CITY COUNCIL REGULAR MEETING

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

August 17, 2021 - 6:00 PM

AGENDA

Please register for Regular City Council Meeting

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

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

To watch live meetings: https://c.streamhoster.com/embed/media/W6sdC9/xAIlQfSsmm0/vpfQhcsApYv_5?preview=1

CALL TO ORDER

Pledge of Allegiance

Roll Call

Civility Invocation

1. **Civility Invocation**

CONSENT AGENDA

2. **Approve Agenda**
3. **Approve August 3, 2021 Minutes**
4. **Approve Avalanche Excavation change order to Contract 2020-014 00520**

CITIZEN COMMENT–Three (3) Minute Time Limit

NEW BUSINESS / ACTION ITEMS

5. **Resolution 2021-30** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO AUTHORIZING THE PURCHASE OF REAL PROPERTY AND APPROVING A PURCHASE AND SALE AGREEMENT
6. **Ordinance 2021-12** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING A 3.87 ACRE AREA OF LAND KNOWN AS THE CHAFFEE
   COUNTY GOVERNMENT CAMPUS WITH A PLANNED DEVELOPMENT OVERLAY, **FIRST READING AND SETTING A PUBLIC HEARING**
7. **Ordinance 2021-13** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 16 OF THE SALIDA MUNICIPAL CODE, REGARDING LAND USE AND DEVELOPMENT, TO ADDRESS CHANGES TO FAMILY CHILD CARE HOMES REQUIRED BY RECENT STATE LEGISLATION, **FIRST READING AND SETTING A PUBLIC HEARING**

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

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Council Reports

- Critelli, Kasper, Pappenfort, Pollock, Shore, Templeton

Mayor Report

Treasurer Report

Attorney Report

Staff Reports

8. August 2021 Staff Reports

BOCC Report

9. Intergovernmental Meeting August 31, 2021, 6:00 p.m. at the SteamPlant, 220 West Sackett Avenue

EXECUTIVE SESSION

10. For the purposes of a discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill and office of this body or of an elected officials; or personnel policies that do not required the discussion of matters personal to particular employees, and the following additional details are provided for identification purposes: City Clerk annual performance evaluation

11. For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)e, and for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest in accordance with C.R.S. Section 24-6-402(4)(a), with the following additional information for identification purposes – potential real estate acquisitions or transfers.

ADJOURN

CITY OF SALIDA
SEAL
COLORADO

City Clerk | Deputy City Clerk

Mayor P.T. Wood

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CIVILITY INVOCATION

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

- We honor the opportunity to be engaged in the process of governance for the benefit of our community.

- We acknowledge that each of us brings a unique perspective to this conversation and that our perspectives may differ.

- We challenge ourselves to value varying points of view and hold all contributions as equally important.

- We understand and accept that while we may sometimes disagree, we can always be courteous and kind.

- We commit to respectful language, avoiding rumor, harsh criticism or personal accusation, even when feeling emotionally charged.

- We will, to best of our ability, speak thoughtfully and listen with attention, respect, and curiosity.

- We are confident that there may be even better solutions than any of us have thought of, which may be discovered through civil conversations.

- We commit to the City of Salida being a hate-free zone and declare and affirm a policy of non-discrimination on the basis of a person's race, color, religion, ancestry, national origin, age, sexual orientation, gender, gender identity, marital status, military or veteran status, socio-economic class, medical condition, or physical or mental disability.

CITY COUNCIL REGULAR MEETING

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

August 03, 2021 - 6:00 PM

MINUTES

CALL TO ORDER

Pledge of Allegiance

Roll Call

PRESENT
Council Member Alisa Pappenfort
Council Member Dan Shore
Council Member Harald Kasper
Council Member Jane Templeton
Council Member Justin Critelli
Council Member Mike Pollock
Mayor PT Wood
Treasurer Merrell Bergin

Civility Invocation

CONSENT AGENDA

Council Member Pollock moved to remove final payment for iiCON from the Consent Agenda and discuss after Public Comment, Seconded by Council Member Kasper.

Voting Yea: Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock
Council Member Pappenfort was unable to vote due to technological issues.

THE MOTION PASSED.

Council Member Pollock moved to remove a professional services agreement with Hittle Landscape Architects from the Consent Agenda and discuss after Public Comment, Seconded by Council Member Critelli.

Voting Yea: Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock
Council Member Pappenfort was unable to vote due to technological issues.

THE MOTION PASSED.

Council Member Shore moved to combine and approve the remaining items on the Consent Agenda, Seconded by Council Member Templeton.

Voting Yea: Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock
Council Member Pappenfort had was unable to vote due to technological issues.

THE MOTION PASSED.

Approve Agenda

Approve July 20, 2021 Minutes

Approve Peak to Peak Pickleball Tournament

Approve Fiber Festival

CITIZEN COMMENT–Three (3) Minute Time Limit

Adam Martinez, Time Kriebel, and Gretchen Healey spoke during Public Comment.

NEW BUSINESS / ACTION ITEMS

Approve Final Payment for iiCON

Council Member Shore moved to approve the final payment for iiCON, Seconded by Council Member Kasper.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

Approve a Professional Services Agreement with Hittle Landscape Architects

Council Member Kasper moved to approve a professional services agreement with Hittle Landscape Architects, Seconded by Council Member Pappenfort.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

Resolution 2021-29 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, ADOPTING A REMOTE PARTICIPATION POLICY, WHEN A LOCAL DISASTER EMERGENCY IS NOT IN EFFECT

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

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

DECLARATION OF EXTENSION OF STATE OF LOCAL EMERGENCY – COVID-19 ACTION PLAN IMPLEMENTATION

Council Member Templeton moved to approve the Emergency Declaration, Seconded by Council Member Kasper.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

Environmental Assessment Comments - Hard Rock Main Pit Expansion and Road Realignment

Council Member Critelli moved to approve the Environmental Assessment Letter as revised by City Administrator Drew Nelson, Seconded by Council Member Shore.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Reports were given.

ADJOURN

Adjourned at 7:30 p.m.

CITY OF SALIDA
SEAL
COLORADO

City Clerk | Deputy City Clerk

Mayor P.T. Wood

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CITY COUNCIL ACTION FORM

Department	Presented by	Date
Parks and Recreation	Diesel Post - Parks and Recreation Director	August 17, 2021

ITEM

Avalanche Excavation change order to contract *2020-014 00520 Agreement stipulated price sidewalk only* for additional Centennial Park utility upgrades project.

BACKGROUND

The City is currently in contract with Avalanche excavation to complete a sidewalk through Centennial park upon the completion of the skate park. Avalanche has begun work on the sidewalk so is mobilized to Centennial Park. The 2021 budget allocates $60,000 for Centennial Park utility upgrades. While mobilized for the Centennial Park sidewalk, Avalanche can complete the utility upgrades.

FISCAL NOTE

Existing contract:	$72/S.Y not to exceed $22,000
Changes:	Manhole $7,000 Waterline 4" or 2" Copper $80.00 a LF unknown length at this time to determine route (approx.. 100ft.) Sewer line 6" $78.00 a LF approximately between 210 or 260 feet
Approximate additional cost:	$35,000
Budgeted:	$60,000

STAFF RECOMMENDATION

Staff recommends that Council approve a change order to contract *2020-014 00520 Agreement stipulated price sidewalk only* for additional Centennial Park utility upgrade work.

SUGGESTED MOTION

Consent agenda item

Change Order No. 1

Date of Issuance:	**8/18/21**	Effective Date:	**8/13/21**
Owner:	**City of Salida**	Owner's Contract No.:	2020-014 00520
Contractor:	**Avalanche Excavation, INC**	Contractor's Project No.:	
Engineer:	NA	Engineer's Project No.:	
Project:	**Centennial Park sidewalk**	Contract Name:	**Agreement_Stipulated_Price sidewalk only**

The Contract is modified as follows upon execution of this Change Order:

Description:

This is addition to the scope of work for Avalanche excavation to complete utility upgrades in Centennial Park.

This change order will add

Change order total: **($1,190.00) + ($1,168.00) + ($1,064.00) = ($3,422.00)**

Attachments:

CHANGE IN CONTRACT PRICE	**CHANGE IN CONTRACT TIMES** *[note changes in Milestones if applicable]*
Original Contract Price: **$72/S.Y not to exceed $22,000**	Original Contract Times: **June 11, 2021 (or after the SP is complete** Substantial Completion: **October 29, 2021** Ready for Final Payment: **November 19, 2021** days or dates
Increase from previously approved Change Order No. Manhole $7,000 Waterline 4" or 2" Copper $80.00 a LF unknown length at this time to determine route (approx.. 100ft.) Sewer line 6" $78.00 a LF approximately between 210 or 260 feet The water line price includes all fittings except fittings needed for the 2" hydrant and its line is not included in the distance.	Increase from previously approved Change Order No.: Substantial Completion: Ready for Final Payment:
Contract Price prior to this Change Order: **$72/S.Y not to exceed $22,000**	Contract Times prior to this Change Order: Substantial Completion: **June 11, 2021** Ready for Final Payment: **June 18, 2021**
Decrease of this Change Order: $	Increase of this Change Order: Substantial Completion: **140 days** Ready for Final Payment: **154 days**

Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders
$72/S.Y not to exceed $22,000 **Manhole $7,000** **Waterline 4" or 2" Copper $80.00 a LF unknown length at this time to determine route (approx.. 100ft.)** **Sewer line 6" $78.00 a LF approximately between 210 or 260 feet** **The water line price includes all fittings except fittings needed for the 2" hydrant and its line is not included in the distance.**	Substantial Completion: **October 29, 2021** Ready for Final Payment: **November 19, 2021**

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: _____	Title _____	Title _____
Date: _____	Date _____	Date _____

CITY COUNCIL ACTION FORM

Department	Presented by	Date
Administration	Drew Nelson - City Administrator	August 17, 2021

ITEM

Resolution 2021-30 – A Resolution of the City Council of the City of Salida, Colorado, Authorizing the Purchase of Real Property and Approving a Purchase and Sale Agreement

BACKGROUND

In December of 2020, the Salida City Council received a Facility and Needs Assessment for the Salida Fire Department. The Assessment noted that while the City has taken care of its existing fire station facility, the 120-year-old structure has significant limitations for fire department operations as well as inefficient systems that contribute to increased operating and maintenance costs. Combined with growing pains that cannot be accommodated on the existing site, the Assessment led to the Council concluding that alternate locations should be explored for relocation purposes. The Assessment looked at nine appropriately sized sites around the City that met certain criteria for possible relocation. One of the top three locations was 505 Oak Street, owned by Russell and Tangie Granzella. Following the Council's acceptance of the Assessment, staff began to reach out to property owners to gauge interest in entering into negotiations with the City. At that time, 505 Oak Street was already under contract and was sold; however, the two parties began discussing an adjacent site – 611 Oak Street.

The subject property at 611 Oak Street is approximately 2.44 acres in size, meeting the minimum size threshold for location of a Fire Department facility that would accommodate SFD as well as the South Arkansas Fire Protection District's space needs. There is currently a single-family residence located at the southwest corner of the property; however, it is currently in a state of disrepair due to water damage over the winter. The property has not been annexed into the City of Salida at this time. There is an existing well for water service, and the property is generally vacant with the exception of a commercial grade freezer that is used for wild game processing. The property is generally flat, has no visible drainage issues, and fronts onto State Highway 291/Oak Street. An aerial image of the site is attached.

CITY COUNCIL ACTION FORM

Department	Presented by	Date
Administration	Drew Nelson - City Administrator	August 17, 2021

As noted in the Assessment, this site is an ideal location for a new fire station due to a variety of factors. It is located on an arterial roadway with easy access to both downtown and US Highway 50. The location is also in the southeastern side of the community where we are seeing a considerable amount of growth (although new construction is not as significant of a fire concern for the Fire Department as compared to older structures in the heart of Salida). The site is larger than the adjacent property that worked well for circulation and site design at 505 Oak Street.

In addition, the adjacent neighbor at 627 Oak Street is the Salida School District (formerly the Don't Go Nuts facility) where they are relocating their district offices as well as the Crest Academy. In discussions with district staff, it is believed that there are few to no impacts or concerns from the district about Fire Department operations that may include noise, late night activity, flashing lights, or other potential issues. The property to the north is currently vacant and it is assumed that the new owners are looking at residential development there in the future. The properties to the east, stretching to the Arkansas River, are also owned by the Granzellas, limiting concerns from the neighborhood with regard to a busy use for the site.

In a general sense, staff believes this is an ideal location and fair price to both parties in consideration of Salida's real estate market. This potential purchase has been reviewed internally in conjunction with the City's Financial Management Plan and staff has determined there to be no adverse impact on the City's fund balance or reserves that cannot be absorbed. A survey, title commitment, and Phase I environmental assessment are currently being ordered for the property.

FISCAL NOTE

The proposed sale price is $790,000, which was not included in the 2021 Annual Budget and would require a budget amendment in the future to purchase. In looking just at the City's sales tax receipts through June of 2021, revenues exceed budget by approximately $1,800,000 while expenditures are tracking well below budget. It is staff's opinion that this property acquisition can be accommodated in the 2020 Annual Budget with no impact to projected fund balance and no impact to other City projects.

CITY COUNCIL ACTION FORM

Department	Presented by	Date
Administration	Drew Nelson - City Administrator	August 17, 2021

STAFF RECOMMENDATION

Staff recommends that the City Council approve the purchase of 2.44 acres located at 611 Oak Street from Russell and Tangie Granzella in the amount of $790,000 through the approval of Resolution 2021-30.

SUGGESTED MOTION

A City Councilperson should state, "I move to approve Resolution 2021-30, Authorizing the Purchase of Real Property and Approving a Purchase and Sale Agreement for 2.44 Acres Located at 611 Oak Street", followed by a second and a roll call vote.

CITY OF SALIDA, COLORADO
RESOLUTION NO. 30
(Series of 2021)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO AUTHORIZING THE PURCHASE OF REAL PROPERTY AND APPROVING A PURCHASE AND SALE AGREEMENT

WHEREAS, the City of Salida, Colorado ("City") is a statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, City desires to acquire approximately 2.44 acres of certain property located at 611 Oak Street, Salida ("Property"), in the unincorporated Chaffee County, for a fire protection facility and related services, as well as other municipal and administrative uses; and

WHEREAS, the City Council ("Council") authorizes the purchase of said Property; and

WHEREAS, the Council likewise approves the execution of the Contract to Buy and Sell Real Estate, attached hereto as Exhibit A, and authorizes the execution of all necessary documents associated with the purchase and closing of the subject Property.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

Section 1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The Salida City Council hereby authorizes the City purchase of the subject Property, and therefore authorizes the Mayor to sign the Purchase and Sale Agreement, attached hereto as Exhibit A.

Section 3. The Salida City Council additionally authorizes the Mayor to execute all necessary documents associated with the conveyance and closing of the subject Property pursuant to the Purchase and Sale Agreement, attached hereto as Exhibit A.

RESOLVED, APPROVED, AND ADOPTED this 17th day of August, 2021.

CITY OF SALIDA

By: _____
P.T. Wood, Mayor

[SEAL]

ATTEST: _____
City Clerk/Deputy City Clerk

Exhibit A
Contract to Buy and Sell Real Estate

CONTRACT TO BUY AND SELL REAL ESTATE

PARTIES AND PROPERTY.

Buyer: **City of Salida, Colorado,** a statutory municipal corporation
448 E. First Street
Salida, CO 81201

Sellers: **Russell R. Granzella**
Tangie J. Granzella
P.O. Box 75
Salida, CO 81201

Whereas, Buyer desires to acquire Property for a fire protection facility and related services and other municipal and administrative uses; and,

Whereas, Sellers desire to sell Property with an address of 611 Oak Street, Salida in Unincorporated Chaffee County to Buyer; and,

Whereas, Buyer desires to purchase said Property.

Therefore, parties agree as follows:

Buyer agrees to buy and Sellers agree to sell, contingent upon on the terms and conditions set forth in this **Contract,** approximately 2.44 acres of improved real property in the County of Chaffee, State of Colorado as further described in "Exhibit A," attached hereto and incorporated herein.

TOGETHER, with all interest of the Sellers in all applicable vacated streets and alleys adjacent thereto, all applicable easements and appurtenances thereto, all improvements thereon and all attached fixtures thereto, except as herein excluded (collectively referred to hereinafter as the "Property").

1. CONTINGENCIES: Parties acknowledge and agree that the entirety of this **Contract** shall be void and without effect unless and until the successful completion of the following:

(a) Buyer shall have thirty (30) days from the execution of this Contract for a due diligence period, in which Buyer may accept clear title, conduct an environmental assessment pursuant to section 2(e) below, prepare/conduct any feasibility analysis for Buyer's intended use of the property, and prepare mutually agreeable Plans.

(b) In the event that clear title or the results of any environmental assessment are unacceptable to Buyer, in the sole subjective discretion of the Buyer, then Buyer shall have the right to terminate this Contract by delivering written notice to Seller not later than the due diligence period contemplated in 1(a) above. In the event that Buyer terminates the

Contract pursuant to this subparagraph, all payments and things of value received hereunder, including Earnest Money, shall be returned in accordance with Paragraph 18 and the parties shall be relieved of any further obligations hereunder.

2. INCLUSIONS / EXCLUSIONS. Sellers certify that property includes one single-family residential structure, one detached garage, and one shed, and therefore, the Purchase Price includes the following items:

(a) if attached to the Property on the date of this **Contract**: one currently uninhabitable single-family residential structure, one detached garage, and one shed, fences, and any ancillary improvements.

(b) if on the Property whether attached or not on the date of this **Contract:** Personal Property belonging to Sellers on Property shall be excluded; specifically, one walk-in freezer currently located on the Property.

(c) Water Rights. Transfer of well permit no. 205946.

(d) Reserved.

(e) Environmental Studies. A phase I was not conducted on the property when it was purchased by seller. The Buyer may at its own cost cause a phase I environmental report to be prepared, and must have it completed prior to closing.

The above-described included items (Inclusions) are to be conveyed to Buyer by Sellers by bill of sale, **Warranty Deed** or other applicable legal instrument(s) at the Closing, free and clear of all taxes, liens and encumbrances, except as hereinafter provided. The following attached fixtures are excluded from this sale: **None**

3. PURCHASE PRICE AND TERMS. The Purchase Price shall be **Seven Hundred Ninety Thousand Dollars ($790,000.00)**, payable in U.S. dollars by Buyer as follows:

(a) Earnest Money. Earnest money of **Fifty Thousand Dollars ($50,000)** shall be required by the Buyer upon the signing of this Contract, to be credited to the total purchase price at Closing.

(b) Consideration at Closing. Remaining amounts due at Closing, which may consist of cash, electronic transfer funds, certified check, or Cashier's Check (Good Funds), as agreed upon by the Parties.

4. COST OF APPRAISAL. The Buyer may request an appraisal and/or a survey of the Property. The cost of any appraisal or survey to be obtained after the date of this Contract shall

be ordered and timely paid by the Buyer. Sellers may provide Buyer any previously obtained appraisals or surveys in the possession of Sellers.

5. NOT ASSIGNABLE. This **Contract** shall not be assignable by either party without prior written consent of both parties. Except as so restricted, this **Contract** shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the parties.

6. EVIDENCE OF TITLE. Buyer will obtain, at Buyer's expense, a current commitment for Owner's Title Insurance Policy in an amount equal to the Purchase Price within fifteen (15) days after the due diligence period pursuant to Section 1 above (Title Deadline). Sellers shall also deliver to Buyer any Abstract(s) of Title in their possession, certified to the last date of any previous certification. The Title Insurance Commitment, together with any copies or abstracts of instruments furnished pursuant to this Section, constitutes the title documents (Title Documents). Buyer, or Buyer's designee, must request Sellers, in writing, to furnish copies or abstracts of instruments in their possession listed in the Schedule of Exception no later than ten (10) calendar days after Title Deadline.

7. TITLE.

(a) Title Review. Buyer shall have the right to inspect the Title Documents. Written notice by Buyer of unmerchantability of title or of any other unsatisfactory title condition shown by the Title Documents shall be signed by or on behalf of Buyer and given to Sellers on or before ten (10) calendar days after Buyer's receipt of the Title Insurance Commitment, or within five (5) calendar days after receipt by Buyer of any Title Document(s) or endorsement(s) adding new Exception(s) to the Title Commitment together with a copy of the Title Document adding new Exception(s) to title. If Sellers do not receive Buyer's notice by the date(s) specified above, Buyer accepts the condition of title as disclosed by the Title Documents as satisfactory.

(b) Matters Not Shown by the Public Records. Sellers shall deliver to Buyer, on or before the Title Deadline set forth in Section 6, true copies of all lease(s) and survey(s) in Sellers' possession pertaining to the Property and shall disclose to Buyer all easements, liens or other title matters not shown by the public records of which Sellers have actual knowledge. Buyer shall have the right to inspect the Property to determine if any third party(s) has any right in the Property not shown by the public records (such as an unrecorded easement, unrecorded lease, or boundary line discrepancy). Written notice of any unsatisfactory condition(s) disclosed by Sellers or revealed by such inspection shall be signed by or on behalf of Buyer and given to Sellers on or before Buyer acquires the property. If Sellers do not receive Buyer's notice by said date, Buyer accepts title subject to such rights, if any, of third parties of which Buyer has actual knowledge.

(c) Right to Cure. If Sellers receive notice of unmerchantability of title or any other unsatisfactory title condition(s) as provided in subsection (a) or (b) above, Sellers shall use reasonable effort to correct said unsatisfactory title condition(s) prior to the date of closing. If Sellers fail to correct said unsatisfactory title condition(s) on or before the date of closing, this **Contract** shall then terminate; provided, however, Buyer may, by written notice received by Sellers, on or before closing, waive objection to said unsatisfactory title condition(s).

8. INSPECTION. Buyer or any designee shall have the right to have inspection(s) of the physical condition of the Property and Inclusions, at Buyer's expense. If written notice of any unsatisfactory condition, signed by or on behalf of Buyer, is not received by Sellers on or before **thirty (30) days** after the effective date of this Contract, the physical condition of the Property and Inclusions shall be deemed to be satisfactory to Buyer. If such notice is received by Sellers as set forth above, and if Buyer and Sellers have not agreed, in writing, to a settlement thereof on or before **ten (10) days** after Sellers' Receipt of the notice (Resolution Deadline), this **Contract** shall terminate three (3) calendar days following Resolution Deadline; unless, within the three (3) calendar days, Sellers receive written notice from Buyer waiving objection to any unsatisfactory condition. Buyer is responsible for and shall pay for any damage which occurs to the Property and Inclusions as a result of such inspection.

9. DATE OF CLOSING. The date of closing shall be within ninety (90) days of this contract, or by mutual agreement at an earlier or later date. The location of the closing shall be at Central Colorado Title & Escrow, 129 E. Hwy 50, Salida, Colorado 81201.

10. TRANSFER OF TITLE. Subject to the terms of payment at, and after, Closing, as required and specified herein, and compliance by Buyer with the other terms and provisions hereof, Sellers shall execute and deliver a good and sufficient **Warranty Deed** to Buyer, on Closing, conveying the Property free and clear of all taxes. Title shall be conveyed free and clear of all liens for special improvements installed as of the date of Buyer's signature hereon, whether assessed or not; except: (i) distribution utility easements (including cable TV); (ii) those matters reflected by the Title Documents accepted by Buyer in accordance with subsection 7(a); (iii) those rights, if any, of third parties in the Property not shown by the public records in accordance with subsection 7(b); and (iv) subject to building and zoning regulations.

11. PAYMENT OF ENCUMBRANCES. Any encumbrance required to be paid shall be paid at or before closing from the proceeds of this transaction or from any other source.

12. CLOSING COSTS, DOCUMENTS AND SERVICES. Buyer and Seller shall pay their respective closing costs and all other items required to be paid at closing, except as otherwise provided herein. Buyer and Seller shall sign and complete all customary or required documents at or before closing. Fees for real estate closing services shall be paid at closing by Seller (½) and Buyer (½).

