



# CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
December 17, 2024 - 6:00 PM

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## AGENDA

Please register for Regular City Council Meeting  
<https://attendee.gotowebinar.com/register/3742005742374996822>.

After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:

<http://www.youtube.com/@cityofsalidacolorado>

### CIVILITY INVOCATION

### CALL TO ORDER

Pledge of Allegiance

Roll Call

### CONSENT AGENDA

1. Approve Agenda
- [2.](#) Approve December 3, 2024 Minutes
- [3.](#) Approve 2025 City Council Meeting Calendar and Observed Holiday's
- [4.](#) Award Downtown Streetscape Improvement Project
- [5.](#) Approve Change Order for the 2024 Sewer Reconstruction Project
- [6.](#) Approve Water Treatment Plant SCADA Upgrade Project

**CITIZEN COMMENT**—Three (3) Minute Time Limit

### UNFINISHED BUSINESS / ACTION ITEMS

#### AMPLIFIED SOUND PERMIT

- [7.](#) Amplified Sound Permit for the New Year's Day 5K Run - **Public Hearing**

### NEW BUSINESS / ACTION ITEMS

- [8.](#) Appointing a Member of the City Council or Another Designated Representative to the Chaffee Recreation Council
- [9.](#) **Resolution 2024-74** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, ADOPTING AND APPROVING THE 2025 FEE SCHEDULES
- [10.](#) **Resolution 2024-75** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING AN UPDATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF SALIDA AND THE SOUTH ARKANSAS FIRE PROTECTION DISTRICT FOR FIRE SERVICES.
- [11.](#) **Resolution 2024-76** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, AMENDING THE POLICIES REGARDING ACCESS TO PUBLIC RECORDS
- [12.](#) **Resolution 2024-77** A RESOLUTION APPROVING A REVISED FIRST AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT WITH CHAFFEE COUNTY CONCERNING THE OPERATION AND MAINTENANCE OF THE SALIDA AIRPORT – HARRIET ALEXANDER FIELD AND REPEALING RESOLUTION NO. 30, SERIES 2001

*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.*

- 13. Resolution 2024-78** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA COLORADO, APPROVING A BOUNDARY LINE ADJUSTMENT FOR PROPERTIES IDENTIFIED AS THE "SCHIEMAN AND SSG PROPERTIES" AND THE "CITY/COUNTY PROPERTY"
- 14. Ordinance 2024-20** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO APPROVING A LOAN FROM THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY ("CWRPDA") IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$163,403.76; AUTHORIZING THE FORM AND EXECUTION OF THE LOAN AGREEMENT AND GOVERNMENTAL AGENCY BOND TO EVIDENCE SUCH LOAN; AUTHORIZING THE CONSTRUCTION OF A PROJECT; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY ON SECOND AND FINAL READING. **FIRST READING AND SETTING THE SECOND READING AND PUBLIC HEARING FOR JANUARY 21, 2025**
- 15. Ordinance 2024-21** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO ADOPTING BY REFERENCE THE 2024 EDITION OF THE MODEL TRAFFIC CODE; PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; AND MAKING CONFORMING AMENDMENTS TO THE CITY OF SALIDA MUNICIPAL CODE; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING PENALTIES FOR VIOLATION THEREOF. **FIRST READING AND SETTING SECOND READING AND PUBLIC HEARING FOR JANUARY 7, 2025**
- 16. Ordinance 2024-22** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE ANGELVIEW MAJOR IMPACT REVIEW FOR A PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION. **FIRST READING AND SETTING SECOND READING AND PUBLIC HEARING FOR JANUARY 7, 2025**

#### COUNCILORS, MAYOR AND CITY TREASURER REPORTS

##### Council Reports

- Critelli, Fontana, Naccarato, Martin, Pappenfort, Stephens

##### Mayor Report

##### Treasurer Report

##### Attorney Report

##### Department Updates

**17.** Department Updates

#### ADJOURN



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City Clerk | Deputy City Clerk

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Mayor Dan Shore



# CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
December 03, 2024 - 6:00 PM

## MINUTES

Please register for Regular City Council Meeting  
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### CIVILITY INVOCATION

### CALL TO ORDER

### Pledge of Allegiance

### Roll Call

#### PRESENT

Council Member Suzanne Fontana  
Council Member Dominique Naccarato  
Council Member Justin Critelli  
Council Member Aaron Stephens  
Council Member Alisa Pappenfort  
Mayor Dan Shore  
Treasurer Ben Gilling

#### ABSENT

Council Member Wayles Martin

### CONSENT AGENDA

Council Member Critelli moved to combine and approve items on the consent agenda, Seconded by Council Member Fontana.

Voting Yea: Council Member Fontana, Council Member Naccarato, Council Member Critelli, Council Member Stephens, Council Member Pappenfort

Approve Agenda

Approve November 19, 2024 Minutes

### MOTION PASSED

### CITIZEN COMMENT—Three (3) Minute Time Limit

Adam Martinez spoke during citizen comment

### LIQUOR LICENSING AUTHORITY

Transfer of a Retail Store Liquor License request for Nine Stripes, LLC dba Arlie Dale's Jug Liquors at 220 North F Street.

Mayor Shore opened the Public Hearing. Clerk Kristi Jefferson presented the Liquor License request. The applicant, Chad Thornton asked Council to approve the request. Chad Hixon spoke in favor of the request. Hearing no other comment, the Mayor closed the Public Hearing.

Council Member Critelli moved to approve the Liquor License Transfer, Seconded by Council Member Fontana.  
Voting Yea: Council Member Fontana, Council Member Naccarato, Council Member Critelli, Council Member Stephens, Council Member Pappenfort

**MOTION PASSED**

**UNFINISHED BUSINESS / ACTION ITEMS**

**NEW BUSINESS / ACTION ITEMS**

**Resolution 2024-70** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING AN AMENDMENT TO RESOLUTION 2023-47 ESTABLISHING BUDGET AND APPROPRIATIONS BY FUND FOR THE CITY OF SALIDA OPERATIONS FOR CALENDAR YEAR 2024. **(Public Hearing)**

Council Member Pappenfort moved to approve Resolution 2024-70, Seconded by Council Member Critelli.  
Voting Yea: Council Member Fontana, Council Member Naccarato, Council Member Critelli, Council Member Stephens, Council Member Pappenfort

**MOTION PASSED**

**Resolution 2024-72** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING THE COMMERCIAL LEASE AGREEMENT WITH SALIDA BOTTLING COMPANY LLC.

Council Member Critelli moved to approve Resolution 2024-72, Seconded by Council Member Pappenfort.  
Voting Yea: Council Member Fontana, Council Member Naccarato, Council Member Critelli, Council Member Pappenfort

Voting Nay: Council Member Stephens

**MOTION PASSED**

**Resolution 2024-73** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING CITIZEN APPOINTMENTS TO THE PARKS, RECREATION, OPEN SPACE, AND TRAILS PURSUANT TO SECTION 2-14-20 a. OF THE SALIDA MUNICIPAL CODE

Council Member Pappenfort moved to approve Resolution 2024-73 and amending the resolution with the correct spelling of John Vandewalle, Seconded by Council Member Naccarato.

Voting Yea: Council Member Fontana, Council Member Naccarato, Council Member Critelli, Council Member Stephens, Council Member Pappenfort

**MOTION PASSED**

**COUNCILORS, MAYOR AND CITY TREASURER REPORTS**

**Council Reports**

**Critelli, Fontana, Martin, Naccarato, Pappenfort, Stephens**

Reports were given.

**Mayor Report**

Report was given.

**Treasurer Report**

**Attorney Report**

**Department Updates**

**ADJOURN**

Meeting adjourned at 6:57 pm



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City Clerk | Deputy City Clerk

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Mayor Dan Shore

**CITY OF SALIDA CITY COUNCIL 2025 MEETING DATES****Work Sessions and Regular Meetings Begin At 6:00 P.M.****Council Meetings are held in City Council Chambers,  
448 E. First Street, Ste. 190****JANUARY**

- 6<sup>th</sup> City Council Work Session
- 7<sup>th</sup> City Council Regular Meeting
- 21<sup>st</sup> City Council Work Session 5:00 pm
- 21<sup>st</sup> City Council Regular Meeting 6:00 pm

**FEBRUARY**

- 3<sup>rd</sup> City Council Work Session
- 4<sup>th</sup> City Council Regular Meeting
- 18<sup>th</sup> City Council Work Session 5:00 pm
- 18<sup>th</sup> City Council Regular Meeting 6:00 pm

**MARCH**

- 3<sup>rd</sup> City Council Work Session
- 4<sup>th</sup> City Council Regular Meeting
- 17<sup>th</sup> City Council Work Session
- 18<sup>th</sup> City Council Regular Meeting

**APRIL**

- March 31<sup>st</sup> City Council Work Session
- 1<sup>st</sup> City Council Regular Meeting
- 14<sup>th</sup> City Council Work Session
- 15<sup>th</sup> City Council Regular Meeting

**MAY**

- 5<sup>th</sup> City Council Work Session
- 6<sup>th</sup> City Council Regular Meeting
- 19<sup>th</sup> City Council Work Session
- 20<sup>th</sup> City Council Regular Meeting

**JUNE**

- 2<sup>nd</sup> City Council Work Session
- 3<sup>rd</sup> City Council Regular Meeting
- 16<sup>th</sup> City Council Work Session
- 17<sup>th</sup> City Council Regular Meeting

**JULY**

- June 30<sup>th</sup> City Council Work Session
- 1<sup>st</sup> City Council Regular Meeting
- 14<sup>th</sup> City Council Work Session
- 15<sup>th</sup> City Council Regular Meeting

**AUGUST**

- 4<sup>th</sup> City Council Work Session
- 5<sup>th</sup> City Council Regular Meeting
- 18<sup>th</sup> City Council Work Session
- 19<sup>th</sup> City Council Regular Meeting

**SEPTEMBER**

- 2<sup>nd</sup> City Council Work Session 5:00 pm
- 2<sup>nd</sup> City Council Regular Meeting 6:00 pm
- 15<sup>th</sup> City Council Work Session
- 16<sup>th</sup> City Council Regular Meeting

**OCTOBER**

- 7<sup>th</sup> City Council Work Session 5:00 pm
- 7<sup>th</sup> City Council Regular Meeting 6:00 pm
- 20<sup>th</sup> City Council Work Session
- 21<sup>st</sup> City Council Regular Meeting

**NOVEMBER**

- 3<sup>rd</sup> City Council Work Session
- 4<sup>th</sup> City Council Regular Meeting
- 17<sup>th</sup> City Council Work Session
- 18<sup>th</sup> City Council Regular Meeting

**DECEMBER**

- 1<sup>st</sup> City Council Work Session
- 2<sup>nd</sup> City Council Regular Meeting
- 15<sup>th</sup> City Council Work Session
- 16<sup>th</sup> City Council Regular Meeting



## CITY OF SALIDA 2025 OBSERVED HOLIDAYS

Monday January 1<sup>st</sup> - New Years Day

Monday January 20<sup>th</sup> - Martin Luther King, Jr. Day

Monday February 17<sup>th</sup> - President's Day

Monday May 26<sup>th</sup> - Memorial Day

Thursday June 19<sup>th</sup> - Juneteenth

Friday July 4<sup>th</sup> - Independence Day

Monday September 1<sup>st</sup> - Labor Day

Monday October 6<sup>th</sup> - Cabrini Day

Tuesday November 11<sup>th</sup> - Veteran's Day

Thursday November 27<sup>th</sup> - Thanksgiving Day

Friday November 28<sup>th</sup> - Day After Thanksgiving Day

Wednesday December 24<sup>th</sup> - Christmas Eve

Thursday December 25<sup>th</sup> - Christmas

Wednesday December 31<sup>st</sup> - New Year's Eve

Thursday January 1, 2026 - New Year's Day



# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Public Works	David Lady - Public Works Director	December 17, 2024

## AGENDA ITEM

Council Action – Award Downtown Streetscape Improvement Project

Consent Agenda

## BACKGROUND

The Downtown Streetscape Project had an original scope of work to address ADA Ramps and intersection upgrades, replace aging water services, and perform asphalt repaving where surfaces have reached the end of their useful life. Design considerations incorporated in other public amenities such as additional bike parking, fixed planter beds, and tree plantings. Prior feedback from Council included the desire for removable bollards which were also incorporated into the design. These bollards are traffic-rated devices that will improve staff's ability to close or open sections of F Street to vehicular traffic. The option to include other amenities such as several shade sails at the 2<sup>nd</sup> and F intersection and incorporated lighting were also provided. These additional amenities and Council's mid to long-term goals will be discussed in more detail at a work session planned for January. Feedback from Council on these items at that meeting will give staff time to work with the awarded contractor on these additional amenities.

The project was advertised, and bids were received on December 4, 2024 as follows:

Bidder	Base Bid	Business Location / Local Preference	Percent Above Low Bid
<b>Y&amp;K Excavation, Inc.</b>	<b>\$1,973,990.00</b>	<b>City</b>	<b>Low Bidder</b>
Avalanche Excavating, Inc.	\$2,041,735.80	City	3.4%
JARCCO Construction, LLC	\$2,735,267.00	State	38.6%

	Base Bid (1)	Soft Costs (2)	Project Total Budget (1+2)
STREET CONSTRUCTION	\$1,694,645.00	118,625.15	\$1,813,270.15
WATER CONSTRUCTION	\$260,677.00	\$18,247.39	\$278,924.39
STREETSCAPE FEATURES (LIGHTING/SHADE)			\$250,000.00
<b>TOTAL</b>	<b>\$1,955,322.00</b>	<b>\$136,872.54</b>	<b>\$2,342,194.54</b>

(2) Soft costs ~ 2.0% QA/QC and Construction Administration, 5% contingency

Y&K Excavation has performed multiple projects for the City with excellent quality and service for this type of work. Unit prices were generally consistent with the engineers' estimate for the improvements.

## **RECOMMENDATION**

Award a construction contract for the Downtown Intersection Improvement Project and authorizing the City Administrator to enter into a Construction Agreement between the City and Y&K Excavation, Inc. in the amount of \$1,955,322.00 with a total project budget of \$2,342,194.54.

## **FISCAL IMPACT**

The 2025 Capital Budget line items are as follows:

\$5,140,000 (31-30-6017)	Streets – Other
	1) \$1,670,000 was budgeted for this project: \$1.252M State Grant/\$417k City match
	2) The remaining is related to CDOT Local Agency Projects
\$500,000 (21-30-6019)	Water – Infrastructure Upgrades & Replacements

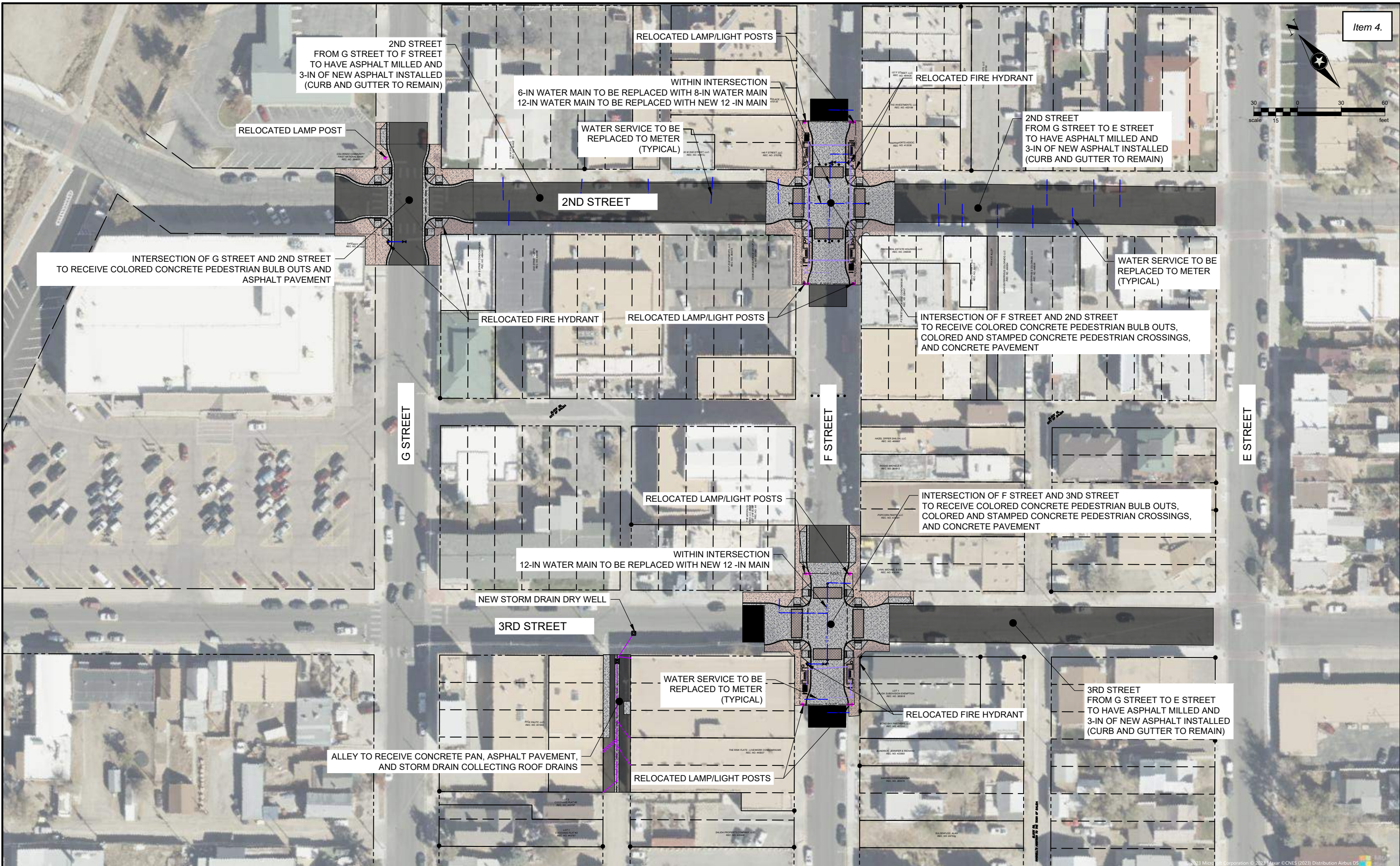
In 2024, staff submitted a grant application to the Colorado Department of Local Affairs (DOLA) EIAF program. The City was a successful recipient of \$1.252M in grant funding through this program. This funding is instrumental in covering a significant portion of construction costs.

Although the base bid exceeds the original budget, there are adequate funds in the overall line items to complete the work. Multiple other projects bidding out at a later date will determine if any sort of budget amendment is needed.

## **MOTION**

A Council person should make a motion to “combine and approve the items on the consent agenda.”

Save: 8/27/2024 2:35 PM | coolidge Plot: 10/22/2024 11:59 AM X:\PT\GIS\Salida\152696\13\_1 F Street Mall\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\152696\_SITE PLAN.dwg



SEH Project	152696	Rev.#	Revision Issue Description	Date
Drawn By	JC			
Designed By	CO			
Checked By	CO			

**BID SET**  
**10/22/2024**



PLANS PREPARED BY:  
PHONE: 940.385.4546  
934 MAIN AVENUE, UNIT C  
DURANGO, CO 81301  
www.sehinc.com



PLANS PREPARED FOR:  
DEPARTMENT OF PUBLIC WORKS  
PHONE: (719) 539-6257  
PO BOX 417  
SALIDA, COLORADO 81201

2024 INTERSECTION IMPROVEMENT  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO  
**SITE PLAN**



# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Public Works	David Lady - Public Works Director	December 17, 2024

## AGENDA ITEM

Council Action – Approve Change Order for the 2024 Sewer Reconstruction Project

Consent Agenda

## BACKGROUND

The City of Salida owns and maintains the wastewater collection system within the service areas of Salida and Poncha Springs. The City has a maintenance program that includes scheduled line cleaning and inspection of mains. Capital improvement programs including line rehabilitation and replacement are necessary to address system deficiencies, ensure reliable service, and replace infrastructure that is nearing the end of its useful life. The useful life of a sewer main can depend on multiple factors such as structural issues/breaks, offset joints, and gaps in joints which can introduce water infiltration and roots.

