



JOINT CITY COUNCIL AND PLANNING COMMISSION WORK SESSION

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

August 14, 2023 - 6:00 PM

AGENDA

Please register for the City Council Work Session

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

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

DISCUSSION ITEMS

1. Joint Worksession – Gartzman Property
2. Future Land Use Map
3. Chaffee Housing Authority Executive Director Update
4. Scout Wave Discussion



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Community Development	PRESENTED BY Kristi Jefferson - Senior Planner	DATE August 14, 2023
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ITEM

Joint Planning Commission/City Council Conceptual Review of a Proposed Planned Development and Major Subdivision for the 2-acre property located at 6907 C.R. 105.

BACKGROUND

The applicant Rob Gartzman submitted an updated conceptual site plan for a Planned Development Overlay and Major Subdivision for his 2-acre property located at 6907 C.R. 105. Currently, there is one single-family residence on this property which will be removed in the future.

This property has a Pre-Annexation agreement which requires annexation at the time of development. The applicant will be applying for annexation and requesting a zoning designation of the High Density (R-3) zone district along with the major impact review application for the proposed Planned Development Overlay and Major Subdivision.

Neighboring properties to the west are within the R-3 zone district and the Confluent Park Planned Development. Properties to the North and East are within Unincorporated Chaffee County.

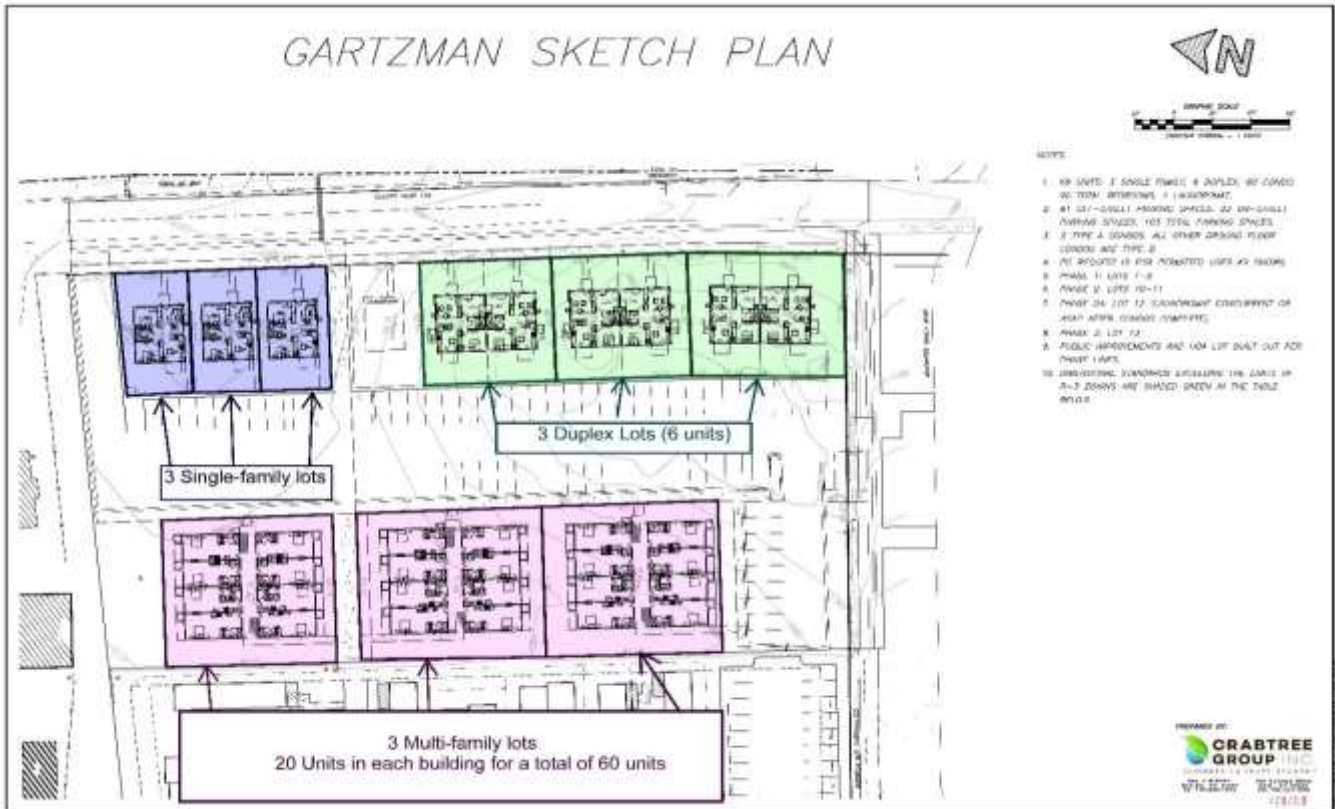


- The updated plan shows three (3) single-family lots, three (3) duplex lots, three (3) multi-family lots and one (1) lot for possible laundry facilities. With the lot configurations the application is proposing a total of 69 residential units. The proposed multi-family buildings will be 3 stories, and each building will have 20 units. Two of the multi-family buildings will be condominiums and the third multi-family building will be an apartment.