13. PRORATIONS. Buyer shall be solely responsible for and shall pay all of the accrued general property taxes after the date of closing, due in the subsequent year, after the date the property is added from the tax rolls by the Chaffee County Assessor.

14. POSSESSION. Possession of the Property shall be delivered to Buyer immediately upon Closing.

15. CONDITION OF AND DAMAGE TO PROPERTY. Except as otherwise provided in this **Contract**, the Property and Inclusions shall be delivered in the condition existing as the date of this **Contract**, ordinary wear and tear excepted. In the event the Property shall be damaged by fire or other casualty prior to time of closing, in an amount of not more than ten percent of the total Purchase Price, Sellers shall be obligated to repair the same before the date of closing. In the event such damage is not repaired within said time or if the damage exceeds such sum, this **Contract** may be terminated at the option of Buyer. Should Buyer elect to carry out this **Contract** despite such damage, Buyer shall be entitled to credit for all the insurance proceeds resulting from such damage to the Property and Inclusions, not exceeding, however, the total Purchase Price. Should any Inclusion(s) or service(s) fail or be damaged between the date of this **Contract** and the date of closing or the date of possession, whichever shall be earlier, then Sellers shall be liable for the repair or replacement of such Inclusion(s) or service(s) with a unit of similar size, age and quality, or an equivalent credit, less any insurance proceeds received by Sellers covering such repair or replacement.

16. TIME OF ESSENCE / REMEDIES. Time is of the essence hereof. If any note or check received as the Earnest Money Deposit hereunder or any other payment due hereunder is not paid, honored or tendered when due, or if any other obligation hereunder is not performed or waived as herein provided, there shall be the following remedies:

(a) IF BUYER IS IN DEFAULT: Sellers may elect to treat this **Contract** as cancelled, in which case all payments and things of value received hereunder shall be forfeited and retained on behalf of Sellers, and Sellers may recover such damages as may be proper, or Sellers may elect to treat this **Contract** as being in full force and effect and Sellers shall have the right to specific performance or damages, or both.

(b) IF SELLERS IN DEFAULT: Buyer may elect to treat this **Contract** as cancelled, in which case all payments and things of value received hereunder, including Earnest Money, shall be returned and Buyer may recover such damages as may be proper, or Buyer may elect to treat this **Contract** as being in full force and effect and Buyer shall have the right to specific performance or damages, or both.

(c) COSTS AND EXPENSES: Anything to the contrary herein notwithstanding, in the event of any litigation arising out of this **Contract**, the court shall award to the prevailing party all reasonable costs and expenses, including attorney fees.

17. TERMINATION. In the event this **Contract** is terminated before closing, all payments and things of value received hereunder shall be returned and the parties shall be relieved of all obligations hereunder, subject to Section 16.

18. MODIFICATION OF THIS CONTRACT. No subsequent modification of any of the terms of this **Contract** shall be valid, binding upon the parties, or enforceable unless made in writing and signed by the parties.

19. ENTIRE AGREEMENT. This **Contract** constitutes the entire contact between the parties relating to the subject hereof, and any prior agreements pertaining thereto, whether oral or written, have been merged and integrated into this **Contract**.

20. NOTICE OF ACCEPTANCE; COUNTERPARTS. This offer to sell and enter into this **Contract** shall expire unless accepted in writing by Buyer, as evidenced by its signatures below, and the Sellers receive notice of such acceptance on or before Sellers' acquisition of the property (Acceptance Deadline). If accepted, this document shall become a contract between Sellers and Buyer. A copy of this document may be executed by each party, separately, and when each party has executed a copy thereof, such copies taken together shall be deemed to be a full and complete contract between the parties.

21. COVENANTS SURVIVING CLOSING. Upon Closing of this contract, the following covenants shall be enforceable until conditions surrounding the covenants are met. Failure to enforce any provision contained herein shall not be considered a waiver to that provision or any other provision contained herein.

a. Section 3 of this Contract, regarding delivery of payment of purchase price.

22. BROKERS, COMMISSIONS, AND OTHER THIRD-PARTY FEES. Buyer and Seller shall be responsible for their own respective costs and fees for attorney reviews, brokerage arrangements, agent arrangements, or other commissions as the case may be. Such arrangements shall be handled in separate contracts as this Contract is not intended to create any third party rights.

BUYER: CITY OF SALIDA, COLORADO

By: _____

_____ Date:

Attest:

By: _____

Erin Kelley, City Clerk

SELLERS: RUSSELL AND TANGIE GRANZELLA

By: _____

Russell R. Granzella, Owner Date:

By: _____

Tangie J. Granzella, Owner Date:

STATE OF COLORADO)
) ss.
COUNTY OF CHAFFEE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Russell R. Granzella.

Witness my hand and official seal:

[SEAL] _____

Notary Public, State of Colorado

STATE OF COLORADO)
) ss.
COUNTY OF CHAFFEE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Tangie J. Granzella.

Witness my hand and official seal:

[SEAL] _____

Notary Public, State of Colorado

EXHIBIT A

LEGAL DESCRIPTION (to be confirmed by survey)

All that part of the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:

Beginning at the Northeast comer of the NW¼ SW¼ of said Section and running thence South 10 rods and 10 feet;

Thence West 406.23 feet to the east line of Oak Street in the City of Salida, Colorado;

Thence running north 10 rods and 10 feet along the east line of said Oak Street to the North line of the NW¼ SW¼ of said Section;

Thence East along the said North line 406.23 feet, more or less, to the point of beginning.

And

A tract of land located in the North Half of the Southwest Quarter (N½ SW¼) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, being described as follows:

Commencing at the point on the East boundary of State Highway No. 291 and on the north side of a County Road (being an extension of Illinois Avenue of Salida, Colorado) from whence the Southeast comer (brass cap) of said Section 4, bears South 63°36.1' East 4757.8 feet;

Thence North 0°05' East along said Highway boundary 322.0 feet to the point of beginning of the tract herein described;

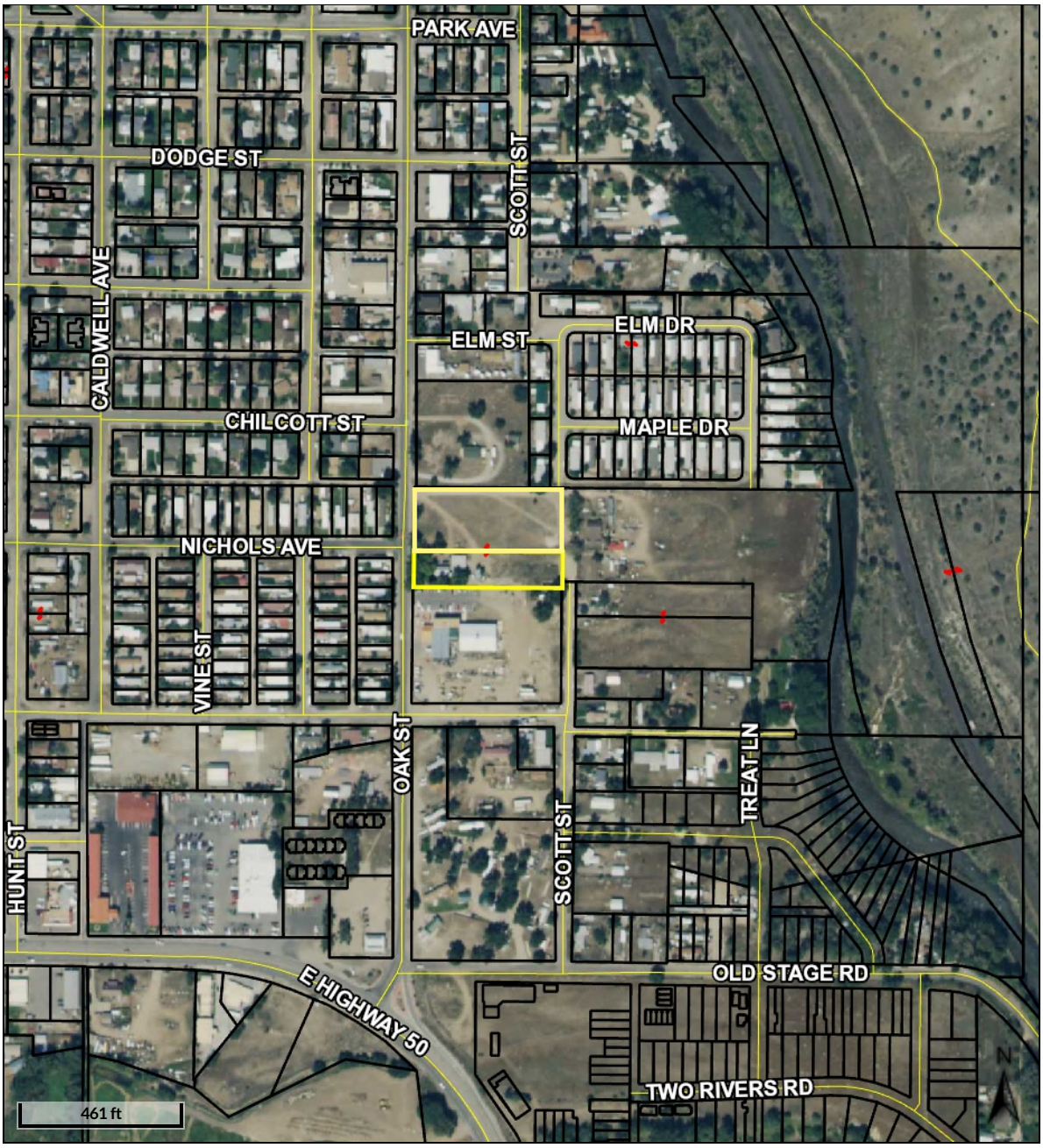
Thence proceeding around said tract North 0°05' East along Highway boundary I 00.0 feet; Thence South 89°38'East 407.8 feet;

Thence South 0°16' East 100.0 feet;

Thence North 89°38' West 408.5 feet to the point of beginning.

Each of the four comers of the above tract is marked by a 5/8 inch steel reinforcing bar 2 feet long driven in the ground and having a one inch aluminum cap.

qPublic.net™ Chaffee County, CO



Overview

Legend

- Parcels
- Parcel Joins
- Roads

Date created: 7/5/2021
Last Data Uploaded: 7/2/2021 5:20:30 PM

Developed by Schneider GEOSPATIAL

The City of Salida identified nine appropriately-sized sites around the City that met the size requirement. The Neenan Company and PEC reviewed the sites against a list of site criteria to reduce the number of viable options. In the Site Analysis spreadsheet the criteria have been noted as Low, Medium, and High risk. Low risk means the site poses no significant deficiencies. High risk indicates there are significant flaws with the site as it pertains to the criteria.

FACTORS		120 & 124 E Street (existing)		505 Oak Street		USFS location		Old Town & Country	
LAND		Cost	Comments	Cost	Comments	Cost	Comments	Cost	Comments
	Size	0.26	Own	2.11		1.34	City owned but may need to purchase more land	3.15	
	Cost per acre/per s.f.			$284,360	Need to confirm			$793,651	Need to confirm
	Total Cost			$ 600,000.00				$ 2,500,000.00	
ADJUSTMENTS FOR SITE SPECIFIC COST FACTORS									
FEES									
	Electrical Development Fee		3-phase power not available						
	Planning/Civil Costs		Wiil require height variance						
	CDOT involvement		Maybe		Yes		Maybe		Yes
	Total Addl On-Site Costs								
OTHER ISSUES:									
	Neighbors/Off Site	High	Pedestrians, Zero lot line	Medium	Proximity to homes	Low	Compatible with surrounding uses	Medium	Proximity to homes
	Access from Site	Medium	Downtown	Low	Access to Oak Street	Low	Access to Highway 50	Low	Access to Highway 50
	Topography/Soils	Low		Low	Gravelly sandy loam	Low	Sandy loam	Low	Gravelly sandy loam
	Availability of Utilities	Low	In place	Low	Excellent	Low	Excellent	Low	Excellent
	Land Use Compatibility	Low	Commercial (C-1)	Low	Commercial (C-1)	Low	Planned Development	Low	Planned Development
	Size/Functionality for Use	High	No ability to expand	Medium	limited	High	Training options on-site limited	Low	Good size for all needs
	Ownership Timing	Low	Own	Medium	City does not own	Low	City does not own, but ready to	Medium	negotiation
	Location/Ability to Serve	Low	Central location	Low	Central location	Low	Central location	Low	Central location
	Environmental Issues	Low	None known	Low	None known	Low	None known	Low	None known

FACTORS		Vandaveer Site		The Galleries New Maintenance		Golf course		Marvin Park	
LAND		Cost	Comments	Cost	Comments	Cost	Comments	Cost	Comments
	Size	87.51	City owned	1.95	City owned, part of larger 70.58 acreas	5.30	Need to work with Golf Course	No area to subdivide	City owned
	Cost per acre/per s.f.								
	Total Cost								
ADJUSTMENTS FOR SITE									
SPECIFIC COST FACTORS									
FEES									
	Electrical Development Fee								
	Planning/Civil Costs		May require master plan review		May require annexiation into city. To avoid County fees		Will require zoning change		Will require zoning change
	CDOT involvement		No		Yes		No		No
	Total Addl On-Site Costs								
OTHER ISSUES:									
	Neighbors/Off Site	Low	Isolated from other development	Medium	Proximity to homes	Medium	Proximity to homes	Medium	Proximity to homes
	Access from Site	Medium	Relatively distant from Highway 50	Low	Access to Highway 50	Low	Access to Poncha Blvd	Low	Access to Crestone Ave
	Topography/Soils	Medium	Loam to clay loam	Low	Loam and gravelly sandy loam	Low	Gravelly sandy loam	Low	Gravelly sandy loam
	Availability of Utilities	High	Extend both water & sewer	High	Upgrade sewer, extend water	Low	Excellent	Low	Excellent
	Land Use Compatibility	Low	Planned Development	Low	Outside City limits	Low	Parks	Low	Parks
	Size/Functionality for Use	Low	Good size for all needs	High	Developable land limited	Medium	Good size, odd shape	Low	Good size for all needs
	Ownership Timing	Low	City-owned	Low	City-owned	Low	City owns, vacant	High	Existing use as City park
	Location/Ability to Serve	High	Longer travel time, bridge flooding potential	Medium	West location, longer travel times	Low	Central location	Medium	Longer travel time to south area
	Environmental Issues	Low	None known	Low	None known	Low	None known	Low	None known

FACTORS		Site 8 - West of Golf Course		Site 9 - 627 Oak Street	
LAND		Cost	Comments	Cost	Comments
	Size	6.22	Unknown	3.00	Unknown
	Cost per acre/per s.f.	$80,386	sale price 10/28/2020	$423,713	Tax value
	Total Cost	$ 500,000		$1,271,140	
ADJUSTMENTS FOR SITE					
SPECIFIC COST FACTORS					
FEES					
	Electrical Development Fee				
	Planning/Civil Costs		May require annexiation into city to avoid County fees		
	CDOT involvement		No		Yes
	Total Addl On-Site Costs				
OTHER ISSUES:					
	Neighbors/Off Site	**Medium**	Proximity to homes	**Medium**	Proximity to homes
	Access from Site	**Low**	Access to Airport Rd	**Low**	Access to Oak & Scott Streets
	Topography/Soils	**Low**	Gravelly sandy loam	**Low**	Gravelly sandy loam
	Availability of Utilities	**Low**	Excellent	**Low**	Excellent
	Land Use Compatibility	**Low**	Not shown on zoning map	**Low**	Not shown on zoning map
	Size/Functionality for Use	**Low**	Good size for all needs	**High**	Good size, demo existing
	Ownership Timing	**Medium**	City does not own	**Medium**	City does not own
	Location/Ability to Serve	**Low**	Central location	**Low**	Central location
	Environmental Issues	**Low**	None known	**Low**	None known

Salida Fire Department | Map of Sites in Service Area

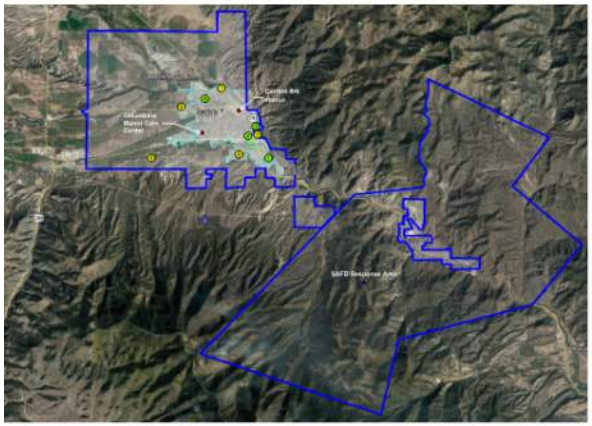
Salida Fire Facility -
Response Areas and Potential Sites

TOP 4 SITES

1. By USFS 4 mins, 2.1 miles from Columbine Manor
2. Old Town and Country 3 mins, 1.5 miles from Columbine Manor
3. Private Commissioner 4 mins, 1.8 miles from Columbine Manor
4. Golf Course 2 mins, 0.7miles from Columbine Manor

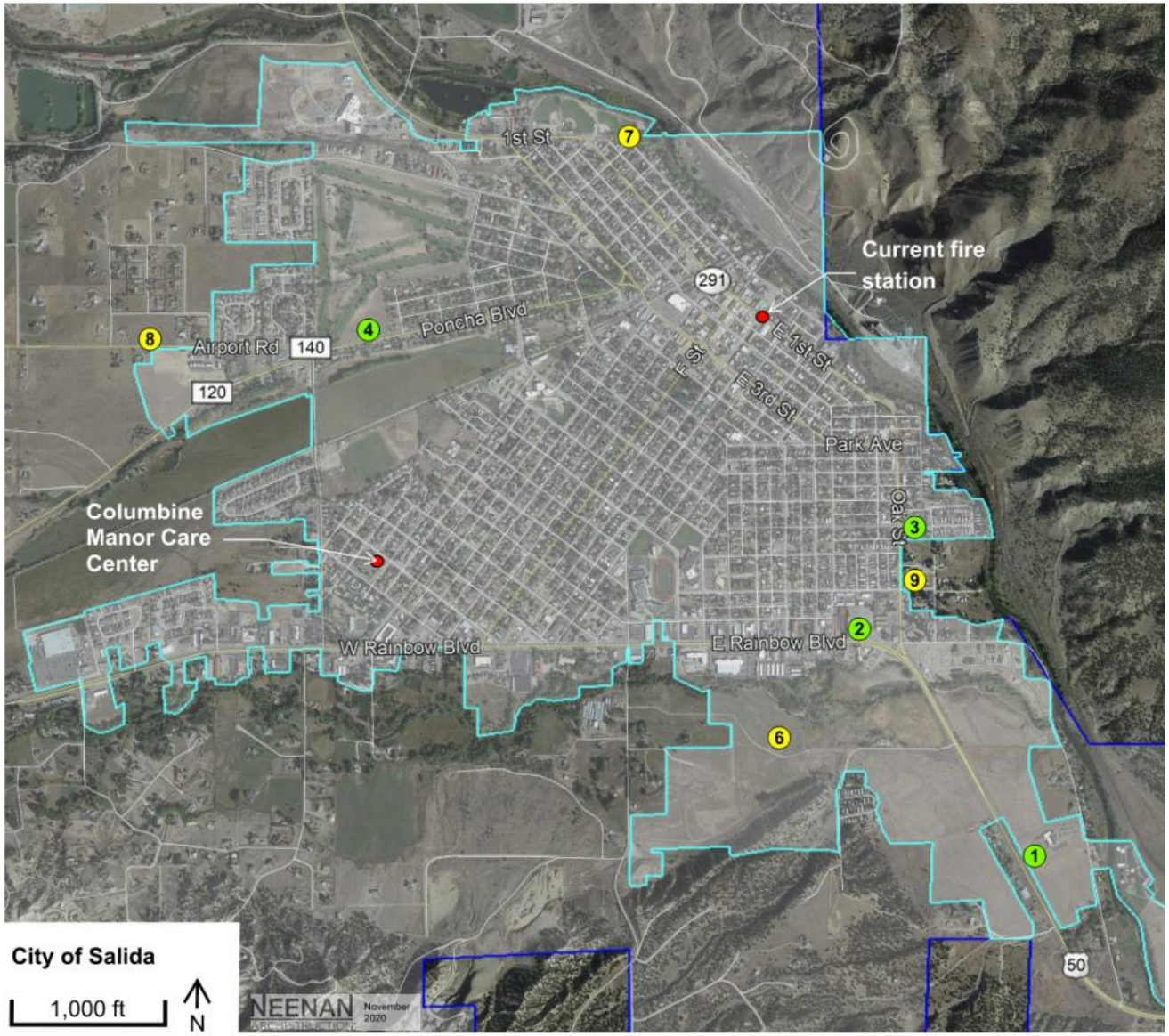
Other Sites

5. The Galleries
6. Vandeveer
7. Marvin Park
8. Site 8
9. Site 9



South Arkansas Fire Protection District Response Area

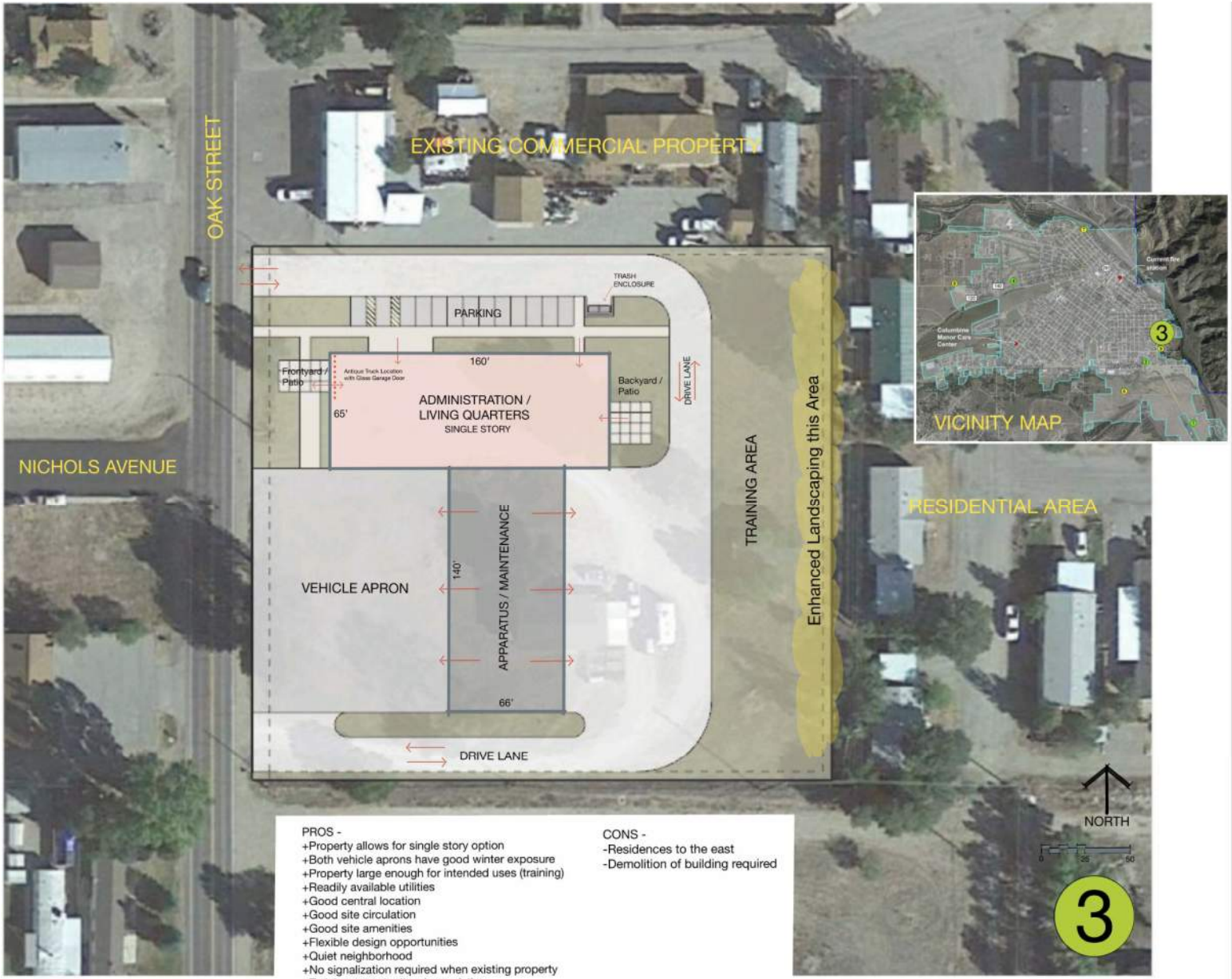
1 mile N



City of Salida

1,000 ft N

Salida Fire Department | 505 Oak Street



PROS -
+Property allows for single story option
+Both vehicle aprons have good winter exposure
+Property large enough for intended uses (training)
+Readily available utilities
+Good central location
+Good site circulation
+Good site amenities
+Flexible design opportunities
+Quiet neighborhood
+No signalization required when existing property
+Training opportunity when existing building is demolished

CONS -
-Residences to the east
-Demolition of building required

PRE-ANNEXATION AND WATER MAIN EXTENSION AGREEMENT GRANZELLA PROPERTY

THIS AGREEMENT is made and entered into this 18th day of October, 2011, by and between the CITY OF SALIDA, COLORADO, a municipal corporation (hereinafter "City"), and RUSSELL R. AND TANGIE J. GRANZELLA, as the owners of the real property described hereafter (hereinafter collectively "Owner");

W I T N E S S E T H:

WHEREAS, Owner is the owner of certain real property located at 611 Oak Street, 507 Scott Street, and 547 Scott Street in unincorporated Chaffee County, which property is more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Property is not an enclave but is presently eligible for annexation to the City of Salida pursuant to C.R.S. §31-12-104 and is currently served by City sewer but not water service; and

WHEREAS, in order to complete a duplex located on the Property, Owner must connect to the City water main located under Scott Street to the north of the Property; and

WHEREAS, the City is willing to extend water service to the Property at Owner's expense and assess water and sewer system development fees to Owner at in-City rates without requiring the immediate annexation of the Property, subject to the terms and conditions described herein; and

WHEREAS, pursuant to C.R.S. §31-12-121, the parties desire to enter into this Agreement to set forth the terms and conditions of water service extension and future annexation of the Property by the City.

