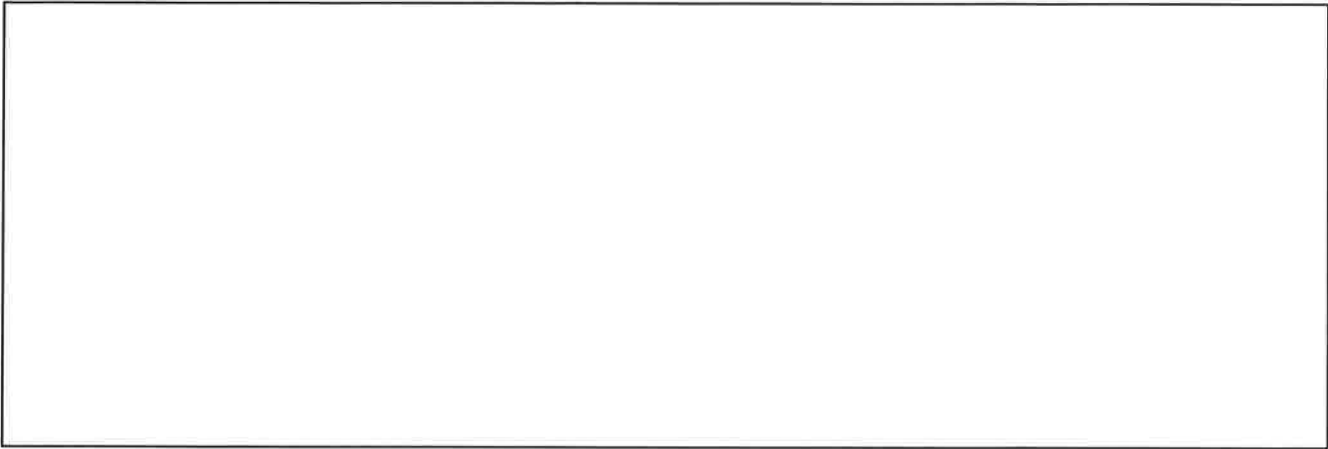
At the time of development application, the CHT will provide all necessary parking, landscaping, and sign improvements as requested by the City of Salida, and that result from the pre-development public process.

**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 all neighboring property uses and zoning. As stated in #2 above, the parcel should be zoned R-2 to be 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 3<sup>rd</sup> 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.

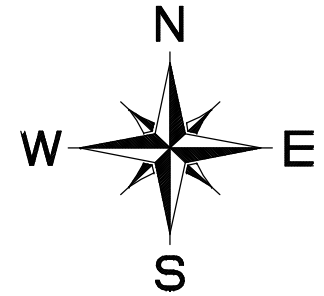
Water and sewer access, as well as electricity, are available on site or adjacent to the site. The existing sewer line that runs down E. Crestone Ave is protected by a 20' right of way, and no structures will be placed within that right of way so that the sewer is be maintained for public benefit, accessible for any future maintenance or repair.

**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.

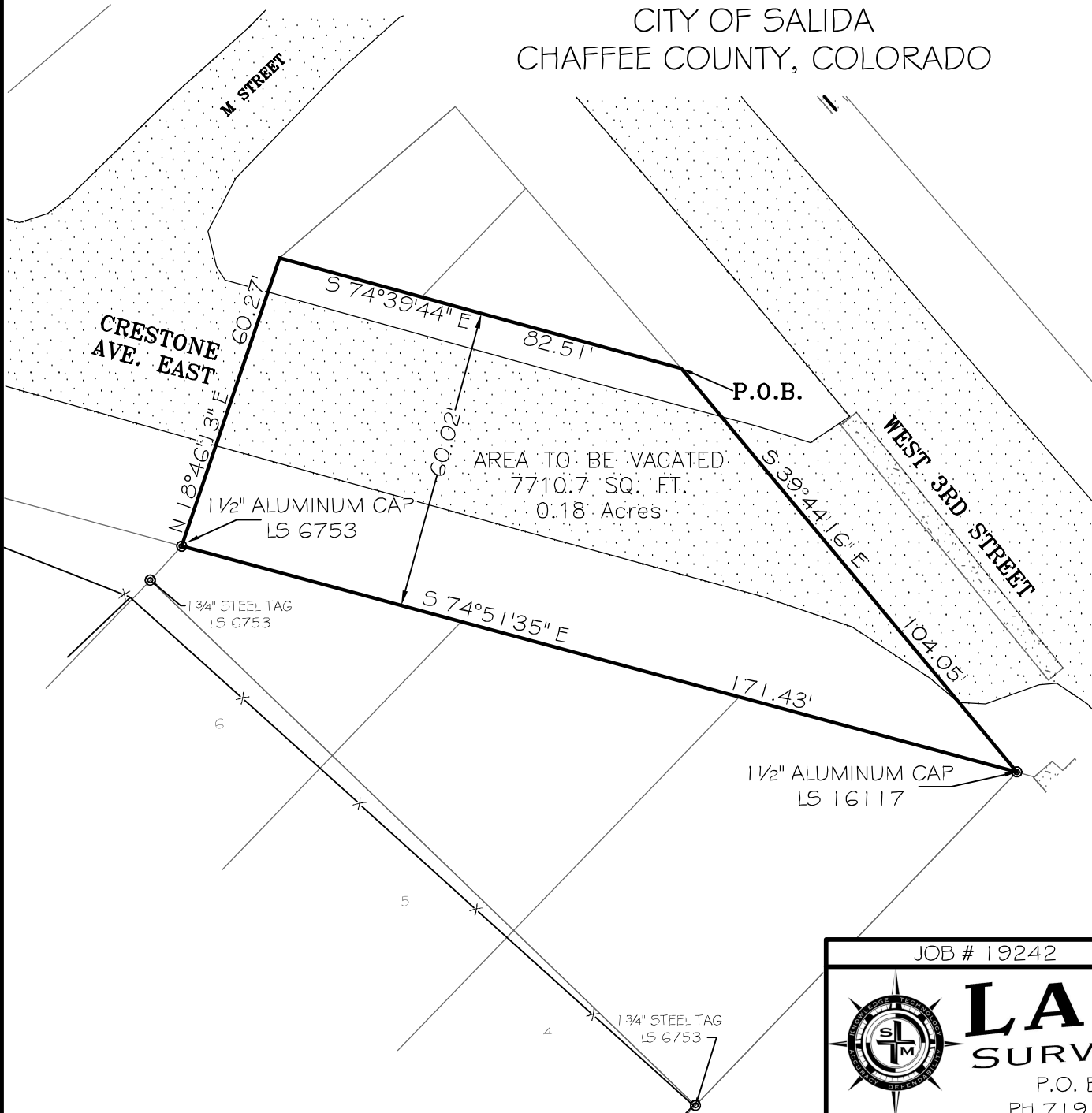
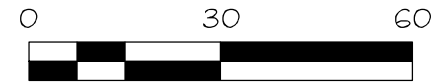
The use will improve the characteristics of the neighborhood by making use of space consumed by redundant streets, currently covered with asphalt or left as neglected and unattended open space. The addition of landscaping and the planting of trees on site will improve the environmental and aesthetic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

# CRESTONE AVE. EAST VACATION EXHIBIT

CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO



SCALE  
1" = 30'



### NOTES:

1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTHERN RIGHT-OF-WAY OF CRESTONE AVE. EAST BETWEEN A 1 1/2" ALUMINUM CAP STAMPED "LS 6753" AND A 1 1/2" ALUMINUM CAP STAMPED "LS 16117" HAVING A BEARING OF SOUTH 74°51'35" EAST.

JOB # 19242

DATE: MARCH 11, 2020



## LANDMARK

SURVEYING & MAPPING

P.O. BOX 668 SALIDA, CO 81201  
PH 719.539.4021 FAX 719.539.4031

**LEGAL DESCRIPTION  
OF A  
TRACT OF LAND**

A PORTION OF THE RIGHT-OF-WAY OF CRESTONE AVENUE EAST IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH-EASTERLY RIGHT-OF-WAY OF CRESTONE AVENUE EAST AND THE SOUTH-WESTERLY RIGHT-OF-WAY OF WEST 3RD STREET, SAID INTERSECTION BEING THE SOUTH-EAST CORNER OF THE CITY OF SALIDA PROPERTY DESCRIBED AT RECEPTION NO. 292150;

THENCE SOUTH 39°44'16" EAST, A DISTANCE OF 104.05 FEET TO A 1½" ALUMINUM CAP STAMPED "LS 16117", AND THE SOUTHWESTERLY RIGHT-OF-WAY OF CRESTONE AVENUE EAST;

THENCE NORTH 74°51'35" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, A DISTANCE OF 171.43 FEET TO A 1½" ALUMINUM CAP STAMPED "LS 6753";

THENCE NORTH 18°46'13" EAST, A DISTANCE OF 60.27 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF CRESTONE AVENUE EAST;

THENCE SOUTH 74°39'44" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 82.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 7710.7 SQUARE FEET.

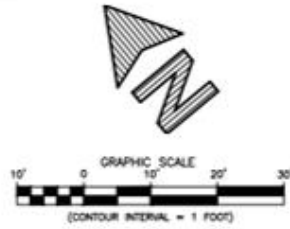
PREPARED BY:

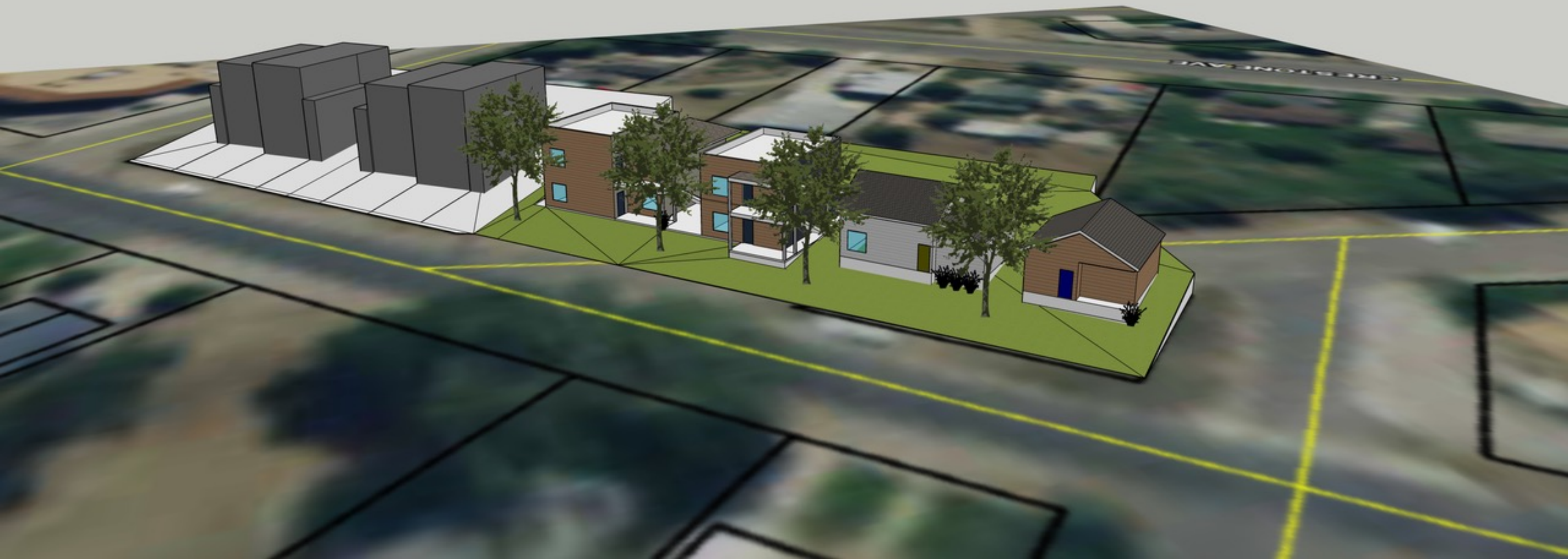




Notes from 3/4/2020 Neighborhood Meeting at Scout Hut regarding E. Crestone AH project/site:

- Slow the process down
- CHT should pay for the survey that was done
- Make the property survey available to the public
- Concern about lowering property values
- Keep current property zoning
- Will there be new setbacks?
- What is the status of the CHT application?
- What precedent will be set by vacation and re-zoning?
- I question Salida's affordable housing survey (does 700 respondents represent a critical mass that is acceptable?)
- Is there any evidence of municipal workers leaving Salida because of being housing burdened?
- Why doesn't the project have rentals
- Historically, Salida has a mix of expensive and less expensive houses
- Get realtor input on how this project would affect current home values
- What would be the effect to changing traffic pattern by vacation of part of Crestone?
- Concern for impending recession & how this will affect the potential CHT buyer
- Why was lot not offered for public sale?
- Sample housing shown are generally objectionable to neighbors
- Concerns about affordability due to excavation requirements
- Tap fees for potential non-affordable housing will be lost under the CHT proposal
- Concerns about increased traffic and fast Sheriff's vehicles on emergency calls
- Are CHT's setbacks on this project the same as anyone else's?
- Would the ADU be income property for an affordable housing buyer?
- HOA fees? How would that affect affordability?
- Safety concerns due to increased traffic. 3<sup>rd</sup> Street is a corridor for traffic heading downtown.
- Traffic study?
- Project would drive traffic to Crestone & Grand Ave, both of which already have traffic issues
- Fire and Police route concerns
- Concern regarding neighbor's vehicle access and egress with work trucks
- Resident does not like the one-way street option for East Crestone
- Also concerns about the turnaround if bottom of E. Crestone is made into a cul-de-sac
- Residents at the meeting are unanimous in opposing CHT building on this lot
- What happens to M Street?
- Adjoining resident is upset that she didn't get the option to purchase the subject property as "backdoor" to her property
- Request to move Planning Commission date to April 27.









# OFFICE OF HOUSING

PO Box 699  
448 E. 1<sup>ST</sup> STREET, SUITE 225  
SALIDA, CO 81201  
PHONE (719) 530-2590  
WWW.CHAFFEECOUNTY.ORG

Date: May 27, 2020

To: Salida City Council and Salida Planning Commission

CC: Salida Administrator, Drew Nelson  
Salida Mayor, P.T. Wood  
Salida Community Development Director, Glen VanNimwegen

Re: Support for Permanently Affordable Housing Project on East Crestone

Dear Esteemed Colleagues,

It has been a pleasure to serve the City of Salida and all of Chaffee County as the Director of the Office of Housing for the past two years, and I commend Salida’s elected and appointed officials for the work you have done to increase the stock of affordable living units available to your residents.

As our community works together to navigate through the novel Coronavirus pandemic, it is becoming more apparent to many that housing insecurity in Chaffee County is very real, and that many of our residents are experiencing it for the first time – or for the first time in a long time. The Office of Housing and the Department of Human Services are seeing an increase in the number of requests for rent and deposit assistance, and advocates in the affordable housing industry are preparing to see a wave of relocations and evictions among low-income renters in the very near future. Therefore, the actions you are taking now to increase the availability of permanently affordable housing is more important than ever.

I applaud your creativity in identifying publicly owned locations where housing might be appropriate and seeking out partnerships to increase Salida’s supply of permanently affordable housing. The City owned parcel on East Crestone Avenue near M Street would be very difficult to bring into productive use without the creative approach you are taking. The proposed

neighborhood improvements that could result from this plan, including eliminating confusing and unnecessary intersections and burying overhead powerlines, will benefit the entirety of the community. Those improvements will then allow the two city-owned parcels to be brought back into productive use, and through partnerships, will create permanently affordable housing.

One of the best features of Salida is it's inclusivity, and this location can be a prime example of integrating workforce housing into a rapidly increasing housing market. The homes that will potentially occupy that space will provide their residents with easy access to the Salida trail system, schools, grocery and other shopping, as well as the rich cultural environment downtown, while remaining permanently affordable.

The Office of Housing is poised to support this project in whatever capacity is appropriate, and I look forward to watching this collaboration unfold. I offer gratitude for the creative approach you are taking to encourage the creation of additional permanently affordable homes.

Respectfully,

Becky Gray  
Director of Housing, Chaffe County  
719-239-1398  
bgray@chaffeecounty.org

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## E. Crestone public hearing comments

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David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:08 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>

The city of Salida and Chaffee Housing Trust (CHT) are moving forward with their development plans of donating land to CHT (intersection of Third Street and East Crestone Avenue), vacating a section of East Crestone Avenue. The plan includes:

- Donating the land (section of East Crestone, section of M Street, and the two triangles of land) to CHT.
- Removing a section of the existing avenue (East Crestone Avenue, recently paved with new asphalt and street gutters – wasted taxpayer money).
- Creating one-way traffic flow on East Crestone and M Street (this will be Salida's only one-way street), which will end two-way access to homes on East Crestone Avenue and the Mesa.
- Reworking a section of West Third Street.
- Reworking M Street.
- Reworking East Crestone with a cul-de-sac (which will become a parking lot for the six proposed affordable/low-income units) on the newly vacated section of land that the city of Salida plans to donate to CHT.

CHT will also get reduced water tap fees, as per Salida's Planning Commission (Bill Almquist).

Estimate of what is being donated by the city of Salida to CHT for affordable homes at the East Crestone Avenue development site:

1. The land: \$350,000.
2. Street rework: \$150,000.
3. Reduced new water tap fees (normally \$17,000 per tap) for six units: \$51,000.
4. Moving of power lines: \$25,000.
5. The survey/platting of the land: \$3,000.
6. Time and labor of city of Salida Planning Commission, Public Works and street departments, bidding of the street rework, meetings, etc.: \$30,000.
7. Rezoning: \$10,000.
8. Sidewalks: \$20,000.



9. Property/building inspections: \$5,000.

Estimate of donation/giveaway: \$644,000.

Wow! This project is labeled as “affordable housing.” Affordable for whom? It’s affordable for the six lucky families (chosen by CHT) that will get to live there and receive assistance if they can’t make their house note. It becomes “affordable housing” because of the six-figure dollar donations.

I challenge City Treasurer Merrell Bergin to run the numbers and publish what the estimated dollar amounts are of this project and the current expenditures to current date.

CHT should withdraw their application to vacate and rezone East Crestone and West Third Street for “affordable housing.” The inclusionary ordinance provides for affordable housing in new developments and subdivisions.

And as a safety issue: West Third street is already a busy road. Don’t introduce 50 trips per day by the estimated 20 residents, six units and additional 12 cars onto this road.

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## E. Crestone public hearing comments, cont'd

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David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:12 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>

The city needs to answer/address the concerns of Nancy:

CHT, council owe explanation

May 20, 2020

Dear Editor:

In an April 9 letter, Willie Dominguez made a bold claim: Chaffee Housing Trust (CHT) built eight "affordable" units in the Two Rivers complex which were supposed to sell for \$170,000, but actually sold for \$266,800.

If true, this is a scandal. CHT made a deal with the developer and Salida officials. In lieu of building affordable housing themselves, the developer would deed this property to CHT to build affordable housing. Were these units then sold at market value, not as "affordable"? What is the truth?

In an Oct. 26, 2018, Ark Valley Voice article, CHT Executive Director Read McCulloch said this project is important because it's the first time a project like this has been created in rural Colorado. These units will be built and offered at 80 percent area median income – making home ownership possible for first-time homebuyers. "That means we have gotten concessions so that the homebuyer cost will be \$170,000." So, the promised \$170,000 price tag claim is true.

What about the sale price? A check of the Chaffee County assessor's website shows six of the eight units sold between April 12, 2019, and May 30, 2019, for \$266,800. (The other two were transferred to ownership of "Read McCulloch-director." Are they rentals?) Between the Oct. 26, 2018, statements by McCulloch and the first sale six months later, the sale price increased an astounding \$96,800 per unit.

Where is enforcement from the city of Salida? Was there any language in the contract forcing CHT to sell at the promised \$170K? Was it known the sale price would be promised at \$170K, then jacked up to \$266K just months later? Where did all that extra money go?

It might be a coincidence, but in the May 1 Mountain Mail McCulloch is quoted discussing the current city of Salida plan to give CHT land at Third and Crestone to build five "affordable units":

“He said development homebuyers’ current unit prices are around \$180,000. They were \$170,000 in 2019 and by the time construction possibly begins in 2021, prices could be as high as \$190,000, but they do not know yet.” Huh! He is still saying prices for his units were \$170K in 2019, even though this proved to be false.

CHT and Salida city government first promised us sun, moon and stars with the Salida Crossings development. After an expensive special election in September 2018, Salida Crossings was never built – and no one has ever explained why. The city and Mountain Mail have avoided this story like the proverbial plague.

The Two Rivers “affordable” units were sold at 157 percent of the promised price.

Now we’re supposed to trust CHT with free land at Third and Crestone?

It appears to me Chaffee Housing Trust operates less like a nonprofit and more like a development company. The only difference is the seed money and land are donated by taxpayers, and CHT reaps the reward. Both CHT and Salida City Council owe a thorough explanation.

Nancy Dominick,

Salida

Sent from [Mail](#) for Windows 10

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## More E. Crestone public hearing comments

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David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:33 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>

The following needs to be made available to all parties participating in any E. Crestone hearings/meetings to ensure a fair and just decision is attained:

1. Any and all prior records of any and all costs associated with street repairs, roadwork, roadwork engineering, including any repaving for East Crestone Avenue within the last five years.
  
2. Any and all records, communications, reports, studies, related to landslide hazard, land slump, and appropriate mitigation of landslide and land slump hazards, and any and all associated cost of mitigation including but not limited to geotechnical studies, hazard insurance, retaining walls, etc.
  
3. Any and all cost projections associated with the leveling of the proposed site at East Crestone and West Third Street to create a level building site.
  
4. Any cost projections, estimates, communications, or other information related to construction of a retaining wall related to the proposed project at East Crestone and West Third Street. Any and all communications, reports, or other information related to obtaining hazard insurance to protect any and all structures from landslides or slump.
  
5. Copy of any geotechnical study of the proposed site at East Crestone and West Third Street, or any and all communications related to the stability or instability of the proposed site, and the need for a geotechnical study prior to any and all construction.
  
6. Any and all records of any vehicle or pedestrian accidents at or near the the proposed site at East Crestone and West Third Street. Any and all traffic studies, communications, reports, or other records describing or detailing pedestrian or vehicle accidents at or near the the proposed site at East Crestone and West Third Street or concerns related to the safety of this location.

7: Any and all records communicating with Chaffee County Sheriff department regarding traffic changes / impacts to East Crestone & West 3rd Street this housing project could impact.

8: Any and all records regarding wildlife studies.