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Community Development	PRESENTED BY Kristi Jefferson - Senior Planner	DATE August 14, 2023
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Example: Single-family residence



Example: Duplex residences



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The applicant will be requesting the following deviations from the standards of the High Density (R-3) zone district:

Maximum density - The maximum density allowed in the R-3 zone district for this 2 acre parcel is 36 units and the applicant is requesting for up to 69 units of density. The density allowance is increased to 41 units since the Inclusionary Housing will be provided within the development. - The request is an approximate 68% increase in density $(69-41=28)$ $(28/41=68\%)$.



Maximum height allowed in the R-3 zone district – The maximum height allowed for primary buildings is 35'. The Applicant may request a deviation from the height requirement from 35' to 40' for the condo/apartment buildings on Lots 10, 11 & 13 to allow for architectural elements to conceal mechanical systems.

Minimum lot size for the single-family - In the R-3 zone district the minimum lot size is 5,063 square feet and the applicant is requesting the minimum lot size of 2,300 square feet.

Minimum lot frontage for the single-family lots – The minimum lot frontage in the R-3 zone district is 37.5' and the applicant is requesting a minimum lot frontage of 32'.

Minimum setbacks – The required front and rear setbacks in the R-3 zone district are 20' from front property line and 20' from the rear property line and the required side yard setbacks are 5'. The applicant is requesting the minimum setbacks as shown in the table below in green.



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Community Development	PRESENTED BY Kristi Jefferson - Senior Planner	DATE August 14, 2023
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Zone District R-3	overall site	Duplex Lots & Laundry facility Lot	Single-family Lots	Condominium/Apartment Lots	HOA Parking lot
		Lots 4, 5, 6, 7, 8, 9 & 12	Lots 1, 2 & 3	Lots 10, 11 & 13	Lot 14
Required side setback primary building	5 feet	5'	3'	5'	5'
Required rear setback principal building	20 feet	10'	5'	10'	10'
Required front setback	20 feet	10'	10'	5'	5'

Maximum lot coverage with structures – The maximum lot coverage with structures in the R-3 zone district is 45% and the applicant is requesting maximum lot coverage with structures of 63% for the Condominium/Apartment Lots 11, 12 and 13.

Maximum lot coverage uncovered parking/access – The maximum lot coverage for uncovered parking/ access in the R-3 zone district is 25%. The applicant is requesting up to 66% lot coverage for uncovered parking access for Lot 14.

Article XIII – Inclusionary Housing requires the Planned Development to include at least sixteen and seven tenths (16.7) percent of the total number of residential dwelling units as affordable dwelling units. The inclusionary housing requirement is 11 deed restricted units and the applicant is interested in exceeding the required number of deed restricted units.

There may be additional deviation requests at the time of complete application submittal but at this time it appears that all other dimensional standards can be met.

Once a complete application is submitted to staff we will send it out for review by all departments and review agencies.

The applicant and staff would appreciate the input of Council and the Commission.

- Attachments: General Development Application and Narrative
 Subdivision Sketch Plat
 Planned Development Sketch Plan



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

Item 1.

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

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input checked="" type="checkbox"/> Other: Conceptual Review |
| <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)

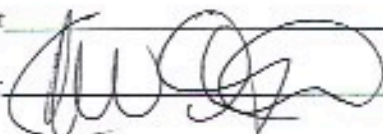
A. Applicant Information

Name of Applicant: Rob Gartzman
Mailing Address: 129 W Sackett Ave, Unit C, Salida, CO 81201
Telephone Number: 303-903-4620 FAX: _____
Email Address: rob@sweetiesinsalida.com
Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: _____
Street Address: 6907 CR105, Salida, CO 81201
Legal Description: Lot 3 Block _____ Subdivision Triple T Ranch (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:  Date: _____
Signature of property owner: _____ Date: 8/8/23

Conceptual Review Development Description

As most locals are familiar, Rob and Sarah Gartzman are local restaurateurs and entrepreneurs who have seen the local housing market change significantly over the last 10+ years. Initially, out of their own need and self-preservation of their businesses, Rob became increasingly interested in the development of workforce housing. At first, it was as an advocate, but has since transitioned into a developer. The goal of the development at 6907 CR 105, is to provide housing solutions for our local workforce both through ownership and rental units. The concept focuses on smaller units and density. Through those concepts, we can provide housing at attainable pricing that helps address our workforce housing needs, which is currently one of the most daunting problems facing Salida.