NOW THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. Service to be Provided. The City agrees to provide Owner with municipal water service on the Property at in-City rates. Except as provided in Paragraph 5 regarding the continued use of the existing wells on the Property, at such time as a building permit or other land use application for the Property is submitted to the City, the Property will be subject to annexation and extension of full municipal utility service in compliance with Salida Municipal Code and Salida Public Works Department standards.

2. Costs. The City will provide water service subject to the rules, regulations, charges, fees, and ordinances of the City as are now in effect, or as they may hereafter be amended. Owner further agrees to reimburse the City for all engineering, legal, and associated fees and costs it incurs in the review and implementation of this Agreement. The cost of extending the City water main to the southern boundary of Tract 1, Parcel A of the Property and the installation of service lines will be

borne by Owner, as provided in the Salida Municipal Code. Prior to the first delivery of water service pursuant to this Agreement, Owner shall pay water and sewer system development fees for two water taps and one sewer tap at in-City rates. The duplex on the Property shall be assessed in-City rates for water and sewer service. The other two existing structures on the Property shall continue to be assessed out-of-City rates for sewer service. Owner and its agents, employees, and tenants shall be bound by all of the ordinances of the City of Salida insofar as they may pertain to the conditions of pre-annexation herein described.

3. No Precedential Value. Nothing herein shall obligate the City to extend additional service to Owner or to the Property, other than that service described in Paragraph 1, above. There shall be no expansion of such service without the express written consent of the City.

4. Annexation. To the maximum extent permitted by law, the parties agree that this Agreement, pursuant to C.R.S. §31-12-121, constitutes an enforceable obligation upon Owner, its successors, and assigns to annex the Property as required under the terms hereof. At such time as Owner submits a building permit or other land use application, Owner shall submit an annexation petition therewith; provided, however, that a building permit application for expansion of any existing building on the Property by no more than hundred percent (100%) without the creation of additional dwelling units shall not trigger the annexation requirement. Except for in the case of a limited building expansion as described above and the current duplex renovation, no new certificate of occupancy shall be granted for the Property until annexation occurs. Owner shall pay all costs for review of the annexation petition, as required by the Salida Municipal Code. The processing of a building permit or other land use application without the required petition for annexation shall not constitute a waiver of the City's right to enforce, or estop the City from enforcing, the Owner's obligations under this paragraph.

5. Use of Existing Wells. Upon connection to City water, Owner shall be entitled to the continued use of existing wells for all outside irrigation and other customary nondomestic purposes, which uses may continue after annexation of the Property..

6. Payment of Impact Fees. At the time of annexation, Owner agrees to pay all applicable open space dedication and fair contribution to public school sites fees for the Property in the amounts established by the Salida Municipal Code, or as hereafter amended, and any other fees prescribed by Resolution or Ordinance as may apply to annexations.

7. Water Main Extension. As a condition of approval for municipal water service, Owner shall extend the City's Scott Street water main to the southern boundary of Tract 1, Parcel A of the Property. Prior to commencing construction on the water main extension, Owner shall submit plans and specifications for such improvements to the City Administrator, which shall be in compliance the Salida Municipal Code and the current water and wastewater construction standards adopted by City Council and in use by the Public Works Department. Owner shall be responsible for all inspection fees related to the water main extension. Further, in accordance with Chapter 13 of the Salida Municipal Code, all water system improvements shall be warranted (in a form acceptable to the City and in compliance with applicable codes and requirements) by Owner after the date of acceptance by the City.

8. Completion of Water Main Extension; Approval. Owner shall complete the water main extension no later than November 1, 2012. Upon the Owner's completion of construction of the water main extension, the Owner shall certify in writing that the water main extension has been completed in conformance with the plans and specifications described in Paragraph 7. Thereafter, the City Public Works Director shall inspect the water main extension and certify in writing and with specificity its conformity or lack thereof to the plans and specifications. Owner shall make all corrections necessary to bring the water main extension into conformity with the plans and specifications.

Once any and all corrections are completed, the City Public Works Director shall certify in writing that the water main extension is in conformity with the plans and specifications, and the date of such certification shall be known as the Acceptance Date. Upon acceptance, Owner shall provide the City with a bill of sale conveying the water main free and clear of all liens and encumbrances, in a form approved by the City.

The City shall be under no obligation to provide any water service to the Property until the water main extension is brought into conformance with the plans and specifications and is certified and approved by the City Public Works Director pursuant to this Agreement. However, upon certification and approval, the City shall be obligated to provide water service to the Property, subject to all provisions of the Salida Municipal Code, and in particular to the availability of water or sewer taps, which shall be on a first-come, first-served basis. The City does not guarantee an adequate number of taps will be available to serve the Property at the time the Owner intends to proceed with development.

9. Warranty. Owner shall warrant the water main extension conveyed to the City pursuant to this Agreement for a period of twelve (12) months from the Acceptance Date. Specifically, but not by way of limitation, Owner shall warrant that:

A. The title conveyed shall be good and its transfer rightful;

B. Any and all facilities conveyed shall be free from any security interest or other lien or encumbrance; and

C. Any and all facilities so conveyed shall be free of any defects in materials or workmanship for a period of one (1) year, as stated above.

10. Breach by Owner; City's Remedies. In the event of any default or breach by the Owner of any term, condition, covenant or obligation under this Agreement, the City Council shall be notified immediately. The City may take such action as it deems necessary to protect the public health, safety, and welfare; to protect the Owner and builders; and to protect the users of City facilities from hardship. The City's remedies include:

A. The refusal to issue to the Owner any building permit or certificate of occupancy; provided, however, that this remedy shall not be available to the City until after the

affidavit described below has been recorded;

B The recording with the Chaffee County Clerk and Recorder of an affidavit, approved in writing by the City Attorney and signed by the City Administrator or his designee, stating that the terms and conditions of this Agreement have been breached by the Owner. At the next regularly scheduled City Council meeting, the City Council shall either approve the filing of said affidavit or direct the City Administrator to file an affidavit stating that the default has been cured. Upon the recording of such an affidavit, no further lots or parcels may be sold within the Property until the default has been cured. An affidavit signed by the City Administrator or his designee and approved by the City Council stating that the default has been cured shall remove this restriction;

C. The refusal to consider further development plans within the Property; and/or

D. Any other remedy available at law.

Unless necessary to protect the immediate health, safety, and welfare of the City or City residents, the City shall provide the Owner ten (10) days' written notice of its intent to take any action under this paragraph during which ten-day period the Owner may cure the breach described in said notice and prevent further action by the City. Furthermore, unless an affidavit as described above has been recorded with the Chaffee County Clerk and Recorder, any person dealing with the Owner shall be entitled to assume that no default by the Owner has occurred hereunder unless a notice of default has been served upon Owner as described above, in which event Owner shall be expressly responsible for informing any such third party of the claimed default by the City.

11. Easement. Owner shall grant the City a sixty foot (60') wide general utility easement thirty feet (30') on either side of the Parcel A eastern boundary as more particularly described on Exhibit B attached hereto and incorporated herein by reference. Such grant of easement shall be by special warranty deed, conveyed free and clear of all liens and encumbrances which would interfere, as determined by the City, with the City's use of the easement.

12. Termination Upon Annexation. This Agreement shall terminate automatically on the effective date of the annexation to the City of the Property; provided, however, that nothing in this paragraph shall limit any other rights of termination provided in this Agreement. Notwithstanding the foregoing, however, the provisions of Paragraphs 4, 5, and 6 shall be incorporated into an Annexation Agreement, if such an Agreement is necessary, to be entered into by the parties on or before the effective date of the annexation to the City of the Property. Further, the provisions of Paragraphs 7 through 10 shall expressly survive termination of the pre-annexation terms of this Agreement due to annexation and shall be incorporated into the Annexation Agreement, should any of the water main extension obligations still exist.

13. Failure or Refusal to Annex. In the event the Owner fails to annex the Property to the City as required by this Agreement, the City may, at its sole option and without otherwise limiting its legal rights, bring an action at law or equity, including an action for specific performance, to enforce

the terms of this Agreement or treat this Agreement as a petition for annexation and annex the Property without consent after thirty (30) days' written notice to Owner. The rights and remedies under this paragraph shall be cumulative. To the extent permitted by law, the Owner hereby appoints the City Clerk as their attorney-in-fact to execute and deliver all documents necessary to annex the Property to the City, should Owner fail or refuse to annex as required under this Agreement. If the City proceeds to annex the Property as permitted under this paragraph, it may advance all fees and costs related to the annexation, and shall be entitled to recover the same as a personal obligation of the Owner. Such fees and costs shall also constitute a lien against the Property, which may be foreclosed as provided by law.

14. Lien Rights. The City shall be entitled to prepare and record a lien against the Property for the amount of any costs, fees, and other expenses which it has advanced or which the Owner is required to be pay pursuant to this Agreement and/or the Salida Municipal Code.

15. Assignment. This Agreement may not be assigned by Owner without the prior written consent of the City, which consent shall not be unreasonably withheld. In the event Owner desires to assign its rights and obligations herein, it shall so notify the City in writing together with the proposed assignee's written agreement to be bound by the terms and conditions contained herein.

16. Miscellaneous. The parties agree time is of the essence in the implementation of this Agreement. All of the terms and conditions of this Agreement shall bind the heirs, successors, assigns, or personal representatives of the parties hereto. This Agreement constitutes a covenant which runs with the real property described herein. This Agreement sets forth the entire understanding between the parties, and any previous agreements, promises, or understandings have been included in this Agreement.

17. Recording; Fees. The City shall record this Agreement upon execution. The Owner shall simultaneously with the execution of this Agreement tender to the City the actual amount of recording fees. (Checks shall be payable to the Chaffee County Clerk and Recorder.)

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

CITY OF SALIDA, COLORADO

By _____
Mayor

CITY OF SALIDA SEAL COLORADO

ATTEST:

_____
Deputy City Clerk

RUSSELL R. GRANZELLA

TANGIE J. GRANZELLA

STATE OF COLORADO)
) ss.
COUNTY OF CHAFFEE)

Acknowledged before me this 18th day of October, 2011, by Charles Rose, Mayor, and Janella S. Martinez, City Clerk, on behalf of the City of Salida, Colorado.

WITNESS my hand and official seal.

My Commission expires: April 15, 2013.

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF CHAFFEE)

Acknowledged before me this 18th day of October, 2011, by Russell R. and Tangie J. Granzella.

WITNESS my hand and official seal.

My Commission expires: April 15, 2013.

396653 10/28/2011 1:25 PM JOYCE MORENO
7 of 12 AGREE R$66.00 D$0.00 Chaffee County Clerk

Kristi A. Jefferson
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Tract Nos. 1, 3 and 4 of the LOWRY/COOPER BOUNDARY LINE ADJUSTMENT per plat recorded June 16, 2003 as Reception No. 335781, Chaffee County, Colorado.
And
All that part of the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:
Beginning at the Northeast corner of the NW¼ SW¼ of said Section and running thence South 10 rods and 10 feet;
Thence West 406.23 feet to the east line of Oak Street in the City of Salida, Colorado;
Thence running north 10 rods and 10 feet along the east line of said Oak Street to the North line of the NW¼ SW¼ of said Section;
Thence East along the said North line 406.23 feet, more or less, to the point of beginning.
And
A tract of land located in the North Half of the Southwest Quarter (N½ SW¼) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, being described as follows:
Commencing at the point on the East boundary of State Highway No. 291 and on the north side of a County Road (being an extension of Illinois Avenue of Salida, Colorado) from whence the Southeast corner (brass cap) of said Section 4, bears South 63°36.1' East 4757.8 feet;
Thence North 0°05' East along said Highway boundary 322.0 feet to the point of beginning of the tract herein described;
Thence proceeding around said tract North 0°05' East along Highway boundary 100.0 feet;
Thence South 89°38'East 407.8 feet;
Thence South 0°16' East 100.0 feet;
Thence North 89°38' West 408.5 feet to the point of beginning.
Each of the four corners of the above tract is marked by a 5/8 inch steel reinforcing bar 2 feet long driven in the ground and having a one inch aluminum cap.

ALL COLLECTIVELY DESCRIBED AS FOLLOWS: (PERIMETER BOUNDARIES OF ANNEXATION):
A tract of land located in the North Half of the Southwest Quarter (N½ SW¼) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows:
Beginning at the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) of said Section 4, also being the Northwest corner of Tract 1 of the LOWRY/COOPER BOUNDARY LINE ADJUSTMENT per plat recorded June 16, 2003 as Reception No. 335781 of the Chaffee County records;
Thence proceeding around said tract, South 89°47'00" East along the north boundary of said Tract 1 a distance of 754.6 feet, more or less, to the westerly boundary of the Denver and Rio Grande Western Railroad Company (now Union Pacific Railroad Company) right-of-way;

Thence South 03°46' East,, along said westerly railroad right-of-way, 215 feet, more or less, to the center thread of the Arkansas River;
Thence Southwesterly, along the center thread of said river, 260 feet, more or less, to the Southeasterly-most corner of said Tract 1;
Thence South 89°41'00" West 203 feet, more or less, to the Southwesterly-most corner (5/8-inch rebar with 1½-inch aluminum cap) of said Tract 1, also being a point on the east boundary of Tract 4 of said LOWRY/COOPER BOUNDARY LINE ADJUSTMENT;
Thence South 00°13'23" West 24.16 feet to the Southeast corner of said Tract 4;
Thence North 89°47'00" West 483.70 feet to the Southwest corner of said Tract 4;
Thence North 00°04'03" West 142.0 feet to the Northwest corner of said Tract 4, being common with the Southwest corner of Tract 3 of said LOWRY/COOPER BOUNDARY LINE ADJUSTMENT;

Granzella Annexation, Property description continued:

Thence continuing North 00°04'03" West 94.0 feet to the Northwest corner of said Tract 3;
Thence North 89°47'00" West 39.0 feet to the west boundary of said NE¼ SW¼;
Thence South 00°04'03" East along said west boundary 16.0 feet;
Thence North 89°46'55" West 407.38 feet to the east right-of-way boundary of Colorado State Highway No. 291 (also known as Oak Street in the City of Salida);
Thence North 00°10'24" East, along said east right-of-way boundary, 99.92 feet to a 5/8-inch rebar;
Thence continuing North 00°10'24" East, along said east right-of-way boundary, 174.04 feet to a 5/8-inch rebar with a 1-inch aluminum cap on the north boundary of the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of said Section 4;
Thence South 89°55'41" East, along said north boundary, 406.23 feet to the point of beginning.
Containing 10.8 Acres, more or less.

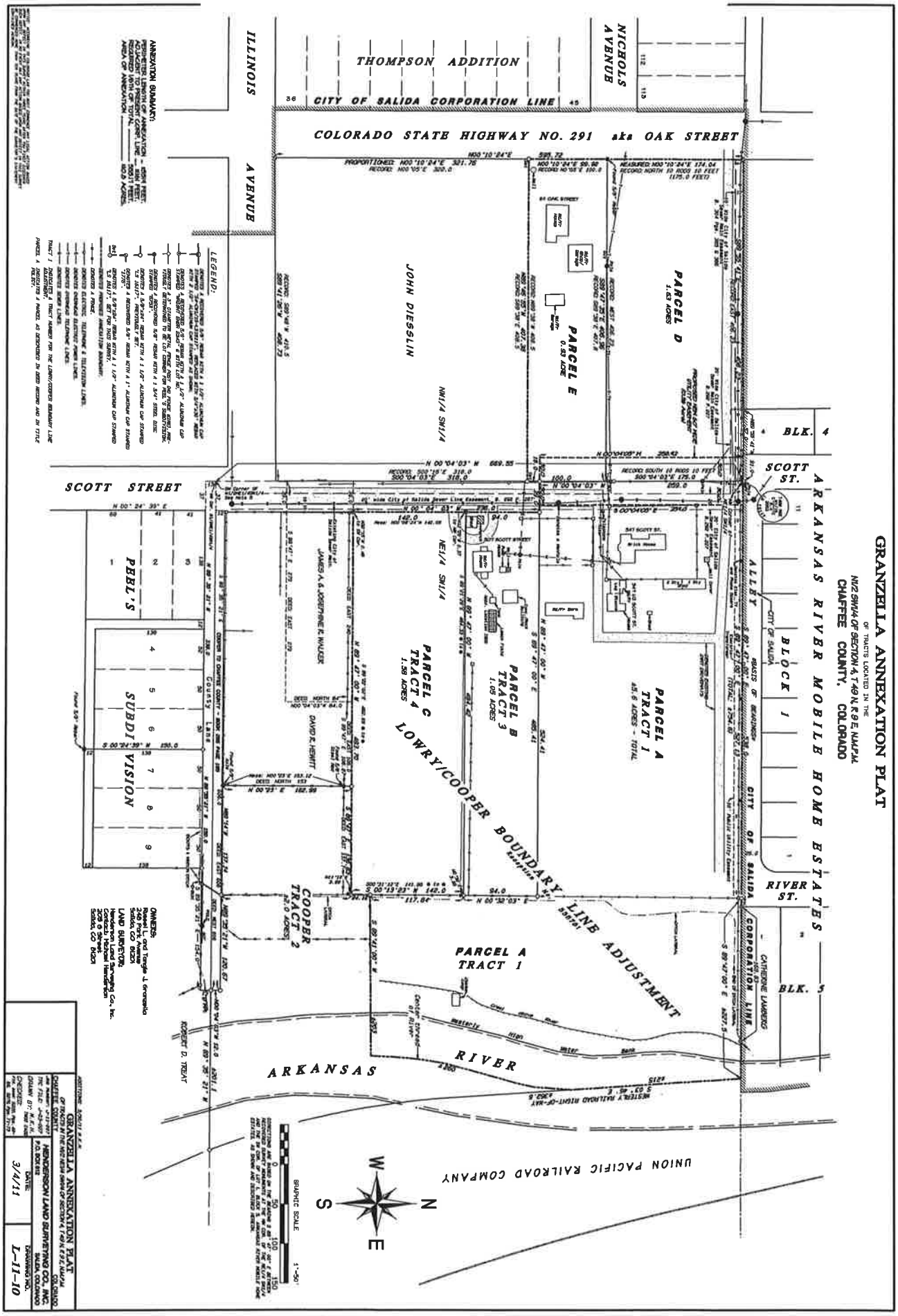
Directions are based on the bearing South 89°47'00" East between the said Northwest corner (3/4-inch rebar with 2½-inch aluminum cap) of the NE¼ SW¼ of Section 4 and the Southwest corner (5/8-inch rebar with 1½-inch aluminum cap) of Lot 1 of ARKANSAS RIVER MOBILE HOME ESTATES, a subdivision in the City of Salida.

Property description prepared by:
Michael K. Henderson
203 G Street
Salida, CO 81201

EXHIBIT B

Public Access and Utility Easement Legal Description

Item 5.


GRANZELLA ANNEXATION PLAT
OF TRACTS LOCATED IN THE
N1/2 SW1/4 OF SECTION 4, T 49 N, R 9 E, N.M.P.M.
CHAFFEE COUNTY, COLORADO
ARKANSAS RIVER MOBILE HOME ESTATES
THOMPSON ADDITION
CITY OF SALIDA CORPORATION LINE
COLORADO STATE HIGHWAY NO. 291 aka OAK STREET
ILLINOIS AVENUE
NICHOLS AVENUE
JOHN DIESSLIN
PARCEL D
PARCEL E
SCOTT STREET
SCOTT ST.
PEEL'S SUBDIVISION
PARCEL C TRACT 4
PARCEL B TRACT 3
PARCEL A TRACT 1
LOWRY/COOPER BOUNDARY LINE ADJUSTMENT
COOPER TRACT 2
ARKANSAS RIVER
UNION PACIFIC RAILROAD COMPANY
BLOCK 1
ALLEY
RIVER ST.
BLK. 4
BLK. 5
LEGEND:
GRANZELLA ANNEXATION PLAT
HENDERSON LAND SURVEYING CO., INC.
3/4/11
L-11-10

396655 10/28/2011 1:25 PM JOYCE M. RE
12 of 12 AGREE R$66.00 D$0.00 Chaffee County Clerk

Exhibit B

Utility Easement Legal Description

March 30, 2011

GRANZELLA TO CITY OF SALIDA
SCOTT STREET EXTENDED LEGAL DESCRIPTION:

A strip of land sixty (60.0) feet in width located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows:
Beginning at the northwest corner of the said NE1/4 SW1/4;
Thence South 89°47'00" East along the north boundary of said NE1/4 SW1/4, a distance of 30.00 feet;
Thence South 00°04'03" East 259.00 feet;
Thence North 89°47'00" West 60.00 feet;
Thence North 00°04'03" West 258.92 feet to the north boundary of the said NW1/4 SW1/4;
Thence South 89°55'41" East along the north boundary of the said NW1/4 SW1/4, a distance 30.00 feet to the point of beginning.
Containing 0.36 Acre.

Legal description prepared by:
Michael K. Henderson
203 G Street
Salida, CO 81201

396655

12-66.00
448 E 1st Suite 112
Salida,

CITY COUNCIL ACTION FORM

Department	Presented by	Date
Community Development	Kristi Jefferson - Planner	August 17, 2021

ITEM

Ordinance 2021-12 First reading and setting the Public Hearing for the Chaffee County Government Major Impact Review application for a Planned Development Overlay at their property located at 104 Crestone Avenue.