9: Any and all records regarding why prior attempts by the City of Salida to develop this property was

terminated or abandoned.

10: All real costs a private citizen would pay for utilities to develop a residential site. (not reduced developer costs such as discounted water tap fees, Excel energy single source franchise fees, etc..).

11: Were any other potential developers of this project considered ?

12: Were other property offers to purchase this site considered current timeframe and through previous years ?

13: Labor hours/cost of all City personnel and costs incurred by the city including attorney fees, surveys, etc associated with the E. Crestone project.

May 18, 2020  
Salida Mayor and City Council members:

Recent arguments related to the proposed affordable housing units located at Crestone and 3rd Streets have motivated me to share my perspective. Salidans have loudly voiced concerns about the need for housing for our teachers, medical support staff, firemen, cooks, waitresses, &..... The financial gulf between the rich and poor has widened, leaving many who now serve us on a daily basis with but one choice — to live miles from Salida where they are employed.

Salidans, we must not lose our blend of citizens — living next door to one another. This highly respected virtue is one of the most attractive traditions that Salida has cherished for generations. If we want to continue to enjoy the community spirit that makes Salida so attractive, we must share the space that is available with those who need it the most. All of us, citizens and tourists alike, demand services that require low wage employees who, unfortunately, cannot afford to live in “their” town.

When studying the city map, I smile at the peculiar design that has resulted from our forefathers decisions. There are numbered & lettered streets going east/west & north/south Then there are assorted named streets that create abrupt angles, abutting the original ones. These intersections create interesting street junctures. Traversing the maze when multiple cars appear is challenging.

For safety reasons City Council and the Departments of Public Works and Police have redesigned a few of those intersections (Examples: along Teller at 5th/Park & 6th/C/Dodge). More “triangles” exist across our city, creating unnecessary traffic as well as snow-plowing problems. I consider these triangular footprints wasted use of space & encourage City Council to consider using more of the “triangles” for small affordable housing projects.

When I first heard of the possibility of redesigning the Crestone/3rd Street intersection, I was delighted. There is very little space left within Salida’s perimeter for housing development. This particular location is near downtown providing potential owners the opportunity to walk and/or bike to & from work so they don’t need duplicate vehicles.

Some citizens complain that the “city” has done little to meet our housing crisis. Now that they are considering assisting Chaffee Housing Trust with this project, citizens complain that the cost is coming out of their pockets. I must remind all of you that NO Salida citizen pays property taxes to support the Salida city government.

Sales tax is the only portion that goes directly to running Salida. That means that every person who spends money in Salida — Chaffee County citizens AND tourists — pay the exact same portion that Salida citizens pay to pave & plow our streets, maintain our parks & sidewalks, etc..... How privileged Salidans are to have all those folks contributing to the support of our city.

Older generations sometimes have a preoccupation with property rights at the expense of human rights. We will be remembered by how we treat one another while we are on this planet, not by what we accumulate nor the view from the property we own.

Eileen Rogers  
Salida Citizen  
1010 F Street  
539-4040



----- Forwarded message -----

From: **Jane Ewing** <janeewing42@gmail.com>

Date: Fri, Mar 13, 2020 at 1:53 PM

Subject: West Third Street Neighborhood. Please forward to Bill Almquist.

To: <dan.shore@salidaelected.com>, <jane.templeton@salidaelected.com>, <justin.critelli@salidaelected.com>, <mike.pollock@salidaelected.com>, <harald.kasper@salidaelected.com>, <alisa.pappenfort@salidaelected.com>

## West Third Street and East Crestone Avenue

### Chaffee Land Trust Project

Jane Ewing 718 West Third Street Unit A

The construction of residential units on city owned property near the busy intersection on either side of East Crestone Avenue and West Third Street will result in a traffic safety issue. My concern, beyond that of the fiscal responsibility for the city to revamp streets and property, is safety.

The corridor of West Third Street and Crestone Avenue is used extensively by vehicles, pedestrians, and cyclists. This traffic is impacted by cars, vans, and trucks that are parked along the edge of the throughway. That added congestion is compounded by delivery trucks that daily weave around the parked vehicles, pause to leave mail and packages, and reenter the street. County sheriff cars travel this corridor, as well. There are no sidewalks nor is there a bike path here. This area is not a typical neighborhood, where homes often have single or double car garages, added parking spaces in driveways, and sidewalks to accommodate pedestrians. A traffic survey may reveal that the traffic is not heavy enough to cause a concern. The tally, though, does not consider the additional use I noted above. My understanding is that the proposed new units may or may not have even a single car garage or a driveway wide enough for a second vehicle. If there are five units, we can expect that each active resident would have one or two

vehicles that will leave and arrive multiple times each day onto and from the already well-used streets.

My issue with the planned development is the location and the impact it will cause by reconfiguring the land. Added vehicles here will raise the potential for accidents in this already chaotic traffic area. I send this notice as an alert, a caution, and a protest.

June 2020

Jane Ewing 718 W 3<sup>rd</sup> Street Unit A

West 3<sup>rd</sup> Street and East Crestone Avenue

When I see the parcel of land under consideration by the Chaffee Housing Trust (CHT) for reconfiguration to build affordable housing, it concerns me the number of added residents who would access W 3<sup>rd</sup> Street from their driveways. W 3<sup>rd</sup> Street is a thoroughfare already dangerously busy. My fear is not only for those who already travel on W 3<sup>rd</sup> Street, but for the future residents who will have no other way to leave home than to back directly onto the street. The CHT's plans that have been publicly shared reveal that there is inadequate, or at best minimal space, for a driveway or place to park one's car. I wonder if the CHT is taking into consideration the risk they will place on travelers using W 3<sup>rd</sup> Street, people who live on that street, and the future residents who will be housed in the planned units.

Editor, Mountain Mail     June, 2020

West 3<sup>rd</sup> Street and East Crestone Avenue

I write to question the wisdom of the City Council's and Planning Department's consideration of giving away land in the 700 block of West Third Street to the Chaffee Housing Trust (CHT). If that happens, not only would the city of Salida accrue a large financial obligation by having to alter land, close a street, and relocate utilities, but it would allow the CHT to construct housing units that would exacerbate the already dangerous traffic flow along West 3<sup>rd</sup> Street, East Crestone, and M Streets. Should the City Council and Planning Department continue to pursue giving away the land in question to the CHT, I ask that they publicly list in detail the city's financial obligations to do so and their traffic study report.

Jane Ewing     718 West 3<sup>rd</sup> Street Unit A

Editor, Mountain Mail     June, 2020

West Third Street and East Crestone Avenue

The construction of residential units on city owned property near the busy intersection on either side of East Crestone Avenue and West Third Street will result in a traffic safety issue. My concern, beyond that of the fiscal responsibility for the city to revamp streets and property, is safety.

The corridor of West Third Street and Crestone Avenue is used extensively by vehicles, pedestrians, and cyclists. This traffic is impacted by cars, vans, and trucks that are parked along the edge of the throughway. That added congestion is compounded by delivery trucks that daily weave around the parked vehicles, pause to leave mail and packages, and reenter the street. County sheriff cars travel this corridor, as well. There are no sidewalks nor is there a bike path here. This area is not a typical neighborhood, where homes often have single or double car garages, added parking spaces in driveways, and sidewalks to accommodate pedestrians. A traffic survey may reveal that the traffic is not heavy enough to cause a concern. The tally, though, does not consider the additional use I noted above. My understanding is that the proposed new units may or may not have even a single car garage or a driveway wide enough for a second vehicle. If there are five units, we can expect that each active resident would have one or two vehicles that will leave and arrive multiple times each day onto and from the already well-used streets.

My issue with the planned development is the location and the impact it will cause by reconfiguring the land. Added vehicles here will raise the potential for accidents in this already chaotic traffic area. I send this as an alert, a caution, and a protest.

Jane Ewing     718 West Third Street Unit A

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## Building on crestone Ave

1 message

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**Jessica Mazzucca** <jesshibbs44@yahoo.com>

Wed, Jun 10, 2020 at 11:03 AM

To: bill.almquist@cityofsalida.com

I cannot attend the meetings because I have children and my husband is out of town working but I am submitting my email opposing this project. it would be one thing if it was one or two homes but the fact that you want to shove six homes into such a small area is absolutely ridiculous. You have to realize that there is a home at the end of this hill that is going to be substantially smothered by this. I live three houses up from the bottom of the hill and I cannot fathom the idea of looking down the hill and having it blocked my view with six homes shoved into a small area. While I realize that our town is growing and we need affordable housing maybe we should consider the market as a whole and look at how expensive the smallest of homes are being sold for. Then maybe people can actually afford homes and not have to have small tiny homes shoved in one area. There is plenty of land in our town and county where these can be built elsewhere . You already have an extreme speeding issue in this town especially going up and down the hill and if there was a cul-de-sac at the end I only see it getting worse. Will any of the town cops sit at the end of the cul-de-sac and watch for speeding, I highly doubt it. Not to mention it's kind of seems like an artery road for many people- has the fire department been asked if they use this road during emergencies? And what it will affect if gone?? Or the other homes that sit directly on Crestone Avenue by the courthouse if there was an emergency then you only have one access route which is the front of the home instead of being able to access the back of the home. Because you're shoving six small houses into one are???. We are a very smart and bright community but this proposal is absolutely One of the worst ideas that our community has come up with. Please feel free to email me back or contact me via phone 719-239-0306.

Jessica Mazzucca

Sent from my iPhone



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## letter to P&Z

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**karen karnuta** <karenkarnuta@gmail.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Thu, Apr 23, 2020 at 11:02 AM

Please get this to P&Z.  
Karen

Karen Karnuta  
(Owner) 750 W 3rd Street

To The Salida Planning Commission.

I am one of the closest neighbors, the front door of my property faces Third Street directly across from the vacant triangle of land.

I think this project will impact the neighborhood, and I think the density is high for the neighborhood. However, I support this project.

I read a letter in the paper that said it will be "only" five houses. While five units is a drop in the bucket for what our city needs, to the five families who will live there it means everything.

I know families who live in the Habitat houses, and families who live in the Housing Trust project in Two Rivers. The security, safety and comfort to these families makes all the difference. These families no longer have to worry about their rent going up, or having to move when their rental house is sold. Things many of us take for granted.

Because of the difference secure housing will make in these families lives, I support this project though I believe it is not a perfect project.

Karen Karnuta

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## another q on the crestone project

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**karen karnuta** <karenkarnuta@gmail.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Thu, Apr 23, 2020 at 5:34 PM

thanks for passing that on. I am asking you to also give this letter stating the same thing to the P&Z board. The main thing is the testing, they may not need to be engineered depending on the results. As a builder in this neighborhood, I have a fair bit of experience with this sand and I would hate to see the foundations crack.  
Thanks for your time answering all my questions today!

To the Salida Planning Commission --

This project will be a better built project if the soils are tested, and foundations engineered if required by the test results. As this is not a city requirement, I recommend it is added to the project approval as a requirement.

If you look at the house I own, 750 W 3rd, the foundation is good and the house has not moved in over a hundred years. If you look across M Street to the house on the other corner, that house has had significant movement and the foundation is cracked and the house (I have been inside) is more than 12" out of level. The two houses are about 80 feet apart and were likely built in a similar time period.

The sand underlying the project is very variable in its ability to support the weight of a house. It is quite different from the cobble (rocks and sand) that underly most of the construction in town.