The development will consist of 69 units and sits on 2 acres. It is a well thought out sub-division that in total it will consist of 3 single family homes, 3 duplexes, 2, 20-unit condo (for sale) complexes and 1, 20-unit apartment (rental) complex and one laundry facility. The single-family homes, duplexes and laundromat will be located on the east side of the property all along CR 105. The apartment and condo complexes will sit on the west side of the property with parking located in between the homes and complexes.

In this development there is a mixture of 21 two-bedroom units and the remaining 48 will be studio apartments. By focusing on smaller units, they will be built to address the needs of our workforce and help keep the prices at a more affordable level. It is the goal to have 100% of this property be deed restricted, but at this point we are only willing to guarantee 50% deed restriction and the rest will be based on the commitments and negotiations from the city, county, and other partners.

There are a total of 103 parking spots for the property for the 90 bedrooms, which exceeds the number of spaces required. 81 of the parking spots will be off-street, while the remaining 22 will be on-street. We have accomplished this while still meeting all the requirements for, sidewalks, road widths, trees, and setbacks. On the East side of the property there will be a wide sidewalk that will ultimately connect the bike paths on the north and south on CR 105.

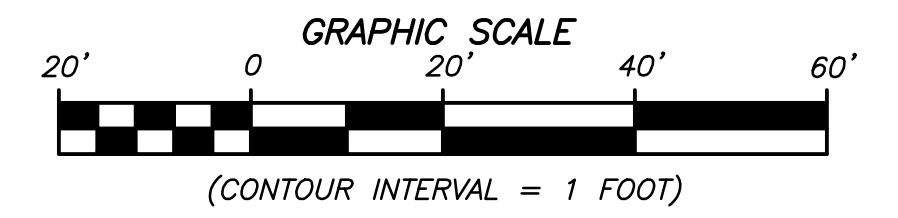
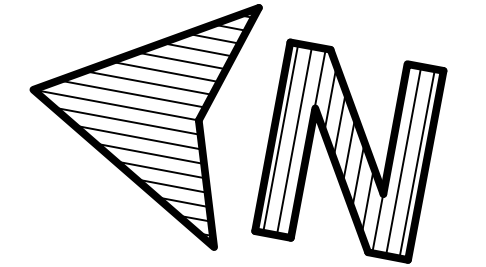
The single-family homes and duplexes will all be one story buildings. The apartment and condo buildings are all going to be three-story walk-up buildings that currently are designed to be below 35 feet in height. City staff has recommended to ask for a extra few feet of variance to make sure all mechanical systems and candy canes are hidden. The façade of the units will feature a mountain modern architecture style to fit cohesively with the previously built structures, while also giving each of the residents a luxurious and community feeling that residents will be proud to call home.

As of right now, this development will be built in 3 phases. The first phase will build all the single-family homes and duplexes (9 units total). The second phase will build the condos (40 units) and laundry facility. The third will build the apartment rentals (20 units). By doing this in phases, it will allow for less risk for both the developer and the financier.

One of the biggest drawbacks to this development is that there is not as much green space, which is one of the variances we are asking from the city. A 1.2 acre park has been approved to be built 200 yards away which should allow for this compromise. In addition, there are plans to build a bike path on this property. We are also asking for variances of density, height, lot size and setbacks. As stated earlier, we are currently willing to deed restrict 50% of the property. Even if we do not go forward with 100% deed restriction, we plan to price all the units on this property at 120% AMI or below, with most falling at 100% AMI levels. The single-family homes and duplexes will all be priced at 120% AMI or below and the condos and apartments will all be at 100% AMI or below.

Proposed Dimensional Standards		R-3	overall site	SF attached & laundry	SF detached	condo lot	HOA lot
lot #				4-9, 12	1-3	10-11, 13	14
min lot size	sf	5063	87535	n/a	2300	7300	39896
density	sf/unit min	2100	1269	2300	2300	365	n/a
min lot size attached	sf	2160	n/a	2300	n/a	n/a	n/a
min lot frontage	ft	37.5	n/a	n/a	32	n/a	n/a
min lot frontage attached	ft	15	n/a	32	n/a	n/a	n/a
max lot coverage: structures	%	50	26	41	40	63	0
max lot coverage: uncovered parking/access	%	25	30	0	0	0	66
min landscape area	%	30	44	59	60	37	34
side setback primary building	ft	5	5	5	3	5	5
side setback detached accessory building	ft	3/5/10	5	5	5	5	5
rear setback principal building	ft	20	10	5	5	10	10
rear setback accessory building	ft	5	n/a	5	5	5	5
front setback	ft	20	10	10	10	5	5
max building height primary	ft	35	35	25	25	35	35
max building height detached accessory building	ft	25	n/a	25	25	25	25
parking	spaces	69	81	n/a	n/a	n/a	81

GARTZMAN SKETCH PLAT



NOTES:

- 1. LOT 14 OWNED AND MAINTAINED BY HOA. INCLUDES PARKING LOT, LANDSCAPING, AND STORMWATER DETENTION.