BACKGROUND

The applicant, Chaffee County Government, submitted a Major Impact Review application for a Planned Development Overlay on their 3.87 acre parcel located at 104 Crestone Avenue. The parcel is zoned Single-Family Residential (R-1) and the current uses are the Administrative Building, Chaffee County Courts Building, Chaffee County Dispatch and Jail Building, State Patrol Communications Building & Tower and the EMS garage (to be removed in the near future).

The applicant would like the Planned Development Overlay to closely reflect the Commercial (C-1) zone district use and dimensional standards.

A Conceptual Review Meeting with the Planning Commission and City Council occurred on July 06, 2021. At the work session there were 2 concerns identified during the review, the need for a landscape plan and the architecture of the proposed Administrative Annex. The landscape plan was submitted and approved by staff in October 2020 (approval attached to this staff report).

At the City Council/Planning Commission work session the applicant was showing the Administrative Annex building addition to demonstrate the need for the Planned Development Overlay. The rendering of the addition that was shown was a preliminary rendering and had not been refined. Although the evaluation criteria and general requirements for Planned Developments do not include architectural review, staff is suggesting that the proposed addition be compatible with the existing historic courthouse building.

CITY COUNCIL ACTION FORM

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Community Development	Kristi Jefferson - Planner	August 17, 2021

The Planning Commission reviewed the major impact review application and held a public hearing on July 26, 2021.

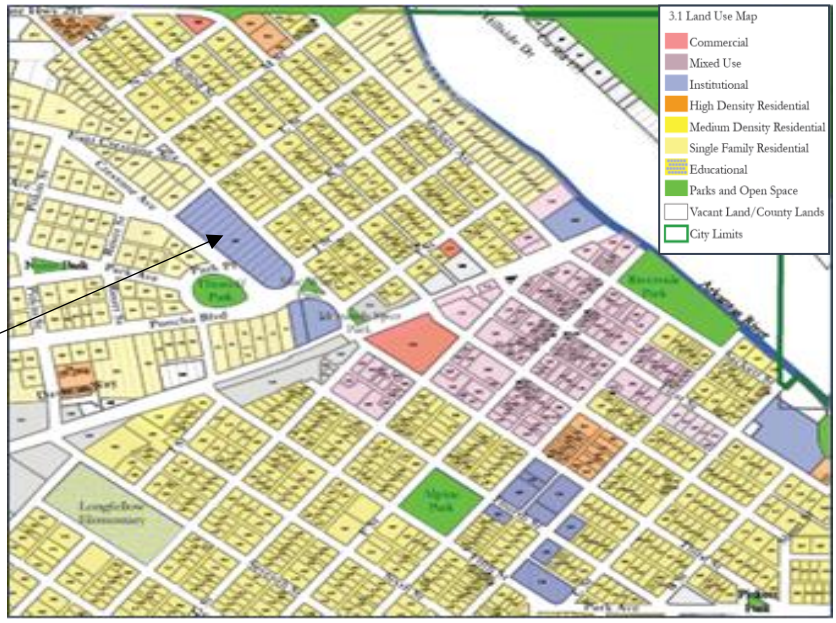
The properties surrounding this parcel are located within the Medium-Density Residential (R-2) and the Single-Family Residential (R-1) zone districts. The (R-1) zone designation does not make sense for the current and future uses of the property and there are no residential uses associated with the property. The applicant is requesting deviations from Table 16-D Schedule of Uses, Table 16-F Schedule of Dimensional Standards and Article VIII Design Standards for parking requirements.

THE CITY OF SALIDA COMPREHENSIVE PLAN

Per Section 16-7-20 of the Salida Municipal Code, a planned development constitutes a zoning classification and is established by overlaying the designation upon land within an existing or newly created zone district. Generally zoning should be consistent with the community's comprehensive plan. The following Policies, Actions and Principles are most applicable to the proposal:

Action LU&G-I. 1.a. – 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.

The Comprehensive Plan Land Use Map shows the Chaffee County property is Institutional.
Given that the uses of Chaffee County property have been in place since 1932 it is appropriate that the Planned Development reflect the current and future uses of the Campus.



CITY COUNCIL ACTION FORM

Department	Presented by	Date
Community Development	Kristi Jefferson - Planner	August 17, 2021

With the Land Use Code update we will be looking into the possibility of creating a separate zone district for Institutional properties which would be appropriate for the Chaffee County parcel as shown in the Comp Plan.

PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code - The PD Development Plan shall meet the following criteria, depicted on a site plan furnished by the applicant, unless the applicant can demonstrate that one (1) or more of them is not applicable or that another practical solution has been otherwise achieved.

1. Minimum Dimensional Standards. The PD is a negotiated zone district. While there may be no fixed lot size or lot widths, the Planning Commission and City Council require minimum dimensional standards, including setbacks and space between buildings as necessary to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and to ensure that the PD is compatible with other developments in the area.

- The Chaffee County property is located within the Single Family Residential (R-1) zone district.
- The following are a list of the dimensional standard deviations being requested for the property. These deviations are also highlighted in Table 16-F below.

  - Maximum lot coverage with structures 50% instead of the required 35%.
  - Maximum lot coverage for uncovered parking/access 40% instead of the required 10%.
  - Minimum landscape area 20% instead of the required 55%.
  - Minimum Front Setback of 15’ instead of the required 30’. Minimum Rear Setback of 10’ instead of the required 30’.
  - Maximum building height for primary building 54’ instead of the required 35’. The request is to also be able to measure height from the Crestone Avenue frontage to the top of parapet walls. In the Commercial zone district Public and institutional uses are allowed 54’ building height and the existing courthouse building is 50’ in height.

CITY COUNCIL ACTION FORM

Department	Presented by	Date
Community Development	Kristi Jefferson - Planner	August 17, 2021

CCGFC Table 16-F Schedule of Dimensional Standards				
Dimensional Standard	**PROPOSED CCGFC-PD**	**EXISTING REQUIREMENTS (R-1)**	**Current**	**C1**
Min. lot size (sq. ft.)	N/A	7,500	163,350	5,625
Density (Min. lot sq. footage per principal dwelling unit)	N/A	3,750		2,800
Min lot size (sq. ft.)—attached units	N/A	NA		2,800
Min. lot frontage	N/A	50		38
Min. lot frontage—attached units	N/A	NA		20
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	50%	35%	20% (approx)	60%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) 5	40%	10%	23% (approx)	60%
Min. landscape area	20%	55%	53% (approx)	10%
Min. setback from side lot line for a primary bldg.	10'	8'		5'
Min. setback from side lot line for a detached accessory bldg.	5'	5'		3', 5' or 10'
Min. setback from rear lot line: principal bldg.	10'	30'		5'
Min. setback from rear lot line: accessory bldg.	5'	5'		5'
Min. setback from front lot line	15'	30'		10'
Max. building height for a primary bldg.	54*	35'	50'	35', 54'*
Max. building height for a detached accessory bldg.	25'	25'		25'
*Public and Institutional Uses allowed up to 54'				
Multiple principle buildings allowed on campus, jail, court, admin building				
Height shall be measured from Crestone frontage finished floor level to top of parapet walls				
Maximum Height is based on institutional height in C1 District & Historic Courthouse Height				
New Annex Height is 34 feet to top of parapet wall, not including mech. equipment				

2. Trails: Reasonable effort must be made to connect to nearby recreation trails, parks and public open space such that green corridors define and connect urbanized areas. Any trails identified for the area in the City's Comprehensive Plan or Parks Master Plan must be included in the PD.
   - The closest trail near the Chaffee County property is the Monarch Spur Trail and there are existing pedestrian connections to the Trail.

3. Ownership and Maintenance: No PD shall be approved unless the City Council is satisfied that the landowner has provided for or established an adequate organization for the ownership and maintenance of common open space and private roads, drives, parking or other common assets to ensure maintenance of such areas.
   - Ownership and maintenance of the property will be maintained by Chaffee County.

CITY COUNCIL ACTION FORM

Department Community Development	Presented by Kristi Jefferson - Planner	Date August 17, 2021

4. Water and Sewer: The developer shall provide municipal water and sewer facilities within the PD as required by the City.
   - The County improved the municipal water looping in the neighborhood when the jail was constructed in 2002. There are no identified improvements to water and sewer required.

5. Residential Density: Density shall be limited as required by the Planning Commission and City Council upon consideration of the overall development plan, individual characteristics of the subject land and surrounding uses.
   - There are no residential uses on the property, therefore this standard does not apply.

6. Relationship to the Subdivision Regulations: The provisions of these regulations concerning Planned Developments are not intended to eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City.
   - The applicant is not requesting a subdivision with the application, therefore this standard does not apply.

7. Improvement Standards: The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development. Deviations may be incorporated only with the approval of the Planning Commission and City Council as a part of its review of the Overall Development Plan for a PD and shall conform to acceptable engineering, architectural and planning principles and practices. If a deviation from the improvement standards is not specifically addressed and approved under the Overall Development Plan, the improvement shall comply with all improvement standards of this Chapter.

   - The applicant received variance approval on July 27, 2020 to count the on-street parking toward their off-street parking requirement for the future Administrative Annex addition. As part of the Planned Development application the applicant is requesting that following parking standards apply to the entire property.

CITY COUNCIL ACTION FORM

Department Community Development	Presented by Kristi Jefferson - Planner	Date August 17, 2021

- In 2020 the City created 23 diagonal parking spaces along the northern and eastern perimeter of Thonhoff Park, and 16 diagonal parking spaces along the western side of Crestone Avenue, across the from the Court and Jail. The restriping of the parking spaces has benefitted County employees and citizens utilizing County services. Additional parallel parking spaces are also available on the east and south perimeter of the park and the other side of Park Place.

CCGFC Table 16-J Off & On Street Parking Standards	
Public Institutional Uses	**CCGFC-PD**
Government Administration Facilities	1 space per 400 s.f.
Jail Inmate floor area	1 space per employee
Court Building	1 space per 400 s.f.
911 Facilities	1 space per employee
1. 86 On street parking spaces on Crestone Ave. and around the park shall count toward parking req.	
2. Parallel parking on the west side of third street shall count toward parking req. if design is administratively approved for future parking needs.	
3. Jail inmate floor area and 911 floor area shall not require parking except for employees.	

- The R-1 zoning and corresponding parking limits are not compatible with the current and historical uses of the property.
- There are currently 92 on-site parking spaces to serve the existing and future uses of the property. With the addition of the Administrative Annex the applicant will lose approximately 14 parking spaces.

8. The maximum height of buildings may be increased above the maximum permitted for like buildings in other zone districts. In no case shall a building exceed the maximum height requirement if the deviation shall result in:
   a. Adverse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas or scale that is disproportionate to surrounding development or natural features.
   b. Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.
   c. Inability to provide adequate fire protection using equipment currently in use by the Fire Department.
   - The applicant is requesting a maximum height of 54'. In the Commercial zone district Public and institutional uses are allowed 54' building height. The original 1932 courthouse was constructed prior to the surrounding development and has existed since its original construction at 50 feet.
   - The request is also to be allowed to measure the height from the Crestone Avenue frontage. In the Land Use Code, the definition of building height means the distance measured on a vertical plane from the average preconstruction or post-construction grade around the perimeter foundation of a building or structure, whichever is lower, to the highest point on the roof surface of the building or structure.
   - The existing building and future annex are on the mesa and set back enough that there should be no shadowing on neighboring properties and no adverse visual impact.

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- The Fire Department has no concerns with the request. There are several hydrants surrounding the property and the Fire Department has the equipment to provide adequate fire protection.

9. Gross Floor Area: The gross building floor area of uses other than residential may be limited as required by the City Council upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses.
   - Land Use Code Sec. 16-3-40(a) (1) requires administrative review approval for nonresidential or mixed-use <20,000 sq. ft. gross floor area. Administrative Review approval will be required with the addition of the potential future 15,000 sq. ft. Administrative Annex building.

10. Permitted Uses: A PD may include any permitted principal or accessory uses by right and conditional review uses allowed in any other zone, except that any use that has been declared a nuisance by statute, ordinance or any court of competent jurisdiction shall not be permitted. Uses within the PD will be permitted upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses. The PD shall be designed, insofar as practicable when considering the overall size of the PD, to provide commercial, recreational and educational amenities to its residents to alleviate the necessity of increased traffic and traffic congestion.

- The County offices pre-date the City's existing zoning districts. The current and future uses and zoning are not compatible in the Single-Family Residential (R-1) zone district.
- In the R-1 zone district Community Buildings and Government administrative facilities and services require Limited Impact Review approval. If the Planned Development Overlay is approved the use will be permitted without additional review.

- The applicant is requesting the following Use Table for proposed Planned Development Overlay:

CCGFC Table 16-D Schedule of Uses	
N = Not Permitted	
P= Permitted	
AC = Administrative	
C = Conditional Use	
AR = Administrative Review	
LR = Limited Impact Review	
MR = Major Impact Review	
Public Institutional Uses	
County Government Administrative Offices	P
State Government Adminstrative Offices	P
Public Health Facilities	P
Civil Defense & Emergency Management Facilities	P
Law Enforcement and Jail Facilities	P
Court Facilities	P
Communication and Communication Tower Facilities	A
Non-profit offices	P
Public Meeting Rooms	P
Emergency Shelter Facilities	P
Voting Center, Drop boxes, Temporary Tents & Drive up	P
On-site Maintenance Facilities	P
Temporary Health and Emergency Shelters	P
Emergency Generators	P
Security Fences, Devices and Barriers	A
Outdoor break areas	P
Commercial Kitchens & Cafeteria	P
Security Cameras & Dark Sky outdoor security lighting	P

11. Transportation Design: The PD shall provide interconnected transportation networks designed to disperse and reduce the length of automobile trips, connect to adjacent roadways and enhance the greater

CITY COUNCIL ACTION FORM

Department Community Development	Presented by Kristi Jefferson - Planner	Date August 17, 2021

transportation pattern of the City and surrounding area. The street design and circulation system must be adequate to support the anticipated traffic. The proposed land uses may not generate traffic volumes which exceed the capacity of existing transportation systems, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts. The internal street circulation system shall be designed for the type of traffic generated, safety and separation from living areas, convenience and access. Private internal streets may be permitted, provided that adequate access for police and fire protection is maintained, access for maintaining public infrastructure within the right-of-way is explicit and provisions for using and maintaining such streets are imposed upon the private users and approved by the Planning Commission and City Council. Bicycle lanes, paths and sidewalks shall be provided for all residential uses, retail establishments and public buildings and amenities. Non-motorized transportation ways shall be adequate in terms of safety, separation, convenience and access to points of destination and attractiveness.

The City is in the process of completing the West Third Street and Poncha Blvd

- The Public Works Director is recommending the following:
  - Sidewalks, curb, and gutter along 3rd Street to support the proposed improvements.
  - Civil drawings and a drainage report to be included for review.
- The City streets that surround the Chaffee County property have been in place many years.

12. <u>Development Standards:</u> The PD may deviate from the Development Standards described in this Chapter only if the reasons for such deviations are well-documented and are necessary for realizing the purposes described in the objectives of development. Any variation from the development standards of this Chapter must be specifically addressed and approved in the Overall Development Plan. If an area of development (parking, landscaping, illumination, fences, signs, etc.) is not specifically addressed and approved under the Overall Development Plan, the area of development shall meet or exceed the standards of this Chapter applying to that area of development.

- The applicant is requesting a deviation from the parking standards as discussed above.

CITY COUNCIL ACTION FORM

Department	Presented by	Date
Community Development	Kristi Jefferson - Planner	August 17, 2021

13. Energy Efficient Design: The PD provides for design that is energy-efficient and reduces the amount of energy consumption and demand of typical development.
    - The property is served by existing City services.

14. Variety in Housing Types: Where residential uses are proposed, the PD shall provide for a variety in housing types and densities, other facilities and common open space.
    - This standard applies to residential uses.

15. Fiscal Impacts: The fiscal impacts of the PD have been satisfactorily addressed and the City or special district will be able to provide adequate levels of service for police and fire protection, street maintenance, snow removal and other public services, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts.
    - There will be no fiscal impacts.

16. Higher levels of amenities than would be achieved by using established zone districts, including open spaces, parks, recreational areas, trails and school sites, will be provided to serve the projected population.
    - The proposed Planned Development Overlay allows for the current uses and future expansion of County services in a location that provides the highest and best use of the property and the efficiency of having all services at one location.

17. There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements.
    - There are no special physical conditions related to this site.

18. The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval period.
    - There have been no objections from neighboring property owners at this time.

EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS- Section 16-7-40(d)

In addition to the above evaluation standards in Subsection (a) of this Section that apply to all PD applications, the following standards or requirements shall govern the application of a minor planned development and shall be utilized by the Planning Commission and the City Council in evaluating any minor PD plan:

CITY COUNCIL ACTION FORM

Department Community Development	Presented by Kristi Jefferson - Planner	Date August 17, 2021

(1) Staging of Development: There shall be no staging of development in a minor PD.
- There will be no staging for the Chaffee County Campus.

(2) Types of Uses: A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses.
- There are no commercial or residential uses, the entire Campus has Public and Institutional Uses.

(3) Public Places:
- There is ample green space within the development especially with the new street configuration and Thonhoff Park is also located right across the Street from the property.

(4) Economic Opportunity: The PD provides a unique economic opportunity or provides a service, industry, or housing type that will benefit the City and would not be possible under the existing zone districts or dimensional standards of the City.
- This PD provides governmental services for all citizens of Chaffee County where the existing and future uses are not possible in the R-1 zone district without Limited Impact Review approval.

(5) Open Space: A Minor PD is not required to provide a dedication of open space on the site, however, it is required that any PD contribute to meeting the goals for open space through a negotiated fee-in-lieu of open space or other contribution.
- No public open space is dedicated through this development since more than half of the property has well established landscaping, Thonhoff Park is located across the Street and Monarch Spur Trail is within a block from the Chaffee County property.

REVIEW AGENCY COMMENTS:

Public Works Department – David Lady recommended the installation of Sidewalks, curb, and gutter along 3rd Street to support the proposed improvements. Civil drawings and a drainage report to be included for review.

FISCAL NOTE: None

PLANNING COMMISSION RECOMMENDATION The Planning Commission reviewed the Major Impact Review application for the Planned Development Overlay request and held a public hearing on July 26, 2021. The Commission recommended that City Council approve the Planned Development Overlay with the three (3) conditions recommended by staff. The recommendation was not unanimous with a vote of (4-3 vote).

CITY COUNCIL ACTION FORM

Department	Presented by	Date
Community Development	Kristi Jefferson - Planner	August 17, 2021

Commissioners were concerned with the architecture of the proposed Administrative Annex building and recommended the new building reflect the architecture of the historic courthouse building with matched vertical fenestration and color palette of the existing attached buildings.
A few of the Commissioners were concerned with the proposed 50% maximum lot coverage with structures and the proposed 20% minimum landscape area requests.

STAFF RECOMMENDATION

Based upon the criteria for Planned Developments and consistency with the Salida Comprehensive Plan staff recommends City Council approve the Major Impact Review application for a Planned Development Overlay for the Chaffee County property located at 104 Crestone Avenue with the following conditions:

1. That the applicant meet the recommendations of the Public Works Director including the installation of sidewalks, curb, and gutter along 3rd Street to support the proposed improvements. Civil drawings and a drainage report to be included for review.

2. That Table 16-F Schedule of Dimensional Standards, Table 16-J Off-Street Parking standards by use and Table 16-D Schedule of Uses be added to the plat prior to recording the Planned Development.

3. Administrative review and approval as required for the 15,000 sq. ft. Annex addition.

SUGGESTED MOTION

A Council person should make a motion "to approve Ordinance 2021-12 on first reading and set the public hearing for September 07, 2021."

Attachments:
Ordinance 2021-12
Administrative Review approval with Landscape Plan
Planned Development Plat
PD Application Materials
Proof of Notice

CITY OF SALIDA, COLORADO
ORDINANCE NO. 12
SERIES OF 2021

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING A 3.87 ACRE AREA OF LAND KNOWN AS THE CHAFFEE COUNTY GOVERNMENT CAMPUS WITH A PLANNED DEVELOPMENT OVERLAY

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the Planned Development Overlay request for the subject property on July 26, 2021 and forwarded City Council a recommendation of approval of the request, with conditions, pursuant to the submitted application; and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for planned development districts; and

WHEREAS, the proposal for the subject property 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

WHEREAS, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on September 07, 2021.

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

Section One
That the entirety of the property comprising the Chaffee County Government, to wit, the 3.87 acres is hereby zoned Single-Family Residential (R-1) with a Planned Development Overlay (PD) as shown on the Chaffee County Government Planned Development map attached to this ordinance.

Section Two
Upon approval by the City Council the Chaffee County Government Planned Development Overlay shall be considered a site specific development plan and granted a vested property right. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

Section Three
Upon approval by the City Council the applicant shall submit a final Mylar of Exhibit A; and incorporating the two (2) conditions of approval for the Mayor's signature and recordation.

Section Four
The City Clerk is hereby directed to undertake the following actions upon the adoption of this Ordinance:

1. Publish this Ordinance in a newspaper of general circulation in the City of Salida.
2. Following recording of the Mylar, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

Section Five

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 Six

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 August 17, 2021, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the ____ day of _____, 2021 and set for second reading and public hearing on the 7th day of September 2021.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the _____ day of September, 2021.

CITY OF SALIDA, COLORADO

_____

P.T. Wood, Mayor

[SEAL]

ATTEST:

_____

City Clerk/Deputy Clerk

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 A PLANNED DEVELOPMENT

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on July 26, 2021 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: https://attendee.gotowebinar.com/rt/1909092342220683277.

The applicant, Chaffee County Government, is requesting Major Impact Review approval for a Planned Development Overlay (PD) on their property located at 104 Crestone Avenue. The property is located within the Single-family Residential (R-1) zone district and the applicant would like the Planned Development Overlay to closely align with the Commercial (C-1) zone district standards and Use Table.

Any recommendation by the Planning Commission for the Planned Development Overlay shall be forwarded to the City Council for review and a public hearing, currently scheduled for September 7, 2021, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: https://attendee.gotowebinar.com/register/6382995264411204366.

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

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

Published in The Mountain Mail July 9, 2021

City Of SALIDA

HEART OF THE ROCKIES

October 6, 2020

Bob Christiansen
Chaffee County Administrator
104 Crestone Ave
Salida, Colorado 81201

RE: Administrative Review Decision – 104 Crestone Avenue Rear Drive Lane & Landscape Plan

Dear Bob,

The intent of this letter is to notify you of the administrative review decision regarding the proposed rear drive lane and landscape plan for 104 Crestone Avenue/Chaffee County Administration Building. After reviewing your application, all necessary materials have been submitted for this to be a complete application. The requirement for administrative review is per the conditions of approval for requested variances reviewed and approved on July 27th, 2020 as stated and discussed below:

1. Prior to construction of the drive lane, the applicant shall submit construction plans to City staff for administrative review.

   Construction plans have been submitted and are included in the file. This condition is met.

2. Prior to submittal, the applicant shall investigate alternatives to paving the drive lane, such as heavy-duty porous pavers, "grass-crete," or other materials such as asphalt that will blend in with the surrounding green space.

   The applicant notes in a supplemental memo dated 10/6/2020 (included in the file) that they intend to use geotextile fabric as a base to help protect the two trees at the drive lane entrance. They also describe the choice to use asphalt over other permeable options due to cost, availability, maintenance attributes, and load dispersal, among other rationale. This condition is met.

3. The access drive lane shall not be for use by the general public, nor shall it be used for the storage of vehicles. The applicant shall sign the drive with "No Parking."

   The applicant notes that they will install signs that say no public access and no parking. This condition is met.

4. The applicant shall make a good-faith effort to protect other nearby trees by installing root zone protection fencing as part of the access lane construction process.

   The landscape plans indicate that root zone protection fencing will be installed around all trees in the vicinity of construction, per the requirement. This condition is met.