Karen Karnuta

[Quoted text hidden]

## SUPPORT THE AFFORDABLE HOUSING PROJECT AT 3<sup>RD</sup> AND M STREET IN SALIDA

Repeatedly, the citizens of Salida indicated in surveys that affordable housing is the #1 issue facing our community - not even close with any other issue raised in these surveys.

Findings of Housing Needs Assessment (2016), conducted at the request of Chaffee County, Salida, Poncha Springs, and BV, outline the monumental task in creating affordable housing. This assessment's findings are: 2,426 dwellings are needed, between the 60 – 120% area median income (AMI) to meet the current need. 889 dwellings in this same AMI range are needed to meet the future growth needs.

Understanding the need and hearing its citizens' housing concerns, Salida committed to assisting in the development of affordable housing. After considering all City-owned property, Salida determined that the property at 3<sup>rd</sup> and M Streets is the best location now for affordable housing construction. Part of this decision is based on the fact that this land is deemed not useable by the City of Salida for another purpose.

The Chaffee Housing Trust has been determined by the Salida as a good partner for the construction of affordable housing at 3<sup>rd</sup> and M. The CHT is a proven developer of affordable housing, having constructed the Old Stage Road Rowhouses (6 units sold and 2 units rented to Salida citizens at under 65% AMI). This project was done in partnership with Natural Habitats in the Two Rivers development, as part of Salida's inclusionary housing ordinance.

The CHT also partnered with Fading West, developer of The Farm community in Buena Vista, to purchase 7 dwellings, find qualified lower income buyers, support these buyers in becoming qualified for financing, and assisting them in closing. Currently, 3 buyers have closed on their new homes in The Farm. Another will close in June, 2020. Four other units will close to buyers between June and October, 2020. The mean AMI for these homes is 70%.

In all of the above instances, the CHT obtained grants for down payment assistance, assuring that these homes were made available at below-market prices and affordable to lower income buyers. Grants acquired by CHT to provide down-payment assistance to date have totaled \$230,000. All of these homes are legally protected, permanently-affordable homes in perpetuity to future buyers in the same AMI as the original buyers.

Who are the buyers/renters of these CHT-assisted affordable homes?

In Salida:

- construction worker for a local builder
- 12-year middle school teacher with family
- employee of Pure Greens
- emergency room hospital employee
- single-mom-employee of a local manufacturer with family
- local medical office administrator
- Columbine Manor employee
- Essential grocery store worker

In BV:

- first-year elementary school teacher
- Colorado Kayak Supply retail employee (closing in June)
- BV lumber yard employee
- BV Town employee.

The affordable housing at 3<sup>rd</sup> & M is in keeping with Salida’s longtime tradition of diverse neighborhoods. I urge citizens to support this project.

Ken Matthews, Vice-President, Chaffee Housing Trust

**Merrell Bergin**  
**PO Box 868**  
**Salida, CO 81201-0868**  
**mberginco@gmail.com**

June 18, 2020

Mr. Bill Almquist  
Planner  
City of Salida  
448 East 1st Street  
Salida, CO 81201

Re: Right of Way Vacation and Rezoning Application  
East Crestone Avenue and Part Lot 4-6 Strip C of Eddy Brothers Addition  
Planning Commission Public Hearing June 22, 2020

Mr. Almquist, Members of the Planning Commission:

**I am writing in support of the proposed right of way vacation and rezoning application for the subject parcel.** Beginning with the community meeting on March 4, 2020 at the Scout Hut, I have listened carefully to all sides of the proposed six-unit workforce housing development, to be built in the area of East Crestone Avenue, 3rd and M Streets. The proposal is a prime example of creative and forward thinking on the part of City Council, Economic Development staff, the Planning Commission, Chaffee Housing Trust and other community stakeholders committed to helping fill a small piece of Salida’s critical housing gap. It makes a statement that the City will not rest until more opportunities for affordable housing exist, one small (but significant) project at a time.

As a downtown property owner and 16-year resident, I appreciate the desire for people to maximize and protect their interests. The City is doing just that. Vacating the right of way and consolidating the zoning of these unique parcels allows the City to actively achieve the highest and best use of its holdings. This is not for anyone’s monetary gain, instead it merely exchanges raw dirt for the greater public good - for ALL Salidans. As it stands today, these parcels are not useful to anyone and the right of way only encourages motorists to cut through the residential area on their way elsewhere. How does that help anyone?

Are there challenges with this plan? Sure; if it were cookie-cutter easy, this project would have been done long ago. Planning and other City departments have put a lot of effort into finding solutions to make this **work**. The only area not fully addressed, that might need more attention is how to calm and redistribute vehicle traffic among West 3<sup>rd</sup> Street, Poncha Boulevard and Crestone Avenue, by the Courthouse. Careful and holistic planning for pedestrian, bicycle and vehicle traffic in the area should be done in any case. Traffic engineering, calming and enforcement solutions are well within our reach, making the entire area better and safer for all.

Beyond simple self-interests, dollars and cents I would urge all decision makers and the community at large to look at the [heartfelt stories of their neighbor’s housing insecurities](#)

[that were presented on May 28 by The Chaffee County Housing + Health, Dinner and a Movie Series](#). These are real people with real needs and it's in our power to make a difference.

In each of these personal stories, significant obstacles were overcome with creativity and just plain hard work. In each case, creative partnerships greatly improved people's lives and health, while the community as a whole benefits. The Planning Commission can help the City meet stated its goals for improving housing security through affordability, while increasing this area's property values and revitalizing a desirable in-town neighborhood overall.

An amazing amount of speculation, poor assumptions, fearmongering and wild financial estimates have already been put to the public, from a handful of abutting neighbors who favor their own interests rather than sharing in a sense of partnership with their neighbors and the larger community. This is not "win-lose", it is a win for all.

Tonight's public hearing and those that follow will bring out the real costs, facts and figures and should put to rest the "Not in My Backyard" fear factor being cast on this creative effort.

This hearing should conclude that the requests for vacation and rezoning meet existing safeguards and codes, are reasonable and proper. Granting these actions will move the project forward again for public comment and another hearing, with accurate costs and detailed plans. If technical issues are raised tonight, please make every effort to remediate them. I urge you vote "yes" and continue the process.

Merrell Bergin  
Tel. 303-601-1785

**VIA EMAIL to: [bill.almquist@cityofsalida.com](mailto:bill.almquist@cityofsalida.com)**



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## E. Crestone Public hearing signs are non-compliant

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**Michelle Parmeter** <mparmete@yahoo.com>

Thu, Jun 11, 2020 at 1:03 PM

Reply-To: "mparmete@yahoo.com" <mparmete@yahoo.com>

To: "bill.almquist@cityofsalida.com" <bill.almquist@cityofsalida.com>

Cc: "harald.kasper@salidaelected.com" <harald.kasper@salidaelected.com>, Mike Pollock <mike.pollock@salidaelected.com>, "dan.shore@salidaelected.com" <dan.shore@salidaelected.com>, "jane.templeton@salidaelected.com" <jane.templeton@salidaelected.com>, "justin.critelli@salidaelected.com" <justin.critelli@salidaelected.com>, "alisa.pappenfort@salidaelected.com" <alisa.pappenfort@salidaelected.com>, Glen Van Nimwegen <glen.vannimwegen@cityofsalida.com>, Nina Williams <nwilliams@mdbrlaw.com>, Drew Nelson <drew.nelson@cityofsalida.com>

One sign per property is required by code: "Notice shall be posted by the applicant on the subject property...."

There are 2 applications for 2 properties being discussed, rezoning E. CRESTONE property and vacation. E. CRESTONE property that is going to be rezoned did not meet 15 day and applicant placement requirement plus full disclosure. The 3rd W Public notice did not meet full disclosure requirement.

Sent from Yahoo Mail on Android

On Thu, Jun 11, 2020 at 12:48 PM, Bill Almquist <bill.almquist@cityofsalida.com> wrote:

For reference, I am attaching photos showing that the site was posted in multiple locations (only one location is required by the Code) on Friday, June 5th. I am also attaching a photo of the replacement notice that I constructed at the corner of W. 3rd and E. Crestone Ave. on Monday, June 8th, after I learned that the postings had blown off in Saturday's "derecho." I also attempted to re-secure one of the other notices to the stop sign, but it appears that sign fell down again. The sign at the corner of W. 3rd and E. Crestone Ave. remains.

On Thu, Jun 11, 2020 at 12:03 PM Michelle Parmeter <mparmete@yahoo.com> wrote:

The city's lack of transparency is appalling with respect to E Crestone vacation and adjoining property rezoning and it is a travesty of civil and fair government. The public hearing signs for the applications to rezone and vacate are non-compliant to meet the 22 Jun Public Hearing.

The sign on E. Crestone (attached) was blown away last Saturday lasting less than 20 hours. It was replaced by Bill at 345 pm on Monday and was promptly blown up the street by wind. It was placed in its current state the next day by an elderly gentleman who walks up E. Crestone every day. It looks like trash in the ditch.

The notice posting has not met the 15-day requirement for public hearing nor was it posted in its current state by the applicant. The notice also did not mention the donation of land thereby not fully disclosing the purpose of the public hearing. The above are violations of public hearing notice posting requirements.

It also used legalese most people do not understand. Most people do not know that vacation of E. Crestone means the street is going away which further exemplifies the City's lack of transparency.

The following was sent to Bill Almquist on 8 June 2020:

One of your signs met its demise with the wind again this afternoon after you left.

I counted the hours the signs were up and took pictures.

You did not meet the full 15 days required for public hearing notices being displayed on the property prior to the public hearing.

You also didn't fully disclose the full intent of vacation and rezoning ... eventual donation of land that provides government services which is an illegal donation.  
You also didn't make them sturdy or waterproof.

QED: The 22 June meeting has to be moved.

Regards,  
Michelle M Parmeter







Sent from Yahoo Mail on Android

--  
Bill Almquist  
Planner



(719) 530-2634  
bill.almquist@cityofsalida.com

"M.S.H.G.S.D"

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## E. Crestone public hearing comment 1.

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**Michelle Parmeter** <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:47 AM

Please be aware that Mayor's and council's behavior has instilled mistrust and lack of transparency with the public by only hearing CHT's side during the City Council meetings on 15 Oct 2019 and 16 Mar 2020.

15 Oct 2019 council meeting did not include all parties as only CHT was represented. The agenda item was nebulous and didn't invoke a reason for citizens to look further in the package:

Agenda item 6.g Request for Property Donation – Chaffee Housing Trust (Administration)

An average citizen would not be alarmed by this agenda item and would not consider looking at the package to see if it impacts them. The details of the agenda item were buried in a 31 MB package and found on page 193 of 219 pages further exemplifying the City's lack of transparency. The package included a property survey that would require the city to donate land to the abutting property owner not CHT. City council present at this meeting included Dan Shore and Cheryl Brown-Kovacic (council member at the time). Both have conflict of interests. Dan shows bias toward CHT as he is donator to CHT and Cheryl was on the CHT advisory board. Cheryl motioned to approve the request to begin vacation of the land. All these behaviors further support a lack of transparency from the City deepening mistrust.

16 March work session did not include all parties. It was held 6 days after the Governor requested COVID emergency disaster. No teleconferencing options were provided for this meeting. The meeting was biased toward CHT as citizens being cautious about COVID spread were not provided an avenue to participate and were discriminated. Read, CHT executive director, had the mayor and council's undivided attention for over an hour. The opposition's comments from the 4 Mar community meeting were not accurately presented by the Planning Commission. Recap of 4 March meeting in the 16 March working session shows bias by using "perceived" and not accurately reflecting the comment on affordable housing survey.