Much of Salida's collection system consists of clay pipe, whereas, newer piping consists of plastic PVC material. The standard minimum size for new construction is 8-inch diameter pipe. 8-inch diameter pipe can be rehabilitated at a later date by utilizing a liner product that does not require the main to be dug up. The proposed project generally consists of removal and replacement of deteriorated 6-inch mains at various locations as shown on the attached exhibit.

The project was advertised, and bids were received on March 6, 2024 as follows:

Bidder	Total	Business Location / Local Preference	Percent Above Low Bid
<b>Avalanche Excavating, Inc.</b>	<b>\$632,893.00</b>	<b>Salida – 5%</b>	<b>Low Bid</b>
Y&K Excavation, Inc.	\$745,227.00	(In County) – 3%	18%
K&K Concrete, Inc.	\$691,040.00	(Out of County) – 0%	9%

\*The total reflects the summation of the individual unit price line items for construction.

A partial award of the project, based on available funding, was approved by City Council on April 2, 2024. The contractor has agreed to honor the bid unit prices to complete the remaining work under this change order.

Avalanche Excavating, Inc. has previously worked for the City of Salida and performed similar work satisfactorily.

## RECOMMENDATION

Approve a change order for the 2024 Sewer Reconstruction Project and authorize the City Administrator to execute the change order between the City and Avalanche Excavating, Inc. in the amount of \$296,363.50 with a revised project budget of \$724,363.50.

## **FISCAL IMPACT**

The 2025 budget for sewer reconstruction is as follows:

\$400,000 (21-30-6024-3)      Infrastructure Improvements

2025 CONSTRUCTION CONTRACT CHANGE ORDER	\$ 296,363.50
CONTINGENCY (10%)	\$ 30,000.00
CONSTRUCTION MANAGEMENT	\$ In-House
QA MATERIALS TESTING (~2%)	\$ 6,000.00
<u>TOTAL PROJECT BUDGET FOR 2025</u>	<u>\$ 332,363.50</u>
<u>CURRENT PROJECT BUDGET</u>	<u>\$ 392,000.00</u>
<b><u>REVISED PROJECT BUDGET WITH CHANGE ORDER</u></b>	<b><u>\$ 724,363.50</u></b>

## **MOTION**

A City Councilmember should state "I move to combine and approve the items on the consent agenda", followed by a second and a roll call vote.





# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Public Works	David Lady - Public Works Director	December 17, 2024

## **AGENDA ITEM**

Council Action – Approve Water Treatment Plant SCADA Upgrade Project

Consent Agenda

## **BACKGROUND**

The City of Salida Water Treatment Plant (WTP) has complex control systems to manage the treatment processes at various facilities. This control system is critical for automation and alarm notification for issues that may arise. This system is known as Supervisory Control and Data Acquisition (SCADA). Much of this system is due to be upgraded from time to time to replace aging computer systems and to update programming for new equipment, plant processes, and State Regulations related to reporting.

Only a handful of companies provide service to SCADA controls systems locally. Timely and available service is critical for when issues arise in the system. The City has worked with Browns Hill Engineering and Controls for approximately 10 years at the WWTP. They completed the original SCADA design and maintenance at this facility when it was reconstructed and have provided excellent support since that time. They have adequate staffing to provide a timely response in times of need. The WTP has had several companies provide support through the years and the current system is somewhat piecemeal due to a variety of upgrades that have occurred.

Staff received detailed bids to overhaul the WTP system and provide updated programming. A second proposal included the necessary programming, software licensing, and support for a 5-year term. It is expected that the maintenance contract will be reduced significantly after 5 years as the labor for reprogramming and implementing are generally one-time expenses. There is value in working with Browns Hill to keep software and general support consistent between the two plants. Expenses due to combined maintenance support activities, continuity with support staff, and ability for staff to cross train all provide value to the City.

## **RECOMMENDATION**

Approve a Professional Services Agreement with Browns Hill Engineering and Controls in the amount of \$88,541 for control equipment upgrades with a project budget of \$95,000 and a monthly software and service contract of \$4,875.

## **FISCAL IMPACT**

The 2025 budget for equipment upgrades and hardware and software is as follows:

\$195,000 (20-34-6024-3) Machinery and Equipment  
\$25,000 (20-34-6041-3) IT Capitalized Hardware and Software

## **MOTION**

A City Councilmember should state "I move to combine and approve the items on the consent agenda", followed by a second and a roll call vote.



# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Kristi Jefferson - City Clerk	December 17, 2024

## **AGENDA ITEM**

Amplified Sound Permit for the New Year's Day 5K run— Public Hearing

## **BACKGROUND**

Per City Council direction, certain amplified Sound Permits are subject to public hearings as they relate to dates, hours of operation, and decibel levels. The City of Salida Recreation Department is hosting the New Year's Day 5K run and has submitted an amplified sound permit application for Council's consideration. The 5K run will be held at the Salida Golf Course on January 1st between the hours of 9:00 am and 11:00 am. The event will have an announcer, and music as participants start and finish the race, located at the start and finish line. The start and finish line will be located in the parking lot of the Salida Golf Course.

Amplified Sound Permits are allowed to be approved by the City Administrator between the dates of May 1 and November 1 annually; as the proposed date is outside of that window, a public hearing shall be held to receive feedback from the public.

Public notice was posted at the Salida Golf Course on December 6, 2024. The special event application and amplified sound permit application is attached for review.

## **RECOMMENDATION**

Staff recommends approval of the amplified Sound Permit for the New Year's Day 5K run to be held on January 1, 2025, between the hours of 9:00 am and 11:00 am.

## **FISCAL IMPACT**

None

## **MOTION**

Following a public hearing, a City Councilmember should state, "I move to \_\_\_\_\_ an amplified Sound Permit for the New Year's Day 5K run to be held on January 1, 2025, between the hours of 9:00 am and 11:00 am", followed by a second and a roll call vote.

**NOTICE OF PUBLIC HEARING BEFORE CITY COUNCIL FOR AN AMPLIFIED SOUND PERMIT**

**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED**

**PERSONS: PLEASE TAKE NOTICE:** that on December 17, 2024 at or about the hour of 6:00 p.m. a public hearing will be conducted by the City of Salida City Council at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link:

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

The hearing concerns an Amplified Sound Permit Application filed by the City of Salida Recreation Department, for amplified sound at the Salida Golf Course for the New Years Day 5K run.









The applicant is requesting to provide amplified sound outdoors at the Golf Course parking lot from 9:00 am to 11:00 am on January 1, 2025 which cannot be administratively approved since it is out of season. As such, it must go to a Council public hearing.

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the City Clerk at 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.

## SPECIAL EVENT APPROVAL

<b>TITLE</b> New Years Day 5K	<b>PRESENTED BY</b> Parks & Recreation	<b>DATE OF APPROVAL</b> 12/3/24
<b>Item:</b> Event approval  <b>Event Date(s):</b> January 1, 2025  <b>Location:</b> Golf Club & surrounding sidewalks/trails	<b>Approved event elements:</b> <input checked="" type="checkbox"/> Amplified Sound <input type="checkbox"/> Liquor License (must be attached) <input type="checkbox"/> Vendor(s) <input type="checkbox"/> Street Closure <input type="checkbox"/> Parade <input type="checkbox"/> Rolling Barricade <input type="checkbox"/> Code Violation <input type="checkbox"/> Profit from public asset <input type="checkbox"/> Park rental <input checked="" type="checkbox"/> Trail/path use <input type="checkbox"/> Filming	
<b>Mission Statement:</b> To offer park and recreation services that are essential to the health and well-being of those who live, work, and play in Salida.		
<b>Special note:</b> Race route has changed since original application - please see event packet for map and further information.		

Department	Signature	Comment
Parks and Recreation	Signed by:  F72DEC7A000147F...	NA
Public Works	Signed by:  C41374C74FF243B...	No issues with new route
Police	Signed by:  0BC9246515504E2...	Nothing from PD
Fire	Signed by:  A42DF031E37941E...	N/A
Sustainability	DocuSigned by:  BBC2567B75014DE...	NA
Public Health	Signed by:  56DAE3F57AF2497...	No comment
Clerk	DocuSigned by:  D3DAAD7A66B84D2...	Conditioned on Council approval of the Amplified Sound permit. Public hearing scheduled for December 17th
Administrator	DocuSigned by:  7703A38D07134BF...	No comments

[View results](#)

Respondent

165

Anonymous

10:30

Time to complete

1. Contact Name \*

Ryan Wiegman

2. Email \*

ryan.wiegman@cityofsalida.com

3. Phone Number \*

719.221.2363

4. Mailing Address \*

410 w hwy 50

5. Event/Activity Name \*

New Year's Day 5k 2025

6. Start date desired \*

1/1/2025



7. Start time desired (please include set-up and load-in time) \*

8:00 am

8. End date desired \*

Item 7.

1/1/2025



9. End time desired (please include clean-up time) \*

11am

10. Desired location: \*

- ☐ Riverside Park
- ☒ Alpine Park
- ☐ Centennial Park Pavilion
- ☐ Chisholm Park Indoor Pavilion
- ☐ Marvin Park Field 1, 2, 3, or 4 (for baseball, softball, kickball, or other use)
- ☐ Thonoff Park
- ☐ Crestone Mesa Park Pavilion
- ☐ Trailside Park
- ☐ Skatepark at Centennial Park
- ☐ Centennial Park Courts (for Tennis/Pickleball)
- ☐ Whitewater Park
- ☐ South Ark Neighborhood (previously known as Vandaveer Ranch)
- ☐ F Street (for parades, foot races, bike races)
- ☐ Another street in Salida
- ☐ "S" Mountain
- ☐ Monarch Spur Trail
- ☐ Other trail on City of Salida property
- ☐ Boatramp
- ☐ Other

11. If you selected "Other" or "Other Street in Salida" please explain:(if not, you may indicate "N/A") \*

The start of the race will be in Alpine Park on the basketball courts, and then f street will be closed from 5 to 7th. Then 7th street will be closed from F street to Poncha Blvd.

12. If you have rented a park or registered for a program with Salida Parks & Rec, please indicate the name of the account in our software system. \*

If not, please create an account here: <https://app.amilia.com/en/Login>

Salida Recreation

13. Are you requesting on behalf of an organization? \*

☒ Yes

☐ No

14. Please include the Mission Statement (maximum of 2-3 sentences). NOTE: this statement will be used as the event's description for the Council Memo Cover Letter. \*

Our mission is to offer park and recreation services that are essential to the health and well-being of those who live, work and play in Salida.

15. Is the organization a nonprofit 501 (c)(3), (19) or (23)? \*

☐ Yes

☒ No

16. What type of event are you requesting? \*

☐ Private Event: by invitation only, ex: celebration/birthday party <50 people (14 days notice)

☒ Special Event: >50 people, More than 1 vendor, requests to sell alcohol or food, advertised and open to the public, multiple days, violates a City code ex: concerts/festivals (60-90 days notice)

☐ Closing a Public right of way (parade) : street, sidewalk, other. (30 days notice)

☐ Sports activity: practices, games, tournaments (30 days notice)

☐ Race: A race event that can include walking, running, biking, etc. (60 days notice)

☐ Assembly/First Amendment Activity (recommended 3 business days notice)

☐ Special use activity: any activity that has paying participants, marketing, or filming - classes, camps, tours, etc. (60 days notice)

17. A \$100 processing fee will be applied to all special events (private park rentals are not required to pay this fee). \*

Type your name to demonstrate understanding

ryan wiegman

18. Do you need electrical service? \*

\$30 for 1 to 7 days (there is no fee for electrical service at the pavilions at Chisolm Park and Centennial Park).

- ☒ Yes
- ☐ No

19. Do you need water access? \*

\$30 for 1 to 7 days (there is no fee for electrical service the pavilions at Chisolm Park and Centennial Park).

- ☐ Yes
- ☒ No

20. Do you request wifi for vendors? (only available at Riverside Park) \*

- ☐ Yes
- ☒ No
- ☐ Maybe

21. Do you request to use the Riverside Park Bandshell Stage for performances or as a power source? \*

- ☐ Yes
- ☒ No

## Waste & Emergency Management

22. Will there be more than 50 people attending your event over the entire timeframe of the event? \*

- ☒ Yes
- ☐ No

23. Estimated number of attendees \*

250-300

24. What Portalet Service will you be using?

1 additional portalet is required for every 50 people. Existing restrooms do NOT apply. \*

city contractor

25. The State Health Department recommends 1 hand washing station per every 5 portalets.  
Type your name to demonstrate understanding. \*

Ryan Wiegman

26. What Trash service will you be using?  
1 additional trash can is required for every 50 people. Existing trash cans do NOT apply. \*

city internal

27. Who is your emergency response contact? \*  
Who can be called if there is an emergency during your event?

Ryan Wiegman. The event coordinator

28. Emergency Contacts Phone Number \*

719.221.2363

29. If your event needs to be "evacuated", where will you evacuate attendees? \*  
Lightning, Wind, Acts of aggression, etc.

To the basketball court at alpine park.

30. How will you communicate your evacuation to attendees? \*

- ☒ PA system
- ☐ Stage microphone
- ☐ Bull horn
- ☐ Loud voice

31. Please upload proof of insurance with the "City of Salida" listed as additionally insured for \$1,000,000 to the link below: \*  
2024 Special event uploads

[https://cityofsalida-my.sharepoint.com/:f/p/diesel\\_post/Eg8blXXtjhZEtD9VdK1KR20BxPfsgEo\\_3clcfayY2Pp2vw](https://cityofsalida-my.sharepoint.com/:f/p/diesel_post/Eg8blXXtjhZEtD9VdK1KR20BxPfsgEo_3clcfayY2Pp2vw)

- ☒ Proof of insurance uploaded
- ☐ Proof of NOT uploaded

## Food & Alcohol

32. Do you request that alcohol be sold or available at your event? \*

- ☐ Yes
- ☒ No

33. Will merchandise be available from an outside vendor? \*

- ☐ Yes
- ☒ No

34. Will food be available from an outside vendor? \*

- ☐ Yes
- ☒ No

## Amplified Sound

Chapter 10, Article IX of the Salida Municipal Code (the "Code") establishes regulations and standards for noise within the City of Salida (the "City") to reduce and eliminate unnecessary and excessive noise which would otherwise be detrimental to residents and the community in the enjoyment of life, property, and the conduct of business. Of note, Section 10-9-30(c) of the Code provides that it is "unlawful for any person to emit or cause to be emitted any noise which leaves the premises on which it originates, inclusive of a public premises, crosses a property line and enters onto any other premises in excess" of the specified levels. Pursuant to Sections 10-9-40(14) and 10-9-80 of the Code, however, the City may specifically exempt a particular noise from this prohibition through the issuance of a noise permit. Such a permit may include limitations and conditions to minimize the adverse impacts of the proposed noise may have on the community or surrounding neighborhood. Such limitations and conditions include, but are not limited to, the following: the hours of operation, maximum decibels, the type of sound amplification equipment, and the type of sound that may be amplified. No permit shall be issued for noise after 10:00 PM, with allowances to go until midnight on the Fridays and Saturdays of Memorial Day weekend, 4th of July weekend, and Labor Day weekend, and on the Thursday, Friday, and Saturday during the FIBArk Festival. The issuance of a noise permit is at the sole discretion of the City Administrator or City Council, and the issuance of such permit does not confer any rights upon the permittee other than those expressly authorized by the permit. Violation of any of the conditions or limitations set forth in the noise permit may result in immediate revocation of the permit. Revocation of the noise permit does not preclude the City from seeking any remedies otherwise available under federal, state, or local law.

35. Will there be amplified sound at your event? \*

- ☒ Yes
- ☐ No
- ☐ Maybe

## 36. Type of noise \*

- ☐ Live music
- ☐ Parade
- ☐ Lecture
- ☐ Ceremony
- ☒ Music on a speaker system

## 37. Type of Sound Amplification Equipment: \*

- ☒ Speakers
- ☐ Bull horn
- ☐ Megaphone

38. As the applicant for this noise permit, I hereby agree and understand that it is my responsibility to ensure compliance with the conditions and limitations set forth in the permit and all laws, rules, and regulations of the City of Salida, the state, and the federal government. I further agree and understand that any violations of the permit or applicable laws may result in the immediate revocation of the permit. Violations of the conditions and limitations set forth in the permit or applicable laws shall also be grounds for denial of future permit applications. I further understand and agree that the permit and application fee are non-refundable and non-transferrable.

Enter your name below to verify your understanding of this statement. \*

Ryan Wiegman

## Right of way closure

## 39. Are any streets, parking spaces, sidewalks, or other right-of-way closures required for your event? \*

This includes blocking public parking spaces for food trucks, bands, etc.

There is a \$100 Right of Way closure fee.

- ☒ Yes
- ☐ No

40. Type of closure: \*

- ☐ Parade
- ☐ Block party
- ☒ Race
- ☐ Block parking spaces
- ☐ Other

41. How many cones are requested? \*

There is a flat fee of \$100 for cones

n/a

42. How many road locations need barricades? \*

There is a flat fee of \$100 for up to 50 barricades

20

43. Address, location or description of the closure (use detail): \*

F street from 4th - 7th. And 7th street from Poncha Blvd, to F street.

## Security/Law enforcement

If additional City of Salida Police Officers are requested, they must be requested directly through the Salida Police Department (719-539-6880).

44. Will you require any liquor boundary enforcement, traffic control, security or law enforcement services specific to your event? \*

- ☒ Yes
- ☐ No

45. Will you be hiring your own security service or looking to contract with the Salida Police Department? \*

- ☐ Own
- ☒ Salida Police Department

46. How many Law Enforcement officers are you requesting? \*

1

47. What is the need for security or law enforcement? \*

- ☐ Event security
- ☐ Crowd control
- ☐ Parking direction
- ☐ Trail crossing
- ☒ Traffic control
- ☐ Parade escort
- ☐ Other

## Parking

Please consider parking for your event.

48. Will people be driving to your event? \*

- ☒ Yes
- ☐ No

49. Where is attendees park for your event? \*

- ☒ Street
- ☐ Parking lot
- ☐ Other

## Fencing

Options for fencing

50. Will you be fencing your event? \*

There is a flat fee of \$100 for fencing delivered to the event site.

A liquor license requires fencing or another delineation of the alcohol service area.