PREPARED BY:

CRABTREE GROUP INC.
 ENGINEERING SMART GROWTH™
 325 D STREET SALIDA, CO 81201 PH: 719-539-1676
 918 CUYAMA ROAD OJAI, CA 93023 PH: 719-221-1799

7/3/23



3 | WEST ELEVATION
1/4" = 1'-0"



SINGLE FAMILY - 2 BED	
TOTAL SQUARE FOOTAGE	845 SF
RIDGE HEIGHT	16'- 5"



2 | SOUTH ELEVATION
1/4" = 1'-0"



1 | 3D View

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SINGLE FAMILY

SALIDA MULTIFAMILY

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3 | WEST ELEVATION
1/4" = 1'-0"



DUPLEX - 2 BED	
UNIT 1 - TOTAL SQUARE FOOTAGE	837 SF
UNIT 2 - TOTAL SQUARE FOOTAGE	843 SF
RIDGE HEIGHT	19'- 4"



2 | SOUTH ELEVATION
1/4" = 1'-0"



1 | 3D View

DUPLEX - 2 BED

SALIDA MULTIFAMILY

07/13/2023 • #221085

20 PLEX - 3 BUILDINGS		
UNIT	UNIT NO. /BLDG.	TOTAL UNIT NO.
STUDIO	16	48
2 BED	4	12
TOTAL	20	60
UNIT	SQUARE FOOTAGE	
STUDIO	471 SF	
2 BED	910 SF	
TOTAL BUILDING FOOTPRINT (EA.)		4620 SF
ESTIMATED MAX BLDG. HEIGHT		34'- 0"



1 | SIDE ELEVATION - B Copy 1
12" = 1'-0"

20 PLEX - 2 BED

SALIDA MULTIFAMILY

07/13/2023 • #221085

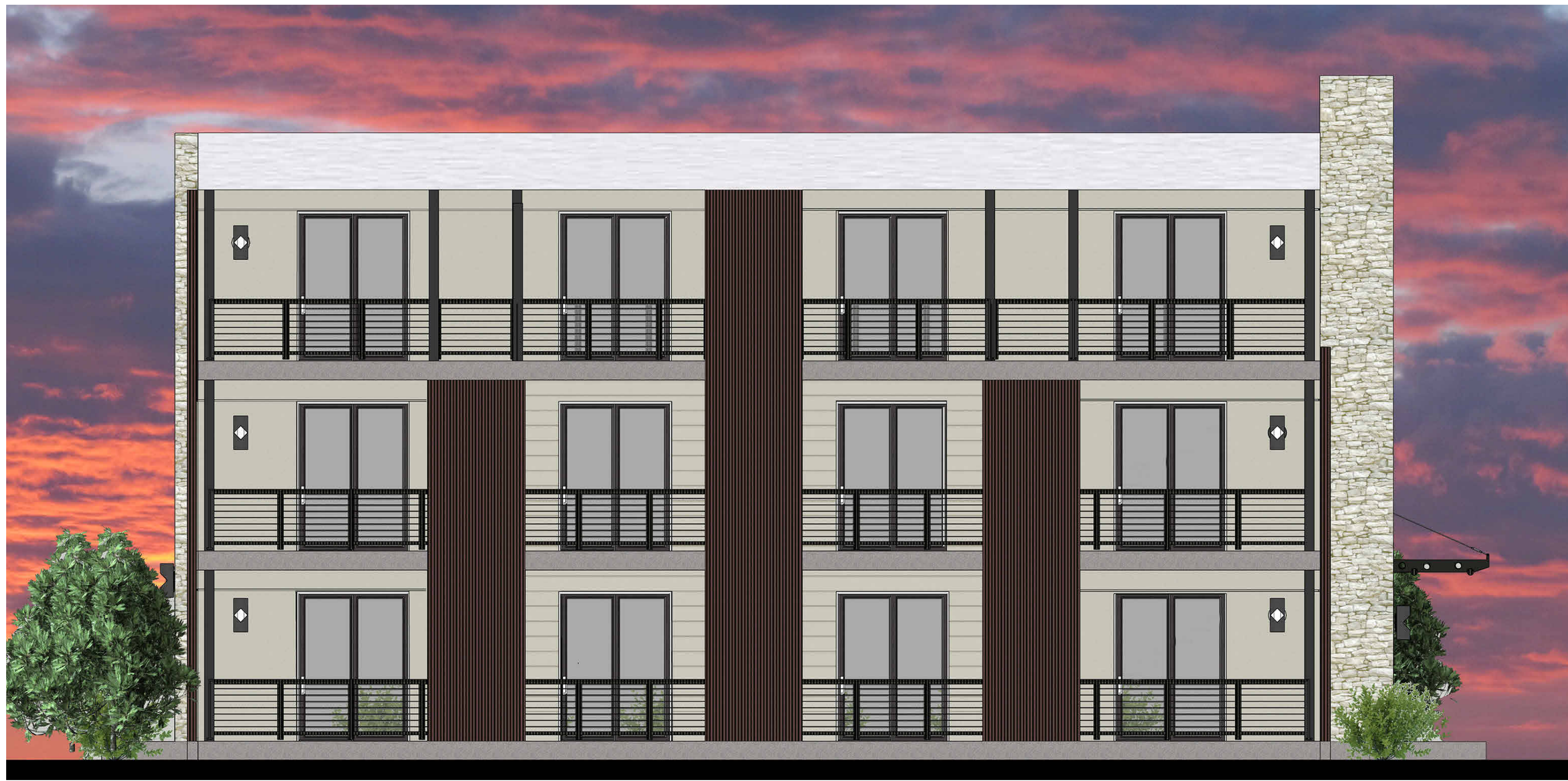
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4 | SIDE ELEVATION - B
12" = 1'-0"