"Attendees were largely in opposition to the project due to perceived to property values, questioning the need of affordable housing and implications for traffic and transportation."

The opposition stated the survey did not accurately reflect the views of all Salida citizens. A valid survey should have 80% response rate. The survey has a 12% response rate. The survey only asked if affordable housing was an issue. It did not ask if affordable housing means home ownership. It did not ask if people would prefer to own or rent affordable housing. It did not ask the city to vacate a busy public street. The following is the list from 4 Mar meeting. The city has not provided response and did not attempt to impartially acknowledge the opposition:

Why is CHT not building rentals?

What were the criteria for determining available lots?

What lots did the City of Salida determine were available?

What does the timeframe or timeline look like?

Why is the property going to be rezoned?

That the project will lower our property values

That the survey that addresses affordable housing as a number one concern of Salida

Citizens does not reflect the views of Salida citizens accurately .

Clarity on the deed management and intergenerational transfer of deeds.

That the process is moving too fast.

Sent from [Mail](#) for Windows 10



## E. Crestone Public hearing comment 2

Inbox



**Michelle Parmeter**  
to me

Wed, Jun 17, 7:48 AM (1 day ago)

The city continues to ignore the fact that the E. Crestone public hearing signs are non-compliant. They did not meet full 15 day posting period nor did they accurately describe the nature of the public hearing. The public notice signs further instill public mistrust as they do not draw the attention of passing cars, bikes or walkers. The signs are 27” off the ground and are not visible to passing cars. They don’t even look like good garage sale signs. See example of useful public notice signs.







Please provided Chain of Custody of digital evidence that supports the pictures metadata were safe from secondary tampering.

One sign per property is required by code: "Notice shall be posted by the applicant on the subject property...."

There are 2 applications for 2 properties being discussed, rezoning E. CRESTONE property and vacation.

E. CRESTONE property that is going to be rezoned did not meet 15 day and applicant placement requirement plus full disclosure. The 3rd W Public notice did not meet full disclosure requirement.

[Sent from Yahoo Mail on Android](#)

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QED: The 22 June meeting has to be moved.

Regards,  
Michelle M Parmeter



Bill Almquist <bill.almquist@cityofsalida.com>

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## E. Crestone public hearing comment 3

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**Michelle Parmeter** <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 7:48 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>

Even though the code only requires letters go to properties 175 ft from subject property, the city has further instilled mistrust by not making it clear to the Mesa and west-side neighborhoods that the proposed Crestone corridor to/from downtown is being eliminated and they will be impacted.

Sent from [Mail](#) for Windows 10

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## E. Crestone public hearing comment 4

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Michelle Parmeter <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:49 AM

-  
-

City council approved the motion for city staff to begin the application process for E. Crestone vacation on 15 October 2019. The section of land proposed to be vacated in this motion is different than the E. Crestone vacation application proposed section of land submitted by City of Salida/Chaffee Housing Trust (CHT). The difference between the land section in what was approved with Council motion and what is part of the vacation application is a piece of land that abuts a private property owner. The action by the City of Salida to begin vacation of land that was not approved in the 15 October motion and to change the section of land in the vacation application to benefit CHT is unethical and shows blatant bias toward CHT. Had the City of Salida kept with the approved by motion land vacation section, the City would have to quick claim deed the land to the abutting property owner. Since the city is both the applicant and approver of this application, they are the plaintiff and judge at the same and just talking about the application in City offices/staff meetings without the defendants (concerned citizens) being present is also unethical.

### **Sec. 16-6-130. - *Vacation* of recorded plat, right-of-way or easement.**

(2) Quitclaim Deed. Whenever the City approves an application *vacating* a public right-of-way, the City shall provide abutting landowners with a quitclaim deed for the *vacated* lands. Each abutting landowner shall be deeded that portion of the *vacated* right-of-way to which the owner's land is nearest in proximity.

According Colorado Constitution Article XXIX Ethics in Government Section 1c, local government officials or employees shall avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated.

Colorado Constitution Article XXIX – Ethics in Government

Section 1. Purposes and findings.

(1) The people of the state of Colorado hereby find and declare that:

(a) The conduct of public officers, members of the general assembly, local government officials, and government employees must hold the respect and confidence of the people;

(b) They shall carry out their duties for the benefit of the people of the

state;

(c) They shall, therefore, avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated;

*It is the **duty** of all **public servants** to ensure that the **public's** money is spent as efficiently as possible and that programs are provided effectively, **without discrimination or prejudice**, with **transparency** and **without waste of money or resources***

Although CHT and the City have made E. Crestone about affordable housing to feed on the goodwill of citizens, E. Crestone vacation opposition is not about to have or to not have affordable housing. It is about public safety, fiscal responsibility and ethics.

Sent from [Mail](#) for Windows 10



## E. Crestone public hearing comment 5

Michelle Parmeter <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

E. Crestone opposition is not about to have or to not have affordable housing.

While data will support that Salida needs affordable housing, the fiscal and safety data does not support it on E. Crestone. Providing affordable housing is the right thing to do but E. Crestone is the wrong place. In addition to public safety and fiscal responsibility issues surrounding the vacation and rezoning of property, there is already affordable housing 1000 ft from the projected development site (HUD housing at Mesa/Crestone). This section of the city is already "scattered" with affordable housing. The development code needs to reflect that all neighborhoods equally share the responsibility of affordable housing scattering.

CHT and the City unfortunately has made E. Crestone about affordable housing to feed on the sympathy of goodwill. The City's benevolence and emotions have succumbed to believing E. Crestone development is viable location for affordable housing. The affordable housing platform cannot be an excuse to ignore public safety and fiscal responsibility.

### Fiscal responsibility

#### Applicant screening process

Research should be done on organization's processes and practices before donating to that organization. Noble cause alone cannot be grounds for donations. Donations should not be given to an organization with processes susceptible to fraud and that are not equitable.

CHT's applicant screening process has been recently been abused and is susceptible to fraud.

The following screen shots have been redacted for the individual's name; however, the name of the applicant is public knowledge due to our county tax assessor database, county website and social media.

The applicant is the BV lumberyard employee mentioned in the 27 May 2020 Mountain Mail editorial by Ken Matthews. The applicant is a 21-year-old male. The BV lumberyard employee bought the CHT house on 27 March 2020, quit his lumberyard job on 3 Apr 2020 and started as a Chaffee County Detention officer on 6 Apr 2020. The Chaffee County Detention officer job pays \$42K/year which is over the minimum income allowed for CHT housing for a single person. It takes more than 10 days to get hired by the county as a detention officer. A screening process that allows this is not fair to those that really need help ... even non-low income individual get the opportunity to buy a house at age 21.

#### Cost

The land value alone ranges from \$360K to \$430K. Harald is selling his .16 acres on Hillside for \$144K. The tax value on .17 acres in town is around \$120K.

E. Crestone property is .17 acres

E. Crestone vacated street is .18 acres

M. Street property is .17 acres (from county tax accessor)



P.T's requirement for selecting viable lots around town were that they were shovel-ready. Rezoning, vacating a street and moving utilities does not constitute shovel-ready. The citizens asked for the requirements for selecting viable lots numerous times and we have not been given an answer.

Drew Nelson's comment that E. Crestone is an "odd" angle so it must go away is not a valid argument. There are at least a half dozen "Bermuda" triangles around town ... some of them with parks. Parks are shovel-ready.

#### Public Safety

- o E. Crestone is the most natural flowing corridor to/from downtown to/from the Mesa. It is the natural extension of Highway 160. It is the least restricted corridor as well: no stop signs or yield signs.
- o Traffic study performed on E. Crestone is invalid due to decrease activity in these pandemic times. Any numbers from the traffic study should be doubled or tripled to accurately reflect vehicular traffic volumes. The traffic study also does not count any pedestrian or bicycle traffic.
- o You are taking away a major traffic route from the Mesa and routing vehicles and cars through a congested road (Crestone) in front of the courthouse and county buildings as well as through an unsafe intersection (Crestone and Poncha).
- o Routing traffic via H 291 is longer is distance and traverses a busy section of 1st Street.
- o Last week, we saw 4 Sheriff vehicles and 2 Salida police vehicles scream up E. Crestone in a period of 2 hours.
- o A minute increase in response times increases mortality by between 8 (measured 1 day after the initial incident) and 17% (measured 90 days after the initial incident). By eliminating E. Crestone, you are increasing the emergency response time from the fire station to the Mesa neighborhoods. Does the city really want to be liable for the increase of mortality?
- o By eliminating E. Crestone, you putting vehicular, pedestrian and bicycle traffic to/from the Mesa in danger.

While I applaud your intent to help affordable housing issues, affordable housing cannot trump public safety or fiscal responsibility.

Michelle M Parmeter

Search here...

### SHERIFF'S OFFICE

**John Spezze, Sheriff**  
**Andy Rohrich, Undersheriff**

641 West 3rd Street  
PO Box 699  
Salida, Colorado 81201

**Emergency: 911**

**Non-Emergency: 719-539-2596**

**Communications Center Fax:**  
719-539-3648

**Records Fax: 719-539-1077**

**Email: [records@chaffeesherriff.org](mailto:records@chaffeesherriff.org)**

**FIRE RESTRICTIONS**

**PAY TICKET ON-LINE**

->

#### DETENTIONS DEPUTY – CIVILIAN

The Chaffee County Sheriff's Office is accepting applications for full-time and part-time positions as a Civilian Detentions Deputy. These Deputies will perform a variety of duties pertaining to inmate activities and movement within the facility. This is a fast paced environment requiring energetic, self-motivated individuals with good computer skills, communication skills and the ability to multi-task. This facility has 105 beds and houses local inmates, overflow inmates from other agencies and inmates pending sentences with the Colorado Department of Corrections.

Applicants must be at least 18 years of age, possess a valid Colorado driver's license with a good driving record, no felony convictions, have a high school diploma or equivalent, and be able to work varying shifts and weekends.

-----> Annual full-time salary starts at \$42,000.00 with benefits that include: health, dental, vision, retirement and paid leave time.

Applications can be downloaded or picked up at the Chaffee County Detention Facility -148 Crestone Ave. Salida, CO. Applications must be notarized. Our records staff is available for notarization Monday through Thursday.

For additional information on these positions, please contact Lieutenant Justin Martinez at (719)539-7150. Chaffee County is an equal opportunity employer.

#### FULL TIME COOK

Full-Time Assistant Cook – full benefits

The Chaffee County Detention Center has an immediate opening for an assistant jail cook. Applicants must be at least 21 years of age and be able to pass a background check. Salary for this position is \$38,480 per year/\$18.50 hour. Applications can be picked up at 148 Crestone Avenue, Salida or downloaded from our website. Applications will be reviewed as they are received and hiring will be done promptly. For more information please contact Lt. Martinez at 719-539-7150. Chaffee County is an EOE.