- ☐ Yes
- ☒ No

## Final Agreement

51. By typing your name below, you agree the the contract terms at the link below. \*

[https://cityofsalida-my.sharepoint.com/:b/p/diesel\\_post/EdOGz1j7hYhLmQlzgZ6yGNg8NKIUefN4Qg2tDPNhGY92Ow?e=TmmUSh](https://cityofsalida-my.sharepoint.com/:b/p/diesel_post/EdOGz1j7hYhLmQlzgZ6yGNg8NKIUefN4Qg2tDPNhGY92Ow?e=TmmUSh)

ryan wiegman

COURSE DETAILS

# New Year's Day 5k 2024 Route Change

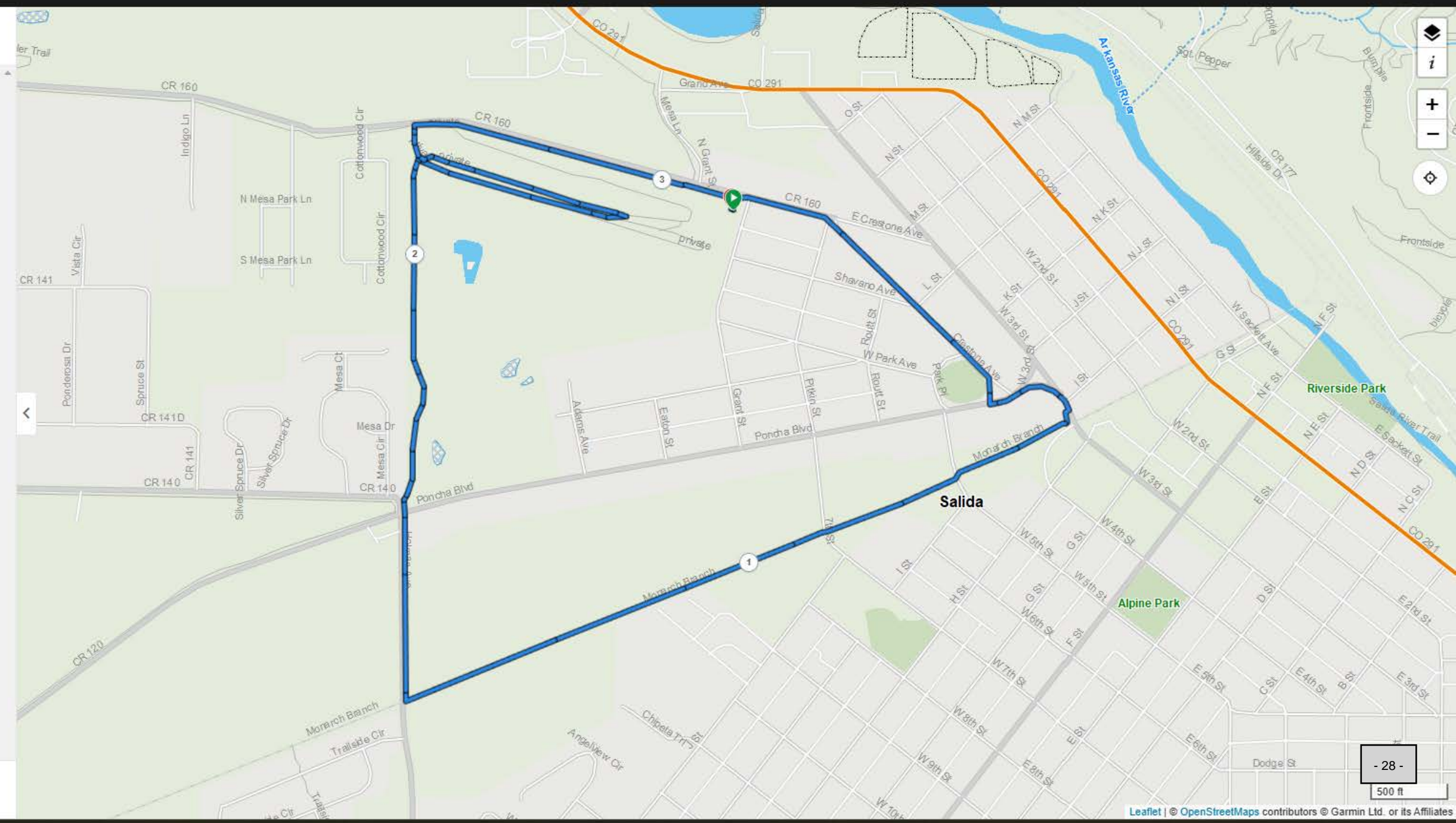
Running  
Driving Directions

3.10 mi Distance 110 ft Total Ascent 101 ft Total Descent



TURN NOTIFICATIONS ☒

This enables notifications for upcoming turns on your wearable device.





## CITY OF SALIDA

### OVERVIEW OF LOCAL NOISE REGULATIONS & PERMITTING

Chapter 10, Article IX of the Salida Municipal Code (the “Code”) establishes regulations and standards for noise within the City of Salida (the “City”) to reduce and eliminate unnecessary and excessive noise which would otherwise be detrimental to residents and the community in the enjoyment of life, property, and the conduct of business. Of note, Section 10-9-30(c) of the Code provides that it is “unlawful for any person to emit or cause to be emitted any noise which leaves the premises on which it originates, inclusive of a public premises, crosses a property line and enters onto any other premises in excess” of the specified levels.

Pursuant to Sections 10-9-40(14) and 10-9-80 of the Code, however, the City may specifically exempt a particular noise from this prohibition through the issuance of a noise permit. Such a permit may include limitations and conditions to minimize the adverse impacts of the proposed noise may have on the community or surrounding neighborhood. Such limitations and conditions include, but are not limited to, the following: the hours of operation, maximum decibels, the type of sound amplification equipment, and the type of sound that may be amplified. No permit shall be issued for noise after 10:00 PM, with allowances to go until midnight on the Fridays and Saturdays of Memorial Day weekend, 4<sup>th</sup> of July weekend, and Labor Day weekend, and on the Thursday, Friday, and Saturday during the FIBArk Festival.

The issuance of a noise permit is at the sole discretion of the City Administrator or City Council, and the issuance of such permit does not confer any rights upon the permittee other than those expressly authorized by the permit. Violation of any of the conditions or limitations set forth in the noise permit may result in immediate revocation of the permit. Revocation of the noise permit does not preclude the City from seeking any remedies otherwise available under federal, state, or local law.

**Applications for a noise permit must be submitted on the attached “Application for a Noise Permit” form and submitted at least five (5) working days prior to the date for which the permit is sought.**

**CITY OF SALIDA****NOISE PERMIT APPLICATION**

Please fill out the form completely, including by signing and dating the application. Submitting an incomplete application is a basis for denial of a noise permit. Listing a particular type of audio amplification equipment, hours of operation, or any other information below does not guarantee the applicant's right to use such equipment or have an event at a particular time. Whether such application requests have been granted will be indicated in the issued permit.

Applicants may apply for events which are recurring (*i.e.*, live music every Thursday). Any such events should be clearly described as recurring in the event description and should identify all dates on which the event will occur.

Completed applications should be submitted via email to [deputyclerk@cityofsalida.com](mailto:deputyclerk@cityofsalida.com). If that is not possible, they can be submitted in-person to 448 E 1<sup>st</sup> Street Suite 112. Applications must be submitted at least five (5) working days prior to the date for which the permit is sought.

**I. Applicant Information.**

Applicant Name:	<u>Ryan Wiegman</u>
Applicant Business/Organization:	<u>City of Salida</u>
Applicant Phone:	<u>719.221.2363</u>
Applicant Email:	<u>Ryan.wiegman@cityofsalida.com</u>
Applicant Address:	<u>410 W hwy 50 Salida CO 81201</u>
Sound Supervisor <sup>1</sup> :	<u>Ryan Wiegman</u>
Sound Supervisor Phone:	<u>719.221.2363</u>

**II. Event Information.**

Description of Event: New Year's Day 5k run. The event will have an announcer, and music as participants start and finish the race, located at the start and finish line. The start and finish line will be located in the parking lot of the Salida Golf Course.

Estimated Attendance:	<u>100 - 350</u>
Date(s):	<u>January 1, 2025</u>
Hours of Event:	<u>9am - 11am</u>
Location of Event:	<u>Salida Golf Course Parking Lot</u>

<sup>1</sup> The sound supervisor will be responsible for responding to and immediately addressing noise or other complaints in the absence of the applicant/permittee.



### III. Noise Information.

Speaker with music, and an announcer  
Type of Noise (e.g., live music, parade):

Speaker with music, and an announcer

2 bose speakers  
Type of Sound Amplification Equipment:

2 bose speakers

### IV. Agreement.

Ryan Wiegman

As the applicant for this noise permit, I, Ryan Wiegman, hereby agree and understand that it is my responsibility to ensure compliance with the conditions and limitations set forth in the permit and all laws, rules, and regulations of the City of Salida, the state, and the federal government. I further agree and understand that any violations of the permit or applicable laws may result in the immediate revocation of the permit. Violations of the conditions and limitations set forth in the permit or applicable laws shall also be grounds for denial of future permit applications. I further understand and agree that the permit and application fee are non-refundable and non-transferrable.

Signature: \_\_\_\_\_

(Typed or Digital signature accepted)

Date: \_\_\_\_\_

### For use by the City Clerk only:

Application fee received: ☐ Yes ☐ No ☐ N/A

Signature: Kristi Jefferson

Date: December 2, 2024



## CITY OF SALIDA NOISE PERMIT

Signature by the City Administrator on this noise permit indicates that the noise permit has been deemed granted to the applicant and the requested noise has been so authorized, subject to the conditions and limitations set forth below. Where the conditions or limitations set forth below contradict or conflict with the information contained in the application, the conditions and limitations will control.

### I. Conditions and Limitations Applicable to All Permits.

The following conditions and limitations are applicable to all noise permits:

- No noise is permitted after 10:00 PM, unless specifically authorized by the City Council following a public hearing. No noise is permitted after midnight on the Fridays and Saturdays of Memorial Day weekend, 4<sup>th</sup> of July weekend, and Labor Day weekend. No noise is permitted after midnight on the Thursday, Friday, and Saturday during the FIBArk festival.
- No noise is authorized in excess of the maximum limit of 85 dB(A), as measured from any point along the property line or within the property line of the receiving premises. Measuring devices shall be those specifically utilized by the City of Salida.
- All amplification equipment shall be arranged so as to minimize the disturbance to neighboring properties, and permittees shall take reasonable measures to baffle or reduce noise impacts to neighbors.
- No outdoor amplified sound shall be permitted between November 1 through May 1.
- A maximum of sixty (60) amplified sound permits may be granted to same location during a single calendar year, unless additional permits are specifically authorized by the City Council following a public hearing.

### II. Conditions and Limitations Applicable to this Permit.

The following conditions and limitations are applicable to this noise permit:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### III. Expiration.

This noise permit is issued for the following dates and expires on the following date:

Date(s): \_\_\_\_\_

Expiration: \_\_\_\_\_

### For use by the City Administrator only:

Application granted: [ ] Yes [ ] No

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	December 17, 2024

## **AGENDA ITEM**

Appointing a Member of the City Council or Another Designated Representative to the Chaffee Recreation Council

## **BACK - GROUND**

The Chaffee Recreation Council (CRC) has reached out to the City asking if the Council is interested in appointing a member to the Council. According to the CRC, members try to reach consensus on decisions and actions, though voting. There are no specified terms. The Charter is attached to this Council Action Form.

Envision facilitates the council, setting meetings and developing meeting agendas. The council is responsible for leading the implementation of the Chaffee County Outdoor Recreation Management Plan. More information about the plan and work of the council can be found [HERE](#).

## **RECOMMENDATION**

Staff was asked to bring this forward for Council discussion and action. This CAF represents that request.

## **FISCAL IMPACT**

There is no fiscal impact to this appointment.

## **MOTION**

A Councilmember could state "I move to appoint \_\_\_\_\_ to the Chaffee Recreation Council.", followed by a second and a roll call vote.

## Chaffee Recreation Council and Envision Recreation in Balance Partnership Charter

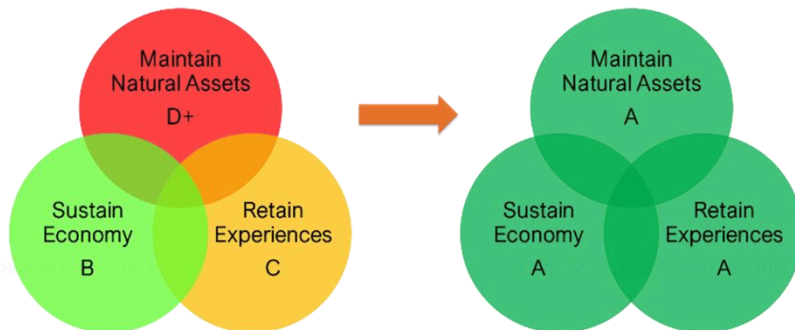


### Purpose and Scope

Rapidly increasing outdoor recreation use without sufficient planning and management capacity is resulting in negative impact to the exceptional natural resources and experiences that visitors and residents prize. The 2021 Chaffee County Outdoor Recreation Management Plan (Chaffee Rec Plan) provides strategic solutions to keep outdoor recreation clean, fun and wild for this and future generations. The Chaffee Rec Plan was approved by the Chaffee Planning Commission and adopted into the County Comprehensive Plan.

The Chaffee Recreation Council includes county and agency leaders who collaborate to advance the Chaffee Rec Plan. The Council operates and is financially supported as a Colorado Parks and Wildlife Regional Partnership – the *Envision Recreation in Balance Partnership*. The Council may also engage as appropriate in broader regional planning efforts, including the developing Central Colorado Outdoor Recreation Partnership which includes Lake, Gunnison and Chaffee Counties.

The community developed three Chaffee Rec Plan goals: To sustain exceptional experiences, natural resources and the economic benefits of outdoor recreation. The 2020 Chaffee County Recreation Report Card documented significant challenges to these community goals. The Chaffee Recreation Council advances collaborative and community-supported strategies, projects and funding to move from the 2020 assessed grades to a sustainable state where all three goals are being delivered; keeping recreation clean, fun and wild for this and for future generations (figure at right).



### Federal Policy Fit

Consistent with 2020 *County Governments and the USFS Guidebook to Working Together* best practice, the Chaffee Recreation Council is an informal committee made up of county residents with relevant expertise that helped to develop and now help to implement the Chaffee Rec Plan. Volunteer experts are voting members of the Council, while agency staff provide input and guidance relative to public lands policy, resources and needs. The Guidebook is available at this link: [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/fs\\_eprd903056.pdf](chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fs_eprd903056.pdf)

As noted in the guidebook, “The existence of a county resource management plan can greatly aid Federal agencies in the development of their own land management plans. County officials, working in conjunction with others, can provide crucial information that helps create a better informed land management plan.”

The Chaffee Recreation Council charter is consistent with the National Forest Management Act which requires the Forest Service to "develop, maintain, and, as appropriate, revise land and resource management plans for units of the National Forest System, coordinated with the land and resource management planning processes of State and local governments and other Federal agencies. This provision is generally referred to as the requirement to "coordinate." The Forest Service must review local government planning and land use policies, along with similar policies of Indian Tribes, other Federal agencies, and State government when developing its land management plan. The Forest 27 16 U.S.C. 1604 (d) Service is not required to comply with these plans but must try to be consistent with them unless prohibited by law. Any final EIS, however, must contain results of this review, including consideration of local government objectives, the compatibility and interrelated impacts of Forest Service plan and local government policies, opportunities to contribute to common objectives, and ways to reduce conflicts between a Forest Service plan and local policies."

## Foundational Principles

The Council follows the following principles for membership and collaborative engagement:

- Collaborate to implement the 2021 Chaffee County Outdoor Recreation Management Plan as approved by the Planning Commission and adopted in the Chaffee County Comprehensive Plan;
- Collaborate to develop and implement additional regional plans and strategies as agreed by the Council;
- Utilize data and evidence in discussions and decisions;
- Focus on delivering outcomes and implementing shared solutions; and
- Work to develop a shared culture of collaboration that protects natural resources to retain exceptional resources, experiences and associated economic benefits

## Ground Rules

The following ground rules are followed by Council Members to encourage collaborative action:

- Take **ownership** of the outcomes and success of the process;
- **Act in good faith** in all aspects of deliberations with the intent to promote joint problem solving, collaboration and common-ground solutions;
- Maintain **focus** on Chaffee Recreation Plan goals and agreed regional priorities;
- **Participate actively**, speak briefly and agree succinctly;
- **Attend** all meetings, come prepared and get up to speed if you miss a meeting;
- Participation in Council discussions is by invitation, with the intent to include a variety of interests and perspectives. Members of the public may listen in upon request and meetings may include a public comment period. Additional written and/or verbal opportunities for the public to provide comment are organized as community meetings or other input mechanisms as deemed appropriate by the Council,
- Facilitators will provide meeting agendas and distribute agreements and agreed action plans;
- Decisions will be made with a focus to generating consensus solutions that find "common ground". If a consensus cannot be reached, then decisions may be made with 75% of the votes cast on any question., where any who do not agree can document concerns. Agency

participants act in an advisory capacity, per their agency's regulatory framework, and are not mandated to vote.

## Structure and Governance

- **Chaffee Recreation Council** is the primary body advancing Chaffee Rec Plan goals and guiding regional recreation plans. The Council includes leaders from land management agencies (advisory), local government and qualified community members. The Council currently consists of 23 seats as in Table 1. Additional seats may be added upon request from the community. Ex-Officio seats will be filled by the participating agency if they are vacated. Community seats may become available if a Council member resigns, and will be publicly posted for replacement. New and replacement Council members will be approved per the decision making parameter above, with a focus toward finding consensus and, barring that, at least a 75% majority by voting members. Staff or contractors supporting program facilitation, coordination and communications are also invited to Council meetings but do not have voting rights.

Council responsibilities include: advancement of strategies in the approved Chaffee Rec Plan, development of collaborative solutions to new challenges and development of funding including prioritization of applications for major grant programs. Major grant funding opportunities (>\$50,000) will be discussed with the full council for agreement on the best projects to collaborative advance to maximize funding and results and agreement on the applicant.

The Council will meet regularly as needed. Currently meetings are scheduled every other month on odd months (Jan, March, May etc.) on the 4th Tuesday at 1:30 PM.

- **The Executive Committee** is the administrator for the Council and is tasked with preparing meeting agendas, coordinating meeting facilitation, documenting meeting agreements and tracking results annually, per available funding. The Executive Committee will include the Co-Chair of Envision Chaffee County and at least one additional Council member with a preference toward one local government and one agency representative. Executive Committee members will be agreed by consensus vote of the Council annually. All council members will have the opportunity to serve on the Executive Committee and to recommend Council agenda items.
- **Action Teams** will be used as needed to develop and advance strategic and cross-jurisdictional solutions and programs that require additional time and in-depth conversation. Action Teams will meet outside of Rec Council meetings as needed. Action teams are open to all Council member volunteers, must include at least two Council members and may also include community volunteers and other agency staff. Action teams may be supported with professional facilitation as needed. Current action teams include: Funding, Agency Rec Leaders, Wilderness Wins, Wildlife Pros and All Lands Camping.
- **The Chaffee Recreation Taskforce** engages the community to inform, develop and implement collaborative strategies and projects. The Taskforce is open to the public and also includes the leaders of all interested local organizations, interest groups and agency staff – currently including 110 members. Any person can join this group on request. Members are expected to follow the Principles and Ground Rules above and may be removed for non-compliance by the

Executive Committee. Members are also asked to share the information provided and to see feedback from their membership or associates. The Recreation Taskforce meets monthly – currently on the 4<sup>th</sup> Tuesday at 3-4:30PM. Recreation Taskforce meetings are publicly noticed and intended to: Inform the community of progress and any decisions, gather ideas for relevant best-practice solutions, generate and advance collaborative strategies and programs to advance Chaffee Rec Plan goals. Meetings are recorded, with the recording available upon request.

- **The media** will be included in all Chaffee Recreation Taskforce meeting invitations and informed of Chaffee Rec Council progress via press releases approved by appropriate Council members and an annual report. The Planning Commission and Town Councils will be kept informed of progress via an annual report delivered at a publicly noticed meeting.
- **Facilitation** is supported by third party contractors who serve at the pleasure of the Executive Committee and subject to available funding. Envision Chaffee County may also provide facilitation and coordinate facilitator contracts.

The Chaffee Recreation Council charter may be revised as needed with consensus from current Council members.

Table 1. Chaffee Recreation Council seats and members as of July 2022.

Organization	Title	Current Member
BLM Royal Gorge Field Office	Assistant Field Manager	Kalem Lenard
Business - Agriculture	Ranch Business Owner	Brady Everett
Business – Outdoor Recreation	Current/Former Owner	Chuck Cichowitz
Business – Chaffee County Economic Development Corporation	Founder or Board	Jeff Post
Chamber of Commerce	Executive Director – Salida	Lori Roberts
Chaffee County Board of County Commissioners (BoCC)	Commissioner	Greg Felt
Chaffee BoCC	Commissioner	Keith Baker
Chaffee County Community Foundation	Board Member or Director	Rick Hum (Board)
Chaffee County Public Health	Director	Andrea Carlstrom
Chaffee County Visitors Bureau	Marketing Director	Scott Peterson
City of Salida	Recreation Director	Mike “Diesel” Post
Colorado Parks and Wildlife	Wildlife Biologist	Bryan Lamont
Colorado Parks and Wildlife	Area Wildlife Manager	Sean Shepherd
Colorado Parks and Wildlife - Arkansas Headwaters Recreation Area	Park Manager	Tom Waters
Envision Chaffee County	Co-Chair	Cindy Williams
Greater Arkansas River Nature Association	Executive Director	Dominique Naccarato
National Forest Foundation	Rocky Mountain Region Director	Emily Olsen
Town of Poncha Springs	Town Manager	Brian Berger
Town of Buena Vista	Recreation Director	Earl Richmond
US Forest Service – Leadville District	District Ranger	Pat Mercer
US Forest Service – Leadville District	Recreation Program Manager	Jim Fiorelli
US Forest Service – Salida District	District Ranger	Perry Edwards
US Forest Service – Salida District	Recreation Program Manager	Ben Lara



# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Kristi Jefferson - City Clerk	December 17, 2024

## **AGENDA ITEM**

Resolution 2024-74 A Resolution of the City Council for the City of Salida, Colorado, Adopting and Approving the 2025 Fee Schedules.