5. The applicant shall plant and maintain, within the green space, two new trees for every tree that needs to be removed as part of the proposed development and related tree assessment report. A landscape plan for the site, prepared by a certified landscape architect shall accompany the plans submitted to City staff for review.

   The landscape plan, prepared by Evan W. Brady, PLA/ASLA with Mountain Aspect Landscape Architecture, LLC indicates that three trees will be purposefully removed as part of the project. The plan prescribes the planting of a total of seven new minimum 2-inch deciduous trees within the green space of the subject property. This condition is met.

448 E. FIRST STREET • SUITE 112 • SALIDA, COLORADO 81201
PH: 719.539.4555 • FX: 719.539.5271

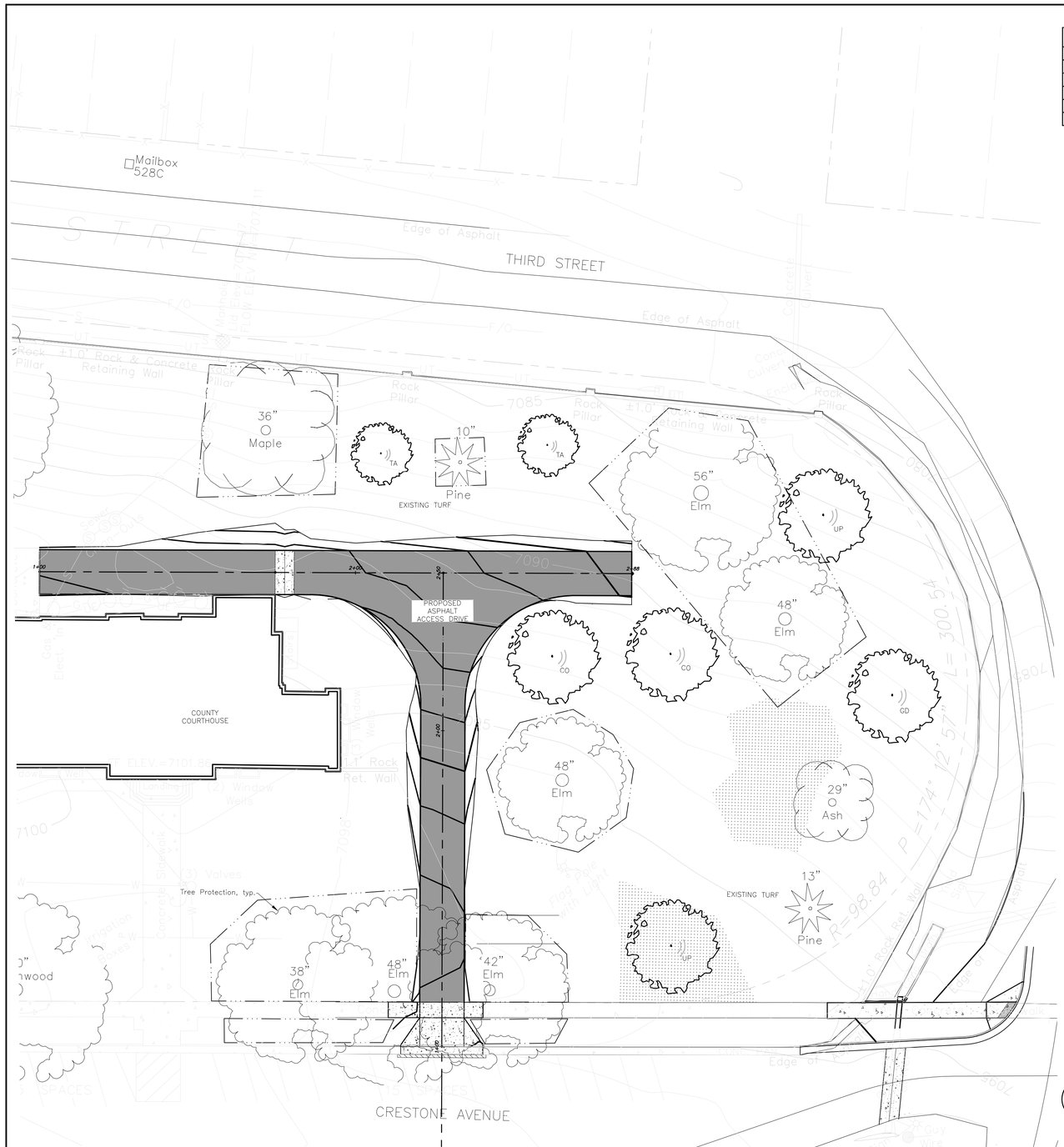
The application demonstrates that the proposed rear drive lane and landscape plan will satisfy the above conditions, and therefore the administrator has **APPROVED** your application.

The applicant is reminded that any work within City right-of-way will require a street cut permit and is encouraged to contact Public Works at 719-539-6257. Please do not hesitate to contact me regarding any additional questions: (719) 530-2634 or bill.almquist@cityofsalida.com.

Sincerely,

Bill Almquist
Planner

CC: Joe Deluca – Crabtree Group, Inc.



PLANT LEGEND

48" Elm — Existing Tree with Tree Protection

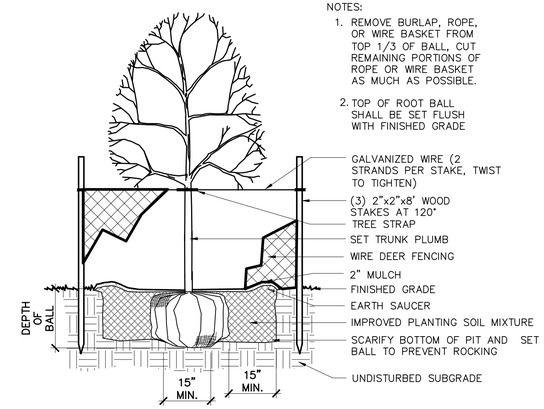
CO — Proposed Tree

20 0 20

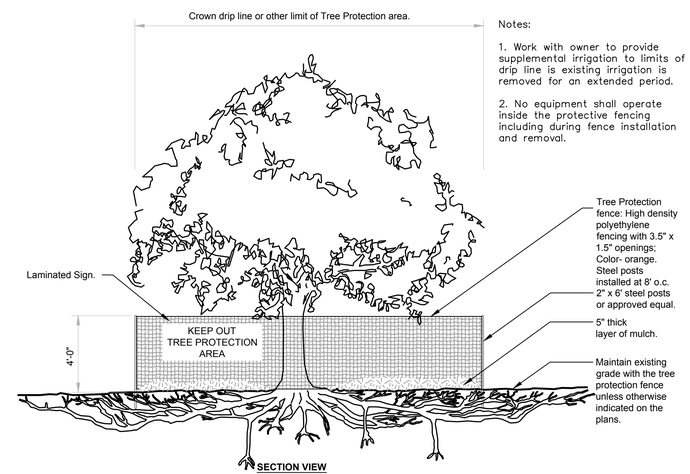
GRAPHIC SCALE

Chaffee County Courthouse Access Drive Plant Schedule

Key	Botanical Name	Common Name	Quantity	Size	Root	Spacing	Cultivar
		Deciduous Trees					
CO	Celtis occidentalis	Common Hackberry	2	2"	B&B	As Shown	
GD	Gymnocladus dioicus	Kentucky Coffeetree	1	2"	B&B	As Shown	'Espresso'
TA	Tilia americana	American Linden	2	2"	B&B	As Shown	
UP	Ulmus americana 'Princeton'	Princeton Elm	2	2"	B&B	As Shown	'Princeton'



1 DECIDUOUS TREE PLANTING WITH VERTICAL STAKE
Scale: 1/2" = 1'-0"



Notes:

1. Work with owner to provide supplemental irrigation to limits of drip line is existing irrigation is removed for an extended period.

2. No equipment shall operate inside the protective fencing including during fence installation and removal.

2 TREE PROTECTION
Scale: NTS

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

GENERAL NOTES:

1. Base plan provided by Crabtree Group, Salida, CO. Contractor to field verify all existing conditions and measurements prior to beginning work. Any discrepancies between these contract documents and existing conditions shall be brought to the attention of the Landscape Architect immediately. Landscape Architect is not responsible for errors or omissions related to preparation or documentation of survey.

2. Contractor is responsible for determining means and methods of construction. These drawings may indicate a limit of proposed improvements, limit of site demolition, etc for delineation of expected site disturbance. However, final impact shall be determined in the field. Should the limits of disturbance exceed those shown within these construction documents, the Landscape Architect should be contacted for resolution.

3. Contractor is responsible for repairing all site areas disturbed by construction outside of limit lines defined on drawings to a state better than or equal to those conditions existing prior to commencement of construction at no additional cost to owner.

4. Contractor is responsible for maintaining a complete, up-to-date set of drawings and specifications at the construction site at all times.

PLANTING NOTES:

1. Contractor shall be responsible for becoming aware of all related existing conditions, pipes and structures, etc. prior to bidding and construction.

2. See details for planting methods, requirements, materials, execution and protection.

3. Plant names may be abbreviated on drawings. Refer to plant schedule and legend for symbols, common and botanical names, cultivars, sizes and other remarks.

4. If provided, plant quantities are for information only. Contractor is responsible to do their own quantity takeoffs for all plant material and sizes shown on the drawings.

5. Contractor is responsible to 'restore' all areas of the site and adjacent areas, where disturbed, to a condition that meets or exceeds conditions prior to disturbance.

6. Contractor shall coordinate with Chaffee County Maintenance Department to identify and relocate irrigation lines impacted by construction. Ensure newly planted material receives adequate water.

PLANT PROTECTION AND REMOVAL NOTES:

1. Plant symbols as indicated on drawings do not indicate actual driplines. Contractor shall verify in field prior to start of construction. Plant protection fencing shall be placed outside of edge of actual dripline or as directed by Landscape Architect in field.

2. Protection fencing shall be maintained throughout construction unless otherwise directed by Landscape Architect.

3. Trees indicated for removal shall be completely removed including stumps and roots and filling of depressions with suitable soil fill.

SITE LAYOUT NOTES:

1. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Landscape Architect for clarification.

Sheet Title: Planting Plan
Scale: 1"=20'-0"
Date: 9/24/20
Drawn By: EWB
File: 20.06 L.002.dwg
Job Number: 20.06

- ○ Preliminary Drawing - Not For Construction.
- ● Bid Set
- ○ For Construction
- ○ As Built

Revisions
Date: By:

Tree Protection and Planting Plan

Chaffee County Courthouse Access Drive
104 Crestone Avenue
Salida, CO 81201

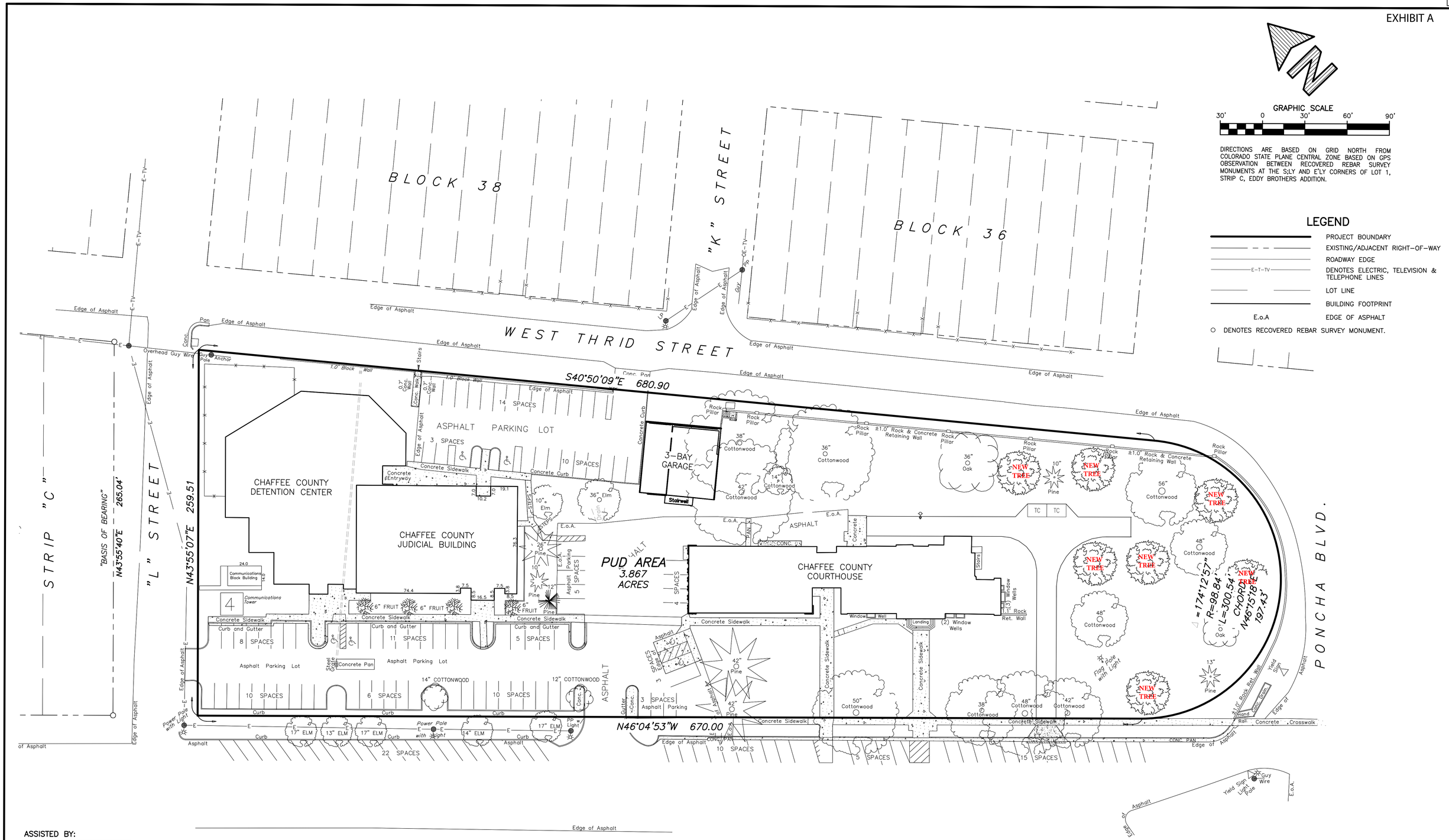
Mountain Aspect
LANDSCAPE ARCHITECTURE
• Landscape Design
• Site Planning

Mountain Aspect Landscape Architecture, LLC
PO Box 1572
Salida, CO
719-239-1506
www.mountainaspect.com

EVAN WATERS BRADY
9840
Registered Landscape Architect
State of Colorado
09/24/2012
Original Date of Licensure

SHEET
L100

EXHIBIT A



ASSISTED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

325 D STREET
SALIDA, CO 81201
PH: 719-539-1675

918 CUYAMA ROAD
OJAI, CA 93023
PH: 719-221-1799

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.

OWNER:
CHAFFEE COUNTY
PO BOX 699
CITY, STATE
PH: (719) 5305566

SHEET 2 OF 2

COUNTY COURTHOUSE P.U.D.
IN LOTS 1A & 1R, HEART OF THE ROCKIES MEDICAL CAMPUS
SALIDA, CO CITY OF SALIDA COLORADO

Job Number: PROJ. NO.
TPC FILE: J-05-081
DRAWN BY: TLV
CHECKED: MKH
Fld. book: S309, Pgs. 8-16 DC 15C3

HENDERSON LAND SURVEYING CO., INC.
203 G STREET SALIDA, COLORADO

DATE: MAY. 2021
DRAWING NO. X-XX-XX

GENERAL DEVELOPMENT APPLICATION

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

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

- ☐ Annexation
- ☐ Pre-Annexation Agreement
- ☐ Variance
- ☐ Appeal Application
- ☐ Certificate of Approval
- ☐ Creative Sign Permit
- ☐ Historic Landmark/District
- ☐ License to Encroach
- ☐ Text Amendment to Land Use Code
- ☐ Watershed Protection Permit
- ☐ Conditional Use
- ☐ Administrative Review: (Type)_____
- ☐ Limited Impact Review: (Type)_____
- ☑ Major Impact Review: (Type) Planned Development
- ☐ Other:_____

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

A. Applicant Information

Name of Applicant: Chaffee County Government

Mailing Address: PO Box 699, Salida, CO 81201

Telephone Number: 719-539-5560 FAX: _____

Email Address: bchristianse@chaffeecounty.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: Chaffee County Campus

Street Address: 104 Crestone Avenue

Legal Description: Lot_____ Block _____ Subdivision_____ (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 Joseph H. DeLuca "Crabtree Group, Inc." Date 5/26/21

Signature of property owner - Greg Felt Date 5/27/21

LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

1. PROCEDURE (Section 16-3-80)

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

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

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

[x] 1. A General Development Agreement completed.

[x] 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;

[x] 3. A brief written description of the proposed development signed by the applicant;

[x] 4. Special Fee and Cost Reimbursement Agreement completed.

[x] 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.

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.

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

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

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

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

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

JUNE 1, 2021

CHAFFEE COUNTY GOVERNMENT CAMPUS

PLANNED DEVELOPMENT APPLICATION

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1 EXECUTIVE SUMMARY

This is a Planned Development application for the Chaffee County Government Campus Facility located at 104 Crestone Avenue.

The purpose of this application is to correct a long-standing non-conforming use zoning issue with the facility dating back to the initial adoption of a zoning code when the property was zoned R1-Single Family Residential. The initial zoning occurred many years after the construction and historical use as a County Court, Administrative and Jail facility.

The Court House was completed in 1932. The intent and use of the property have not been properly zoned since initial zoning was adopted in modern times. There have been many updated and new versions of the City Land Use Code since the initial zoning, without this issue being corrected.

The codes over time have become more complex and restrictive creating numerous non-conformances. Thus, the facility has been a non-conforming use since the zoning was adopted, contrary to its 88 years of historical use as a Government Civic Institutional Facility.

The purpose of the Planned Development Application is to remove the non-conforming use designation until such time as the new City Land Use Code is developed and adopted creating a zone for Civic Institutional facilities. The Planned Development will also allow the submission of a site plan and building permit for a planned 2022 facility annex expansion without the limitations of the current R1- Single Family Residential.

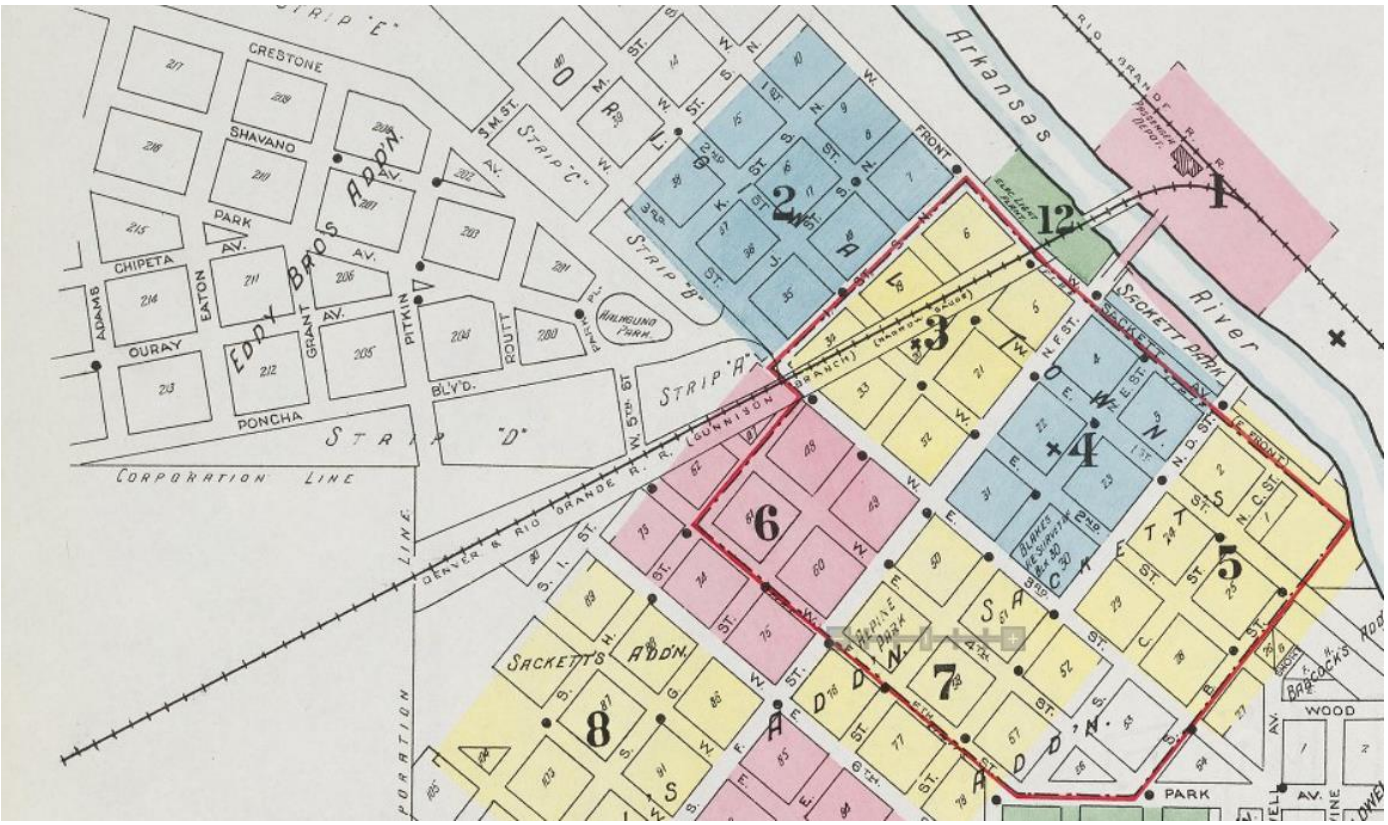
2 SITE HISTORY

The original Courthouse constructed in 1932 is Art Deco, the architect was Walter DeMordaunt. The original building housed the courts, county administration and jail and sheriff's living quarters in the basement. The building is a three-story structure with a third-floor height of 50 feet.

Salida, Built 1932, Arch- Walter DeMordaunt, Contr- Raylines Post 64 American Legion.
Image 6 of 12

CLOSE ✕

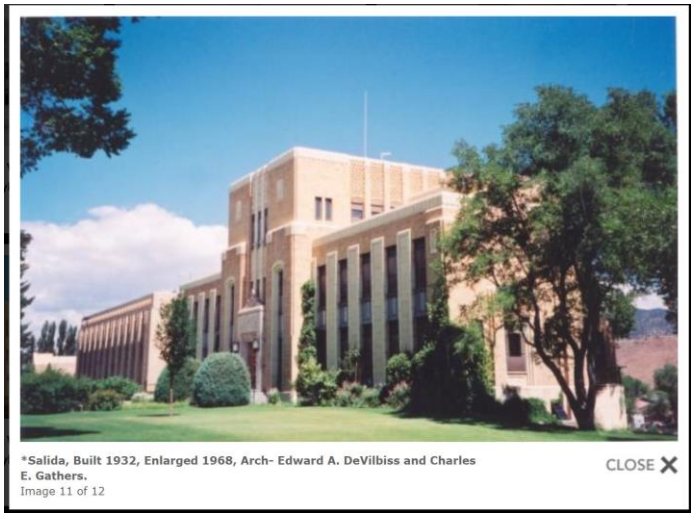
The 1914 Sanborn map shows the Eddy Bros Addition as undeveloped in 1914 as no coloring for building types is shown. Most of the area was cow pasture at the time. The plat map shows the existing County property as Strip "B".



1914 Sanborn Map

There have been three major additions to the facility all approved by the City since the initial construction in 1932.

In 1968 an addition was added to the north side of original building and included a larger court hearing room, jail, and additional administrative space for the Board of Commissioners. The addition was designed by Edward A Devibiss and Charles E. Gathers. Prior to this addition, the jail was in the basement. The Court and County Board of Commissioners shared the meeting room with the court.