2 | REAR ELEVATION
12" = 1'-0"



3 | SIDE ELEVATION - A
12" = 1'-0"



1 | FRONT ELEVATION
12" = 1'-0"

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20 PLEX - 2 BED

SALIDA MULTIFAMILY

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SHEET NUMBER

Architecture ■

Planning & Entitlements ■

Visual Media ■

Landscape Architecture ■

Real Estate Advisory ■

R2.11



**Executive Director of Chaffee Housing Authority Report
Salida City Council Work Session
August 14, 2023**

Executive Summary:

Having taken over as the Executive Director of the Chaffee Housing Authority (CHA) on April 24, 2023, I've spent the past three and a half months working on developing and executing on a five-point operational plan for the first six months of my tenure. The CHA approved this operational plan at its June board meeting. The five areas include:

1. Affordable housing development
2. Shoring up the budget and finances of the organization
3. Supporting the board in a strategic plan update
4. Outreach, education and advocacy
5. Programming

This report details a summary of the progress I've made so far in each of these five areas - all with the goal of working to solve the affordable housing crisis in Chaffee County.

1. Affordable Housing Development

Jane's Place:

- Beginning construction of phase 2 of Jane's Place as soon as possible is a top priority for CHA.
- To that end, we formed a Jane's Place-specific committee in May of 2023 in collaboration with the Community Foundation, Achieve, CHA board members, and other volunteer partners.
- We have been meeting weekly and working to resolve funding gaps, manage partnerships, oversee financing, and provide community updates related to the project.
- I presented to the State Housing Board meeting and secured Division of Housing gap funding in the form of a \$1.287M grant to close the funding gap in the project.
- I have continued to lead and facilitate the Jane's Place Committee weekly meetings.
- Additionally, I secured approval of a letter of intent from the City of Salida to cover any anticipated grant funding that doesn't come through to give DOH more comfort due to a \$240,000 shortfall in FF&E with the project.
- I am working to put an RFP out of a possible new owner's rep to lower costs there.
- I am working with DSI to update the bid and construction schedule start date.
- I worked with Stifle to secure updated financing commitments from High Country Bank and Collegiate Peaks Bank and am now working with the attorneys and HCB towards a closing mid-September.



- I met with Total Concept to discuss the possibility of property management for Jane's Place.

Special Limited Partnership Program:

- I spearheaded the development of CHA's Special Limited Partnership program (SLP Program) initiative as the former Board member and chair of the CHA Development Committee.
- CHA's SLP Program creates a framework, criteria, and process for how CHA will enter into special limited partnerships with public or private entities for the purpose of assisting developers that wish to construct and own affordable rental housing units that meet the needs identified in the most current Chaffee County Housing Needs Assessment.
- My six-month goal was to identify at least one developer and begin negotiations in collaboration with the Development Committee to enter into an SLP that will result in 30 affordable housing, deed-restricted rental units.
- I have exceeded my six-month goal which was to identify at least one developer and begin negotiations in collaboration with the Development Committee to enter into an SLP that will result in 30 affordable housing, deed-restricted rental units.
- We have completed negotiations with Fading West and entered into an SLP for their Carbonate Street development in Buena Vista, a 60-unit deed restricted affordable housing project.
- I continue to meet with other developers and discuss SLP options.