## **BACKGROUND**

The City relies upon fees to provide various services to its customers and citizens. The Salida Municipal Code authorizes the operations of the city and provides for the establishment and amendment of fees for various City services. Occasionally new services are offered, and additional regulations are implemented which also require the addition or amendment of fees charged by the City.

All department heads and relevant staff have contributed towards their respective fee schedules, which can be found in Exhibit A, following the Resolution in the packet. We believe this is an important step for ease of use and transparency for all of the City's citizens and customers.

Council should note that some departments had changes to their fees to reflect the increasing costs of providing services.

## **RECOMMENDATION**

Staff recommends approving Resolution 2024-74, adopting and approving the 2025 Fee Schedule.

## **FISCAL IMPACT**

There is no fiscal impact.

## **MOTION**

A City Councilmember should state "I move to \_\_\_\_\_ Resolution 2024-74 a Resolution of the City Council for the City of Salida, Colorado Adopting and Approving the 2025 Fee Schedules", followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO  
RESOLUTION NO. 74  
(Series of 2024)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,  
ADOPTING AND APPROVING THE 2025 FEE SCHEDULES**

**WHEREAS**, the Salida Municipal Code (“Code”) establishes rules and regulations for the operations of the City of Salida (“City”) and provides for the establishment of fees for various City services throughout the Code; and,

**WHEREAS**, the City relies upon fees to provide many services to its customers and citizens; and,

**WHEREAS**, fees associated with the services provided by the City require adjustment from time to time to account for the increase in the costs to provide such services, as well as for the implementation of new services and regulations; and,

**WHEREAS**, the City Council wishes to adopt the fee schedules attached hereto as Exhibit A as the official fee schedules for the operations of the City of Salida; and,

**WHEREAS**, the 2025 Fee Schedules are attached hereto and incorporated herein as Exhibit A.

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

1. The City Council incorporates the foregoing recitals as findings by the City Council.
2. This resolution and accompanying Fee Schedules are intended to supersede all previous fee schedules adopted by the City Council.
3. Effective upon approval, the City hereby adopts the amended 2025 Fee Schedule (attached hereto as Exhibit A).

**RESOLVED, APPROVED AND ADOPTED** this 17<sup>th</sup> day of December, 2024.

CITY OF SALIDA, COLORADO

By \_\_\_\_\_  
Mayor

[SEAL]

[ATTEST] \_\_\_\_\_  
City Clerk/Deputy City Clerk

**EXHIBIT A**  
**2025 FEE SCHEDULES**



## **RECORDS FEE SCHEDULE** **2025**

**Police Reports:** \$5 for the first 5 pages \$0.25 each additional page

**Traffic Accident:** \$7.50

**Copy of Citation:** \$5

**CD's:** \$20

**Jump Drive:** \$20

**Research Fee:** \$30/hour after first hour

**Video:**(i.e., Body Worn Cameras, surveillance videos) \$33.50/ hour

**Email:** FREE

**Fax:** \$2.00 for 15 pages

**Postage or Shipping:** Actual Cost

**Exemption:** A “victim of a crime” is an applicant requesting a copy of a report in which they are listed as a victim. That report is provided to the applicant at no charge.

**Please note:** Accidents do not have “victims of crime”; therefore, all involved parties must pay for copies when requested.

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
<b>BICYCLES</b>					
MTC 1412	Unlawful Number of Persons on Bicycle	925	\$50	\$30+\$5	0
<b>MTC 1412</b>	<b>Bicycle Rider Attached Himself to Motor Vehicle</b>	<b>925</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 1412	Bicycle Rider Failed to Ride in Right-hand Lane as Required	925	\$50	\$30+\$5	0
<b>MTC 1412</b>	<b>Bicycle Rider Failed to Ride on Right Side of Lane When Being Overtaken</b>	<b>925</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 1412	Bicycle Rider Failed to Ride Single File When Required	925	\$50	\$30+\$5	0
<b>MTC 1412</b>	<b>Bicycle Rider Failed to Keep at Least One Hand on Handlebars</b>	<b>925</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 1412	Bicycle Rider Intending to Turn Left Disregarded Official Traffic Control Device	924	\$50	\$30+\$5	0
<b>MTC 1412</b>	<b>Bicycle Rider Failed to Signal Intention to (Turn/Stop)</b>	<b>925</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 1412	Bicycle Rider Failed to Yield Right of Way to Pedestrian	925	\$50	\$30+\$5	0
<b>MTC 221</b>	<b>Bicycle Not Equipped with Front Lamp Visible 500 Feet to Front</b>	<b>931</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 221	Bicycle Not Equipped with Red Reflector Visible 600 Feet to Rear	931	\$50	\$30+\$5	0
<b>MTC 221</b>	<b>Bicycle Not Equipped with Side Reflective Material or Lamps</b>	<b>931</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>0</b>
<b>EQUIPMENT</b>					
<b>MTC 202</b>	<b>Drove a Defective/Unsafe Vehicle</b>	<b>542</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>2</b>
MTC 223	(Motorcycle/Motorized Bicycle/ Bicycle with Motor Not Equipped with One Brake	548	\$50	\$30+\$5	2
<b>MTC 224</b>	<b>Unlawful use of Horn</b>	<b>551</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
<b>MTC 224</b>	<b>Vehicle Had (No/Defective) Horn</b>	<b>550</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 225	Vehicle Had (Defective/Improper/No) Mufflers	552	\$25	\$30+\$5	0
<b>MTC 226</b>	<b>Vehicle Did Not Have Rearview Mirror(s)</b>	<b>553</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 226	Rearview Mirror Did not permit minimum 200ft vision	554	\$25	\$30+\$5	0
MTC 226	Windows had certain materials prohibiting view	554	\$25	\$30+\$5	0
<b>MTC 227</b>	<b>Vehicle Had (No/Defective) Windshield Wipers</b>	<b>555</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 228	Operated a Vehicle With (Improper/Unsafe) Tires	556	\$25	\$30+\$5	0
<b>MTC 229</b>	<b>Vehicle Not Equipped With (Front Windshield Safety Glass in Front Windshield)</b>	<b>572</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 1411	Drove Vehicle While Wearing Earphones	467	\$25	\$30+\$5	0
<b>MTC 502</b>	<b>Vehicle Had (Chains/Rope/Wire) (Swinging Dragging/Projecting) from Vehicle</b>	<b>561</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 608	Vehicle Not Equipped with Turn Signals as Required	540	\$25	\$30+\$5	0
<b>MTC 610</b>	<b>Displayed Unauthorized Insignia on a Public Roadway</b>	<b>541</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
<b>MTC 1409</b>	<b>Operated an Uninsured Motor Vehicle</b>	<b>956</b>	<b>SUMMONS</b>		<b>4</b>
MTC 1409	Failed to Present Evidence of Insurance	957	SUMMONS		4
<b>MTC 233</b>	<b>Alteration of Suspension System</b>		<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 234	Slow-moving vehicles - display of emblem	565	\$25	\$30+\$5	0

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
<b>IMPROPER/RECKLESS/CARELESS DRIVING AND ACTIONS</b>					
MTC 710	Drove Vehicle Upon Sidewalk	166	\$75	\$30 +\$5	3
<b>MTC 711</b>	<b>Drove Vehicle Improperly on Mountain Highway</b>	<b>146</b>	<b>\$75</b>	<b>\$30+\$5</b>	<b>3</b>
MTC 1008	Following Too Closely	142	\$100	\$30 +\$5	4
<b>MTC 1008</b>	<b>Unlawful Following by Vehicle Drawing another v</b>	<b>165</b>	<b>\$100</b>	<b>\$30+\$5</b>	<b>4</b>
MTC 1401	Reckless Driving	140	SUMMONS		8
<b>MTC 1402</b>	<b>Careless Driving</b>	<b>141</b>	<b>\$110</b>	<b>\$30+\$5</b>	<b>4</b>
MTC 1402	Careless Driving Caused Bodily Injury	139	SUMMONS		4
<b>MTC 1404</b>	<b>Drove Vehicle Over Fire Hose</b>	<b>150</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 1413	Eluding or attempting to elude a police officer	O11	SUMMONS		12
<b>MTC 1211</b>	<b>Limitations on Backing</b>	<b>153</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>2</b>
<b>INTERFERENCE</b>					
MTC 107	Disregarded (Lawful Order/ Direction of Police Officer Directing Traffic	900	SUMMONS		3
<b>LANE USAGE</b>					
<b>MTC 1007</b>	<b>Changed Lanes When Unsafe</b>	<b>221</b>	<b>\$75</b>	<b>\$30+\$5</b>	<b>3</b>
MTC 1007	Failed to Drive in a Single Lane	223	\$75	\$30 +\$5	3
<b>MTC 1007</b>	<b>Failed to Drive in Designated Lane</b>	<b>225</b>	<b>\$75</b>	<b>\$30+\$5</b>	<b>3</b>
<b>LIGHTS &amp; REFLECTORS</b>					
<b>MTC 204</b>	<b>Failed to Display Lamps When Required</b>	<b>611</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>2</b>
MTC 202	Operated Vehicle with Defective/Missing Head Lam	609	\$25	\$30 +\$5	1
<b>MTC 205</b>	<b>Motor Vehicle Not Equipped with Head Lamps as Required</b>	<b>613</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 205	Motorcycle Not Equipped W/Head Lamps Required	614	\$25	\$30 +\$5	0
<b>MTC 206</b>	<b>Vehicle not Equipped W/Tail Lamps as Required</b>	<b>615</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 206	Vehicle had (No/Defective) License Plate lamps	619	\$25	\$30 +\$5	0
<b>MTC 208</b>	<b>Vehicle had (No/Defective) Stop Lights</b>	<b>623</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 217	Failed to Dim Lights When Approaching an Oncoming Vehicle	632	\$50	\$30 +\$5	2
<b>MTC 217</b>	<b>Failed to Dim Lights When Following Another Vehicle</b>	<b>632</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>2</b>
	Displayed more than 4 Lamps When Prohibited				
MTC 219	<b>Drove on Highway with Park Light When</b>	635	\$25	\$30 +\$5	0
<b>MTC 231</b>	<b>Headlights Required</b>	<b>642</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
	Lamps on motor vehicles - additional requirements.				
MTC 205.5	<b>Lamps on farm equipment &amp; other vehicles and e</b>	613	\$25	\$30 +\$5	0
<b>MTC 211</b>	<b>Spot lamps and auxiliary lamps.</b>	<b>543</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 212	<b>Lamps or flag on projecting load</b>	544	\$25	\$30 +\$5	0
<b>MTC 209</b>	<b>Vehicle had (No/Defective) Turn Signals</b>	<b>543</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
<b>MTC 208</b>		<b>624</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
<b>Motorcycles</b>					
MTC 232	Motorcycle (operator/passenger) had no Protective Eye ware as Required	161	\$25	\$30 +\$5	0
<b>MTC 1502</b>	<b>Motorcycle (operator/passenger) under 18 Not Wearing an Approved Protective Helmet (Primary)</b>	<b>170</b>	<b>\$75</b>	<b>\$30+\$5</b>	<b>3</b>
MTC 1502	Improper Riding on Motorcycle: State Violation	157	\$75	\$30 +\$5	3
<b>MTC 1503</b>	<b>Illegal Operation of Motorcycle on Laned Roads</b>	<b>226</b>	<b>\$75</b>	<b>\$30+\$5</b>	<b>3</b>
MTC 1504	Person on Motorcycle clung to Another Vehicle	158	\$75	\$30 +\$5	3
<b>MOTORIZED BICYCLES/MOTOR-DRIVRN CYCLES</b>					
MTC 109	Low-power scooters, animals, skis, skates, & toy vehicle highway	925	\$25	\$30 +\$5	0
<b>MTC 220</b>	<b>Motor-Driven Cycle Not Equipped with Head Lamp as Required</b>	<b>931</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 220	Motorized Bicycle Did Not Have (Lamp/ Reflector Audible Signal/Brake) as required	931	\$25	\$30 +\$5	0
<b>MTC 109.5</b>	<b>Low Speed electric vehicles</b>	0	\$25	\$30 +\$5	0
<b>Obstructed/Obscured Vision-Interface with Driver</b>					
MTC 201	Number of people in front seat of vehicle obstructed.	450	\$25	\$30 +\$5	0
<b>MTC 201</b>	<b>Driver of Vehicle Allowed Passenger to Ride in an Unsafe Manner</b>	<b>457</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 201	Television Visible to Vehicle Operator	465	\$25	\$30 +\$5	0
<b>MTC 201</b>	<b>Driver's Vision Obstructed Through Glass</b>	<b>452</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 201	Passenger in Vehicle (Interfered With Obstructed Vision of) Driver	453	\$25	\$30 +\$5	0
<b>MTC 201</b>	<b>Person (Hung on/Attached Himself) to the Outside of Vehicle</b>	<b>456</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 201	Driver Permitted Person to (Hang On/Attach Himself to the Outside of Vehicle	457	\$25	\$30 +\$5	0
<b>MTC 227</b>	<b>Material on (Windshield/Front Side Windows) Pre (Nontransparent/Metallic/Mirrored) Appearance (Note: Metallic/Mirrored Applies to Any Window</b>	<b>466</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 504	Projecting Load on Vehicle Obstructed Driver's Visio	462	\$25	\$30 +\$5	0
<b>MTC 226</b>	<b>Load Obstructed View to Rear –No Mirrors</b>	<b>554</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
<b>OVERSIZE/OVERWIDTH/OVERLENGTH LOAD/PROJECTING</b>					
MTC 503	Load Projected Beyond Fender of Left Side of Passenger Vehicle	515	\$25	\$30 +\$5	0
<b>MTC 503</b>	<b>Load Projected More Than 6 Inches on Right Side of Passenger Vehicle</b>	<b>516</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 504	Rear Projection of Load Exceeded 10 Feet	529	\$25	\$30 +\$5	0
<b>MTC 504</b>	<b>Load Projected Beyond Grill Assembly or Front Wheels</b>	<b>517</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 209	Lamp or flag on projecting load	543	\$25	\$30 +\$5	0
<b>MTC 506</b>	<b>Trailers and towed vehicles</b>	<b>473</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
<b>PARKING VIOLATIONS</b>					
MTC 210	Failed to Display Required Lights When Parked	350	\$25	\$30 +\$5	0
<b>MTC 1202</b>	<b>(Stopped/Parked/Left Standing) Vehicle on Paved Portion of Highway</b>	<b>350</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 1203	<b>Two Hour Parking</b>	350	\$20		0
MTC 1206	Failed to (Lock Ignition of/Remove Key From) Parked Vehicle	350	\$25	\$30 +\$5	0
<b>MTC 1206</b>	<b>Parked Vehicle Without Setting Brakes</b>	<b>350</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 1206	Parked Vehicle on Grade Without Turning Wheels to Side of Curb	350	\$25	\$30 +\$5	0
<b>MTC 1207</b>	<b>(Opened Door/Left Door Open) Into Lane of Traffic (When Not Safe/and Interfered with Traffic</b>	<b>916</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 1208	Improper Use of Disabled Parking Privileges When Not Disabled	362	\$100	\$30 +\$5	0
<b>MTC 1211</b>	<b>Limitations on Backing</b>	<b>153</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>2</b>
<b>MTC 1204</b>	<b>Stopping, standing, or parking prohibited in specified places</b>				
(1) A,B,C,D,E,F,G,H,I			\$30	0	0
(2) F			\$30	0	0
(3) A			\$30	0	0
(2) A,C,D			\$30	0	0
(1) E,F,J,K			\$30	0	0
(3) B			\$30	0	0
(2) E			\$30	0	0
MTC 1204	Parking in a Fire Lane		\$50	0	0
MTC 1205	Double Parking, Parked Facing Wrong Way, Parked Over 12" From		\$30	0	0

**PASSING**

MTC 802	Passed Vehicle Stopped for Pedestrian in (Marked Unmarked) Crosswalk	203	\$75	\$30 +\$5	3
<b>MTC 1002</b>	<b>Failed to Yield One-Half of the Roadway to Oncoming Vehicle</b>	<b>190</b>	<b>\$100</b>	<b>\$30+\$5</b>	<b>4</b>
MTC 1003	Passed on Left in Unsafe Manner	192	\$100	\$30 +\$5	4
<b>MTC 1007</b>	<b>(Attempted to Pass/Passed) on Shoulder of Right Hand Traffic Lane</b>	<b>222</b>	<b>\$100</b>	<b>\$30+\$5</b>	<b>4</b>

**PEDESTRIAN/ANIMAL RIDER VIOLATIONS**

MTC 802	Pedestrian Suddenly (Walked/Ran/Rode Bicycle Into Path of Vehicle	411	\$25	\$30 +\$5	0
<b>MTC 805</b>	<b>(Pedestrian/Animal Rider) Failed to (Walk/ Ride) (Along/Upon) Roadway as Required</b>	<b>408</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 805	Pedestrian on Highway Under the Influence of (Alcohol or a Controlled Substance	803	Summons		0
<b>MTC 801</b>	<b>Pedestrian obedience to traffic control devices a regulations</b>	<b>401</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 803	Crossing at other than crosswalks	407	\$25	\$30 +\$5	0

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
<b>RIGHT OF WAY (VEHICLE/PEDESTRIAN)</b>					
<b>MTC 604</b>	<b>Failed to Yield Right-of-Way on Right Turn After Stop at Red Light</b>		<b>370</b>	<b>\$75 \$30+\$5</b>	<b>3</b>
MTC 701	Failed to Yield Right-of-Way as Required at Uncontrolled Intersection		371	\$75 \$30 +\$5	3
<b>MTC 703</b>	<b>Failed to Yield at Yield Intersection</b>		<b>372</b>	<b>\$75 \$30+\$5</b>	<b>3</b>
MTC 703	Failed to Yield Right-of-Way When Proceeding From Stop Sign		373	\$75 \$30 +\$5	3
<b>RIGHT OF WAY (VEHICLE/PEDESTRIAN)</b>					
<b>MTC 704</b>	<b>Failed to Yield Right-of-Way Upon Entering Highway (Use when vehicle enters from any place other than a Roadway)</b>		<b>374</b>	<b>\$75 \$30+\$5</b>	<b>3</b>
MTC 705	Failed to Yield Right-of-Way to Emergency Vehicle		375	\$100 \$30 +\$5	4
<b>MTC 705</b>	<b>Failed to Yield Right of Way to a Stationary Emergency Vehicle</b>		<b>141</b>	<b>\$100 \$30+\$5</b>	<b>4</b>
MTC 710	Failed to Yield Right-of-Way to Pedestrian Upon Entering (Alley/Driveway/Building)		378	\$100 \$30 +\$5	4
<b>MTC 712</b>	<b>Failed to Yield Right-of-Way to Authorized (Vehicle/Pedestrian) in Highway Work Area</b>		<b>382</b>	<b>\$75 \$30+\$5</b>	<b>3</b>
MTC 712	Failed to Yield Right-of-Way to Authorized Service Vehicle Displaying Flashing Yellow Light		382	\$75 \$30 +\$5	3
<b>MTC 802</b>	<b>Failed to Yield Right-of-Way to Pedestrian in Crosswalk</b>		<b>376</b>	<b>\$100 \$30+\$5</b>	<b>4</b>
MTC 802	Failed to Yield Right-of-Way to Pedestrian at Steady Walk Signal		377	\$100 \$30 +\$5	4
<b>MTC 807</b>	<b>Driver Failed to Exercise Due Care for Pedestrian</b>		<b>381</b>	<b>\$100 \$30+\$5</b>	<b>4</b>
MTC 808	Driver Failed to Yield Right-of-Way to Disabled Person		380	Summons	6
<b>MTC 710</b>	<b>Emerging from or entering alley, driveway</b>		<b>166</b>	<b>\$75 \$30+\$5</b>	<b>3</b>
<b>SAFETY BELT/RESTRAINT</b>					
<b>MTC 236</b>	<b>Failed to (Provide/Properly Use) Rear Facing Child Restraint System (Less than 1 Year Old and Less Than 20Lbs) (Primary)</b>		<b>574</b>	<b>\$50 \$30+\$5</b>	<b>0</b>
MTC 236	Failed to (Provide/Properly Use) Forward Facing Child Restraint System (1 - 3 Years of Age/ More Than 20lbs but Less Than 40lbs) (Primary)		574	\$50 \$30 +\$5	0
<b>MTC 236(2)(b)(I)</b>	<b>Failed to (Provide/Properly Use) An Approved Child Restraint System (4-5 Years of Age Less Than 55 Inches Tall) (Secondary Offense)</b>		<b>574</b>	<b>\$50 \$30+\$5</b>	<b>0</b>
MTC 236	Failed to (Provide/Properly Use) Seatbelt (6-17Years of Age or More than 55" Tall) (Primary)		574	\$50 \$30 +\$5	0
<b>MTC 237</b>	<b>Drove Vehicle When Safety Belt Not in Use</b>		<b>575</b>	<b>\$50 \$30+\$5</b>	<b>0</b>
MTC 237	Drove Vehicle When Front Seat Passenger Not Secured by Safety Belt		960	\$50 \$30 +\$5	0
<b>MTC 1405</b>	<b>Riding in trailers</b>		<b>156</b>	<b>\$50 \$30+\$5</b>	<b>0</b>