In 1991, the Judicial Facility was added as a separate building and the court and court offices were moved from the main facility, social services and probation occupied the basement until they were moved to the Touber Building. The architects were Petersilie-Keys. The County is required by State Statute to provide Court and Jail facilities.

Salida, Judicial Facility, Built 1991, Arch- Petersilie-Keys- Arch., Contr- Geller Constr. Services
Image 12 of 12

CLOSE ✕

In 2002, a new jail was constructed attached to the Judicial Facility, the Architect was Blythe Group.

Subsequently, the old jail in the 1968 annex was remodeled to house the Building department, Planning department and District Attorney's office. When the Touber Building was completed, Social Services moved to the building and the sheriff and probation occupied the basement of the Court facility.

3 PLANNED DEVELOPMENT APPLICATION

Chaffee County Government intends to construct a new addition to the current facilities to accommodate the demand for services due to the population growth in the County in 2021 with a completion date in 2022. This Planned Development Application is to prepare for the submission of a Site Plan and Building Permit for the new addition construction in 2021-22 and to remove the existing facility from a non-conformance condition. In discussions with City Staff, it was determined that a Planned Development zoning overlay is the best approach in preparation for the new annex project. It was also discussed that the planned development can act as a template for adding a new zoning category in the upcoming land use code update for Civic Institutional sites such as government administrative buildings such as the County Campus and the joint County/City Touber Building. Schools, churches, and other institutions could also fit into the Civic Category.

4 PROPOSED PLANNED DEVELOPMENT

PLANNED DEVELOPMENT TITLE: Chaffee County Government Campus Planned Development

PLANNED DEVELOPMENT INTENDED USE: County Government Campus

SIMILAR USE: Touber Building, City of Salida & Chaffee County, C1 Zone.

AREA OF PLANNED DEVELOPMENT [EXISTING CAMPUS]: 3.87 Acres

ADJOINING STREETS:

- **East Crestone Avenue**
- **I Street**
- **3rd Street**
- **Poncha Blvd.**

ADJOINING CIVIC SPACES: Thonoff Park

ADJOINING PROPERTIES: None

HISTORICAL AND CURRENT USE: Chaffee County Government Campus

EXISTING BUILDINGS ON CAMPUS:

- **Administrative Building**
- **Chaffee County Courts Building**
- **Chaffee County Dispatch and Jail Building**
- **State Patrol Communications Building & Tower**
- **EMS Garage.**

FUTURE CAMPUS EXPANSION [Site approval submittal after planned development]

- **Administration Annex to current Administration Building, two story with walk out basement, height 34 feet to top of parapet wall .**
- **Demolish EMS Garage**

4.1 JUSTIFICATION FOR A PLANNED DEVELOPMENT

Due to these highlighted sections of the land use code, any expansion on the campus would not be allowed without a significant number of variances. To deny an expansion on the campus would eliminate the most environmentally sound alternative and the most efficient service alternative for the County's citizens.

- Section 16-4-160 Non-conformities states: (a) Intent. Within the City there exist uses, structures and lots which were lawfully established pursuant to the zoning and building regulations in effect at the time of their development which do not now conform to the provisions of this Chapter. It is the intent of the City to permit these nonconformities to continue, but not to allow them to be enlarged or expanded, so as to preserve the integrity of the zone districts and the other provisions of this Chapter. (b) Continuation of nonconforming use. Uses of a nonconforming building or structure may be continued subject to the following conditions:
    - (1) Use of a nonconforming building or structure shall not be expanded, altered, enlarged, or relocated, except as permitted in Section 16-4-160(c) below.
    - (2) Whenever a nonconforming building or structure has been damaged by fire or other cause to the extent of more than eighty percent (80%) of its replacement cost, as determined by the Administrator, it shall only be reconstructed in compliance with the provisions of this Chapter.
    - (3) Nonconforming buildings may be repaired and maintained.
    - (4) A nonconforming structure shall not be moved to another location unless it shall thereafter conform to the provisions of the zone district into which it is moved.
    - (c) Additions to nonconforming building or structure.
        - (1) A nonconforming structure may be extended or altered in a manner that does not increase its nonconformity.
        - (2) An extension to a nonconforming structure may be permitted by the Administrator to comply with the provisions of the Americans With Disabilities Act (ADA), provided that it is demonstrated that the only way to comply with the Act would be through an extension which increases the structure's nonconformity, and that the extension is the minimum necessary to comply with the Act.
    - (d) Discontinuation, damage, or destruction. A nonconforming building, premises, land, property, or use shall be required to come into conformity with all applicable requirements of this Code if any of the following occur:
        - (1) The nonconforming use ceases for a period of one (1) year or more.
        - (2) Except as otherwise specifically permitted by this Code, a nonconforming building, premises, land, property, or use is enlarged, altered, or expanded.
        - (3) A nonconforming building, premises, land, property, or use is changed to a conforming building, premises, land, property, or use.
        - (4) A nonconforming building, premises, land, or property which is destroyed in any manner, or is damaged in any manner not at the fault of the property owner, the building, premises, land, property, or use may be restored to its original condition,

provided that such restoration shall be started within six (6) months and shall be completed within twenty-four (24) months of the event of said damage or destruction.

4.2 PD DEVELOPMENT PLAN

Section 16-7-40(a) No land shall be designated PD without a PD Development Plan. The PD Development Plan submitted with this application is the existing County Campus condition (surveyed by a licensed surveyor Exhibit A). The annex will be submitted as a site plan application Exhibit B. The development plan is the surveyed existing campus with the future annex addition shown in Appendix A.

Section 16-7-40 (b) The PD development plan shall meet the following criteria: (these tables will be on the recorded Planned Development Plat.

1. Minimum Dimensional standards, **the dimensional standards are equal to or more restrictive than the C1 zone where the Touber Building is located as shown in the table below: (the final PD tables will not show C1. C1 is shown here for a comparison of a similar zone standard.**

Table 1 – Dimensional Standards

CCGFC Table 16-F Schedule of Dimensional Standards			
Dimensional Standard	**CCGFC-PD**	**C1**	**R1**
Min. lot size (sq. ft.)	N/A	5,625	7,500
Density (Min. lot sq. footage per principal dwelling unit)	N/A	2,800	3,750
Min lot size (sq. ft.)—attached units	N/A	2,800	NA
Min. lot frontage	N/A	38	50
Min. lot frontage—attached units	N/A	20	NA
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	50%	60%	35%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) 5	40%	60%	10%
Min. landscape area	20%	10%	55%
Min. setback from side lot line for a primary bldg.	10'	5'	8'
Min. setback from side lot line for a detached accessory bldg.	5'	5'	5'
Min. setback from rear lot line: principal bldg.	10'	10'	30'
Min. setback from rear lot line: accessory bldg.	5'	5'	5'
Min. setback from front lot line	15'	15'	30'
Max. building height for a primary bldg.	54	35', 54'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'
1. Multiple principle buildings allowed on campus, jail, court, admin building			
2. Height shall be measured from Crestone frontage finished floor level to top of parapet walls			
3. Maximum Height is based on institutional height in C1 District & Historic Courthouse Height			
4. C1 zone & R1 is shown for comparison only to Touber Bldg. and will be removed for final PD			
5. New Annex Height is 34 feet to top of parapet wall, not including mech. equipment (info only)			

CCGFC Table 16-D Schedule of Uses	
N = Not Permitted	
P= Permitted	
AC = Administrative	
C = Conditional Use	
AR = Administrative Review	
LR = Limited Impact Review	
MR = Major Impact Review	
Public Institutional Uses	
County Government Administrative Offices	P
State Government Adminstrative Offices	P
Public Health Facilities	P
Civil Defense & Emergency Management Facilities	P
Law Enforcement and Jail Facilities	P
Court Facilities	P
Communication and Communication Tower Facilities	A
Non-profit offices	P
Public Meeting Rooms	P
Emergency Shelter Facilities	P
Voting Center, Drop boxes, Temporary Tents & Drive up	P
On-site Maintenance Facilities	P
Temporary Health and Emergency Shelters	P
Emergency Generators	P
Security Fences, Devices and Barriers	A
Outdoor break areas	P
Commercial Kitchens & Cafeteria	P
Security Cameras & Dark Sky outdoor security lighting	P

Table 2 – Schedule of Uses

CCGFC Table 16-J Off & On Street Parking Standards	
Public Institutional Uses	**CCGFC-PD**
Government Administration Facilities	1 space per 400 s.f.
Jail Inmate floor area	1 space per employee
Court Building	1 space per 400 s.f.
911 Facilities	1 space per employee
1. 86 On street parking spaces on Crestone Ave. and around the park shall count toward parking req.	
2. Parallel parking on the west side of third street shall count toward parking req. if design is administratively approved for future parking needs.	
3. Jail inmate floor area and 911 floor area shall not require parking except for employees.	

Table 3 – Parking Standards

`

Sec. 16-7-40. - PD Development Plan evaluation criteria; general requirements

1. Trails. Reasonable effort must be made to connect to nearby recreational trails. There is an existing and planned pedestrian connection to the Monarch Spur Trail. **There is no other identified trail need in the comprehensive or trail plans.**
2. Ownership and Maintenance. No PD shall be approved unless the City Council is satisfied the owner has provided for or established an adequate organization for ownership and maintenance of the open space, private roads, drives, parking, and other common assets to ensure maintenance. **The County has shown the organization and maintenance since 1932 for the site, as a Governmental Entity this is not an issue.**
3. Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD. **The County improved the municipal water looping in the neighborhood when the jail was constructed in 2002. There are no identified improvements to water and sewer required.**
4. Residential Density: **This does not apply to this PD as there is no residential.**
5. Relationship to the subdivision regulations: **This does not apply as there is no subdivision of land.**
6. Improvements Standards: The PD may deviate from the design standards for width and surfacing of streets, public ways, public utility rights of ways, curbs, and other standards only if the reasons are well documented. **The only deviation requested is for counting on street parking for the parking requirements. This was suggested by citizens and the City of Salida as a method to preserve the green space on the east side of the property. The on street parking has been expanded and the City of Salida is in the process of a traffic and pedestrian safety project for East Crestone Avenue and Poncha Blvd.**
7. The maximum height of buildings may be increased above the maximum permitted for like buildings in other zone districts. In no case shall a building exceed the maximum height requirement if the deviation shall result in:
    a. Averse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas, or scale that is disproportionate to surrounding development. **The original 1932 courthouse was constructed prior to much of the surrounding development and has existed since its original construction at 50 feet. The future annex is planned at 34 feet which is below the existing R1 zoning height limit. Therefore, it is clear there is no adverse visual impact.**
8. Gross Building Floor Area: The gross building floor area of uses other than residential may be limited by the city council upon consideration of the overall development plan, individual characteristics of the subject land and other uses. **As this is a historic condition for which an existing non-conforming use is being corrected, this section should not apply.**

9. Transportation design: The PD shall provide interconnected transportation networks. **As the PD is in the existing City street grid, is pedestrian and bicycle accessible and connected to the nearby Monarch Spur Trail, the existing conditions meet this requirement.**
10. Development Standards: the PD may deviate from development standards only if the reasons for such deviations are well documented and are necessary for the objectives of the development. **The only deviation from the development standards is the on-site parking which has been explained in a previous section.**
11. The PD provides for design that is energy efficient and reduces the amount of energy consumption and demand of a typical development. **The co-location of the majority of County Departments and the close proximity to a large percentage of the County Citizens allows for pedestrian and bicycle access. It also reduces the vehicle miles traveled for departments to coordinate and have meetings by more than 90% due to the co-location on one site of the majority of the departments.**
12. Where residential is proposed, the PD shall provide for a variety of housing types. **Does not apply.**
13. The fiscal impacts of the PD have been satisfactorily addressed. **There are no fiscal impacts.**
14. Higher levels of amenities than would be achieved by using established zone districts. **The PD allows co-location of the majority of the departments in a location that provides the highest level of service with the lowest energy demand for transportation.**
15. There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements. **These have been covered above.**

4.3 NEW ANNEX JUSTIFICATION

The purpose for the new addition is to meet the needs of several of the County departments to serve the growing population of citizens and economy.

County courts are busier than ever, they need additional room to complete jury selection and will take over space in the judicial building basement for jury selection, storage and office space currently occupied by the Sheriff's department. The County is required to provide sufficient Court facilities by State Statute. The State has requested additional space.

The Sheriff's department workload also has grown with the population and requires additional space, they are currently housed in the basement of the judicial building. This location was intended as a temporary location for the sheriff's department when the Touber building was completed. The sheriff's department will be housed in the lower level of the new annex facility with an entrance off of 3rd street.

The Building Department and Planning department needs additional space to accommodate ever increasing building and development applications and will take over space currently occupied by the District Attorney's office which is adjacent to their existing space in the 1968 addition that was remodeled after the Jail construction.

The District Attorney's office and Probation (which is currently housed in the basement of the Judicial building) will be housed on the first floor of the new annex addition.

The County BOCC does not have the space to accommodate larger participation at public hearings and has used the County Fairgrounds at an increased rate to accommodate large meetings. The new annex addition will increase the County BOCC meeting chambers and will add an additional adjoining meeting room for community meetings with a sliding wall to accommodate very large public meetings.

County administration and the County Attorney's office has also grown with the demands of an increasing population, they will occupy the current BOCC meeting space which will be remodeled for offices.

The new addition will also include offices for **County Emergency Management** which is currently housed at the County Landfill. The new addition will include an emergency generator to ensure county government can operate in a power blackout. It will also provide a new secure room for the County servers and communication, which is currently housed in the basement of the Courthouse, which is susceptible to plumbing leaks and temperature variations.

The Annex site plan will also improve **ADA access** for the site with improved ADA parking and building and voting access.

Future Location of New Administrative Annex East Crestone View

New Administrative Annex Rendering East Crestone View

Future Location of New Administrative Annex 3rd Street View

New Administrative Annex Rendering 3rd Street View

4.4 ANALYSIS AND JUSTIFICATION FOR THE ANNEX LOCATION ON THE CAMPUS

4.4.1 ENVIRONMENTAL AND COMMUNITY SERVICE QUALITY CONSIDERATIONS

Careful consideration has been given as to the best location for the expansion needs. Factors in the consideration were:

- Collaboration between Offices for efficiency and reduction in vehicle miles and travel time:
    - Need for close collaboration by County and Judicial offices. For example, the jail was built next to and adjoining the Court facility to eliminate the need to transport prisoners for safety and cost. The sheriff's office provides security for the jail and courts and provides testimony at trials and hearings. Emergency Dispatch is located in the jail and works closely as a sub-department of the Sheriff's office. The district attorney's office has grown, and its members are constantly required at court.
    - The County Clerk, County Assessor and County treasurer all collaborate on a daily basis related to property sales, assessment, and tax billing. All of these offices also collaborate with the building department and development services.
    - County administration collaborates with all the County offices mentioned above.
    - One facilities maintenance office can serve all of the departments. The telecommunications and computer services can be maintained with shared infrastructure on the site.
- Environmental impact of the required expanded facilities:
    - Constructing the new expansion on site eliminates the water, sewer, electric, gas and communications offsite infrastructure that would be required for a greenfield site.
    - The cost to the taxpayers is lower to build on site compared to a new offsite facility.
    - Vehicle miles traveled by employees and citizens is significantly reduced by using the current location. The site is walkable and bicycle accessible to a significant portion of the County population. Employees do not have to travel by vehicle to meetings with other departments.
    - Parking, emergency generator, computer servers, telecommunications and other infrastructure is shared rather than duplicated at several sites.
    - Parking requirements are reduced because citizens can visit multiple departments with one trip, eliminating redundant parking at several locations. Walk and bicycle trips also reduce the parking requirements. Utilizing existing City approved on-street parking also reduces on-site parking requirements that would be needed at an offsite facility.
- Service Efficiency
    - The site provides one stop service for many departments utilized by the citizens.
    - Voting access will be improved by the project.

- Vehicle miles traveled is reduces as citizens can walk and bike to the site and can complete business with more than one department for a vehicle trip.
- The impact to existing landscaping on the site has been minimized.

5 COUNTY AND CITY COLLABORATION FOR ZONING SOLUTION

The Chaffee County team working on the new facilities expansion plan have worked with City staff to determine the best approach to resolving the existing non-conformance condition, meeting the land use code standards for the new annex facility addition, and guiding the new land use code changes that are in process. The results of this collaboration have resulted in on-street parking improvements to reduce the impact of the new addition to green space on the site and the determination that a Planned Development zoning overlay is the best method to eliminate the existing non-conformances and prepare for the new addition.

The goal is to complete the Planned Development zoning overlay while the building and site design are in progress so that when they are completed and site approval and building permit can be approved in an efficient manner that is consistent with the current land use code.