Crossings:

- CHA is in very preliminary talks with a Developer who has offered to provide CHA with a turnkey development of a 36 deed-restricted, affordable apartment complex in Buena Vista.
- I recommended and secured approval from the CHA Board to enter into negotiations with the developer, Paul Andrews, for an LOI. I am meeting with him next week to continue those discussions.
- CHA would own the building and the developer would retain ownership of the land.
- The project would potentially provide an annual cash flow of \$50-100K+ per year to CHA and put an asset of approximately \$6M on CHA's balance sheet to provide financial stability and a base for credibility and future growth.
- The developer would leverage the relationships of a consultant to access state and other funding sources to include grants and subsidized loans for CHA.

Land Banking:

- I have been in talks with two developers about potential land banking applications under Prop 123.
- The idea is that we submit a letter of intent on behalf of the developer.
- If selected to apply for a competitive grant application, then CHA would enter into a contract with the developer to purchase the land, and if selected for the grant, CHA would receive grant funding to purchase the land.
- Then, the developer would build the project on that land.



- Following approval by the CHA Development Committee, I will be recommending to the CHA board on August 17 that they approve two Letters of Intent to be submitted by the CHA on behalf of two different land banking opportunities under Prop 123.
- The first project is Alex Telthorst's Alpine West project which aims to develop up to 24 rental, deed-restricted units in the County adjacent to BV at 80-100% AMI for CHA and six condo units for the Chaffee Housing Trust.
- The second project is The Homestead in BV which aims to develop 50 1, 2, and 3-bedroom units in the 30-80% AMI range.

2. Budget Operations/Finances

Budget:

- We have reduced the CHA budgeted deficit of \$213,000 to balance the budget.
- This has been accomplished through a combination of solutions - a realization that we have been under-invoicing the Health Disparities Grant, the award of a new grant, and the allocation of a portion of relevant staff salary to the Jane's Place budget.
- We are beginning the 2024 budget process.
- I have hired a new bookkeeper who is getting a handle on CHA's finances.

Sustainable Funding Source:

- I have met with the following people to discuss how their communities successfully passed a recent ballot measure and to get ideas for how to spend the money:
 - George Cruther - Town of Vail Housing
 - Jason Dietz - Summit County Housing Authority
 - Alisha Janes - Frasier River Valley
 - Scott Moulton - Estes Park
 - Cindy Christensen - Aspen Housing Authority
- I also met with Amy Triandliflou about a possible PR campaign.
- I met with Magellan and Summit Information Systems who have come highly recommended by George Cruther and Alisha Janes. They do political surveys and strategy.

Structural/Legal Issues:

- We met with County staff in June to discuss some of these challenges - namely, the relationship with CHA staff and the County/Board, long-term funding issues, and bank accounts.
- Beth Helmke, Daniel Thom, CHA's attorney, and I met July 6 to continue the conversation.
- I worked with CHA's attorney to get an email policy, a CORA policy, and CHA employee handbook drafted.
- I am working to get CHA board members their own CHA email addresses.
- CHA's attorneys and I are beginning regular meetings with the County representatives to more fully separate CHA from the County.

Committees



- I continue meeting with, co-planning the meeting agendas, and facilitating committee meetings - including the following standing committees: Executive, Development, Governance, and Finance, and the following ad hoc committees: Strategic Plan Update, Community Guidelines, and Jane's Place.

3. Strategic Plan Update

Stakeholder Listening Tour:

- I set a goal of meeting with 45 key stakeholders in the community in my first 90 days on the job with the purpose of informing the board's strategic plan update.
- Stakeholders include all board members, elected officials, community organization leaders, key business employers, developers, and community members.
- As of July 17, I have met with 42 stakeholders and counting, including 11 CHA board members, 8 elected officials, 5 developers, 5 key business employers, 10 community partners, and 3 community members.
- I am working on writing up a report summarizing the common themes from these meetings prior to the strategic planning conversations.

Strategic Planning:

- I engaged a strategic planning pro bono consultant to lead a workshop on purpose, vision, and mission.
- I have been leading the strategic planning committee that has been meeting weekly since the initial workshop in early July to write an updated purpose, vision, and mission statement and work on priority outcome statements for key areas of focus through the end of 2024.
- To that end, I have met several times with the consultant to make sure we are on the right track with our progress.
- I organized and have gotten the consultant to come back for a two day strategic planning retreat with the board to hopefully finalize the strategic plan August 11-12.
- Hopefully we will be able to adopt the updated plan at the board meeting on the 17th.

4. Advocacy

New ED Meet and Greets:

- I hosted two meet and greets - one at the Boathouse in Salida on June 5th and one at the Deerhammer in BV on July 12th.
- I said a few words about my 5-point operations plan and got to meet several community members at both events.
- The Salida event had a turnout of 30-35 community members and the BV event had a turnout of about 20 community members.

Chaffee Housing Solutions Coalition:

- I helped form this Coalition that is composed of the CHA, Chaffee Housing Trust, Chaffee County Community Foundation, and Chaffee County EDC.
- Together, we have drafted a letter advocating for the maximum number of units possible (up to 400) to be built in the South Ark Neighborhood in Salida.