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
<b>SCHOOL BUS</b>					
<b>MTC 1903</b>	<b>Failed to Stop for Stopped School Bus Displaying</b>		<b>420</b>	<b>Summons</b>	<b>6</b>
MTC 1903	<b>Flashing Red Lights</b>		422	Summons	2
	School Bus Driver Failed to Actuate Visual Signals as Required				
<b>MTC 1903</b>	<b>School Bus Driver Failed to Stop as Required</b>		<b>421</b>	<b>Summons</b>	<b>3</b>
<b>SIGNALING</b>					
<b>MTC 903</b>	<b>(Failed to Signal as Required/Gave Improper Sign for Turn/Stop/Sudden Decrease in Speed</b>		<b>433</b>	<b>\$50 \$30+\$5</b>	<b>2</b>
MTC 903	Improper Use of Flashing Turn Signal	433	\$50	\$30 +\$5	2
<b>MTC 608</b>	<b>Failed to Use Turn Signals</b>		<b>433</b>	<b>\$50 \$30+\$5</b>	<b>2</b>
MTC 609	Method of giving hand and arm signals	433	\$50	\$30 +\$5	2
<b>SPEEDING</b>					
<b>MTC 1101</b>	<b>Speeding (1-4 MPH Over Limit)</b>	<b>O20</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>0</b>
MTC 1101	Speeding (5-9 MPH Over Limit)	OO4	\$70	\$30+\$5	1
<b>MTC 1101</b>	<b>Speeding (10-19 MPH Over Limit)</b>	<b>OO5</b>	<b>\$120</b>	<b>\$30+\$5</b>	<b>4</b>
MTC 1101	Speeding (20-24 MPH Over Limit)	OO6	\$150	\$30+\$5	6
<b>MTC 1101</b>	<b>Speeding (25-39 MPH Over Limit)</b>	<b>OO6</b>	<b>Summons</b>		<b>6</b>
MTC 1101	Speeding (40 MPH Over Limit)	O16	Summons		12
<b>MTC 1101</b>	<b>Exceeded Safe Speeds for Conditions Indicate Actual speed/Safe Speed</b>	<b>OO7</b>	<b>\$75</b>	<b>\$30+\$5</b>	<b>3</b>
MTC 1103	Impeded Normal Flow of Traffic	OO8	\$75	\$30+\$5	3
<b>MTC 1105</b>	<b>Engaged in Exhibition of Speed</b>	<b>O17</b>	<b>Summons</b>		<b>5</b>
<b>SPILLING LOADS – DAMAGING HIGHWAY</b>					
<b>MTC 512</b>	<b>Damaged (Highway/Highway Structure)</b>		<b>495</b>	<b>\$25 \$30+\$5</b>	<b>0</b>
MTC 1406	(Left/Deposited/Threw) Foreign Matter on Highway	490	\$25	\$30 +\$5	0
<b>MTC 1406</b>	<b>(Left/Deposited/Threw) Burning Material from a Motor Vehicle</b>		<b>491</b>	<b>Summons</b>	<b>0</b>
MTC 1406	Failed to Remove (Lighted/Burning) Matter (Left/Deposited Thrown) on Highway	491	\$25	\$30 +\$5	0
<b>MTC 1407</b>	<b>Spilled Load on Highway/Failed to Cover Load No Flaps When Required</b>		<b>494</b>	<b>\$25 \$30+\$5</b>	<b>0</b>
<b>TRAFFIC CONTROLS</b>					
<b>MTC 106</b>	<b>Disobeyed Sign Closing Highway for (Construction/Event)</b>		<b>999</b>	<b>\$25 \$30+\$5</b>	<b>0</b>
MTC 603	(Failed to Observe/Disregarded) Traffic Control Devi	300	\$100	\$30 +\$5	4
<b>MTC 604</b>	<b>Failed to Obey Traffic Control Signal</b>		<b>304</b>	<b>\$100 \$30+\$5</b>	<b>4</b>
MTC 604	Failed to Stop for Traffic Control Signal at Place Required	305	\$100	\$30 +\$5	4
<b>MTC 606</b>	<b>Displayed Unauthorized (Sign/ Signal/Marking/De</b>		<b>311</b>	<b>\$25 \$30+\$5</b>	<b>0</b>

MTC 607	Attempted to/Remove/Altered/Defaced/Knocked Dow	314	\$25	\$30 +\$5	0
STATUTE	CHARGE	Code	FINE	CC+VA	PTS

### TRAFFIC CONTROLS

<b>MTC 612</b>	<b>Failed to Proceed (With Caution/as Required) at Inoperative or Malfunctioning Control Signal</b>	<b>320</b>	<b>\$100</b>	<b>\$30+\$5</b>	<b>4</b>
MTC 703	(Disregarded/Failed to Stop as Required at) Stop Sign at Through Highway	319	\$100	\$30 +\$5	4
<b>MTC 712</b>	<b>Disregarded (Instructions/Signals) of Authorized Person in Highway Work Area</b>	<b>914</b>	<b>\$75</b>	<b>\$30+\$5</b>	<b>3</b>
MTC 605	Flashing signals	310	\$100	\$30 +\$5	4
<b>MTC 709</b>	<b>Stop when traffic obstructed</b>	<b>952</b>	<b>\$50</b>	<b>\$30+\$5</b>	<b>2</b>

### TURNS

<b>MTC 702</b>	<b>Failed to Yield Right-of-Way When Turning Left in Front of Approaching Traffic</b>	<b>278</b>	<b>\$75</b>	<b>\$30+\$5</b>	<b>3</b>
MTC 901	Made Right Turn from Wrong (Position/Lane)	274	\$75	\$30 +\$5	3
<b>MTC 901</b>	<b>Made Left Turn from Wrong (Position/Lane)</b>	<b>273</b>	<b>\$75</b>	<b>\$30+\$5</b>	<b>3</b>
MTC 901	Made Improper Left Turn at Multi-turn Intersection	280	\$75	\$30 +\$5	3
<b>MTC 902</b>	<b>Made unsafe U-Turn at Intersection</b>	<b>270</b>	<b>\$75</b>	<b>\$30+\$5</b>	<b>3</b>

### WRONG WAY/WRONG SIDE

MTC 1001	Failed to Drive Vehicle (On Right Side OF Road/ In Right-hand Lane) as Required	250	\$100	\$30 +\$5	4
<b>MTC 1006</b>	<b>Drove Vehicle Wrong Way on One-Way Roadway</b>	<b>280</b>	<b>\$75</b>	<b>\$30+\$5</b>	<b>3</b>

### MISCELLANEOUS

MTC 239	Person under 18 years using a cell phone driving	0	\$25	\$30 +\$5	0
<b>MTC 239</b>	<b>Driver texting or conducting data entry driving</b>	<b>0</b>	<b>\$25</b>	<b>\$30+\$5</b>	<b>0</b>
<b>MTC 1409</b>	<b>Operated an Uninsured Motor Vehicle</b>	<b>956</b>	<b>SUMMONS</b>		<b>4</b>

SCC	CHARGE	FINE	CC+VA
<b>SALIDA CITY CODE</b>		<b>Fine</b>	<b>CC+VA</b>
<b>ANIMAL CONTROL</b>			
SCC 7-5-250	Failed to Restrain and Confine Animal (At Large) 1st Offense (Within 12 Months)	\$35	\$30 +\$5
	2nd Offense (Within 12 Months)	\$50	\$30 +\$5
	3rd Offense (Within 12 Months)	\$100	\$30 +\$5
	After 3rd Offense Within 12 Months	\$300	\$30 +\$5
SCC 7-5-220	Nuisance Animal-Barking Dog		
	1st Offense (Within 12 Months)	\$25	\$30 +\$5
	2nd Offense (Within 12 Months)	\$50	\$30 +\$5
	3rd Offense (Within 12 Months)	\$100	\$30 +\$5
	After 3rd Offense Within 12 Months	\$300	\$30 +\$5
SCC 11-6-70	Prohibited Acts and Conditions- Dogs in parks	\$25	\$30 +\$5
<b>Alcohol/Tobacco/Drugs Charges</b>			
SCC 10-7-30 E	Open Container in Vehicle	\$75	\$30 +\$5
SCC 10 -7-30	Possession/Consumption of Alcoholic beverages in certain places	\$100	\$30+\$5
SCC 10-6-70	Possession of Tobacco by a Minor	\$50	\$30 +\$5
SCC 10-7-10	Illegal possession/consumption of Alcohol by an underage pers	Summons	
SCC 10-7-60	Possession of Drug Paraphernalia	Summons	
SCC 10-7-70	Possession of Cannabis	Summons	
<b>PUBLIC DECENCY</b>			
SCC 10 -5-140	Urinating In Public	\$75	\$30 +\$5
SCC 10-5-130	Public Nudity	\$75	\$30+\$5
SCC 10-3-90	Spitting/Littering	\$100	\$30+\$5
<b>Noise Violations</b>			
SCC 10-9-50	Prohibited Noise Activities	\$50	\$30 +\$5
SCC 10-9-60	Motor Vehicle Noise Prohibited	\$50	\$30+\$5
<b>PUBLIC PARK VIOLATIONS</b>			
SCC 11-6-10	Interference with Private Activities	SUMMONS	
SCC 11-6-60	City Park Closure- Remaining After Dark	\$25	\$30 +\$5
SCC 11-6-50	Skating in Salida Skate Park W/O Protective Gear (Helmet and Pads)	\$50	\$30+\$5
SCC 10-3-30	Obstructing or interfering with public way	\$50	\$30+\$5
SCC 11-6-20	Overnight Camping in Parks	\$50	\$30 +\$5
<b>MISCELLANEOUS</b>			
SCC 8-2-30	Riding Bicycle on Sidewalks	\$25	\$30 +\$5
SCC 8-2-40	Skateboards/Rollerblades on Sidewalks Within Prohibited Skating Limits	\$25	\$30+\$5
SCC 8-2-20	Squeal/Spin Tires- Lose Traction with Road	\$50	\$30 +\$5
SCC 8-2-50	Unnecessary Horn noise	\$25	\$30+\$5
SCC 13 3 90	Watering on Wrong Day/Time	\$25	\$30 +\$5
SCC 10-3-80	Improper Dumping of Garbage, Trash, & Dangerous Materials	\$100	\$30+\$5
SCC 10-5-50	ASSAULT	SUMMONS	
SCC 10-5-10	Disorderly Conduct	SUMMONS	
SCC 10-4-50	Theft	SUMMONS	

SCC 10-4-10	Criminal Mischief	SUMMONS	
<b>SCC</b>	<b>CHARGE</b>	<b>FINE</b>	<b>CC+VA</b>
<b>MISCELLANEOUS</b>			
SCC 11-3-10	Removal of Snow and Ice	\$25	\$30 +\$5
<b>SCC 10-10-10</b>	<b>Fireworks</b>	<b>\$25</b>	<b>\$30+\$5</b>
SCC 8-3-20	Abandoned or Inoperable Vehicles on a Public Way	\$75	\$30 +\$5
SCC 8-3-40	<b>Unlicensed and Unregistered Vehicle on a Public Way Prohibited</b>	<b>\$35</b>	<b>\$30+\$5</b>
<b>SCC 8-3-40 (B)</b>	<b>Unlicensed and Unregistered Vehicle on a Public Way Prohibited</b>	<b>\$50</b>	<b>\$30+\$5</b>
SCC 10-6-10	Curfew Violation	Summons	
<b>SCC 10-11-50</b>	<b>Unlawful acts-Smoking in Prohibited Areas</b>	<b>\$25</b>	<b>\$30+\$5</b>
SCC 10-5-40	Loitering	\$25	\$30 +\$5



## 2025 Fees and Charges – Fire Department

TYPE OF SERVICE / FEE	FEE
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### Commercial Business and Multi-Residential Plan Reviews:

*Certificate of Occupancy Inspection (Final) included in fee schedule.*

0-1,000	Square Feet:	\$100
1,001-2,500	Square Feet:	\$125
2,501-5,000	Square Feet:	\$150
5,001-7,500	Square Feet:	\$250
7,501-10,000	Square Feet:	\$300
10,001-	Square Feet:	\$300+\$ 0.02 per square foot

**Site Plans:** \$150

*Note: South Arkansas Fire Protection District reserves the right to send out plans to an outside reviewing agency and plan review charges will be based upon the amount charged by the reviewing agency.*

### Business Inspections:

**New Business Fire Inspection Fees:** \$75 (Initial Visit)  
No charge (First Follow-up Visit)  
\$50 (Any additional follow-up visits)

**Existing Business Inspections:** \$35 (Initial Visit)  
No charge (First Follow-up Visit)  
Any additional follow up visits \$50 per

**City Permitted Vendor/Food Truck Inspections:** \$50

### Additional User Fees:

**Fire works:**  
Retail Sales: \$150  
Fireworks Displays Safety Inspection: \$150

**Fire Reports (Copies):**

Property Owner

No charge

Insurance Company:

\$50

**Fire Investigation Reports: (Copies)**

\$25+ any additional expense

**False Alarm Fees (within one calendar year)**6<sup>th</sup>-10<sup>th</sup> occurrence

\$75

11<sup>th</sup>-15<sup>th</sup> occurrence

\$125

Over 16<sup>th</sup> occurrence

Discretionary

Cooking Hood Suppression

\$100

*(plans review & inspection)*



### 2025 Fees and Charges for EV Charging

Description	Fee
Charging Rate	\$0.20/KWH
Station Time Rate	\$3.00/hr after 3 hours



### 2025 Fees and Charges for Public Works Services

TYPE OF PERMIT / SERVICE / RENTAL	Fee
Sidewalk Permit <i>\$1,000 Deposit Required</i>	\$40.00
Driveway Permit	\$50.00
Street Cut Permit (One Lane), <i>\$1,500 Deposit Required</i>	\$200.00
Street Cut Permit (Two Lane) <i>\$2,000 Deposit Required</i>	\$300.00
Alley Cut Permit, <i>\$1,500 Deposit Required for paved alley</i>	\$125.00
Curb & Gutter Permit <i>\$1,000 Deposit Required</i>	\$45.00
Lateral Cuts in Asphalt	\$1.00/ft (\$40 min)
Boring under Asphalt Streets	\$150.00
Fire Hydrant Meter Rental	\$ 75(SET) + \$25/WK
Water Line Tap at Main Line – Physical Connection Fee (up to 1")	\$300.00
Sewer Line Tap at Main Line – Physical Connection Fee (4")	\$240.00 - \$400.00
Temporary Water Disconnection Fee (other than for non-payment on account)	1x annually – no charge; \$40.00/occurrence thereafter
Permanent Disconnection of Water Line	\$100.00
Municipal Worker Hourly Charge	\$50.00 / hr
Public Works Truck Charge	\$75.00 / hr
Public Works Equipment Charge	\$125.00 / hr

#### NOTES:

- Any application may incur the cost of one or more of the above items listed.
- In the event the City must retain professional services to process or evaluate an application, the applicant shall bear the costs for the review, including engineers, consultants, and attorney review time. A deposit of 2x the application fee to cover the reasonable anticipated costs for publication of notice and outside professional services shall be required from the applicant at the time of the application. Any balance of the deposit remaining after completion of the review shall be refunded.
- Permit fees shall be double the normal fee if work is started prior to issuance of permit.
- Public works municipal worker, trucks, and equipment charges apply to repairs to public property damage or other similar events.

<b>WASTEWATER TREATMENT PLANT</b>	<b>Fee</b>
<b>Outside Lab Testing</b>	
Biochemical Oxygen Demand	\$ 35.00
Carbonaceous BOD	\$ 35.00
Soluble BOD	\$ 35.00
Fecal Coliform	\$ 35.00
E Coli	\$ 35.00
Total Coliform	\$ 35.00
Total Suspended Solids	\$ 35.00
Total Dissolved Solids	\$ 17.50
Conductivity	\$ 17.50
Distillation for Nitrate & Nitrite	\$ 35.00
Ammonia Nitrogen	\$ 41.00
Nitrate Nitrogen	\$ 17.50
Nitrite Nitrogen	\$ 17.50
Total Kjeldahl Nitrogen	\$ 30.00
Oil & Grease	\$ 118.00
pH	\$ 2.30
Total Solids	\$ 17.50
Volatile Solids	\$ 17.50
Alkalinity	\$ 17.50
Volatile Acids	\$ 46.00
Total Organic Carbon	\$ 77.00
Sulfates	\$ 17.50
Chlorides	\$ 17.50
Iron	\$ 17.50
Sulfides	\$ 17.50
Total Inorganic Nitrogen	\$ 59.00
Total Phosphorous	\$ 59.00
Total Nitrogen	\$ 59.00
Hardness	\$ 17.50
Hourly Rate Charge	\$45.00
<b>Dump Fees</b>	
Charter buses	\$28.00
1,000 gallons of septage waste	\$106.00
Grease (tiered rates):	
- up to 50 gallons	\$37.50/total
- 51+ gallons	\$0.60/gal



# Fees and Charges for Development Services 2025

Item 9.