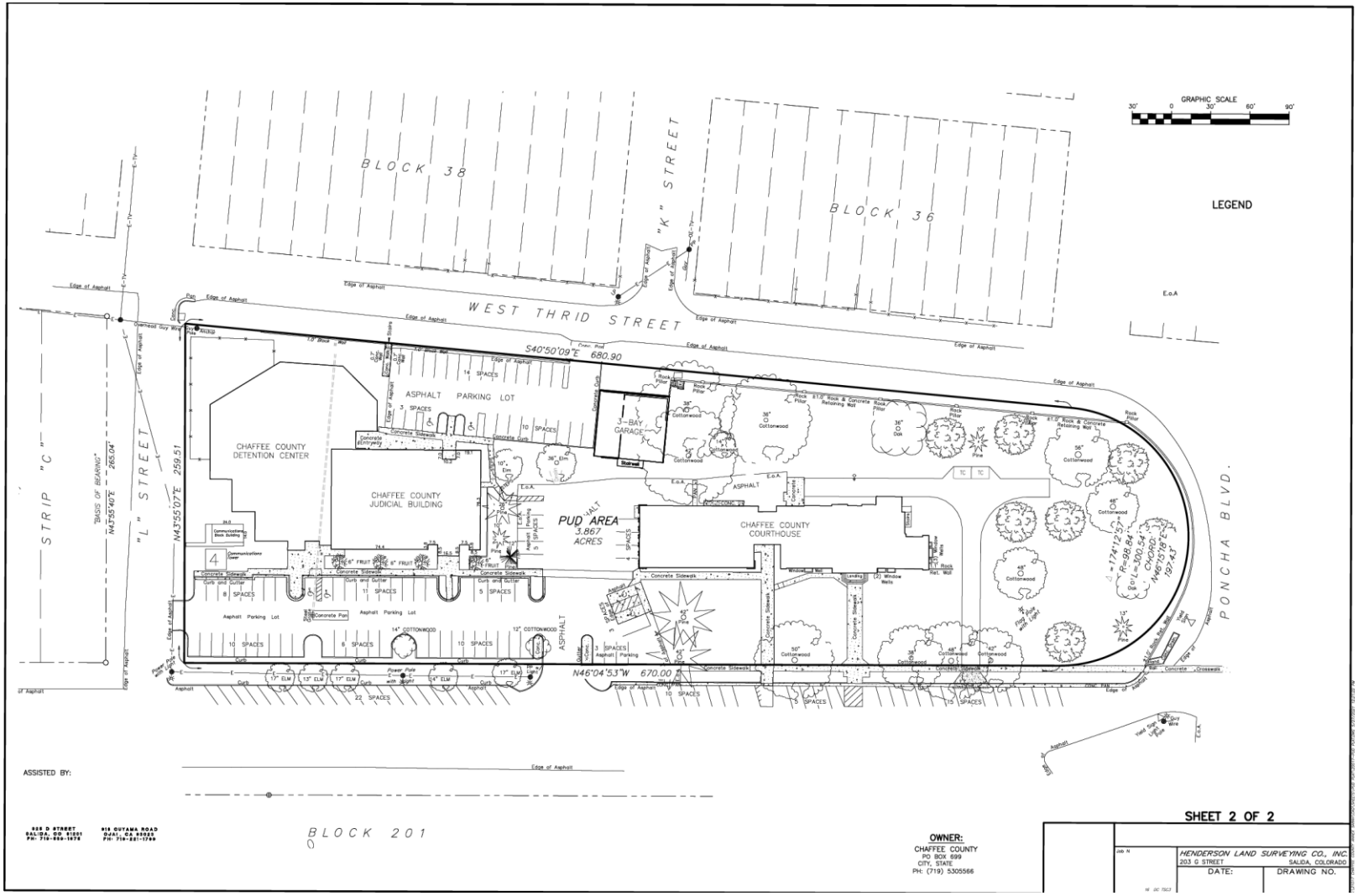


Exhibit A – Chaffee County Campus PD

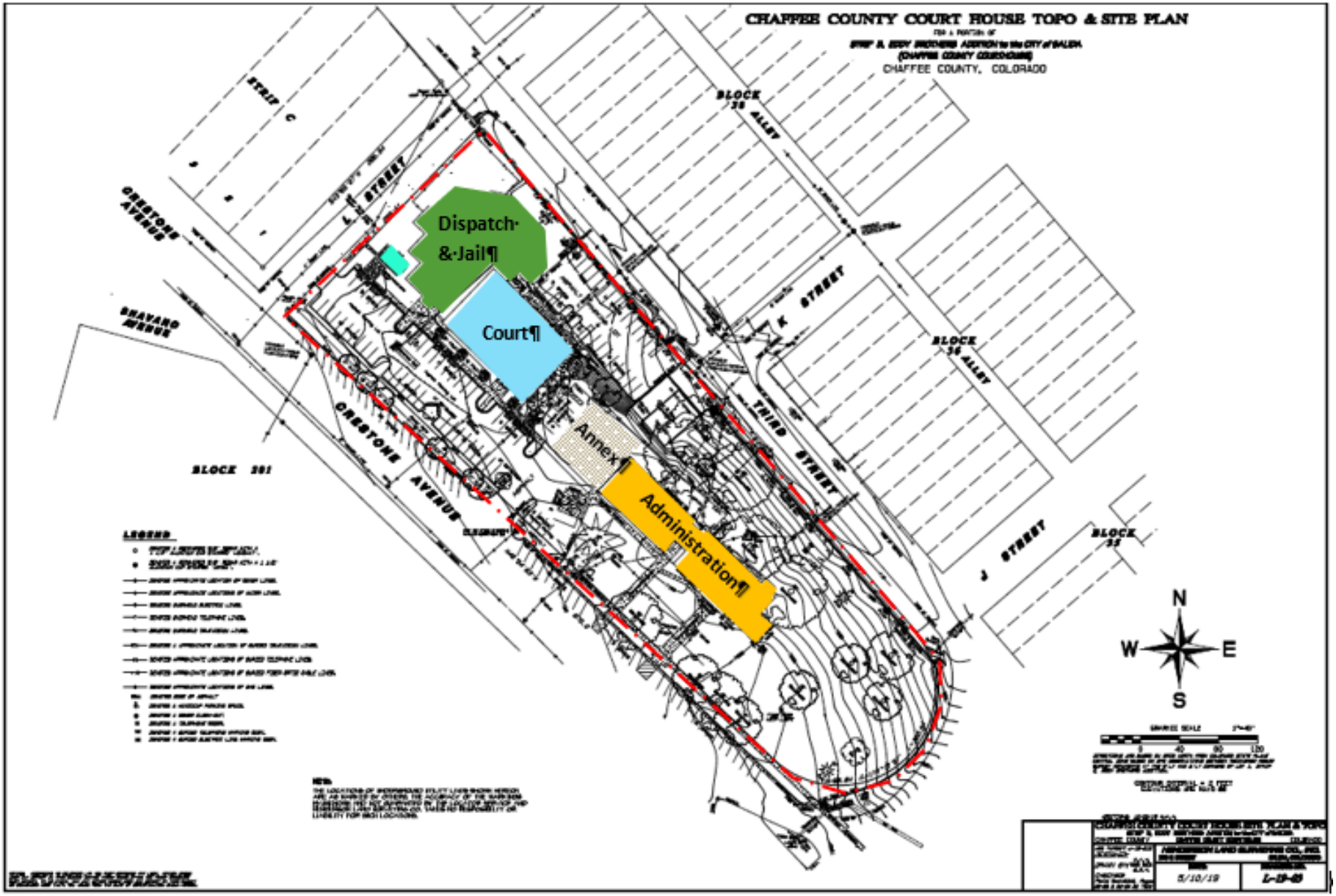
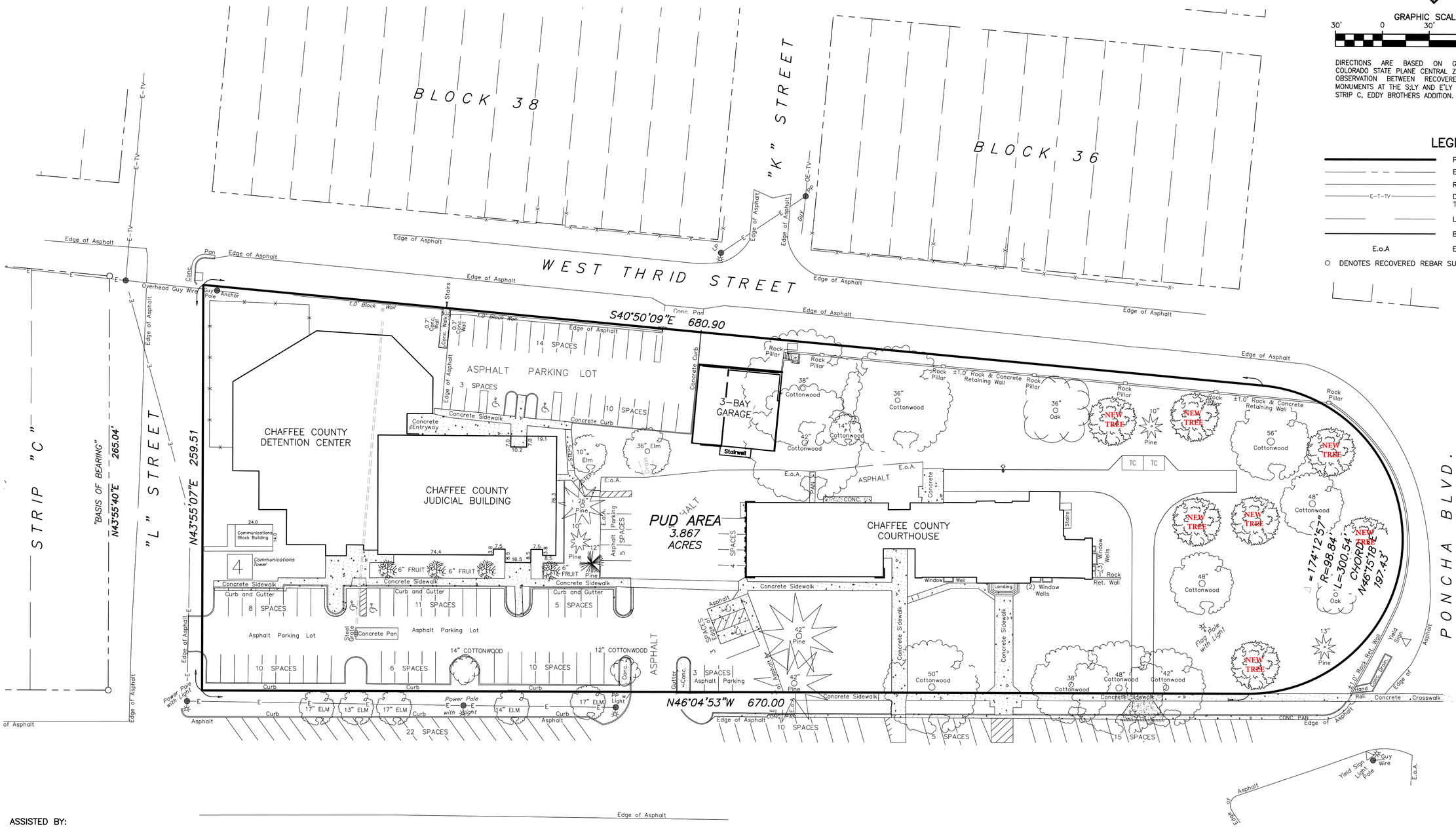


Exhibit B- Chaffee County Campus with Future Annex



GRAPHIC SCALE

30' 0 30' 60' 90'

DIRECTIONS ARE BASED ON GRID NORTH FROM COLORADO STATE PLANE CENTRAL ZONE BASED ON GPS OBSERVATION BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE S;LY AND E'LY CORNERS OF LOT 1, STRIP C, EDDY BROTHERS ADDITION.

LEGEND

	PROJECT BOUNDARY
	EXISTING/ADJACENT RIGHT-OF-WAY
	ROADWAY EDGE
E-T-TV	DENOTES ELECTRIC, TELEVISION & TELEPHONE LINES
	LOT LINE
	BUILDING FOOTPRINT
E.o.A	EDGE OF ASPHALT
○	DENOTES RECOVERED REBAR SURVEY MONUMENT.

ASSISTED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

525 D STREET
SALIDA, CO 81201
PH: 719-539-1675

918 CUYAMA ROAD
OJAI, CA 93023
PH: 719-221-1799

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.

OWNER:
CHAFFEE COUNTY
PO BOX 699
CITY, STATE
PH: (719) 5305566

SHEET 2 OF 2

COUNTY COURTHOUSE P.U.D.

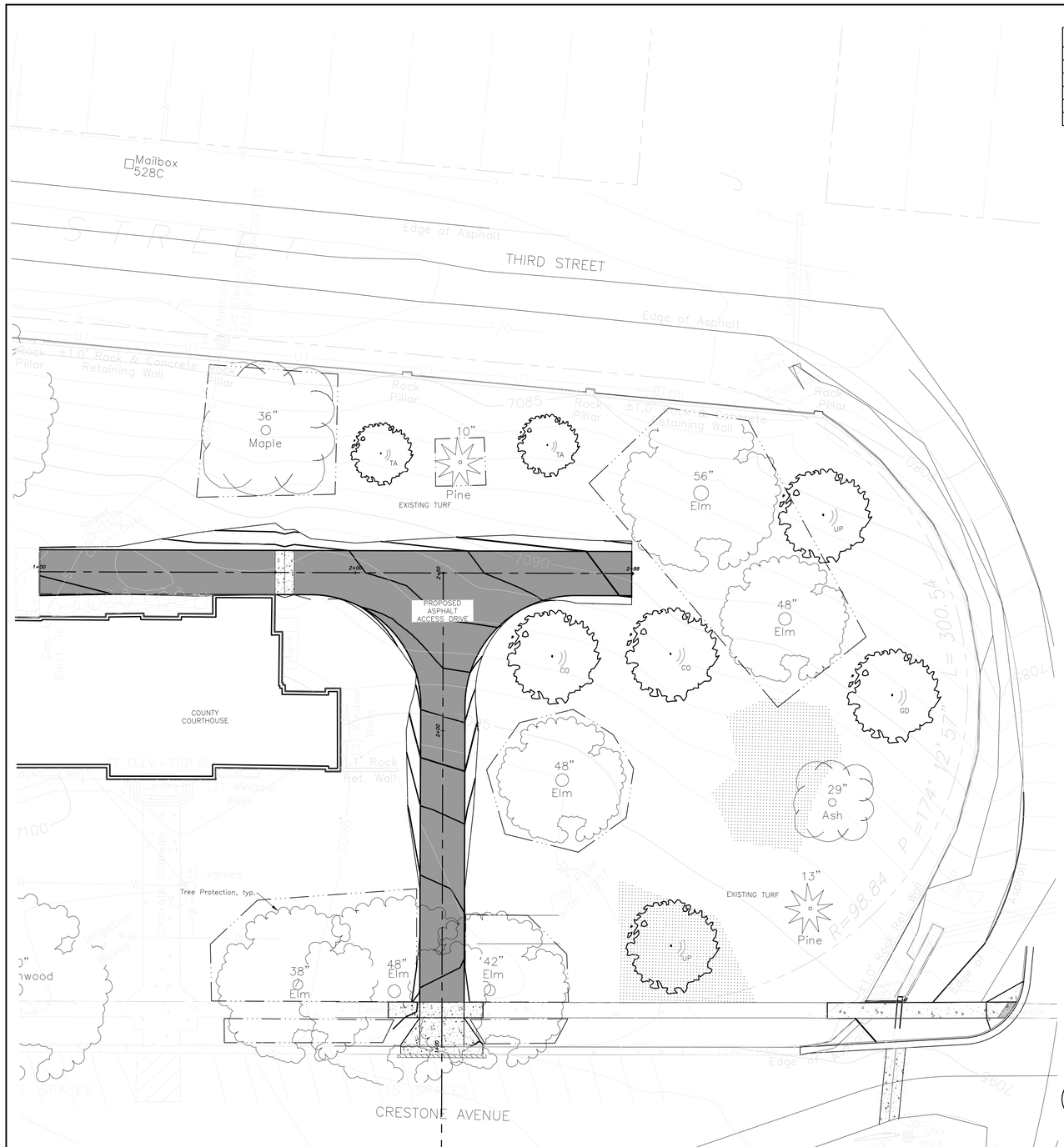
IN LOTS 1A & 1R, HEART OF THE ROCKIES MEDICAL CAMPUS
SALIDA, CO — CITY OF SALIDA — COLORADO

Job Number: PROJ. NO.
TPC FILE: J-05-081
DRAWN BY: TLV
CHECKED: MKH
Fld. book: S309, Pgs. 8-16 DC 15C3

HENDERSON LAND SURVEYING CO., INC.
203 G STREET — SALIDA, COLORADO

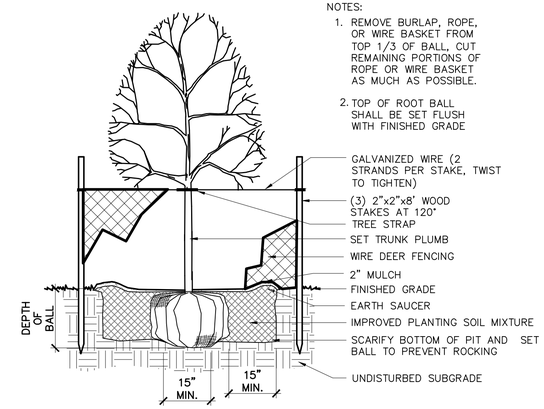
DATE:	DRAWING NO.
MAY. 2021	X-XX-XX

C:\DATA CHAFFEE COUNTY ANNEX DRAWINGS\PROJECTS\PUD PLA\J0501-PUD FEATURE 5/27/2021 12:22:22 PM

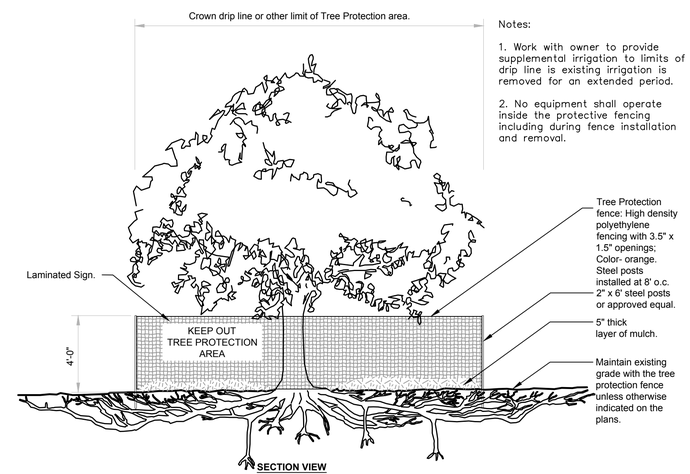


Chaffee County Courthouse Access Drive Plant Schedule

Key	Botanical Name	Common Name	Quantity	Size	Root	Spacing	Cultivar
		Deciduous Trees					
CO	Celtis occidentalis	Common Hackberry	2	2"	B&B	As Shown	
GD	Gymnocladus dioicus	Kentucky Coffeetree	1	2"	B&B	As Shown	'Espresso'
TA	Tilia americana	American Linden	2	2"	B&B	As Shown	
UP	Ulmus americana 'Princeton'	Princeton Elm	2	2"	B&B	As Shown	'Princeton'



1 DECIDUOUS TREE PLANTING WITH VERTICAL STAKE
Scale: 1/2" = 1'-0"



Notes:

1. Work with owner to provide supplemental irrigation to limits of drip line is existing irrigation is removed for an extended period.

2. No equipment shall operate inside the protective fencing including during fence installation and removal.

2 TREE PROTECTION
Scale: NTS

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

GENERAL NOTES:

1. Base plan provided by Crabtree Group, Salida, CO. Contractor to field verify all existing conditions and measurements prior to beginning work. Any discrepancies between these contract documents and existing conditions shall be brought to the attention of the Landscape Architect immediately. Landscape Architect is not responsible for errors or omissions related to preparation or documentation of survey.

2. Contractor is responsible for determining means and methods of construction. These drawings may indicate a limit of proposed improvements, limit of site demolition, etc for delineation of expected site disturbance. However, final impact shall be determined in the field. Should the limits of disturbance exceed those shown within these construction documents, the Landscape Architect should be contacted for resolution.

3. Contractor is responsible for repairing all site areas disturbed by construction outside of limit lines defined on drawings to a state better than or equal to those conditions existing prior to commencement of construction at no additional cost to owner.

4. Contractor is responsible for maintaining a complete, up-to-date set of drawings and specifications at the construction site at all times.

PLANTING NOTES:

1. Contractor shall be responsible for becoming aware of all related existing conditions, pipes and structures, etc. prior to bidding and construction.

2. See details for planting methods, requirements, materials, execution and protection.

3. Plant names may be abbreviated on drawings. Refer to plant schedule and legend for symbols, common and botanical names, cultivars, sizes and other remarks.

4. If provided, plant quantities are for information only. Contractor is responsible to do their own quantity takeoffs for all plant material and sizes shown on the drawings.

5. Contractor is responsible to 'restore' all areas of the site and adjacent areas, where disturbed, to a condition that meets or exceeds conditions prior to disturbance.

6. Contractor shall coordinate with Chaffee County Maintenance Department to identify and relocate irrigation lines impacted by construction. Ensure newly planted material receives adequate water.

PLANT PROTECTION AND REMOVAL NOTES:

1. Plant symbols as indicated on drawings do not indicate actual driplines. Contractor shall verify in field prior to start of construction. Plant protection fencing shall be placed outside of edge of actual dripline or as directed by Landscape Architect in field.

2. Protection fencing shall be maintained throughout construction unless otherwise directed by Landscape Architect.

3. Trees indicated for removal shall be completely removed including stumps and roots and filling of depressions with suitable soil fill.

SITE LAYOUT NOTES:

1. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Landscape Architect for clarification.

PLANT LEGEND

48" Elm — Existing Tree with Tree Protection

CO — Proposed Tree

20 0 20
GRAPHIC SCALE

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Sheet Title: Planting Plan
Scale: 1"=20'-0"
Date: 9/24/20
Drawn By: EWB
File: 20.06 L.002.dwg
Job Number: 20.06

- Preliminary Drawing - Not For Construction.
- **Bid Set**
- For Construction
- As Built

Revisions
Date: By:

Tree Protection and Planting Plan

Chaffee County Courthouse Access Drive
104 Crestone Avenue
Salida, CO 81201

Mountain Aspect
LANDSCAPE ARCHITECTURE
• Landscape Design
• Site Planning

Mountain Aspect Landscape Architecture, LLC
PO Box 1572
Salida, CO
719-239-1506
www.mountainaspect.com

EVAN WATERS BRADY
9840
Registered Landscape Architect
State of Colorado
9/24/2020

SHEET
L100

CITY COUNCIL ACTION FORM

Department	Presented by	Date
Community Development	Kathryn Dunleavy - Planner	August 17, 2021

ITEM

First Reading of Ordinance 2021-13 – An Ordinance of the City Council to amend Chapter 16 of the City of Salida Municipal Code, regarding land use and development, to address changes to the family child care homes required by recent State legislation.

BACKGROUND

HB21-1222 regarding the regulation of family child care homes will take effect on September 8, 2021. This act requires local governments to treat family child care homes as residential property when it comes to zoning, land use, fire and life safely, sanitation, and building code regulations. Local governments cannot impose regulations on family childcare homes unless the regulations apply to all residential properties. Under this bill, a family child care home is a type of state-licensed child care facility serving up to 12 children and operated by a person who resides in the same dwelling where the care is provided. A local government retains the ability to prohibit, on a case-by-case basis, the operation of childcare homes in immediately adjacent residences of two or more large family child care homes to manage the flow of traffic and parking.

The proposed ordinance is to amend Chapter 16 of the City of Salida Municipal Code to comply with HB21-1222.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Not applicable.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission will review the proposed Ordinance at their August 23, 2021 meeting.

SUGGESTED MOTION

"I move that the City Council approve Ordinance 2021-13 upon first reading and set a public hearing and second reading for September 7th, 2021."

Attachments:

CITY COUNCIL ACTION FORM

Department	Presented by	Date
Community Development	Kathryn Dunleavy - Planner	August 17, 2021

Ordinance 2021-13

2

CITY OF SALIDA, COLORADO
ORDINANCE NO. 13
(Series of 2021)

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 16 OF THE SALIDA MUNICIPAL CODE, REGARDING LAND USE AND DEVELOPMENT, TO ADDRESS CHANGES TO FAMILY CHILD CARE HOMES REQUIRED BY RECENT STATE LEGISLATION

WHEREAS, the City of Salida, Colorado ("City") is a statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-401, the City by and through its City Council ("Council"), possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety and welfare; and

WHEREAS, pursuant to C.R.S. § 31-23-301 *et seq*., the Salida City Council ("Council") ALSO possesses the authority to adopt and enforce zoning regulations; and

WHEREAS, under such authority, the Council previously adopted land use and zoning regulations, codified as Chapter 16 of the Salida Municipal Code ("Code"); and

WHEREAS, pursuant to this authority, the City Council desires to amend and adopt certain regulations related to family child care homes, required by Colorado House Bill 21-1222; and

WHEREAS, current state law defines a "family child care home" as a type of state-licensed child care facility serving up to 12 children and operated by a person who resides in the same dwelling where the care is provided; and

WHEREAS, this new state legislature requires local governments to treat family child care homes as residential property use in the application of zoning, land use development, fire and life safety, sanitation and building code regulations; and

WHEREAS, the City of Salida City Council finds it desirable and appropriate, and in the best interest of the general health, safety and welfare of its citizens to amend Chapter 16 of the Code, as it relates to family child care homes, and to ensure compliance with new State law.

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

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

Section 2. Section 16-1-80 of the Salida Municipal Code, concerning Definitions, is hereby amended, in part, as it relates to the definitions regarding day care, to read as follows:

Sec. 16-1-80. – Definitions.

…

~~*Day care, large* means a residence, facility or preschool which provides regular care and supervision for more than eight (8) children at any one (1) time during the day for compensation.~~

~~*Day care, small* means a residence, facility or preschool which provides regular care and supervision for eight (8) or less children at any one time during the day for compensation.~~

Day Care Home **means state-licensed child care facility serving up to twelve (12) children and operated by a person who resides in the same dwelling where the care is provided.**

Day Care Center **means a non-residential facility or preschool which provides regular care and supervision for any number of children during the day for compensation.**

Section 3. Section 16-4-190(f) of the Salida Municipal Code, regarding Review standards applicable to particular uses, Day Care, is hereby amended, to read as follows:

Sec. 16-4-190. – Review standards applicable to particular uses.

…

(f) Day Care, ~~Small, Large~~ **Home, Center,** and Adult.

(1) Day Care Home. Day care homes shall meet all certification and licensing requirements of the State of Colorado, shall be operated by a person who resides in the same dwelling where the care is provided, and shall not serve more than twelve (12) children.

(2) Day Care Center and Adult Day Care.

~~(1)~~ **a.** Parking. A day care ~~facility, small, large or adult~~ **center or adult day care**, shall provide one (1) off-street parking space per nonresident employee. This space shall be provided in addition to any parking required for other uses of the property.

~~(2)~~ **b.** Drop-off/Pickup Area. One (1) designated off-street drop-off/pick-up space shall be provided per each four (4) children at a ~~large~~ day care ~~facility~~ **center** and for every four (4) clients at an adult day care. The space shall be available during operating hours for loading and unloading of children or clients.

~~(3) Outside Area - Fence. The required play or recreation area shall not be located in the property's front yard.~~

~~(4)~~ **c.** State Codes. The day care facility shall comply with all applicable state codes.

~~(5)~~ **d.** Hours of Operation. The hours of operation for the day care may be restricted in residential neighborhoods to limit adverse impacts of noise and traffic on neighboring properties.

Section 4. Table 16-D of the Salida Municipal Code, regarding Schedule of Uses, is hereby amended, in part, as it relates to day care homes and day care centers to read as follows:

TABLE 16-D
Schedule of Uses

N = Not Permitted **P = Permitted** **AC = Administrative Conditional Use** **C = Conditional Use** **AR = Administrative Review** **LR = Limited Impact Review** **MR = Major Impact Review**									
Residential Business Uses	**R-1**	**R-2**	**R-3**	**R-4**	**RMU**	**C-2**	**C-1**	**I**	**Standards**
…									
Day care, adult	C	C	C	C	LR	AR	AR	LR	Sec. 16-4-190(f)
~~Day care, small~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~AC~~	~~Sec. 16-4-190(f)~~
Day care home	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	Sec. 16-4-190(f)
~~Day care, large~~ **Day care center**	C	C	C	C	C	AC	AC	C	Sec. 16-4-190(f)

Section 4. Severability. The provisions of this ordinance are severable and the invalidity of any section, phrase, clause or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

INTRODUCED ON FIRST READING, on August 17, 2021, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this ____ day of _____, 2021 and set for second reading and public hearing on the 7th day of September, 2021.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED IN FULL, by the City Council on this 7th day of September, 2021.

City of Salida

_____
Mayor P.T. Wood

ATTEST:

_____
City Clerk/Deputy City Clerk

AUGUST 2021 STAFF REPORTS

Police Department –

- We had 860 calls for service in July which is a 19% increase over last year.
- We got the K-9 car repaired and it is back on the road. I will be setting up a work session day fairly soon so you can all meet Sarge.
- Our new SRO has been working with FYI to get more involved with the Extraordinary Teen Council. We are trying to build stronger relationships with our local teens.
- We are dealing with some staffing issues right now but it shouldn't create any interruptions in service in the community.

Finance Department –

- A balanced recommended budget has been developed for Council consideration.
- A recommended budget document will be ready for public inspection (as required by state budget law) soon, well before the October 15 statutory deadline.
- Ehlers, Inc has been working with staff to update the Financial Management Plan (FMP). This document will be reviewed by the Finance Committee August 17.
- The daily work in the office continues to keep staff busy (bill paying, payroll processing, billing, reporting, reconciling, payment processing, vital records, analysis, etc.).

Community Development –

- Building permits seem to be picking back up again after an average start to the summer- probably fueled by dropping lumber prices. As of August 10, we've seen 152 total building permits, inc. a total of 130

residential units. At the same time last year, we had reviewed 94 permits with 35 total residential units. In 2019, we had reviewed 127 permits with 42 total residential units.

- Continued focus on various short-term and longer-term fixes to the housing emergency--program development, code changes, fee structure revisions, etc.
- Lots of recent attention to STR policy and moratorium--survey went out to the public and received over 400 responses within just the first 3 days.
- Continued discussions/pre-application conferences regarding numerous forthcoming Planned Developments, Subdivisions, and more.
- Continuing to work with Becky Gray and the Chaffee Housing Authority on the Open Doors Program framework.
- Kathryn, with the assistance of David Lady and Stolfus & Associates, secured $2M from CDOT's Revitalizing Main Streets (RMS) Opportunity 1 Funds for Oak Street/Hwy 291 Corridor Improvements!!

Recreation Department –

- See Attached.