### Work



**Detention Deputy at Chaffee County Detention Center**



April 6, 2020 - Present  
Salida, Colorado



**Former Yard Worker at Rocky Mountain Lumber & Hardware**



July 3, 2017 - April 3, 2020  
Buena Vista, Colorado

### Education



**Went to Salida High School**  
Class of 2017



**Went to Salida Schools**

### Places He's Lived



**Buena Vista, Colorado**  
Current City



**Salida, Colorado**  
Hometown

### Basic Info



**Male**  
Gender

### Relationship



**Single**

### People You May Know



**Karen Olszewski**  
The University of Southern...  
2 Mutual Friends



**Rhonda Flurry**



**Holly Bauer White**  
Leader - Strategy & Innova...  
1 Mutual Friend



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Owner

# Redacted

Buildings

Occupancy	Townhouse - Separate Unit	Roof Type	Gable
Built As	Modular 2 Story	Roof Cover	Composition Shingle
Square Feet	930	Foundation	24 Concrete
Year Built	2019	Tot # of Rooms	3
Adjusted Year Built	2019	Bed Rooms	2
HVAC	Electric Radiant	Baths	1.5
Building Condition	Good	Total Basement Area	0
Building Quality	Average	Exterior Wall Value	Frame Siding \$129,882
Interior Stories	Drywall 2		

Type	Description	Units or Square Footage
Porch	Open Slab	12
Porch	Open Slab	12
Porch	Open Slab	20
Porch	Slab Roof	100

Valuation

	2020
Land Value	
Building Value	\$129,882
<b>Total Value</b>	<b>\$129,882</b>
Assessed Land Value	
Assessed Building Value	\$9,290
<b>Total Assessed Value</b>	<b>\$9,290</b>
Estimated Total Taxes	\$549.98

Sales

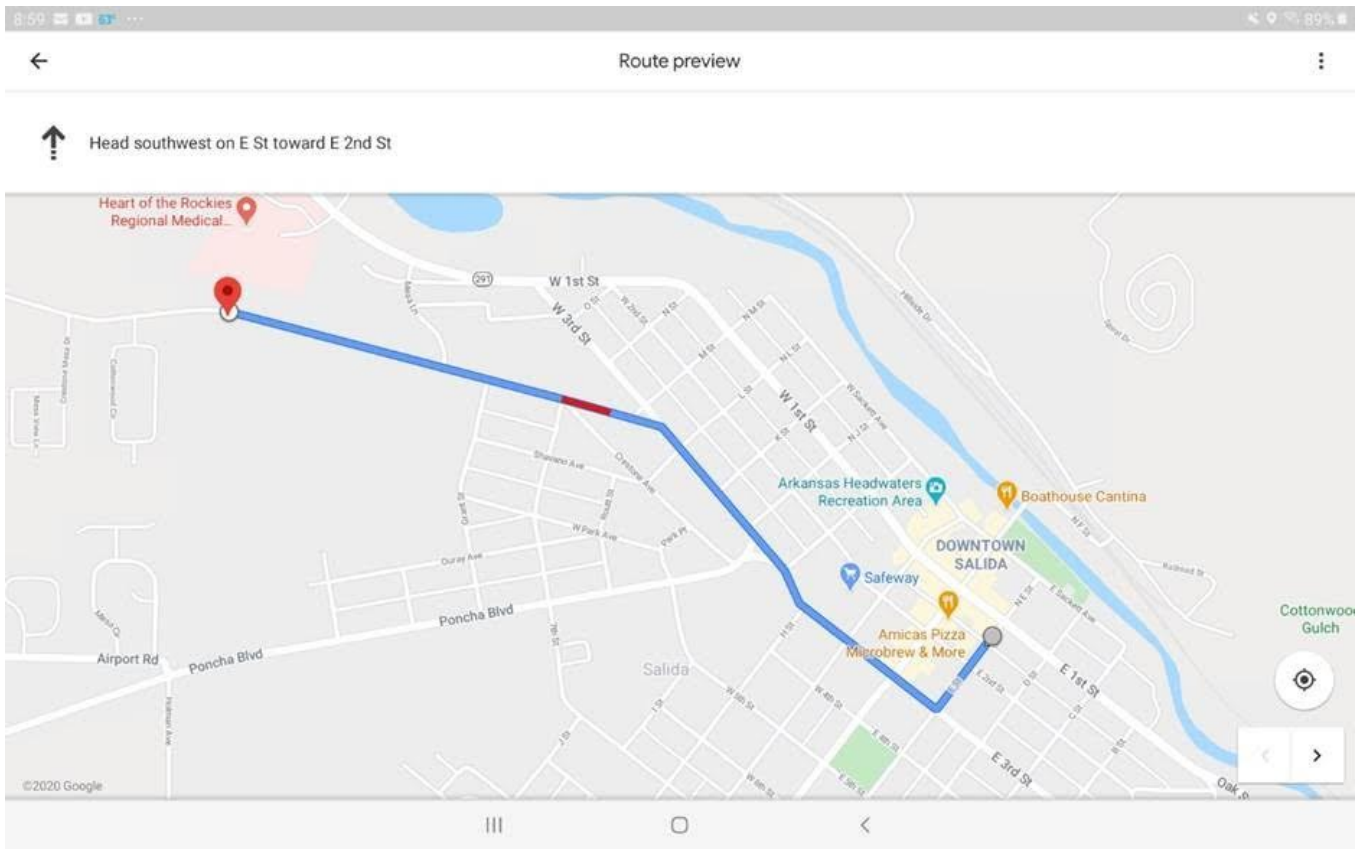
Sale Date	Sale Price	Instrument	Reception Number	Vacant or Improved
03/27/2020	\$213,600	Warranty Deed	457885	Improved

Photos



Sketches





Sent from Yahoo Mail on Android

Sent from Mail for Windows 10

## E. Crestone public hearing comment 6

Inbox



**Michelle Parmeter**

**Wed, Jun  
17, 7:51 AM  
(1 day ago)**

**to me**

City council approved the motion for city staff to begin the application process for E. Crestone vacation on 15 October 2019. The section of land proposed to be vacated in this approved motion (see first image) is different than the E. Crestone vacation application proposed section of land submitted by CHT/City of Salida (see second image). The difference between the land section in what was approved by Council motion and what is part of the vacation application is a section of land that abuts a private property owner (see third image). The action by the City of Salida to begin vacation of land that was not approved in the 15 October Council motion and to change the section of land in the vacation application to benefit CHT is unethical and shows blatant bias toward CHT. Had the City of Salida kept with the approved by motion land vacation section, the City would have to quick claim deed the land to the abutting property owner (Pryor resident). It is also a conflict of interest for any public servant to take a premeditated impartial position on any application.

City of Salida Municipal Code Sec. 16-6-130. - Vacation of recorded plat, right-of-way or easement.

(2) Quitclaim Deed. Whenever the City approves an application vacating a public right-of-way, the City shall provide abutting landowners with a quitclaim deed for the vacated lands. Each abutting landowner shall be deeded that portion of the vacated right-of-way to which the owner's land is nearest in proximity.

According Colorado Constitution Article XXIX Ethics in Government Section 1c, local government officials or employees shall avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated.

Colorado Constitution Article XXIX – Ethics in Government  
Section 1. Purposes and findings.

- (1) The people of the state of Colorado hereby find and declare that:
  - (a) The conduct of public officers, members of the general assembly, local government officials, and government employees must hold the respect and confidence of the people;
  - (b) They shall carry out their duties for the benefit of the people of the state;
  - (c) They shall, therefore, avoid conduct that is in violation of their



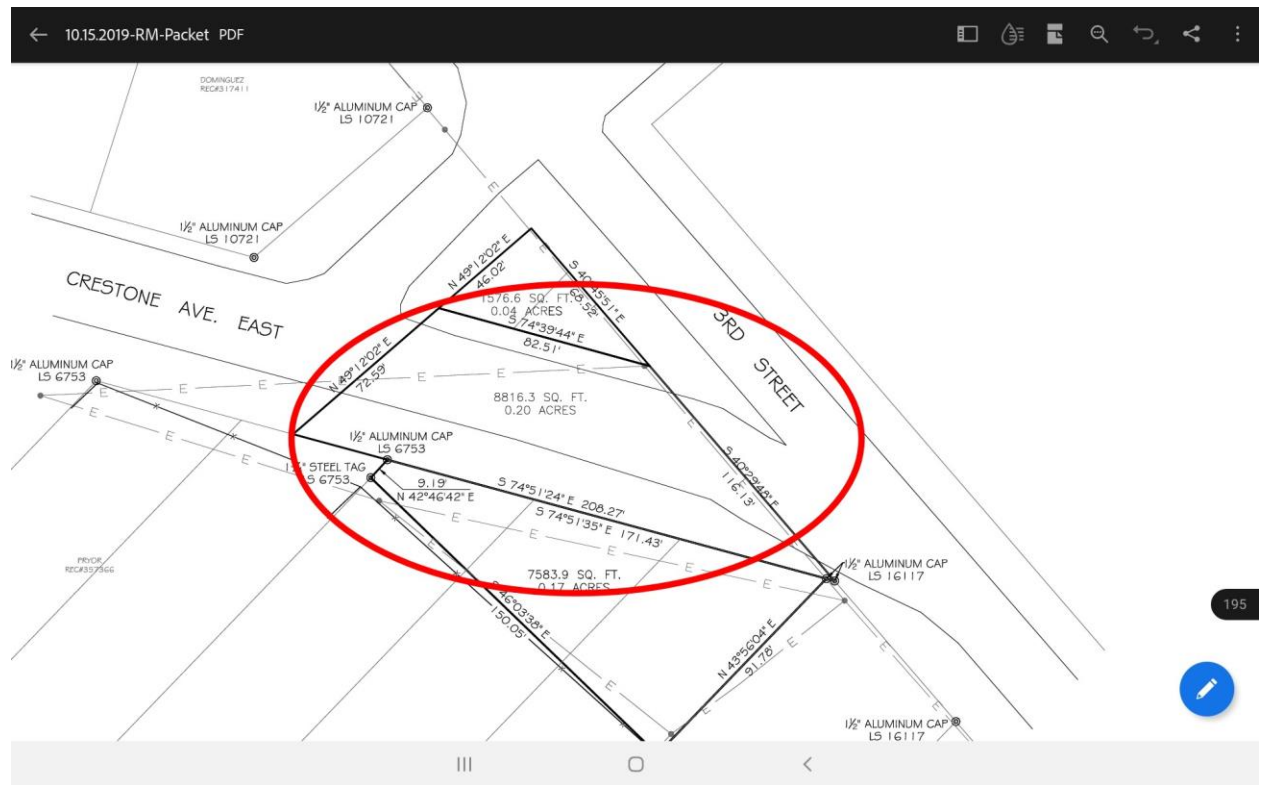
public trust or that creates a justifiable impression among members of the public that such trust is being violated;