TYPE OF APPLICATION	FEE	
<b>Administrative Review</b> (unless specified below)	\$250.00	
Accessory Dwelling Unit (ADU)	\$200.00 to be applied toward subsequent building permit	
Insubstantial Modification PD	\$300.00	
Administrative variance	\$300.00	
Amended plat	\$300.00	
Lot line adjustment/Elimination/Duplex Conversion/Condo Plat	\$300.00	
Small Cell Facility—Eligible Facilities Request (i.e., collocated with an existing facility)	\$500.00 per application for up to five (5) facilities, plus \$100.00 for each additional facility beyond five (5)	
Small Cell Facility—Stand Alone Facilities (i.e., not a collocation)	\$1,000.00 per facility	
Short-Term Rental Application	\$200.00	
<b>Limited Impact Review</b> (unless specified below)	\$500.00	
Variance (reviewed by Board of Adjustment)	\$500.00	
Nonresidential or mixed-use 20,001 s.f.–50,000 s.f. gross floor area	\$500.00	
Large alteration	\$500.00	
Minor subdivision <sup>2</sup>	\$600.00 + \$75.00 per lot	
Conditional use permit	\$600.00	
Creative Sign	\$250.00	
<b>Major Impact Review</b> (unless specified below)	\$1,500.00	
Multi-family, 20 or more units in project, without regard to phasing <sup>2</sup>	\$1,500.00	
Nonresidential or mixed-use, 50,001 sq. ft. > greater gross floor area <sup>2</sup>	\$1,500.00	
Planned development <sup>2</sup>	\$3,000.00	
Substantial Modification PD <sup>2</sup>	\$1,500.00	
Rezoning/Zoning <sup>2</sup>	\$1,000.00	
Right-of-way vacation <sup>2</sup>	\$1,000.00	
Plat vacation <sup>2</sup>	\$1,000.00	
Major subdivision <sup>2</sup>	\$1500.00 + \$75.00 per lot	
<b>Other types of applications</b>		
Building Permit (Commercial & Multi-family)	20% of Building Dept or \$100.00 Minimum	
Building Permit (Residential)	20% of Building Dept or \$50.00 Minimum	
Building Permit Plan Change (Building Footprint, Additional s.f., Change of Use)	Commercial \$100.00 / Residential \$50.00	
Sign Permit Review /Comprehensive Sign Plan Review	\$50.00 each/\$100.00 Comprehensive	
Floodplain Development Permit	\$200.00	
Annexation <sup>2</sup>	\$2,500.00	
Pre-Annexation agreement <sup>2</sup>	\$500.00	
Appeal-decision of Commission or Board or Interpretation <sup>2</sup>	\$500.00	
License to encroach	\$150.00	
Certificate of Approval	Minor \$100.00/Major \$300.00	
Designation of a Historic Landmark, District or Site <sup>2</sup>	\$500.00	
Developer or Business Parking Occupier Fee for Central Business Economic Overlay (CBEO)	\$5000 per space or \$750 a space per year for 10 years	
Fee in lieu of open space fees	\$7,500.00 per residential unit	
Fee in lieu of Fair Contributions to public School sites	Single-Family Detached	\$569
	Single-Family Attached	\$480
	Multi-Family Unit / ADU	\$212
Conceptual Review Application	\$100.00	
Pre-Application Meeting: Planning Staff Only	\$75.00 per hour	
Pre-Application Meeting: Multidepartment	\$150.00 per hour	
Tree Deposit	\$500.00 per tree	
Zoning Verification Letter	\$50.00	

1. Any application may incur the cost of one or more of the above-listed items.

2. In the event the City must retain professional services to process or evaluate an application, the applicant shall bear the costs for review, including consultants and attorney review time. A deposit of 2x the application fee to cover the reasonable anticipated costs for publication of notice and outside professional services shall be required from the applicant at the time of the application. Any balance of the deposit remaining after completion of the review shall be refunded. If the deposit is insufficient for the costs incurred, the Applicant shall pay the additional amounts within fifteen (15) days of invoice.



### Inclusionary Housing In-Lieu Fees:

Inclusionary housing requirements apply to Annexations, Planned Developments, Minor and Major Subdivisions, Condominium Plats, Duplex Conversion Subdivisions, and Multi-Family rental projects of five (5) or more units. The in-lieu fee option is only available for the fractional portion above the number of inclusionary housing units required to be built and deed-restricted in a development, and where the total number of proposed units or lots in a development is five (5) or fewer.

If an applicant opts to pay an in-lieu fee to satisfy the inclusionary housing requirement as permitted by Sec. 16-13-30 of the Salida Municipal Code, the fees shall be calculated as described here, and based upon the date of building permit application submittal.

(a) The in-lieu fee for each for-sale unit within the applicable development shall be:

**\$13.59** per square foot of the principal unit (excluding garages), which equates to the following amounts applicable to projects or to the fractional remainder based on unit/lot count:

5 new units/lots created, or remainder of 5 = .9 FIL/SF = \$12.23 / SF for each unit  
 4 new units/lots created, or remainder of 4 = .8 FIL/SF = \$10.87 / SF for each unit  
 3 new units/lots created, or remainder of 3 = .7 FIL/SF = \$9.51 / SF for each unit  
 2 new units/lots created, or remainder of 2 = .6 FIL/SF = \$8.15 / SF for each unit  
 1 new unit/lot created, or remainder of 1 = .5 FIL/SF = \$6.80 / SF for each unit

(b) The in-lieu fee for each unit within a multi-family RENTAL project of five (5) or more units under single ownership and on the same lot (whether attached or not) shall be:

**\$3.00** per square foot of the rental unit (excluding garages)\*

\*Should such a unit be converted to a saleable unit (via subdivision, condominiumization, etc.), the applicant shall be responsible for paying the difference between the rental unit in-lieu fee originally paid and the for-sale unit in-lieu fee applicable at the time of such conversion, unless the requisite number of inclusionary housing units are then deed-restricted.

Updated 05/07/24

## Fees and Charges for Water and Wastewater Services, effective January 2025

Description of Fee, Rate or Charge	Code Section	Fixed Fees					Commercial Fees (2) (3)					
		Special Charges	Residential Single Family and Duplexes (1)	Residential Multi- Family (1)	Accessory Dwelling Units	Legally-Restricted Affordable Housing (1)	3/4" line	1.0" line	1.5" line	2.0" line	3.0" line	4.0" line
<b>Water System Development &amp; Associated Fees</b>												
System Development Fee	13-3-20 (c)		\$ 8,512	\$ 6,384	\$ 3,405	\$ 3,405	\$ 8,512	\$ 14,270	\$ 28,316	\$ 52,472	\$ 106,742	\$ 217,534
Surcharge in High Zone	13-3-20 (d)		\$ 1,936	\$ 1,452	\$ 774	\$ 774	\$ 1,936	\$ 2,904	\$ 4,352	\$ 6,530	\$ 9,797	\$ 14,695
Irrigation only (plus 50% of applicable surcharge above)	13-3-20 (c)		\$ 4,256	\$ 4,256	-	\$ 4,256	\$ 4,256	\$ 7,135	\$ 14,158	\$ 26,236	\$ 53,371	\$ 108,767
Water Meter - Ultrasonic	13-02-90		\$ 425	\$ 425	-	\$ 425	\$ 440	\$ 550	\$ 935	\$ 1,210	\$ 2,750	\$ 3,740
<i>Note: Meter prices are based on supplier prices and, therefore, are subject to change outside of the City's control.</i>												
<b>Wastewater System Development Fees</b>												
System Development Fee for water & sewer customer	13-3-20 (c)		\$ 5,206	\$ 3,905	\$ 2,082	\$ 2,082	\$ 7,808	\$ 16,918	\$ 30,190	\$ 42,199	\$ 79,834	\$ 132,732
<b>Monthly Water Rates and Charges for Service</b>	13-3-30 (b)											
Service charge			\$ 21.20	\$ 21.20	\$ 10.60	\$ 21.20	\$ 21.20	\$ 28.19	\$ 42.40	\$ 56.39	\$ 84.58	\$ 112.77
Water maintenance charge			\$ 7.35	\$ 7.35	\$ 3.68	\$ 7.35	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Volume (usage) charge (over 2,000 gallons only)												
Tier I (2,000 to 13,333 gallons/month)			\$ 1.94	\$ 1.94	\$ 1.94	\$ 1.94	\$ 1.94	\$ 1.94	\$ 1.94	\$ 1.94	\$ 1.94	\$ 1.94
Tier II (over 13,333 gallons/month)			\$ 2.59	\$ 2.59	\$ 2.59	\$ 2.59	\$ 2.59	\$ 2.59	\$ 2.59	\$ 2.59	\$ 2.59	\$ 2.59
Demand fee up to 100,000 gallons							\$ 7.35	\$ 7.35	\$ 7.35	\$ 7.35	\$ 7.35	\$ 7.35
Demand fee 101,000 to 500,000 gallons							\$ 22.07	\$ 22.07	\$ 22.07	\$ 22.07	\$ 22.07	\$ 22.07
Demand fee 501,000 to 1,000,000 gallons								\$ 55.17	\$ 55.17	\$ 55.17	\$ 55.17	\$ 55.17
Demand fee over 1,000,000 gallons									\$ 73.56	\$ 73.56	\$ 73.56	\$ 73.56
<b>Monthly Wastewater Rates and Charges for Service</b>	13-3-30 (b)											
Service charge			\$ 30.33	\$ 30.33	\$ 15.17	\$ 30.33	\$ 31.42	\$ 43.85	\$ 65.45	\$ 98.16	\$ 124.33	\$ 153.79
Residential volume charge (based on winter water usage) (2,000 gallons usage included in residential service charge)			\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00						
Commercial volume charge (based on actual water usage)							\$ 3.71	\$ 3.71	\$ 3.71	\$ 3.71	\$ 3.71	\$ 3.71
Sewer only service charge - per equivalent living unit		\$ 48.11										
<b>Other</b>			<b>Notes</b>									
Permanent disconnection of water line	13-2-210	\$ 50.00	(1) All fixed fees are multiplied by the number of such units associated with each account.									
Bulk water - untreated for construction within the City of Salida (per 1,000 gallons)	13-3-30 (a)	\$ 15.00	(2) Includes mixed-use developments in a single building where 50% or more of the ground floor is used for commercial, personal service and office uses, and other uses as approved by City Council.									
Bulk water - treated (up to 1,000 & per each add'l 1,000 gallons)	13-3-30 (a)	\$ 10.00	(3) Also applies to single-ownership, single-lot rental projects of 3 units or more. The required size of the commercial meter will be determined via the size calculation sheet provided by the City of Salida and verified by the project engineer. The development must meet a minimum of 50% of the maximum allowed density for the lot, and individual units may not exceed 1200 SF, excluding garage space. Should any individual unit within said development convert to a unique owner in the future (via condominiumization, subdivision, etc.), the applicant will be responsible for paying the difference between the paid system development fees (SDFs), as a portion of the total number of units, and the SDFs for the non-rental unit applicable at the time of conversion.									
Bulk water - set hydrant meter and backflow test	13-3-30 (a)	\$ 100.00										
Inactive account (sewer only customers) per month	13-3-30 (g)	\$ 20.28										
Returned check charge	13-3-30 (h)	\$ 25.00										
Final billing and new account charge	13-3-30 (i)	\$ 62.00										
Sewer only final billing and new account charge	13-3-30 (i)	\$ 31.00										
Temporary water disconnection fee - once annually	13-03-50	\$ -										
Temporary water disconnection fee - more than 1x per year	13-03-50	\$ 40.00										
Delinquent Charge - water service	13-3-30 (h)	\$ 3.50										
Delinquent Charge - wastewater service	13-3-30 (h)	\$ 3.50										
Late Fee (SteamPlant, Public Works, Finance, Fire, Pool, Wastewater - 30		\$3.50 or 5%										
Period of time after which service is subject to termination	13-3-50 (c)	45 days										
Water termination (shut-off) fee	13-3-70 (d)	\$ 40.00										
Account reinstatement charge (waived if shut-off fee paid)	13-03-80	\$ 40.00										



Date revised: 12/17/2024



### 2025 Fees and Charges:

TYPE OF LICENSE	FEE
<b>Liquor/Tobacco</b>	
New License	\$1,000.00
New License with Concurrent Review	\$1,000.00
Transfer of Ownership	\$750.00
Application Late Renewal Fee (Not more than 90 days of license expiration date)	\$500.00
Application Reissue Fee (More than 90 days but less than 180 days of license expiration date)	\$500.00
Application Reissue Fine (More than 90 days but less than 180 days of license expiration date)	\$25.00/day after 90 day expiration date
Annual Renewal Application Fee	\$100.00
Annual Art Gallery Fee	\$100.00
Fire Inspection Fee	\$75.00 First inspection - \$35.00 Renewals
Tobacco	\$100.00
<b>Types of Permits</b>	
Art	\$41.25
Art Gallery Permit	\$3.75
Bed & Breakfast Permit	\$3.75
Beer & Wine	\$48.75
Brew Pub	\$75.00
Club	\$41.25
Distillery Pub	\$75.00
Hotel & Restaurant	\$75.00
Liquor-Licensed Drugstore	\$22.50
Lodging & Entertainment	\$75.00
Mini Bar Permit with Hotel Restaurant	\$48.75
Optional Premises	\$75.00

Retail Liquor Store	\$22.50
Tavern	\$75.00
Vintner's Restaurant	\$75.00
Fermented Malt Beverage On Premises	\$3.75
Fermented Malt Beverage Off Premises	\$3.75

Fermented Malt Beverage On/Off Premises	\$3.75
Special Event Permit	\$100.00
<b><i>Other Charges to Existing Liquor Licenses</i></b>	
Change of Location	\$750.00
Change of Trade Name/Corporate Name	N/A
Corporate/LLC Change (Per Person)	\$100.00
Campus Liquor Complex	\$30.00
Modification of Premises	N/A
<b>Multiple Vendor and Outdoor Vendor Permit</b>	
Multiple Vendor Event Permit	\$75.00
Additional Fee Per Participating Vendor	\$20.00
Outdoor Vending Permit – 10 Day	\$50.00
Outdoor Vending Permit – 45 Day	\$100.00
Outdoor Vending Permit – 180 Day	\$200.00
Outdoor Vending Permit – 365 Day	\$400.00
<b>Retail Marijuana</b>	
Annual Operating Fee	\$1,000.00
Transfer of Ownership	\$750.00
Change of Location	\$750.00
Primary Contact/Manager Registration	\$75.00
Background Check (per person)	\$100.00
Corp/LLC Changer (per person)	\$100.00

Local Fire Inspection Fee	\$75.00 First inspection - \$35.00 Renewals
Change of Primary Contact/Manager	\$75.00
Modification of Premises	\$100.00
Change of Trade Name/Corp. Name	\$100.00
<b>Arborist License (SMC 6-4-10)</b>	
Arborist License	\$100.00
Penalty for Operating No License	\$100.00
<b>Short-Term Rental Business License</b>	
Short-term Rental Business License – New	\$1,000.00
Short-term Rental Business License – New Administrative Review	\$200.00
Short-term Rental Business License – Renewal	\$1,000.00
Penalty for Operating without a Business License	\$2,650.00/Day
Late Fee on Occupation Lodging Tax & Interest	\$50.00/quarter, .833% per month Interest
<b>Open Records Requests</b>	\$41.37 per hour after the first hour
<b>Amplified Sound Permits</b> requiring public hearing	\$50.00



# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Fire	Aaron Jonke - Fire Chief	December 17, 2024

## **AGENDA ITEM**

Resolution 2024-75: A resolution adopting an intergovernmental agreement between the City of Salida and the South Arkansas Fire Protection District.

## **BACKGROUND**

The City of Salida and the South Arkansas Fire Protection District (SAFPD) have maintained a longstanding partnership, formalized through an Intergovernmental Agreement (IGA) that predates 2005. Under this agreement, SAFPD contracts with the City of Salida Fire Department to provide comprehensive all-hazards response, including fire suppression, emergency medical services, and specialized rescue operations.

The IGA was renegotiated to provide \$250,000 annually, representing a significant financial improvement over the previous agreement. This updated agreement reflects a \$675,000 increase in funding over the previous IGA.

This enhanced funding supports critical investments in medical response, swift water rescue, and driver/operator/pumper certification, strengthening operational capacity, improving public safety, and reducing liability. Importantly, these improvements are funded without relying on the City's General Fund.

As a dedicated partner, SAFPD plays an essential role in protecting Salida, particularly against the growing threat of wildfires. With a mission focused solely on fire protection within its jurisdiction, SAFPD ensures its resources directly enhance fire services, maintaining accountability and alignment with its core purpose.

This resolution affirms the continued collaboration between Salida and SAFPD in safeguarding the community.

## **RECOMMENDATION**

Staff recommends the adoption of Resolution 2024-75 to formalize the updated Intergovernmental Agreement with SAFPD, ensuring continued partnership and enhanced funding for critical fire services

## **FISCAL IMPACT**

This resolution will increase the district's annual contribution to the City from \$80,000 to \$250,000. In addition, it includes a one-time contribution of \$15,000 for exercise equipment and a one-time contribution of \$150,000 for a training facility. The 2025 budget assumes approval of this agreement.

The agreement includes a provision that prevents the City from reducing the fire department's staffing levels and changing the pay or benefits offered to employees. Given the critical role of this department in public safety, it is unlikely the City would ever prioritize cuts to its staffing in the event of budget shortfalls. As such, this provision is expected to have little to no impact on the City.

## **MOTION**

A City Councilmember should state "I move to \_\_\_\_\_ Resolution 2024-75, approving an Intergovernmental Agreement between the City of Salida and the South Arkansas Fire Protection District. Followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO  
RESOLUTION NO. 75  
(Series of 2024)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,  
APPROVING AN UPDATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE  
CITY OF SALIDA AND THE SOUTH ARKANSAS FIRE PROTECTION DISTRICT  
FOR FIRE SERVICES**

**WHEREAS**, The City of Salida (the “City”) and the South Arkansas Fire Protection District (“SAFPD”) have a longstanding relationship established through an Intergovernmental Agreement (“IGA”) that predates 2005; and

**WHEREAS**, SAFPD contracts with the City of Salida Fire Department to provide all-hazards response, including fire suppression, emergency medical services, and other critical services that are vital to the safety of both City and SAFPD residents; and

**WHEREAS**, this updated agreement ensures enhanced operational capacity for medical response, swift water rescue, driver/operator certifications, and other critical services; and

**WHEREAS**, the City Council recognizes the importance of this partnership in addressing the growing threat of wildfires and ensuring the safety of the community.

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

1. The updated Intergovernmental Agreement between the City of Salida and the South Arkansas Fire Protection District is hereby approved.
2. The Mayor is authorized to execute the agreement on behalf of the City.

**RESOLVED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF SALIDA, COLORADO

By \_\_\_\_\_

Mayor

[SEAL]

[ATTEST] \_\_\_\_\_  
City Clerk/Deputy City Clerk

## **Intergovernmental Agreement Between the South Arkansas Fire Protection District and the City of Salida**

**THE PARTIES** to this Intergovernmental Agreement ("IGA") are the CITY OF SALIDA, a legal subdivision of the State of Colorado (hereinafter referred to as the "City"), and the SOUTH ARKANSAS FIRE PROTECTION DISTRICT, a duly organized special district and governmental entity within the State of Colorado (hereinafter referred to as the "District") (collectively referred to as "the Parties"). The IGA shall be effective January 1, 2025.

**WHEREAS**, Section 29-1-203, C.R.S., authorizes governments to cooperate and contract with one another to provide any function, service, or facility lawfully authorized to each, and to establish a separate legal entity to do so; and

**WHEREAS**, Article XIV, Section 18(2)(a) of the Constitution of the State of Colorado and Part 2, Article 1, Title 29, C.R.S., encourages and authorizes intergovernmental agreements (hereinafter referred to as "IGAs"); and

**WHEREAS**, the Parties last entered into an IGA for the provision of Fire Protection Services in the South Arkansas Fire Protection District effective January 1, 2015; and

**WHEREAS**, the Parties now wish to enter into a revised IGA for the provision of Fire Protection Services to reflect changes related to the construction of the City's new fire station at 611 Oak Street and other necessary updates;

**NOW, THEREFORE**, in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

### **Section 1: Parties Agree to:**

1. **Safe Staffing Cooperation:** The City and the District will collaborate to determine the necessary staffing levels to perform functions and services for both parties. At a minimum, this shall include 9 firefighters, 3 fire Captains or Lieutenants, 1 Assistant Chief, 1 Fire Chief, and additional staff as needed for administration, human resources, payroll, firefighter training, and the maintenance of equipment, vehicles, and property.
2. **Fire Chief:** The individual serving as the Fire Chief of the City Fire Department shall also serve as the Chief of the South Arkansas Fire Protection District ("Fire Chief"). The South Arkansas Fire Protection District shall have input into the hiring and retention of the Fire Chief. The Board of the South Arkansas Fire Protection District ("Board" or "District Board") shall be given sufficient time and ability to take necessary steps to ensure that any applicable Fire Chief hiring process(es) complies

with the legal requirements that apply to the District including of the Colorado Open Meetings Law, Part 4, Article 6 of Title 24, C.R.S., and the Public Records Act, Article 72 of Title 24, C.R.S. Additionally, the District Board shall have the opportunity to meet and confer with the City Administrator as necessary regarding fire protection services and the performance of the Fire Chief, and with the City Council, or the City Administrator as authorized by City Council, to discuss and address any issues or concerns related to this IGA, future amendments to this IGA, or other agreements between the City and District. These meetings may be convened at the request of the Board or the City Administrator.