- I also spoke on behalf of the Coalition at the Salida City Council requesting that they include the Coalition in a future work session on this topic.
- We also participated in a joint radio interview on KHEN on Friday, June 30.
- We are currently developing a mission/vision statement for the coalition so we can continue to engage together on future housing issues.

Municipalities:

- I have committed to providing an update like this to the BOCC and every couple months as well as the Salida City Council work sessions.
- I spoke in support of The Crossing at the BV Board of Trustees meeting where they approved the preliminary plat.

5. Programming

Salida's Inclusionary Housing Deed Restriction Program:

- We hosted a ribbon cutting and open house for the first two units at Holman Court in this program in June. Both units are under contract and will be closing in the next few weeks.
- We have also been working with the City of Salida staff and attorneys to resolve some open issues with the deed restriction.
- The third unit in the program recently hit the market. Becky and I are working with CHA's attorney to design the lottery system for this program.

Listening Sessions

- CHA hosted community listening sessions with renters/tenants, short-term rental owners, and long-term rental property owners/managers in May.
- Each listening session provided an opportunity for stakeholders to share their views and experiences and provide feedback to the CHA on existing programs, resources, and upcoming affordable housing projects in communities across Chaffee County.
- Key Findings:
 - There is a need for more housing and higher density housing where appropriate, including more apartments that are safe, affordable, and accessible for vulnerable populations such as families with children, people with disabilities, and the elderly.
 - A whole system perspective is needed because affordable housing is a complex issue that must be considered in conjunction with the local economy, outside pressures, and different housing needs including the tourism sector.
 - Working towards solutions will require community-wide collaboration, from governments, agencies, employers, non-profit organizations, community groups and local leaders.
 - There is a need to simplify the processes for developing and accessing affordable housing and support the development of smoother pathways towards this goal, both for those seeking housing and those who can provide housing.
 - A copy of the complete report can be found [here](#).

Rental Deposit Guarantee Program



- We have served 30 total clients and received \$40,000 in funding to develop this revolving loan program to provide individuals with rental deposit assistance paid over the course of their lease.
- We currently have 17 active clients with 4 new clients in August so far.
- We have guaranteed \$28,828 with \$16,160.67 being repaid to date.

Open Doors

- This is a joint program with the City of Salida and CHA that provides transitional housing for local workforce and families.
- We are currently housing 4 adult and children clients in 3 RVs.

Continuum of Care

- The CoC is a coalition of local agencies and organizations to provide a single point of entry care system for housing insecure and unhoused individuals for housing resources and support.
- To date, we have served 91 total clients in the CoC, including 54 homeless clients and 37 housing insecure clients with 49% of the clients being referred by CHA.

Homeless Outreach Team:

- As best practice in a CoC and as required by the recently received Bezos Grant, Becky and her new hire will be creating a committee of CoC members to address the creation of a Homeless Outreach Team.
- Homelessness in Chaffee County has changed rapidly in recent years and is affecting both public and private lands and creating new considerations for public and private programs.
- The topic of homelessness is a sensitive one and we are moving with deliberation and care, pulling together facts to support proposals for action.



MEMORANDUM

DATE: 8/13/23

FROM: Parks and Recreation

TO: Salida City Council

SUBJECT: Scout wave discussion and plan

Background Information:

City Council received public comment at the July 18 regular meeting regarding the Scout Wave. There were some questions as to the plan and some statements about the perceived impacts of the wave. We will briefly discuss the developments of the community's use and attitude towards the Scout Wave, re-cap some meetings that staff has had with stakeholders, and then discuss the plan for this fall and winter.