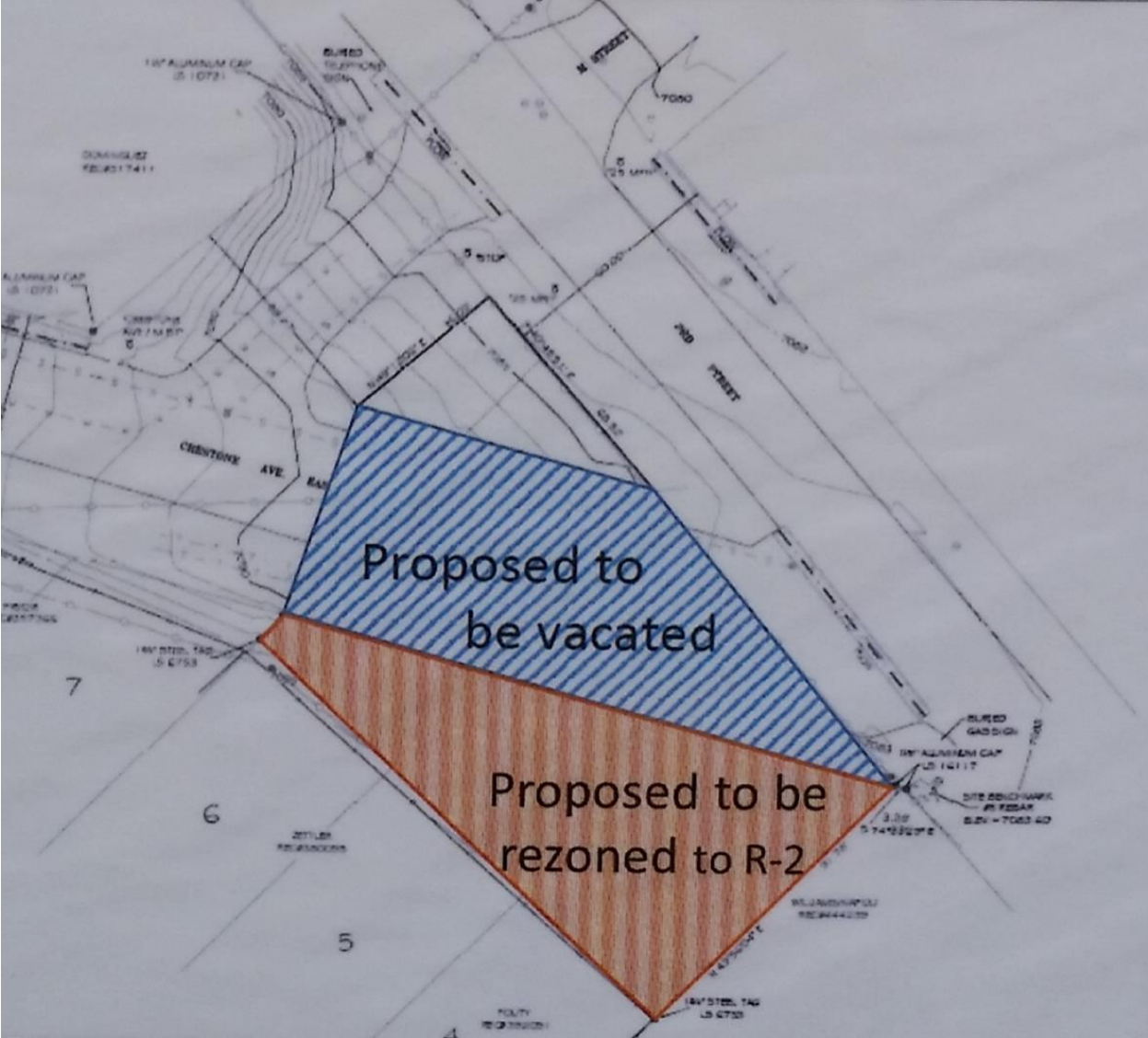
Reference Colorado Independent Ethics Commission

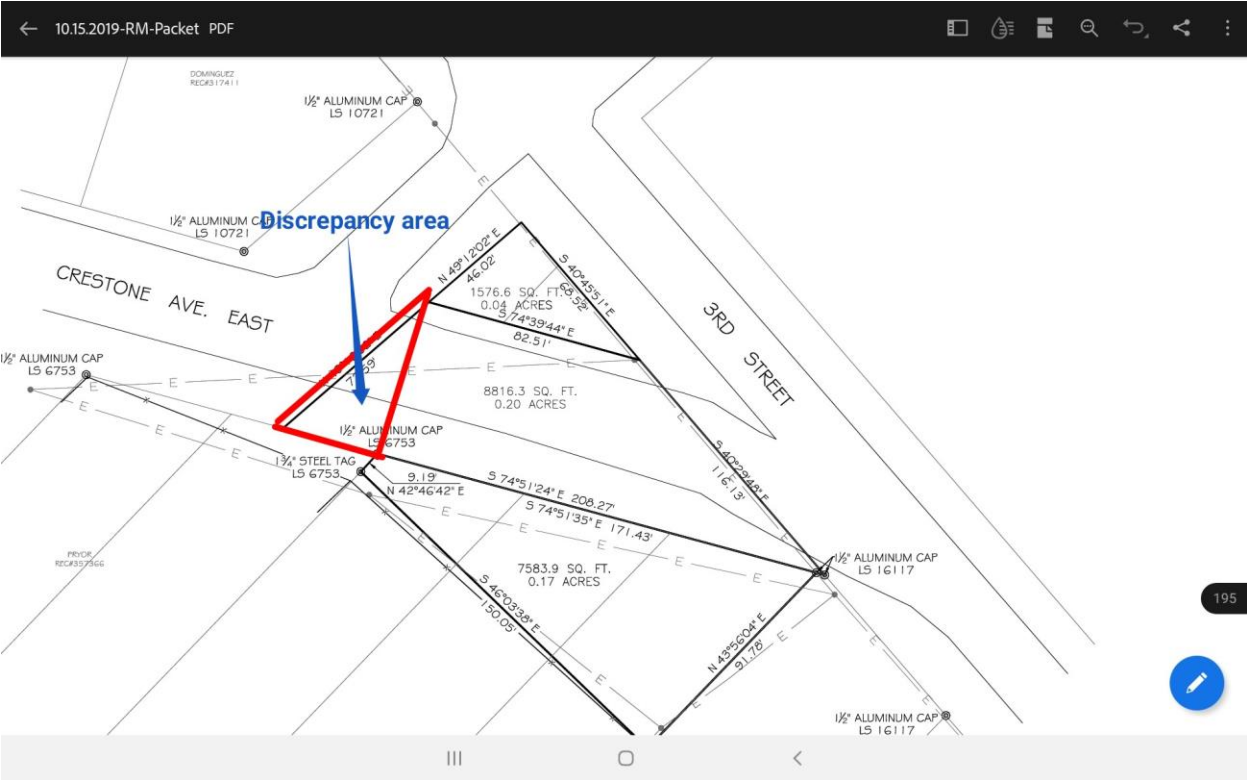
handbook: [https://www.colorado.gov/pacific/sites/default/files/IEC\\_Ethics\\_Handbook\\_2016.pdf](https://www.colorado.gov/pacific/sites/default/files/IEC_Ethics_Handbook_2016.pdf)

It is the duty of all public servants to ensure that the public's money is spent as efficiently as possible and that programs are provided effectively, without discrimination or prejudice, with transparency and without waste of money or resources. Adding to the previous list from Friday's email, affordable housing cannot trump public safety, fiscal responsibility or a code of ethics. I want to believe I can trust the City of Salida to move in the ethical direction with respect to the E. Crestone vacation application.

Michelle M Parmeter









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## E Crestone public comment 7

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**Michelle Parmeter** <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

CHT housing is not affordable.

Even with land donations, the price per square foot for CHT housing is unaffordable:

Salida – Two rivers house sold on 19 April 2019 for \$266.8K with 828 sq ft comes to \$322/sq ft

BV- The Farm house sold on 27 March 2020 for \$213.5 K with 930 sq ft comes to \$230/sq ft

The cost per square foot to build a basic home in Colorado is \$150/sq ft. Any developer or individual given free land should be able build a house for less than \$230-322/sq ft. Is a nonprofit corporation profiting from this difference in cost per square foot, \$140K and \$74K, respectively for the homes mentioned above? Is this really affordable? You decide.

Whether you are an individual, business or municipality, donations and grants to organizations should not be given on noble cause alone. In the case of the City of Salida:

- What oversight/due diligence is done by City of Salida before donating to any organization?
- Where is City of Salida's checklist used as criteria for screening eligibility of organizations requesting donations?
- What percentage of the donations goes toward salaries and operational expenses for the organization?
- What is the organization's five-year plan for growth (employees and assets)?
- Is the business model of the organization fiscally sound, sustainable and resilient?
- Does the organization protect personal individual information according to PII (Personally Identifiable Information) cyber security best practices?

Money used to provide donations and grants to organizations comes from taxpayers (income, property and sales tax). CHT's request for E. Crestone land donation by the City of Salida is misuse of the affordable housing platform and taxpayer benevolence. City council is being negligent by donating to any organization that doesn't adhere to consistent, objective, safe and fair business processes.

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## E. Crestone public hearing comment 8

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**Michelle Parmeter** <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

The applications submitted by Chaffee Housing Trust (CHT) for vacation of E Crestone and rezoning the collective land to R2 should be null and void:

<https://cityofsalida.com/wp-content/uploads/3.16.20-Packet.pdf>

The applications were signed only by CHT executive director on 6 February 2020 as applicant/agent. The applications were submitted to the City by CHT just before the 4 March 2020 community meeting. The City of Salida was hand-written in as co-applicant on the applications sometime after the submission by CHT. The owner signature block was left unsigned.

CHT is not the owner of the land therefore should not be able to request vacation or rezoning of land. The land is owned by the citizens of Salida. CHT is a non-profit corporation with over \$1.5M in assets in 2018 (obtained from 2018 tax form 990). City council is overstepping their boundaries by sole-sourcing affordable housing development to CHT.

The applications cherry pick sections from the 2013 city comprehensive plan as the reason for vacating and rezoning; however, the plan clearly states, "The City of Salida does not directly provide affordable housing for the community." How much more direct can you get than donating citizen-owned land, city services and city labor? A comprehensive plan is not law ... rather it is a guide of vision.

<https://cityofsalida.com/wp-content/uploads/Complete-Comprehensive-Plan.pdf>

H-II.1 – Promote new development projects that contain a variety of housing, including affordable units.

Action H-II.1.a – Any residential development at the Vandaveer Ranch should include a significant affordable housing component.

Action H-II.1.b – Consider adoption of an inclusionary zoning ordinance.

Action H-II.1.c – Seek changes to the Land Use Code to ensure that affordable housing is interspersed throughout the city, maintaining diversity in existing neighborhoods.

The comprehensive plan does not recommend vacating a busy street and donating city assets, services and labor for affordable housing.

The planning commission meeting scheduled for May 26th to review these applications should be canceled due to the invalid submission of applications by CHT or at the very least postponed due to the state order requiring group gatherings be less than 10 people.

Rezoning and vacating of land requires a major impact review by the City Council. If indeed the city continues to review these invalid applications, the City Council should recuse themselves due to conflict of interest based on their lack of impartiality (non-signatory co-applicant) and conspiracy of personal agendas. We live in a democratic society. The council cannot be the judge, jury and executioner for these applications. Where are the checks and balances in this process if City council can give away city land and services without due process?

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## E. Crestone public hearing comment 9

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Michelle Parmeter <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 7:53 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>

The application for vacation of E. Crestone/rezoning of land to R2 and subsequent donation of land to CHT should be stopped due to the following reasons:

1. E. Crestone does serve governmental purposes. A City-owned utility sewer line runs underneath it. This contradicts Nelson's statement in the 1 May 2020 Mountain Mail article: "Nelson cited Colorado Revised Statutes 31-15-713 when he said real estate owned by a municipality not used for governmental purposes may be transferred via ordinance. Since there has been no governmental use of the property in question, it is eligible to be transferred by ordinance."
2. A traffic study conducted during Stay/Safer at home Executive Orders is being used to support the vacation of E. Crestone. It is not a valid traffic study due to COVID-19 and the closing of Chaffee County to tourism.
3. The vacation causes injury to the surrounding neighborhoods. It is non-compliant with Municipal Code Section 16-4-110: "... shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading"
  - a. Increases traffic/parking on an already busy street
  - b. Re-routes Mesa traffic to Crestone Ave which is already burdened with traffic/parking issues around the courthouse and county buildings.
  - c. Lacks realistic/safe residential parking for the proposed units. Even though city code only requires 1 parking space/unit, actual parking space/unit usage is closer to 2-3. Proposed residents will have to park additional vehicles somewhere on 3<sup>rd</sup> street and walk/cross on an unsafe street.
4. The donation of city land and services is not fiscally prudent or legal.
5. The use of our electric franchise fee fund collected from Exel Energy(1% of our energy bills) to help with undergrounding current utilities for the site needs to be prevented. This money is for use by all residents to assist with undergrounding utilities.