3. **Equipment and Vehicles:** Each party may use firefighting equipment and vehicles owned by the other party to respond to emergency calls within the City or the District.
4. **Maintenance Responsibilities:** Each party is responsible for funding maintenance, parts, and repairs on their fire equipment and apparatus. The Fire Chief or their designee shall coordinate repairs, which shall be done promptly to ensure adequate emergency response services can be provided. The need for major repairs to District-owned equipment or apparatus, or the need for replacement of District-owned equipment or apparatus shall be reported to the District Board of Directors by the Fire Chief within a reasonable timeframe. Any costs for parts and maintenance that exceed the District's approved annual budget designated for such purposes must be pre-approved by the District, unless needed immediately in the event of an emergency.
5. **Insurance:** Each party shall maintain liability and property insurance with adequate coverage on their equipment and vehicles. Proof of insurance shall be shared among the parties.
6. **Out-of-District Deployment:** The parties agree that deployment of District-owned equipment for provision of fire protection services outside of the District's or City's service area including on state and federal lands ("Out-of-Area FPS") should continue as appropriate and is considered to be generally authorized by the District Board, subject to the Fire Chief's reasonable discretion as discussed below in this paragraph. Pursuant to such continuing general authorization of the District Board, the Fire Chief, within his reasonable discretion and subject to adequate equipment, shall authorize the deployment of District or City firefighting equipment and apparatus for Out of Area FPS. The Fire Chief shall report these deployments to the District Board of Directors within a reasonable timeframe.
7. **Workforce Housing:** To the extent possible, both parties will work cooperatively to endeavor to utilize the property at 124 E Street to address workforce housing for firefighters and storage of firefighting equipment and apparatus. Nothing herein,

however, should be interpreted to constrain City Council(s) from directing an alternate use of such City asset or making a different budgetary, fiscal or operational decision.

8. **Apparatus Reserve Fund and Contributions:** Each party shall maintain its own Apparatus Reserve Fund, which shall be used exclusively for the purchase and outfitting of structural firefighting apparatus.
  - a. The City will make annual contributions to the City's Apparatus Reserve Fund. These contributions are subject to the availability of funds within the City's budget and contingent upon City Council approval.
  - b. The District will make an annual contribution to its Apparatus Reserve Fund, in an amount equal to 20% of the City's annual contribution or \$30,000 per year, whichever is less. These contributions are contingent upon the City making its contribution for that year and is subject to the availability of funds within the District's budget.

Both parties shall contribute annually to their respective funds and report their contributions to each other on or before January 31st of each year.

9. **Joint Planning Study and Implementation Fees:** Both parties agree to collaborate in funding and implementing a planning study aimed at improving fire service delivery to the community. This joint effort will be undertaken when funding is available, ensuring that both parties contribute resources and expertise to enhance the effectiveness and efficiency of fire services.
10. **Consolidation:** Both parties will cooperatively investigate the possibility of consolidating into a single district with the intention to increase fire service efficiency and effectiveness for the community.

## **Section 2: The City Agrees to:**

1. **Staffing:** The City will recruit, employ, manage, train, and maintain sufficient staffing as determined by Section 1, Paragraph 1. Staffing levels shall not be reduced below the current levels stated in Section 1 Paragraph 1 during the term of this IGA.
2. **Fire Services:** The City shall provide the District with the following fire services:
  - a. Emergency response to EMS calls, fire calls, vehicle accident calls, hazardous materials calls, and technical rescue calls.
  - b. Review of all new multifamily and commercial construction building plans within the District for compliance with applicable building and fire codes.
  - c. Fire inspections for commercial and multifamily buildings.
3. **Shared Firehouse Space:** The City shall provide the District with shared space at the Firehouse located at 611 Oak St, including space necessary for the Fire Chief and staff to administer the District, training, meeting spaces, and the boardroom.

4. **Housing Apparatus:** The City shall house District apparatus that can be properly staffed by on-duty personnel for the protection of the City and the District.
5. **Firefighter Compensation:** The City acknowledges the critical role and dedication of its firefighters and is committed to offering competitive compensation to attract and retain highly skilled personnel. In furtherance of this goal, and to the extent feasible within budgetary constraints, the City shall provide the following benefits and incentives to Staff:
  - a. **Salary Step Structure:** Implementing a structured salary progression based on predetermined percentage increases, ensuring clarity and fairness in pay advancements.
  - b. **Midpoint Pay:** Striving to ensure firefighter salaries meet the midpoint pay levels for similar positions within Colorado, ensuring competitive compensation.
  - c. **Medical Trainer Position:** An existing Salida Fire Department staff member will be compensated to serve as a Medical Trainer, tasked with enhancing the medical skills and readiness of the department.
  - d. **Swift Water Trainer Position:** An existing Salida Fire Department staff member will be compensated to serve as a Swift Water Trainer, tasked with enhancing the swift water rescue skills and readiness of the department.
  - e. **Engineer:** Shall implement the rank of Engineer to provide qualified and certified emergency apparatus driver operators.
  - f. **Post-Employment Health Plan:** A Post-Employment Health Plan (PEHP) shall be established to provide a means for tax-free reimbursement for qualified medical expenses incurred by firefighters after retirement.

### **Section 3: The District Acknowledges and Agrees to:**

1. **Annual Payment:** The District will pay the City an annual sum of \$250,000, in equal quarterly installments in March, June, September, and December for all services provided pursuant to this IGA. This amount shall only be renegotiated every 3 years in advance of and effective for the subsequent Renewal Term.
2. **Pass-Through Payments:** The District shall pay the City for Out-of-Area FPS on a pass-through basis, equal to the amount the District is paid by third parties for such services performed by assigned City staff or for any City-owned apparatus that may be deployed. Rates shall be set by The South Arkansas Fire Protection District.
3. **Utilities Payment:** The District shall be responsible for payment of utilities, including electricity, gas, water, and sewer, at 124 E Street. In the event 124 E Street ceases to be used for fire services, the City may request that the District pay a portion of utilities at 611 Oak Street.
4. **Fitness Equipment Contribution:** The District will make a one-time contribution of \$15,000 for fitness equipment at the Firehouse at 611 Oak Street in January 2025.

5. **Training Facility Contribution:** The District will make a one-time contribution of \$150,000 to the City after the completion of a live burn and training facility for firefighters. Following the termination or expiration of this IGA, the District may continue to use the training facility, subject to the terms of a subsequent agreement addressing the details and parameters of such use.

#### **Section 4: Term, Termination, and Amendment**

1. **Term:** This IGA shall be effective as of January 1, 2025, and shall remain in effect thereafter until January 1, 2028 ("Initial Term"). Following the Initial Term, this IGA will automatically renew on an annual basis as of January 1 of each calendar year (each a "Renewal Term"), unless terminated by either party upon six (6) months prior written notice to the other Party. The Initial Term and any Renewal Term are collectively referred to as the "Term." This IGA shall be re-negotiated at least every three (3) years. This IGA may be terminated: (1) by the City or the District at the end of a Term by providing at least six (6) months advance written notice to the other Party; and (2) by either Party in the event of a material breach of the provisions of this IGA upon at least three (3) months advance written notice ("Breach Notice") provided by a non-breaching Party of a material breach of a provision of this IGA by the other Party, subject to the breaching Party's right to avoid termination by curing the breach (to the extent curable) to the satisfaction of the non-breaching Party within thirty (30) days of the Breach Notice timeframe. This IGA shall continue in full force and effect until terminated or amended in accordance with the provisions of this Section.
2. **Amendment:** This IGA may be modified or amended only by a written agreement signed by both parties, and such modifications or amendments shall be subject to approval by the City Council of Salida and the Board of Directors of the South Arkansas Fire Protection District.

#### **Section 5: Liability**

1. **Indemnification:** To the extent authorized and permissible by law, the Parties agrees to indemnify, defend, and hold harmless the other Party, its officers, employees, agents, and contractors from and against any and all liability, claims, demands, and expenses, including court costs and attorney's fees, arising out of or related to the fire protection services performed by the City under this IGA, provided that such injury, loss, or damage is caused by the acts, omissions, or other faults of the Party or its officers, employees, agents, or contractors.
2. **Governmental Immunity:** Nothing in this IGA shall be construed as a waiver of any rights, protections, limitations, or privileges under the Colorado Governmental Immunity Act or any other applicable law. Additionally, no portion of this IGA shall

create a duty of care or liability with respect to any non-party that did not previously exist.

### **Section 6: Funding Appropriated**

Notwithstanding any other term or condition of this IGA, it is expressly understood and agreed that the obligation of any party for all or any part of the payment obligations herein, whether direct or contingent, shall only extend to payment of monies duly and lawfully appropriated for the applicable fiscal year for the purpose of this IGA by each party's respective governing body. Each party hereby represents to the other that all monies necessary to pay that party's obligations set out herein as of the date of execution of this IGA have been legally appropriated for the current fiscal year for the purpose of this IGA. In accordance with Article X, Section 20(4)(b) of the Colorado Constitution, this IGA shall neither create nor be construed to create any multiple-fiscal year direct or indirect debt or other financial obligation whatsoever.

The parties have executed this Intergovernmental Agreement following approval by the City Council of Salida and by the Board of Directors of the South Arkansas Fire Protection District.

Agreed to by the Parties:

#### **CITY OF SALIDA, COLORADO**

Attest:

\_\_\_\_\_  
Kristi Jefferson, City  
Clerk

By: \_\_\_\_\_  
Dan Shore, Mayor

#### **SOUTH ARKANSAS FIRE PROTECTION DISTRICT**

By: \_\_\_\_\_  
Harold Starbuck, President



# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Kristi Jefferson - City Clerk	December 17, 2024

## **AGENDA ITEM**

Resolution 2024-76 A resolution of the city council of the City of Salida, Colorado, amending the policies regarding access to public records.

## **BACKGROUND**

The Colorado Open Records Act (CORA) authorizes the City's "records custodian" (City Clerk serves in this role) to develop procedures for administration of records requests pursuant to CORA. The City's present CORA policy is cumbersome and in need of updating.

Attached is the revised and updated CORA policy for the City of Salida (Exhibit A). In most of its day-to-day operational particulars, citizens will not notice a change with the adoption of this policy, except that requests will now be required to be submitted through the online portal available on the City's website. Basic request procedures, as well as research and retrieval fees remain unchanged, as does the fee for copies.

## **RECOMMENDATION**

Staff recommends adoption of Resolution 2024-76 which amends the policies in regard to Open Records requests.

## **FISCAL IMPACT**

There is no fiscal impact.

## **MOTION**

A City Councilmember should state "I move to \_\_\_\_\_ Resolution 2024-76 a resolution of the City Council of the City of Salida, Colorado, amending the policies regarding access to public records", followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO  
RESOLUTION NO. 76  
(Series of 2024)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,  
AMENDING THE POLICIES REGARDING ACCESS TO PUBLIC RECORDS**

**WHEREAS**, as the official custodian of City records, the City Clerk has promulgated amended policy regarding access to public records, as authorized by § C.R.S. 24-72-203(1)(a); and,

**WHEREAS**, these policies are periodically reviewed and updated; and

**WHEREAS**, the City Council wishes to formally adopt the updated and amended policy as the City of Salida Open Records Policy.

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

1. The City Council incorporates the foregoing recitals as findings by the City Council.
2. The City Council hereby adopts the amended City of Salida Open Records Policy attached hereto as Exhibit A.
3. Said amended policy attached hereto shall supersede any and all prior policies or rules regarding Open Records.
4. This Resolution shall take effect immediately upon adoption.

**RESOLVED, APPROVED AND ADOPTED** this 17<sup>th</sup> day of December, 2024.

CITY OF SALIDA, COLORADO

By \_\_\_\_\_

Mayor

[SEAL]

[ATTEST] \_\_\_\_\_  
City Clerk/Deputy City Clerk

## **CITY OF SALIDA RULES GOVERNING ACCESS TO PUBLIC RECORDS**

Under the Colorado Open Records Act, CRS § 24-72-201 (the "Act"), public records made, maintained or kept by the City, regardless of the format or medium, are open for inspection by the public at reasonable times.<sup>1</sup> Certain records are specifically exempted from inspection by the Act or other Colorado law and all records are subject to the following rules adopted by the City to maintain the integrity of the City's records, account for costs to the City of complying with requests, and prevent unnecessary interference with City operations. Reasonable requirements, consistent with these rules and the Act, may be established by the custodian of records with respect to requests as necessary and appropriate.

### **A. Submission of Records Requests**

1. Requests must be submitted through the online portal available on the City's website indicating that the request seeks public records under the Act.
2. Requests must be submitted to the City Clerk, who is the official custodian of City records (other than criminal justice records).

Requests must be made with sufficient specificity to permit the efficient identification, collection, and evaluation of records. For example, to the extent available, specific requests should include information such as the record's name or title, location(s), date(s), author(s), recipient(s), specific subject matter, or category of records.

3. Requests (or portions of requests) that seek records that are not yet in existence, that seek disclosure on a continuing or periodic basis, that are not City records, or that consist of interrogatories, editorials, or other similar comments will be denied.
4. The City may reject any request where the request or any communication relating to the request includes demeaning, harassing, or threatening language or abusive conduct.
5. The City will deem a request as abandoned if, after ten business days, the requestor has not retrieved records copied by the City in response to the request, or submitted payment for the identification, collection, evaluation, and copying of records.

### **B. Responses to Records Requests**

1. Upon receipt of a complete and properly submitted records request, the City will strive to provide a response within three (3) business days, excluding holidays. Record requests shall not take priority over the previously scheduled work activities of the City. If the City cannot respond to the request within three (3) business days,

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<sup>1</sup> Records qualifying as criminal justice records under the Colorado Criminal Justice Records Act, C.R.S. § 24-72-301, *et seq.*, are not subject to this policy and requests must be submitted to the Police Department Records Division.

the requestor will be notified and provided with an estimated timeframe for when the response will be provided.

- a. The City may respond to a records request by: (a) providing the requested records; (b) making the requested records available for inspection; (c) denying the request; (d) responding that there are no records responsive to the request; (e) requesting clarification or narrowing the request; (f) providing a cost estimate to respond to the request and requesting a deposit in accordance with this policy; (g) any combination of these; (h) if the requests cannot be satisfied in that time, an estimated time frame of no more than seven (7) days must be given within the first three (3) days; (i) any other appropriate response.
2. Conferral between the requestor and the City is encouraged throughout the entirety of the process.
3. Unless the requestor can provide a sufficient factual basis to establish bad faith, the City shall have no duty to recreate or reconstruct any mailbox or hard drive in order to respond to a request for documents.
4. The City is not required to create a document in order to respond to a request for information. For example, a person denied access to certain records because of the attorney client privilege requests a “log”, listing all such privileged records. Such a log is not a record the City maintains, and the City has no obligation to create such a record. Nonetheless, the City may choose to create such a record and may charge the requestor associated actual costs.
5. Multiple requests and requests submitted by the same person or entity within five (5) business days will be treated as one request for purposes of allocating fees and costs.

### **C. Inspection and Copying of Records**

1. The City shall retain control of the records at all times. Inspection is subject to the supervision of the appropriate records custodian.
2. Records are generally available for inspection by appointment from 9:00 a.m. until 12:00 p.m. and 1:00 p.m. until 5:00 p.m., Monday through Thursday, except during any holiday observed by the City or according to different hours of operation established by respective City departments.
3. The City will not allow requestors to access City computers that are not ordinarily available for use by the general public.
4. The City may charge reasonable fees for the production of record(s), including without limitation the cost of copying or reproduction and time spent by the City (through its employees or any third-parties) to identify, collect, evaluate, redact, format, and reproduce records, prepare responses and privilege logs, or otherwise

respond to the request.

- a. A fee of twenty-five cents per standard page (8x10 or 8.5x11) will be charged for the reproduction of paper records. The fee for a non-standard page shall be as stated in the City's Fee Schedule. If a commercial copy service is necessary to produce copies in the City's discretion, the requestor is responsible for paying the actual cost for such service.
- b. When the response to a request, in the aggregate, takes longer than one hour, the City will charge an hourly fee, as established in the City fee schedule, (excluding the first hour) spent by any employee or third-party to review, evaluate, identify, collect, evaluate, redact, format, and reproduce records, to prepare responses, or to otherwise respond to a request (except for third-parties retained to assist with responding to requests for electronically stored information).
- c. Unless waived by the City, the requestor must pay the actual cost of any media and third-party service required to respond to requests (including the identification, collection, duplication, and evaluation of records as well as production) for electronically stored information and hard copy records (no external hard drive, compact disc, thumb drive or other media provided by the requestor will be accepted, unless approved by City Clerk ). Nothing in this Policy requires the City to take action beyond what is required by the Act or other law.
- d. The requestor must pay the actual costs of transmission of any records (except when transmitted by e-mail).

5. Payment of Fees & Costs:

- a. The City will accept payment in the form of cash or check. Credit cards or other electronic payments may be accepted by the custodian's discretion.
- b. Where fees and costs may apply, the City will not take further steps after notifying the requestor of the estimate of fees and costs until the payment of such fees and costs has been agreed to and, where appropriate, paid as provided in this policy. Any timeline for the City to respond to a request will be held pending such payment.
- c. The City will not proceed with a new request for a requestor who has not paid all costs associated with a previous request.
- d. Before processing a request, the City may require an advance deposit of (in any combination, as appropriate): (a) up to 50% of the estimated fees and cost where the City anticipates more than two hours of time will be required; (b) 100% of the estimated fees and cost where the requestor previously failed to pay fees and costs associated with a request or abandoned a request; or (c) 100% of the estimated costs of media and third- party services required

to respond to requests for electronically stored information.

- e. The actual costs, as calculated in this policy, must be paid before the requestor is provided access to records or copies under this policy.

- 6. Exceptions. No fees or costs will apply to requests from the following persons or entities, except as provided: (a) members of the City Council, the City's boards and commissions, and City staff (excluding election materials requested by incumbent officials running for office) and (b) other governmental entities. Standard fees and costs will apply to media required for requests and if the request requires more than one hour of time or more than 25 copies.



## CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	December 17, 2024

### ITEM

Resolution 2024-77, A Resolution Approving a Revised First Amended and Restated Intergovernmental Agreement with Chaffee County Concerning the Operation and Maintenance of the Salida Airport – Harriet Alexander Field and Repealing Resolution No. 30, Series 2001.

### BACKGROUND

The City and County have jointly operated and maintained the Salida Airport – Harriet Alexander Field since 1969. Since that time, the two governments have operated through an intergovernmental agreement, the last being adopted in 2001. The current, proposed IGA continues the relationship and addresses the the operational components of the relationship.

The City's Administrator and Finance Director have been working with their counter-parts at the County to identify the operation aspects of the relationship and have agreed that the proposed changes will bring into line what has been taking place. The following changes have been made:

- II(b)
  - Changed the deadline for the annual budget to be provided to the finance officer from July 1 to July 15
  - Also changed to say the county will invoice the City for annual appropriations each year instead of having both parties contribute to a fund
- II(d)
  - Moves the requirement for the Airport manager to be a county employee to section IV
- V(b)
  - Takes city out of the lease approval process, but the City will be provided a status summary of all leases annually. Currently the County forwards all hanger lease agreements to the City, and we then place those agreements on the Consent Agenda. There has been no report of the City denying a hanger lease. This change will allow the County to approve these leases and then report back to the City the status of all leases on an annual basis.
- VI(b)
  - Increases the number of members for the airport advisory board to the current 9 members.
  - Takes out the compensation for board members. This was listed as \$25 per meeting.
- VI(g)
  - This section is taken out in its entirety



## CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	December 17, 2024

- Deals with the dissolution of the County Commission and it becoming the airport board
- VIII(b)
  - Removed. Deals with mutually agreeing to continue to comply with terms and conditions of grant agreement between the City and County and the FAA

### FISCAL NOTE

The amended IGA does not change the financial commitment the City has for the operation and maintenance of the Salida Airport.

### STAFF RECOMMENDATION

Staff recommends that the City Council approve Resolution 2024-77.