RECREATION ENGINEERING AND PLANNING
485 ARAPAHOE AVE.
BOULDER, CO 80302
WWW.BOATERPARKS.COM

DRAFT

PROJECT OWNER:
CITY OF SALIDA
448 E. FIRST STREET
SUITE 112
SALIDA, CO 80859

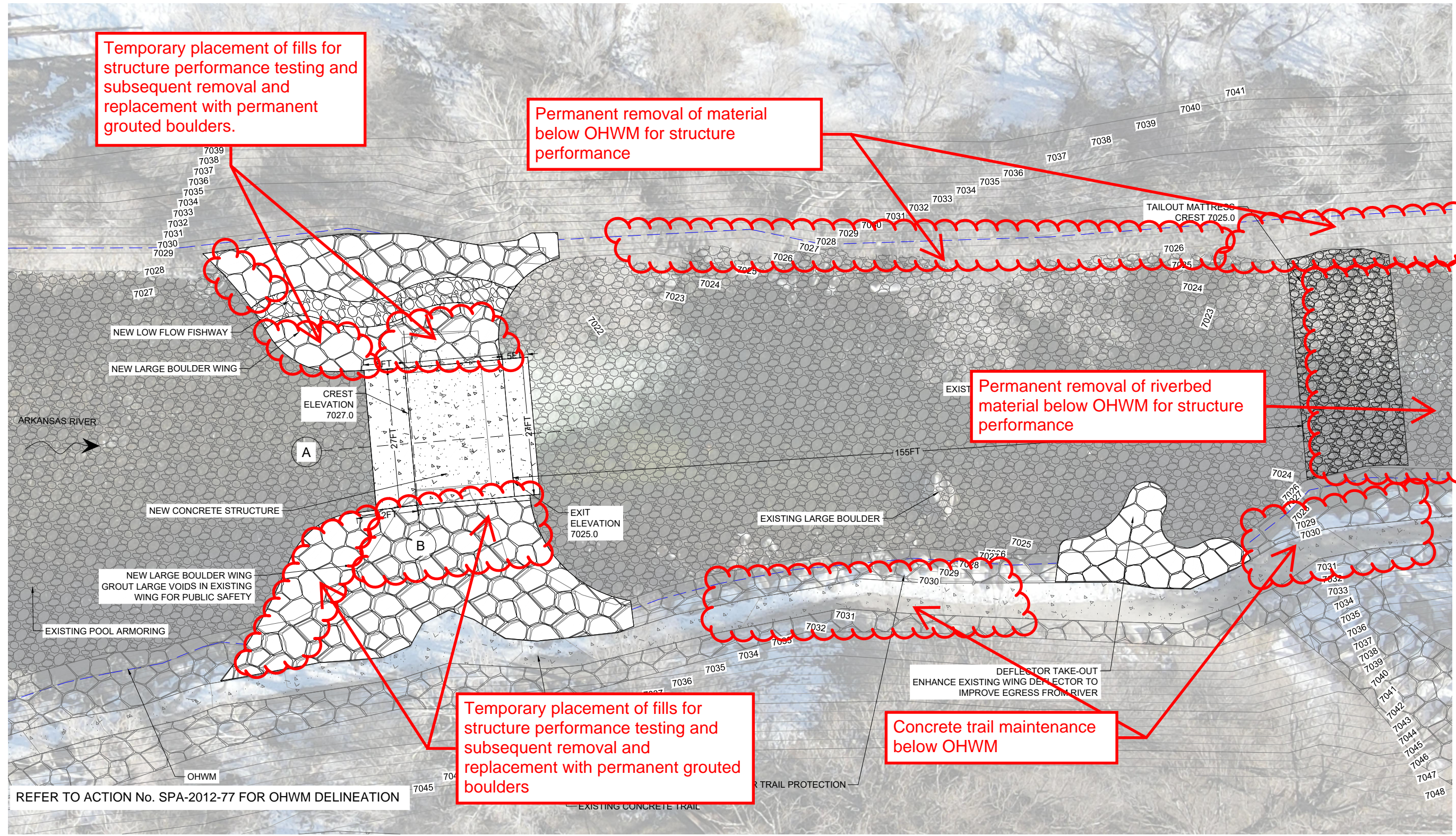
SCOUT WAVE MAINTENANCE
ARKANSAS RIVER
SALIDA, COLORADO
PRELIMINARY - NOT FOR CONSTRUCTION
PROPOSED STRUCTURE

REVISIONS:	
NO.	DATE

DESIGNED: MH DRAFTED: RG
CHECKED: ML
PLOT DATE: 5/31/2023

DRAWING NO.

1
SHEET Page 23



SCOUT WAVE PLAN VIEW



HATCH LEGEND

- EXISTING GROUTED BOULDER STRUCTURES
- EXISTING CONCRETE STRUCTURES
- EXISTING NATIVE ARMORING

- GROUTED BOULDERS PLACED AS AUTHORIZED UNDER ACTION No. SPA-2012-77
- CONCRETE PLACED AS AUTHORIZED UNDER ACTION No. SPA-2012-77

Areas scheduled for placement or removal of temporary and permanent fills for purposes of structure maintenance and improvements

Quantities Within Waters of the US					
	Temporary Fills	Permanent Fills/Removals			
Water ID	Sand/gravel filled geotextile bags (super-sacks, sandbags, or similar)(CY)	Grouted Boulders Discharged (CY)	Concrete Discharged (CY)	Concrete Removed (CY)	Riverbed Material Removed (CY)
Arkansas River Perennial Waters	25	35	20	10	295

Areas Within Waters of the US				
Water ID	Area Permanently Impacted (Acres)	Linear Feet Permanently Impacted (ft)	Area Temporarily Impacted (Acres)	Linear Feet Temporarily Impacted (ft)
Arkansas River Perennial Waters	0.15	290	0.05	40
Riparian Wetland	0.0	0.0	0.0	0.0