Instead of cramming six 35 ft tall buildings on .17 acres and jeopardizing the safety of our citizens in surrounding neighborhoods, the land on E. Crestone should be designated as a pollinator garden perhaps to commemorate our City's fallen civil servants. The land has 7 trees and native rabbitbrush which is beneficial to migrating butterflies. We need more green zones in Salida and less structures polluting our skyline.





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## E. Crestone public hearing comment 10

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**Michelle Parmeter** <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:54 AM

In the Friday February 27<sup>th</sup>, 2020 Mountain Mail, there was an article outlining Chaffee Housing Trust's meeting on Thursday March 5<sup>th</sup> during which CHT plans on giving updates on recent activities. What the article fails to mention is a major request of CHT that is in the works:

The CHT is applying to have the City-owned lots (triangles) on either side of E. Crestone Ave where intersects 3rd St. donated to the CHT. This would include the vacation of that short section of E. Crestone between 3rd and M. The lot created would allow the construction of 5 units + and ADU on the south side of the lot, backed up to the east side for affordable housing.

On October 15, 2019, the council unanimously approved vacation of E. Crestone Ave without a no-injury, traffic or emergency response impact assessment. CHT was the only side represented in the 15 Oct meeting. In early November 2019, the city had the property surveyed at the city's expense. In late February 2020, the city started removing street signs on W 3<sup>rd</sup> Street. CHT is announced the development of that property for affordable housing on March 4<sup>th</sup>, 2020 at 600 PM in the Scout Hut. CHT further continued development discussion without opposing parties at the 16 March 2020 City council work session.

Property values surrounding the lots average over \$500K. The average price of the affordable housing will be \$265K. A 2017 Stanford affordable income housing study indicates that housing of similar value surrounding affordable housing does not see a negative impact; however, surrounding housing that is valued well-above the affordable housing value does see a negative impact to value.

The 2018 inclusionary housing ordinance requiring 12.5% affordable homes is for new annexations and developments of 5 or greater units. Salida has plenty of large undeveloped zones that will provide affordable housing due to the inclusionary housing ordinance. Decisions by the council around affordable housing need to be fair, informed and least impactful to its citizens.

Sent from [Mail](#) for Windows 10



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## E. Crestone public hearing comment 11

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**Michelle Parmeter** <mparmete@yahoo.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 8:49 AM

Please explain why Salida Municipal code does not explicitly state which decisions the city considers quasi-judicial. This is best practice.

Does the City of Salida have a published code of ethics? If not, why? Does the city have certified ethics training for its personnel?

Please explain why Salida Mayor and City council did not ask if opposing party was represented at the 15 Oct 19 and 16 Mar 20 council meetings.

By not asking, these meetings even though they were public are analogous to a judge allowing court proceedings to occur without opposing council.

Sent from [Mail](#) for Windows 10

**From:** Rob Dubin <robDubin100@gmail.com>

**Sent:** Wednesday, June 10, 2020 12:52

**To:** P. T. Wood <pt.wood@salidaelected.com>; Dan Shore <dan.shore@salidaelected.com>; jane.templeton@salidaelected.com; Justin Critelli <justin.critelli@salidaelected.com>; mike.pollock@salidaelected.com; alisa.pappenfort@salidaelected.com; harald.kasper@salidaelected.com; merrell.bergin@salidaelected.com

**Subject:** Crestone Ave- Chaffee Housing Trust

I would like to go on record as being against closing the intersection at 3rd and M Streets as I feel this project is going to result in several unintended consequences that will be detrimental to our city.

Like many in Salida I've long thought that affordable housing needs to remain one of our top priorities. However it is clear to me the Chaffee Housing Trust's plan for 3rd and M Street is addressing the right problem with the wrong solution. On a recent weekday I stood at the intersection of Crestone and East Crestone Avenue for half an hour and witnessed that 65% of the cars heading west onto Crestone and eventually CR160 were coming up East Crestone from 3rd street- the intersection that the City proposes closing to accommodate the Housing Trust's new homes. Meanwhile Longhorn Ranch, Crestone Mesa and Cottonwood Green are all building with dozens or eventually 50 or more homes to be built on Country Rd. 160 - all accessed by Crestone Avenue. If the housing trust project goes forward all that traffic will be forced to travel up Crestone and go in front of the courthouse. The result will be a four or five fold increase in traffic going in front of the courthouse than we currently have.

For traffic east bound into town the situation is even worse as it forces much more traffic into the already difficult intersection with Poncha blvd. Cars on Crestone have a yield sign and have to look behind them over their right shoulder while also gauging the speed of on coming cars turning up the hill at this unsafe intersection. Increasing the traffic many fold will lead to accidents. Chaffee County's wide courthouse lawn with the beautiful trees and parklike atmosphere is one of the charms of Salida. Turning this street into a major thoroughfare is not an improvement.

As City planners are well aware there are also currently under consideration plans to expand the courthouse building and put parking across the street in the lot owned by the Presbyterian church. Putting parking where a lot already exists is a wonderful Salida community solution which was offered to save cutting down the beautiful trees in front of the courthouse. However it does mean there will be a significant increase in pedestrians crossing the street towards the courthouse. The crosswalk from the parking lot will be right in the crosshairs of traffic at the already difficult intersection with Poncha Blvd mentioned above. New construction on CR 160, the closing of 3rd and M streets and new offices and more visitors at the Courthouse will combine for a "perfect storm" with deadly consequences. Greatly increased traffic is being funneled directly to where pedestrians will be trying to cross the street to access the courthouse from the new parking lot. The traffic study for this project was done during the Covid shutdown making its data unreliable. In addition the study was done without knowing exactly what the County will be doing as regards a new building and the above mentioned parking lot. For both of those reasons there is no possibility of intelligent decision making based upon such a flawed traffic study.

None of us want to stand in the way of increased affordable housing in Chaffee County but this project has not been well thought out. The likelihood of an auto-pedestrian accident in front of the courthouse is a virtual certainty with possible deadly consequences. No one wants that. The Housing Trust should pursue its goals at one of its other potential locations.

Rob Dubin  
Salida CO



Bill Almquist <[bill.almquist@cityofsalida.com](mailto:bill.almquist@cityofsalida.com)>

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## FW: Letter of support for affordable housing

1 message

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**Glen VanNimwegen** <[glen.vannimwegen@cityofsalida.com](mailto:glen.vannimwegen@cityofsalida.com)>  
To: [bill.almquist@cityofsalida.com](mailto:bill.almquist@cityofsalida.com)

Mon, Jun 1, 2020 at 10:13 AM

Glen Van Nimwegen, AICP

Community Development Director



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**From:** robert weisbrod [mailto:[weisbr9@yahoo.com](mailto:weisbr9@yahoo.com)]  
**Sent:** Sunday, May 31, 2020 8:45 PM  
**To:** [glen.vannimwegen@cityofsalida.com](mailto:glen.vannimwegen@cityofsalida.com)  
**Subject:** Letter of support for affordable housing

submit.

Dear Editor,

I ask your readers to support the efforts to create affordable housing in Salida, including the East Crestone street vacation to create a buildable lot. As a result of home ownership through the Chaffee Housing Trust, I've been able to stay in my current job at the hospital. As a renter, it was getting too expensive for me to stay in Salida and I would have left town. Instead, I'm not stressed about getting kicked out of my place because they are going to sell it, or raise the rent yet again to where I can't afford it. My home is a lot nicer than rentals I've lived in. I'm getting to know my neighbors here, which didn't happen in a rental. I'm developing community with other homeowners, I can garden here, and I have stability, socially and financially with fixed monthly housing payments that will not go up.

Employees that work here should be able to live here. It is good for businesses because workers stay longer. They do less commuting (less environment impact). Workers who live in the community spend most of their money in the community, contributing to the tax base, supporting local businesses. As a percentage of their income, they spend more than wealthy residents and visitors. Moderate amounts of tax dollars should be spent on supporting workforce. Tax dollars are spent beautifying the city for tourists, on roads, schools, and other essential things. Aren't workers essential to our economy?

Please, let's help out our local employees and our community, we'll all be happier in the end.

Robert Weisbrod

[Sent from Yahoo Mail for iPhone](#)

----- Forwarded message -----

From: **Wallace Ewing** <[wkewing1@gmail.com](mailto:wkewing1@gmail.com)>

Date: Fri, Mar 13, 2020 at 1:51 PM

Subject: Third Street housing project. Please forward to Bill Almquist

To: <[dan.shore@salidaelected.com](mailto:dan.shore@salidaelected.com)>, <[jane.templeton@salidaelected.com](mailto:jane.templeton@salidaelected.com)>, <[justin.critelli@salidaelected.com](mailto:justin.critelli@salidaelected.com)>, <[mike.pollock@salidaelected.com](mailto:mike.pollock@salidaelected.com)>, <[harald.kasper@salidaelected.com](mailto:harald.kasper@salidaelected.com)>, <[alisa.pappenfort@salidaelected.com](mailto:alisa.pappenfort@salidaelected.com)>

I have listened to both sides of the proposal to build affordable housing at the intersection of East Crestone Avenue and Third Street, and I understand the issues involved. Disregarding costs to the city, the effect of the project on property values, and the traffic problems that it will create, I oppose the concept on the grounds that this parcel of land is not an appropriate site for multiple housing of any kind, affordable or otherwise, because it requires the City of Salida to vacate a busy street that connects residents on the Mesa with downtown Salida, and that also entails constructing multiple residences on a steep hill that would leave owners with little or no backyard and would impact the residents' property on (upper) Crestone Avenue. I cannot think of a positive outcome for the housing project, if it were approved. There must be other sites within the city that present fewer problems.

Wallace K. Ewing

718 West Third Street, Unit A

Salida CO 81201





Bill Almquist <bill.almquist@cityofsalida.com>

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## East Crestone Avenue Right of Way Vacation

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**Gregory Smith** <gsmith@cruzio.com>

Fri, Jun 19, 2020 at 11:50 AM

To: bill.almquist@cityofsalida.com

Cc: gsmith@cruzio.com

Bill,

I have to object to this complete fiasco. Taking a highly used city street out of use and giving it away to private ownership is ultimately the worst planning proposal that I have seen in my years of being an architect. The street also functions as a public utility corridor that will now have those public utilities bisect private property. The number of issues and problems that this creates destroys any semblance of logic for the contrived benefits this action will offer. I'm sorry that the reputation of the Planning Department along with the Planning Commission, and City Council will be diminished if this action goes thru.

*Gregory Smith*

*20 Trailside Circle*

*Salida, Colorado 81201*

*(831) 247-2219*

*[gsmith@cruzio.com](mailto:gsmith@cruzio.com)*