Public Works –

- See Attached.

Arts & Culture –

- The exhibit from artist Louise Medved showed in the Paquette Gallery and online at Paquette Gallery Arts. It was highlighted by an in-person Artist Reception/Creative Mixer. Total attendance for the 7/8 event was (20) people.
- Three (3) concert in the Summer Concerts Series in Riverside Park took place in July with over 1,500 total attendees to these free, community events.
- Conducted two (2) special meetings with the Public Art Commission Zoom to review submitted proposals for the RFP on Design Services for “old” Skate Park location and determine the candidate to recommend to

City Council.

- Hosted a theater troop based in Chicago for (4) live theater performances.
- TOTAL GUESTS Attending Arts & Culture Events/Meetings/Special Events during July = 3,987
    - Number of free events/no admission = 10
    - Number of attendees at free events = 1,885
    - Number of events paying rental fees = 33

Fire Department –

- Staff was first on scene at a river incident in the downtown last week. Victim was pulled from the river with no pulse and no breathing. CPR was initiated by fire personnel and after working the patient for ten minutes, the patient regained a pulse and was breathing on their own.
- Career staff and wildland team members continue to assist with the wildfires out west.
- The firehouse was affected by an electrical storm on August 1st. Power was intermittent throughout the building for four days. In the end, it was determined that the problem was in the alley and Excel corrected the issue.
- Staff will be providing a school bus safety refresher for the school district on August 12th.

Clerk's Office –

Courtside:

- Back to in person court appearances.
- Prepared background checks, PD reports, citations etc. for Prosecutor's August docket
- Mailed court letters to all those with No Proof of Insurance and No Registration charges on August docket and working to do the same for September docket.
- Set up Judge's case files
- Processed citations paid in full.
- Processed paid citations, sent DMV reports
- Began preparing the September docket
- Trained on Textedly system

Clerk-side:

- Ran a Special Events Meeting and began evaluating past Special Events
- Prepared and distributed nomination petition paperwork
- Utilized the Secretary of State SCORE program to review petitions, confirm active voters, Ward or City address, and signature verification
- Advertised and setup the Candidate "101" course, including PowerPoint presentation and additional helpful election materials for candidates, there were no attendees
- Reviewing different software to manage Occupational Lodging Taxes that would be integrated with our compliance program
- Received an updated quote for digitizing records
- Clerk and Deputy Clerk have taken 64 hours of Colorado Municipal Clerk Association 2021 Institute training that will be applied for an International Institute of Municipal Clerk's Certification (3-4 year program)

8/17/21 City Council Parks and Recreation Department Report

General

- Wrapping up projects
    - Sand Volleyball
    - Sonia's Garden
    - Skatepark
    - Community Center boiler replacement
- Planning ribbon cuttings
- Developing standard operating procedures for the department
- Streamlining website
- Working on developing a plan to reopen Centennial bathrooms and upgrade Centennial utilities
- Department level data collection and budget discussions

Aquatic

- Working out the details for an extended season for the Salidal Cyclone Swim Team
- Several staff members are going back to school which leaves us very short handed
- Working on Fall/Winter Schedules for the pool
- Fall Shut down will be October 4-16, 2021
- Working with Amilia to make our online store more customer friendly
- Looking to order a card maker so we will be able to print access cards for our clients- These cards will allow clients to swipe in with a barcode scanner for quicker entrance into the pool.
- Congratulations to the Salida Cyclone Swim Team for placing 2nd at the state meet
- Good Luck to Sophie Herzog who will be competing in the Paralympics

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Facilities

- Replaced ORP and PH Probes
- Looking into Centennial Park utility upgrades
- Getting the hot springs effluent meter to remote readout
- Fixing water leaks in domestic hot water recirculation line
- Tearing down amenities pump assembly after a major leak
- Ordering parts for the existing boiler to prepare for the heating season
- Troubleshooting why the boiler is burning out the boiler pump. Made some changes in wiring to switch sides of a relay.
- Ordering chemicals, lab supplies, and custodial supplies
- Responded to an electrical issue at the Firestation caused by the loss of a phase.
- Awarded an HVAC quarterly service contract to Toulin Mechanical for city owned facilities.
- Toulin Mechanical in the process of replacing the boiler at the Community Center.
- Ordered some new lighting for the Fleet Office at Public Works and a new ice machine for the facility.

- Put a request for proposals for the Hotspring Soaking Pools out on Bidnet.

Parks, Trails and Open Space

- Completed the installation of sand volleyball courts at Centennial Park.
- Placed a Bear Saver Recycling Trash can at Alpine Park
- Worked with Public Works and Terra Firma on Park Tree Maintenance Plan and Scheduling.
- Started irrigation rebuild and reseeding effort at Mary Morrison and Mac Witty Parks.
- Worked with Forest Service and Chaffee County to remove a large homeless camp on a conservation easement property owned by the city.
- Worked with a local locksmith to replace locks on two park restrooms.
- Placed tool sheds at Crestone Mesa and Sonia's Community Gardens.
- Working on some additional trail and bed landscaping at Crestone Mesa.
- Hosted a successful dog agility event at Marvin Park, and car show at Riverside Park.
- Saw the loss of one seasonal employee.

Recreation

- SOP team formed and beginning work. Meeting bi-weekly.
- Amilia team formed and beginning work on enhancing functionality. Meeting weekly.
- Sonia's Garden reception Saturday 8/14 4pm
- Skatepark grand opening 8/21, 11-1: Ribbon cutting and community BBQ
    - Planning programs for Spring and hopefully one this fall
    - Possible Monarch competition partnership
    - Exploring private rentals
- Website changes/organization on-going
- Cat shifted to Aquatics Center/Front Desk Coordinator
- Still hiring: Front Desk/Rec Attendant, Lifeguards, Recreation Facilitator, P&R Admin Coordinator
- Hoping to launch some former programs as staff becomes available
- Banana Belt Mountain Bike Race registration open and will be held Sept 18
- Co-ed kickball registration open and starts Aug. 25
- Ukulele registration open and starts Sept 6

Public Works Department Report
August 2021

Planning/Engineering/Construction

- Planning
  - Streets
    - 2022 Budget Preparation
    - CO 291 Grant Status Pending
    - Preliminary design and planning for 2022 work (10th, 12th, Oak)
    - Review street lighting master plan – postpone to fall/after budgeting
  - Utilities
    - 2022 Budget Preparation
    - AWIA Risk and Resiliency Assessment review with consultant
    - Reviewing options to develop bio-solids composting program
- Capital Projects
  - US-50 Phase IV Streetscape/CDOT ADA
    - Work complete – CDOT working on punchlist items
  - 2021 Street Reconstruction
    - E Crestone – complete
    - Poncha Blvd – complete, restoration at parks underway
    - B St. and I St. – Concrete underway
  - Storm Water Improvements by F St./Riverside Park – Restart Oct 2021
  - Bio-solids concrete slab expansion at WWTP - complete
  - Bar Screen Replacement Project – Equipment procurement underway
  - 2021 Sewer Reconstruction Project – complete

Figure 1 - Poncha Blvd and 3rd Street Reconstruction

Figure 2 – B Street Reconstruction

Operations

- Streets
  - Striping for bike and ped facilities on Crestone, Mesa, Grant, and Poncha Blvd.
  - Worked with PD and school to bring 8th from H to J St. back to 2-way
  - Tree program work
  - Pothole and asphalt maintenance
- Utilities
  - Field Utilities
    - Continue with CCTV inspection of city sewer mains. Starting 2021 project work area (1/3 of service area)
    - Ongoing inspections for development related work
    - Smart meter upgrades
      - Note: project on hold due to product availability.
    - Provide assistance to P&R for utility upgrades at Centennial Park
  - Water Treatment
    - Routine sampling
    - Address minor improvements at treatment sites
  - Wastewater Treatment
    - Biosolids testing complete
    - Pump repairs and other routine maintenance.

Director of Housing Report

for activities in July 2021

- Chaffee Housing Authority
  - Next Board meeting is August 19th, 2021, 3:00 – 5:00 pm
  - Two open Board positions:
    - Buena Vista representative
    - At Large Alternate
  - Williford Consulting will facilitate Board Visioning and Strategic Planning
  - Joined the Salida Chamber of Commerce and Buena Vista Chamber of Commerce – both ribbon cuttings have occurred.
  - Committees:
    - Community Engagement, Development Review, Governance, Executive
  - Additional Staffing: Drafting a job description for an Chief Operating Officer
  - Beginning conversations with Board of Directors regarding a sustainable and sufficient funding source to be in place before the end of the Funding IGA.
  - Salida:
    - Open Doors: Pilot program to convert STR's and vacant 2nd homes into longer term rentals. Goal is 10 households; employer contribution will be essential.
    - Deed Restrictions are coming on line soon, participating in several discussions with developers; City Attorney is taking the lead in document drafting, and the Housing Authority will administer the deed restrictions.

- Planning Collaborative: Born out of the work of the HDGP, the Planning Collaborative is convening every other month to work toward shared, collaborative use of GIS.
  - Next meeting: ESRI representative to speak to the group about licensing

- Salida Housing Development Corporation
  - Still working with Cardinal Capital Management to determine an alternative way to fund the project; may reapply for 9% LITC Credits at the beginning of 2022.

- Jane's Place
  - Technical Assistance through CHFA has begun; the subject matter experts reviewed the operating proforma and offered modifications that would be necessary to a loan underwriter; our next step is to review the development costs.
  - Over $330,000 raised toward project equity
  - September 23rd, 2021: Community event! More details to come.
  - Employer contribution menu

- Rental Deposit Guarantee Program:
  - Program available in both English and Spanish.
  - Use is decreasing; tenants claim lack of available rental stock.

- Supportive Housing Activities:

- RV and van living for people employed by a Chaffee County Employer; this would be a sh term intervention to mitigate.
- Sober Living environments: The Oxford House model seems to be most appropriate for Chaffee County; to launch, we need a house with 5-7 bedrooms.
- Balance of State Continuum of Care: I am working to bring community partners together to participate fully with the BoS CoC through our regional CoC. This would involve referring appropriate individuals/households to the regional CoC, use their shared data system, and participate in regional trainings. Doing so would improve Chaffee County's chances of obtaining Permanent Supportive Housing vouchers (in partnership with UAACOG) as well as increase opportunities to access homeless prevention funds. In September, we will learn if this activity will be funded by the next HDGP grant.

- Private Activity Bonds: This year's Private Activity Bond Allocation is at $1,128,355
  - Evaluating whether or not this PAB could be used for the Mesa Crossings LITC project.
  - Will bring a recommendation to the BOCC in August, 2021.

Community Partnerships

- Community Investment Taskforce:
  - Chaffee County Community Foundation, Economic Development Corporation, Transportation Advisory Board, Early Childhood Council, Chaffee Housing Authority.
    - Focusing on EDA's American Rescue Plan Programs, in particular the Build Back Better Regional Challenge.

- Colorado Mountain Housing Coalition:
  - Virtual Conference through the summer including the following topics:
    - July 9th: Inclusionary Zoning
    - August 26, 3:00 pm
      - Homeless Services in Rural Colorado – Safe Camping
        - Pitkin County Human Services, Nan Sundeen and Lindsay Maisch
        - West Mountain Regional Health Alliance, Cristina Gair

        https://www.housinghealthchaffee.org/cmhc

- KHEN: Chaffee Housing Report
  - Interview on July 13th with Craig Nielson, CHA Board Chairperson
  - https://www.khen.org/affordable-housing-report

- Salida Sunrise Rotary: Presentation update on July 21, 2021

- Lake County: Offering input on their transition to a MJHA.

Professional Development

- September 16-17: Colorado Mountain Housing Coalition; Board of Directors Strategic Planning and Annual Meeting, Durango, Colorado
- October 13-15: Housing Colorado; Annual Conference, Breckenridge, Colorado

CHAFFEE COUNTY

DEVELOPMENT SERVICES DEPARTMENT
104 Crestone Ave., Room 125
P.O. Box 699
Salida, Colorado 81201
(719) 539-2124 FAX: (719) 530-9208
bdepartment@chaffeecounty.org

August 9, 2021 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Permit Activity

- **Permits** issued in July 2021: 334 (BMEP only)
  2020: 334 (BMEP only)

  * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in July: 2021: $179,185.56 (all divisions)
  2020: $133,353.02 (all divisions)
- **Total Revenue** collected year-to-date: 2021: $1,341,083.43 (all div.s)
  2020: $772,141.01 (all div.s)

  % of Total budgeted revenue collected year to date: 111.8% ($1.2 M)
- **SFDs** issued in July 2021: 31
  2020: 29

  Chaffee: 13 BV: 3 Poncha: 9 Salida: 6
- **2021 year-to-date permit totals**:

Chaffee County	1,120	87 SFDs
Buena Vista:	312	38 SFDs
Poncha Springs:	322	50 SFDs
Salida :	693	39 SFDs
Total Number of Permits Issued:	2,447	*214 SFDs

- **2020 year-to-date permit totals:**

Chaffee County:	1,028	58 SFDs
Buena Vista:	274	29 SFDs
Poncha Springs:	184	19 SFDs
Salida :	427	22 SFDs
	1,913	*128 SFDs

*SFDs include only new detached single-family dwellings and do not include duplexes, ADUs, townhouses, apartment units etc.

B. New Commercial Projects

Chaffee County:

- **18325 CR 366:** A plan change was approved for the building under construction at Adventures Unlimited.

Buena Vista:

- **115 Harrison Avenue:** A permit for a bathroom addition was issued for the Loves Travel Plaza.

- **1950 McCormick Place:** A plan change submittal was approved for several changes to the Fading West building that is under construction.

Poncha Springs:

- **10238 Hwy 50:** A permit was issued to remodel this building which will become a restaurant/pub.
- **11130 W. Hwy 50:** A permit was issued for a covered storage area onto the Salida Stove facility.

Salida

- **7166 CR 154:** The full permit was issued for the Solvista addiction recovery facility. Previously, only the footing and foundation permits were issued.
- **114 Old Stage Road:** A plumbing permit was issued for the building under construction at this address.
- **130 W. 2nd Street**: A permit was issued to replace the roof structure over the entryway into this building.
- **203 F Street**: A permit was issued for an alteration of this building.
- **136 E. 2nd Street**: A permit was issued for a shade structure at this location.

C. Inspection Totals

- We performed 1,243 field inspections in the month of July.
- YTD we have performed 13,348 field inspections.
- We issued 36 certificates of occupancy in July.

II. Planning & Zoning

A. Land Use Code:

- Responses to the RFP for a comprehensive rewrite of the Land Use Code are due by September 2nd.
- Beth Helmke & Greg Laudenslager are working to develop a communication and public engagement plan for LUC rewrite.
- Greg Laudenslager is completing the DOLA grant application for matching funds to finance the LUC rewrite.
- Staff from Development Services have conducted thorough evaluation of multiple project management software programs. SmartGov & GovPilot have been identified as finalists that have great functionality for both Building & Planning staff. A preferred software program will be selected no later than August 19th.
- Planning Staff and Planning Commission have had extensive conversations regarding text amendments to the LUC that are necessary before the more comprehensive LUC rewrite can be conducted.
- Staff has been working with Administration and others to identify appropriate responses to Short Term Rentals, Hip Camp and Affordable Housing.
- Greg Laudenslager is preparing a memo to present to the BOCC regarding staff's recommendations on ROWs/Alleyways in Nathrop.
- Planning Commission held a work session on July 7th regarding water adequacy and road standards for subdivisions.

- Planning Commission held a work session on July 27th regarding Solar Farm Regulations and preparation for Land Use Code audit/rewrite.

B. CWCB/FEMA activity in Chaffee County

- Jon Roorda has been working on the ongoing efforts to prepare for the update to the FEMA FIRM map.

C. Land Use (Current):

Applications Scheduled for Planning Commission:

- August 3, 2021
  - Cooper, Minor Subdivision Final Plat (Recommended Approval with Conditions)
- August 10, 2021
  - PC/BOCC Land Use Code Retreat (5:00p – 7:30p)
- August 31, 2021
  - Ogden, Major Subdivision Preliminary/Final Plan
  - Shaw Ranch, Major Subdivision Preliminary/Final Plan
  - Work session: Text amendment – Special Event Permits

Applications Scheduled for Board of County Commission:

- August 3, 2021
  - Darland HWSE
- August 10, 2021
  - Cooper, Minor Subdivision Final Plat
  - Scott, Heritage Water Subdivision Exemption
  - Airport Overlay District Text Amendment
  - PC/BOCC Land Use Code Retreat (5:00p – 7:30p)
- August 17, 2021
  - Ludwig HWSE
  - Peak View HWSE
- September 7, 2021
  - Shaw Ranch, Major Subdivision Preliminary/Final Plan
  - Ogden, Major Subdivision Preliminary/Final Plan
  - Taylor, Plat Amendment
- September 14, 2021
  - Martellaro-Veltri, Minor Subdivision Final Plat

Recently Approved, Denied or Withdrawn Applications:

- Cooper, Minor Subdivision Final Plat – Planning Commission RECOMMEND APPROVAL WITH CONDITONS on August 3, 2021

Applications Requiring Applicant Action:

- The Martellaro-Veltri Minor Subdivision – Awaiting Final Plat application for referral agency review.
- The Held Brothers Minor Subdivision – Awaiting Final Plat application for referral agency review.
- The Peak View Major Subdivision Sketch Plan - Awaiting Final Plat application for referral agency review.
- The Sunnyside Heritage Water Subdivision Exemption - Awaiting application for exception to Article 5.2.3.K of the LUC.

- The Aspire Tours Limited Impact Review – Awaiting water supply study and traffic study.
- The Morrison Heritage Water Subdivision Exemption – Awaiting application for Final Plat.
- Ruby Mountain Minor Subdivision - Awaiting Final Plat application for referral agency review. *Note: Plat indicates there is to be no further subdivision.*
- El Rancho Vaquero Minor Subdivision - Awaiting Final Plat application for referral agency review.

Out of Compliance Applications:

- Estates at Mt. Princeton Phase II & III - Staff is determining the completeness of this application.

D. Subdivisions subject to SIA with Lot Sales Restrictions:

1. Estates at Mt. Princeton: Staff met with the applicant on September 30, 2019, see out of compliance applications.
2. River Meadow Estates Addition, Fil. 1-4; LSR was extended through October 20, 2029
3. Shikoba Acres Fil. 2: LSR was extended through July 6, 2023.
4. Bos Minor Subdivision: LSR on all 4 lots through November 11, 2019. This will require extension.
5. Chipeta Meadows Minor Subdivision: LSR on Lot 1 through July 13, 2019. This requires extension
6. Longhorn Ranch: Chaffee County holds an escrow account of $10,000 for completion of improvements.
7. Oak Leaf Solar Farm: Improvements and Maintenance Agreement through July 27, 2019. The applicant has submitted the funds required by the Improvements Agreement and has submitted an application for the building permit.
8. Rafter's Roost: Improvements and Maintenance Agreement through October 31, 2021 for Phase I and through October 31, 2024 for Phase II.
9. Strother Minor Subdivision: LSR through July 7, 2023.

E. Violation Investigations

1. Staff is currently researching multiple STRs for possible violations, an outdoor amphitheater that is currently in compliance but has been of concern to two neighbors.

III. Engineering

A. Road and Bridge

1. Granite Bridge: See section E. Engineering projects.
2. Due to heavy rains main roads have been damaged. The county roads that have been impacted the most are CR 106,107,110, and 371. Road and Bridge have been onsite and have been managing the situation.

Cr 371

B. Plan Review

1. Staff reviewed the following subdivisions:
   a. Cozart Estates civil design and drainage plan.

C. OWTS Program

1. In July, staff reviewed 16 OWTS designs, issued 13 OWTS permits, and 3 are on hold. Total permits issued in 2021: 111 (44 more than in 2020).

D. Regional engineering plan review and inspection

1. No new news to report.

E. Engineering Projects

1. Army Corp of Engineers, “Waters of the USA”, violations:
   a. 30450 CR 371; No new news to report.
   b. River Meadows Estates: the owner of the property was digging into the river bank to stabilize it. Staff informed the owner to stop all work in the river until the ACOE contacts him and the proper permits are required. Staff informed ACOE and they contacted the owner regarding the required permits.
2. Fair grounds:
   a. North building:
      i. Heating/cooling units: No new news to report.
      ii. Remodel the North Building: Staff has meet with an architect regarding the remodel design.
   b. Master plan update: Staff received the preliminary design and discussed this with fairgrounds staff. County staff will review the design and comments will be sent and applied to the final design.
   c. Generator: Staff has completed the RFP, legal has reviewed the contract and in early August the RFP will be posted. The RFP will also be uploaded on BIDNET. BIDNET is a platform that publishes RFPs in the Rocky Mountain area, increasing our chances for a competitive bid.
3. Chaffee County Administration Building:
   a. Initial meetings regarding the AV design have occurred. Once the scope is clear, Wold will make an official proposal for the design.

4. New Driveway: All the trees have been removed. 2 of the three stumps have been removed. The third will be removed when the “bump-out has been stabilized. Issues:
   a. The sprinkler system controls have been relocated and in doing so the contractor noticed that the irrigation water mains where to shallow with respect to the new driveway. The irrigation mains have also been relocated. Project completion date for this part was July 30th.
   b. Stabilization of the bump-out has been completed. A new grade beam was installed in front of the opening to stabilize the bump out and prevent further settling.

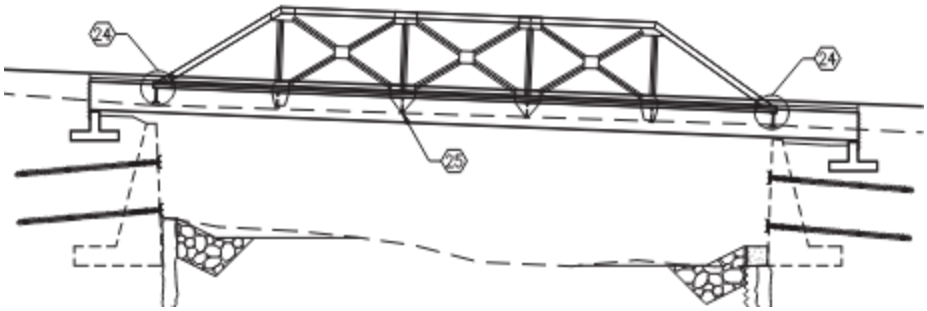
   c. On July 21, Clerk staff noticed cracks in the break room wall. Staff inspected the area and confirmed that the track hoe onsite hit the building displacing some bricks in the wall and creating interior cracks in the plaster. For safety of staff, the area has been cordoned off. The ceiling has been shored and asbestos samples were taken. The results of the asbestos came back negative. The contractor will have to repair the exterior brick, plaster and any other damage caused by the track hoe.

Exterior

Interior

Shoring

5. Public safety Building BV:
   a. The project preliminary design is at 95%.
   b. Staff has contacted Wold Architects to retain their services through to definite design.
   c. The preliminary design cost estimate came back approximately 2.2 times higher than originally calculated. Staff performed their own estimate and comparison to similar buildings built recently in the area. Staff is confident that the project can be completed for close to the original cost estimation.
6. Assessor's remodel: The remodeling schedule has been changed to fall 2021. Staff is awaiting the signed contract from the contractor.
7. Granite Bridge rehabilitation: On July 1st CDOT, OTAK and staff had an all-day preliminary design (FIR) review session. The initial building costs have come back at $800k above the FHWA grant of $ 1.2 million. Staff is working with OTAK to reduce the costs. Staff has requested 4 alternative designs (sketch) to help the county choose the design that best fits us with regards to use and costs. Issues that are currently being discussed are as follows:
   a. Union Pacific Railroad ROW,
   b. Historical / Cultural review,
   c. Scouring of the existing abutments and the repair. (Increase the project by approx. $800K)



New Granite Bridge Design

8. Chaffee County EMS/911 communication tower fencing: No new news to report.
9. Short term rentals (STR): No new news to report.