### SUGGESTED MOTION

A City Councilmember should state "I move to \_\_\_\_\_ Resolution 2024-77 A Resolution Approving a Revised First Amended and Restated Intergovernmental Agreement with Chaffee County Concerning the Operation and Maintenance of the Salida Airport – Harriet Alexander Field and Repealing Resolution No. 30, Series 2001" followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO  
RESOLUTION NO. 77  
(Series of 2024)**

**A RESOLUTION APPROVING A REVISED FIRST AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT WITH CHAFFEE COUNTY CONCERNING THE OPERATION AND MAINTENANCE OF THE SALIDA AIRPORT – HARRIET ALEXANDER FIELD AND REPEALING RESOLUTION NO. 30, SERIES 2001**

**WHEREAS**, the City of Salida ("City") and the County of Chaffee ("County") each currently own various parcels of land that comprise Salida Airport - Harriet Alexander Field (the "Airport"); and

**WHEREAS**, the City of Salida and Chaffee County have been jointly operating and maintaining the Airport in one form or another since 1969, at which time the City of Salida and Chaffee County entered into an agreement to mutually cooperate with one another for the development and improvement of the Airport, and for each party to pay one-half of all costs and expenses and to furnish one-half of all labor required for the operation, maintenance, development and improvements of the Airport; and

**WHEREAS**, in 1980 the City leased to the County its interest in the land and improvements comprising the Airport for a term of ten years, later extended to two additional terms of five years each, and assigning to Chaffee County full responsibility for the operation of the Airport; and

**WHEREAS**, in 1988 the City and County entered into a co-sponsorship agreement to apply for and obtain federal financial assistance for the Airport through the Federal Aviation Administration; and

**WHEREAS**, in 1992 the City and County executed a Joint Resolution providing for the revision of the Chaffee County Airport Commission and setting forth policies and procedures under which the Airport would be managed and funded (City of Salida Resolution No. 1992-12 and Chaffee County Resolution No. 1992-38); and

**WHEREAS**, in 2001 the City and County executed an intergovernmental agreement providing for the revision and consolidation of prior agreements setting forth policies and procedures under which the Airport would be managed and funded (City of Salida Resolution No. 2001-30 and Chaffee County approval by motion); and

**WHEREAS**, City and County desire to provide for the future management, growth and success of the Airport; and

**WHEREAS**, Sections 29-1-203, 41-4-103 and 41-4-204 of the Colorado Revised Statutes authorize, empower and encourage municipalities and counties to cooperate and combine resources in the establishment and delivery of public services and, specifically, public aviation services and facilities; and

**WHEREAS**, the City and County wish to enter into an intergovernmental agreement for the future long term operation and maintenance of the Airport, under which the parties will equally share the cost of funding the Airport, and by which the County will operate the Airport on behalf of the City and the County; and

**WHEREAS**, the City Council for the City of Salida and the Board of County Commissioners for Chaffee County have jointly determined that this intergovernmental agreement will best serve the long-term welfare and development of Salida Airport and the citizens and taxpayers of the City and Chaffee County.

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

1. Resolution No. 30, Series 2001, is hereby repealed.
2. The First Amended and Restated Intergovernmental Agreement With Chaffee County Concerning the Operation and Maintenance of The Salida Airport – Harriet Alexander Field, attached as Exhibit A, is hereby approved, and the Mayor is further authorized to sign the Intergovernmental Agreement.

**RESOLVED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF SALIDA, COLORADO

By \_\_\_\_\_

Dan Shore, Mayor

[SEAL]

[ATTEST] \_\_\_\_\_  
City Clerk/Deputy City Clerk

**AN INTERGOVERNMENTAL AGREEMENT BETWEEN  
THE CITY OF SALIDA AND CHAFFEE COUNTY FOR THE OPERATION AND  
MANAGEMENT OF SALIDA AIRPORT - HARRIET ALEXANDER FIELD**

**WHEREAS**, the City of Salida ("City") and the County of Chaffee ("County") each currently own various parcels of land that comprise Salida Airport - Harriet Alexander Field (the "Airport"); and

**WHEREAS**, the City of Salida and Chaffee County have been jointly operating and maintaining the Airport in one form or another since 1969, at which time the City of Salida and Chaffee County entered into an agreement to mutually cooperate with one another for the development and improvement of the Airport, and for each party to pay one-half of all costs and expenses and to furnish one-half of all labor required for the operation, maintenance, development and improvements of the Airport; and

**WHEREAS**, in 1980 the City leased to the County its interest in the land and improvements comprising the Airport for a term of ten years, later extended to two additional terms of five years each, and assigning to Chaffee County full responsibility for the operation of the Airport; and

**WHEREAS**, in 1988 the City and County entered into a co-sponsorship agreement to apply for and obtain federal financial assistance for the Airport through the Federal Aviation Administration; and

**WHEREAS**, in 1992 the City and County executed a Joint Resolution providing for the revision of the Chaffee County Airport Commission and setting forth policies and procedures under which the Airport would be managed and funded (City of Salida Resolution No. 1992-12 and Chaffee County Resolution No. 1992-38); and

**WHEREAS**, in 2001 the City and County executed an intergovernmental agreement providing for the revision and consolidation of prior agreements setting forth policies and procedures under which the Airport would be managed and funded (City of Salida Resolution No. 2001-30 and Chaffee County approval by motion); and

**WHEREAS**, City and County desire to provide for the future management, growth and success of the Airport; and

**WHEREAS**, Sections 29-1-203, 41-4-103 and 41-4-204 of the Colorado Revised Statutes authorize, empower and encourage municipalities and counties to cooperate and combine resources in the establishment and delivery of public services and, specifically, public aviation services and facilities; and

**WHEREAS**, the City and County wish to enter into an intergovernmental agreement for the future long term operation and maintenance of the Airport, under which the parties will equally share the cost of funding the Airport, and by which the County will operate the Airport on behalf of the City and the County; and

**WHEREAS**, the City Council for the City of Salida and the Board of County Commissioners for Chaffee County have jointly determined that this intergovernmental agreement will best serve the long term welfare and development of Salida Airport and the citizens and taxpayers of the City and Chaffee County.

**NOW, THEREFORE**, in consideration of the recitals as set forth above and the promises, terms and conditions as set forth below, and pursuant to the power and authority as vested in the City and County pursuant to Sections 29-1-203, 41-4-103, 41-4-204 of the Colorado Revised Statutes, the City and County agree and contract as follows:

## **I**

### **PURPOSE OF THE INTERGOVERNMENTAL AGREEMENT**

This intergovernmental agreement is designed and intended to ensure that Salida Airport is maintained and operated in a manner that optimizes its value as a critical community asset and serves the interests and welfare of the citizens of the City of Salida and Chaffee County. The City and County mutually consent to the terms of this agreement with the goal of combining and maximizing their respective resources for the purpose of enhancing and promoting the beneficial uses of the Airport, while prudently managing the financial aspects of its operation.

## **II**

### **AIRPORT BUDGETS, FUNDING AND FINANCIAL MANAGEMENT**

**A.** Cost Sharing. Subject to available revenue and duly adopted appropriations, and subject to such constitutional spending limitations as may govern their expenditures, the City and County shall annually budget and contribute such funds as they mutually determine necessary and appropriate for the efficient operation and maintenance of the Airport. It is the mutual intent and goal of the parties that they shall each fund the operations and maintenance of the Airport on an equal dollar-for-dollar basis. Such funding shall be evaluated, determined and approved by each the City and County within the context of the respective annual governmental budget and appropriation processes.

**B.** Annual Airport Budget. An Annual Airport Operating Budget (the "Budget") shall be prepared for the Airport by the Airport Manager and first submitted each year to the Airport Board for review and recommendation. Once reviewed by the Airport Board, the Budget shall be forwarded to the City's and County's respective Finance Officers by no later than July 15th. The Budget shall set forth all anticipated revenue sources and planned expenditures, and detail all anticipated federal, state or other grants and corresponding grant matches for the upcoming fiscal year. The Budget shall also include a projected five-year budget plan of revenues, expenditures and grants based upon the best and most recent financial information then currently available. The Budget shall clearly define the total net profit or loss anticipated for the upcoming budget year and when a net loss is anticipated, the specific cash or other subsidy required from each the City and County to balance the Budget. The City and County shall mutually exchange comments, recommendations and proposed changes to the Budget in such time as to allow for each to complete their own budget adoption processes. The Budget shall not be deemed approved and adopted until both the City and County have

completed and approved their own respective governmental budgets, which shall be accomplished by no later than December 31<sup>st</sup> of the then current fiscal year. The County will invoice the City for the annual appropriation by July 1 each year, and will invoice for capital improvement projects following invoice by project contractors.

**C.** Financial Accounting Procedures. The receipt, expenditure, maintenance and accounting for all funds contributed to or derived from the Airport and airport operations shall comply with Chaffee County accounting practices as well as all applicable provisions of the Colorado Local Government Uniform Accounting Law and Colorado Local Government Audit Law, C.R.S. §§ 29-1-501 and 29-1-601, *et seq.*, and such regulations as may be adopted thereunder. Airport financial transactions shall be recorded and included in the Chaffee County Financial Budget and Records through a budget line item referred to as the Airport Fund by the County Finance Department. All revenue, expenditures and fund balances will be recorded and managed in the Airport Fund Account. The County Finance Department will furnish reports to the Airport Board, the City Council and the Board of Commissioners on a quarterly basis. All expenditures within the approved annual operating Budget shall be approved following the Chaffee County purchasing policy. Any expenditure outside of the approved budget that requires additional deficit funding by the City and/or County shall require a budget amendment approved by the City Council and the Board of Commissioners, unless one party desires to make such additional deficit expenditure unilaterally. A unilateral expenditure shall not occur unless consented to by the other party, and shall not obligate the other party to participate in such additional deficit funding. Net profits, transfers from other funds or grant funds unexpended during a budget year shall be maintained in the Airport Fund and carried forward into the next budget year using standard accounting practices that meet statutory requirements.

**D.** Financial Accounting Management. The Airport Manager shall be responsible for maintaining accurate and detailed financial records of daily, monthly and annual Airport financial transactions in accordance with Chaffee County accounting practices, and shall perform such functions under the supervision and management of the Chaffee County Finance Officer.

### **III**

#### **GRANT APPLICATIONS, APPROVALS AND ADMINISTRATION**

**A.** The Airport Manager shall be charged with the responsibility to investigate and pursue public and private grants and other financial assistance to fund the cost of Airport operations, infrastructure and/or improvements. The Airport Board shall review all proposed grant applications to ensure their consistency with the goals of the Airport Master Plan and Capital Improvements Plan and shall prioritize grants and grant applications to maximize the implementation and completion of such plans.

**B.** The Airport Manager shall prepare a "Grant Package" consisting of the grant application, and the recommendations of the Airport Board. The Grant Package shall also include a year-to-date performance analysis of the Airport and the anticipated impact the grant will have on the Budget. The County Finance Officer shall ensure that any local financial

match required by any grant application or grant shall have been anticipated and included in the Airport Budget, or shall prepare and submit a proposed budget amendment to accommodate the same in the Grant Package to be forwarded to the City and County for review and approval.

**C.** The County shall consider a grant application request at a regular or special meeting of the Board of County Commissioners. The City shall consider a grant application request at a regular or special meeting of the City Council. If both the City and County approve the request, the Airport Manager shall be directed and authorized to submit it to the appropriate funding agency. In the event only one of the two parties approves the grant application request, then such application shall not be submitted for funding unless the party that approved the same shall assume sole and full responsibility for any local match or other local financial obligation required or imposed under the grant.

**D.** The implementation of all grants awarded to the City and/or County for use at the Airport shall be the responsibility of the Airport Manager, subject to the review of the Airport Board and the County Finance Officer.

#### **IV AIRPORT OPERATIONS AND MANAGEMENT**

**A.** Chaffee County will be responsible for the day-to-day operation and management of the Airport. The Airport Manager shall be an employee of Chaffee County, or a contract employee or firm hired explicitly for the role of Airport Manager. Chaffee County will staff and operate the Airport within the constraints and boundaries defined by this agreement, the approved annual operating Budget, FAA rules and regulations, and the Airport operating plan. As the sole provider of employees, staff and contractors, Chaffee County will be solely responsible for staff communications, supervision and compensation. Issues related to staff, Airport operations, or other Airport management as may be raised by the City of Salida shall be addressed to the County Administrator. If the City believes that an issue or concern has not properly or satisfactorily been addressed by the County Administrator, the City Council may address its concerns and issues directly to the Board of County Commissioners.

**B.** Chaffee County may establish and collect such fees, rents and charges as it finds necessary and appropriate to the operations of the Airport. Chaffee County shall also adopt and enforce such rules and regulations governing aviation and ground operations as it deems necessary to ensure the Airport's efficient operation and management, and to protect and enhance the public safety and welfare. All fees, rents, charges and other types of revenue generated at or by the Airport and/or Airport operations shall be deposited in the Airport Fund and may only subsequently be expended or applied in direct financial support of the Airport.

**C.** All real estate and capital equipment purchased during the term of this agreement using Airport Funds shall be deemed jointly owned by the City and County and shall be used only in and for Airport operations and maintenance.

**D.** In the event of termination of this agreement, all lands, assets, contracts, facilities or obligations purchased or incurred hereunder in the name of the City and

County shall be divided and distributed between them in proportion to the financial contributions made by each during the term of the agreement. In the event such assets and/or obligations cannot evenly or proportionately be divided and distributed, or the City and County cannot agree upon the division and distribution of same, then all contested items of distribution or division shall be referred to mandatory binding arbitration before a judicially-appointed arbitrator in accordance with the provisions of the Colorado Uniform Arbitration Act, C.R.S. §13-22-201, *et seq.*

**E.** The County shall perform all management and operational services under this agreement as an independent contractor and not as an employee or agent of the City. To the extent permitted by law, the County shall defend, indemnify and hold the city harmless from any claims, damages or injuries of any kind whatsoever that may be asserted or arise from the acts, errors or omissions committed, or allegedly committed, by the County and/or its employees or agents in performing services under this agreement. Also to the extent permitted by law, the City shall defend, indemnify and hold the County harmless from any claims, damages or injuries of any kind whatsoever that may be asserted or arise from the acts, errors or omissions committed, or allegedly committed, by the City and/or its employees or agents in performing services under this agreement. Notwithstanding the foregoing, nothing in this paragraph is intended or shall be construed to waive or lessen the protection and limitations provided to both the County and the City pursuant to the Colorado Governmental Immunity Act or any other law, and neither party shall be obligated to indemnify the other for claims, losses, damages arising from the other's own negligence.

## V

### LONG TERM LEASE OF AIRPORT PROPERTY

**A.** The long-term leasing of Airport property/ground space for the installation, construction and operation of private and/or commercial aircraft hangars shall be allowed and implemented through the use of uniform or standard long-term hangar lease agreements. The form of such lease agreements shall be jointly devised and approved by the City and County. For purposes of this agreement, "long-term" or "long-term lease" shall mean having a term greater than one (1) year.

**B.** All individual long-term hangar leases of Airport property must be approved by the County, with lease execution following County policy on delegation of authority for contracts. No lease shall be approved absent an initial review and recommendation of same by the Airport Board. The Airport Manager shall be responsible for ensuring that all approved leases are properly adhered to and enforced. The Airport Manager shall annually provide to the City and County a status summary of all leases, including but not limited to Lessee, and lease rates, dates and new or transferred leases.

**C.** All revenues derived from the leasing of any Airport property shall be deposited in the Airport Fund maintained by Chaffee County and may only be subsequently expended in support of Airport operations and/or maintenance.

## VI

### AIRPORT ADVISORY BOARD

**A.** The Salida Airport Advisory Board (the "Airport Board") shall perform the duties and responsibilities as set forth in this agreement and such other duties and responsibilities as may from time to time be assigned to it by the City and County. The duties of the Airport Board shall include the development, implementation and regular updating of an Airport Master Plan and Long Range Financial Plan; the review and recommendation of annual Airport operating budgets; recommendations and support of federal, state or other grant and/or funding sources to enhance and improve Airport facilities and operations; communications and intergovernmental relations with the Federal Aviation Administration and Colorado Department of Transportation, and the adoption and enforcement of federal, state and/or local rules and regulations governing the safe use and operation of the Airport by and for the aviation public and other Airport users; and to support the continued development and utilization of the Airport as a useful and valuable public resource for the benefit of the citizens and taxpayers of the City of Salida and Chaffee County.

**B.** The Airport Board shall consist of nine (9) members, four(4) members to be appointed by the City and five (5) members to be appointed by the County. All members shall serve a term of three (3) years, with a maximum of three consecutive full terms. Members must be eligible electors and residents of Chaffee County and may receive reimbursement for reasonable out-of-pocket expenses incurred in performing business on behalf of the Airport Board. Members shall conform their conduct to and be governed by the Chaffee County Board Standards for Ethics and Practices.

**C.** Members of the Airport Board may be removed from office on the grounds of chronic absenteeism (three (3) or more consecutive unexcused absences from meetings of the Board, or unexcused absences from more than fifty percent (50%) of the meetings conducted in any twelve (12) month period), or for such other good cause as determined by the respective appointing jurisdiction. Vacancies shall be filled by appointment to serve out the remainder of an unexpired term, such appointment to be made by the jurisdiction which made the initial appointment to the position.

**D.** The Airport Board shall conduct not less than one (1) meeting per month and shall annually fix the time and place at which it will conduct its regular meetings and shall adopt such by-laws and rules of procedure as it deems necessary to conduct business. The board shall also select as officers a Chairman, Vice Chairman and Secretary from among its members by majority vote, each officer to serve a term of two (2) years. Members serving as officers may be re-elected to office without limitation.

**E.** Public notices of the time and place of all regular meetings shall be posted at the Airport and at the Chaffee County official posting sites. Such notices shall remain posted and shall be amended in the event the time and/or place of the regular meeting are changed. Any officer or member may call special meetings by informing each other member of the date, time and place for such meeting, along with the agenda therefore. All special meetings must be preceded by not less than three (3) days publicly posted notice.

**F.** All meetings of the Airport Board shall be subject to the requirements of the Colorado Open Meetings Law and not less than five (5) members must be present at a

regular or special meeting to transact any business. All questions coming before the board may be decided by simple majority vote and all votes shall be by recorded ayes and nays. Meeting minutes and resolutions passed by the board shall be timely recorded and kept in an official book(s) for that purpose and authenticated by the signature of the presiding officer.

## VII AMENDMENTS AND TERMINATION

This agreement may be amended from time to time upon the mutual written consent of the City and County. Termination of the agreement may be effectuated by either party, with or without cause, upon written notice to the other not less than sixty (60) days prior to the date of termination. In the event one of the parties terminates this agreement over the objection of the other and such termination is to occur on a date other than the date on which the then current budget year will end, the party terminating the agreement shall remain contractually obligated to continue to fund its share of the Airport Budget to and until the end of the budget year unless such obligation is forgiven by the other party in writing.

## VIII EFFECTIVE DATE

This agreement must be approved by the City Council for the City of Salida and the Board of County Commissioners for Chaffee County at a public meeting(s). Upon such approval the Parties will execute this Agreement, and the effective date will be the date of the last signature.

## IX GENERAL PROVISIONS

**A.** Any and all promises, representations or obligations calling for the expenditure of public funds by either of the parties hereto shall be dependent upon, and limited to, duly adopted appropriations as may be authorized from year to year.

**B.** None of the terms, conditions or provisions of this agreement shall be deemed to be for the benefit of any person or entity not a party hereto or not expressly identified herein, and no such person or entity shall be entitled to rely in any manner on the agreement or its terms.

**C.** If any provision of this agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect or impair the validity or enforceability of any other provision and the parties agree to renegotiate the invalid or unenforceable provision so as to cure such defect, if possible, and have it reflect and serve as closely as possible the original intent and purpose of same; unless the invalid provision is of such importance and materiality to the overall agreement that its absence destroys or renders inoperable the purpose or practicable implementation thereof.

**D.** This agreement shall be interpreted and enforced in accordance with Colorado law and any action concerning its enforcement or interpretation shall only be brought in the District Court in and for Chaffee County, Colorado.

**E.** The waiver or forgiveness of a breach of any of the provisions of this agreement by any party shall not constitute a continuing or new waiver or forgiveness of any subsequent breach of the same or other provision of the agreement.

**F.** This intergovernmental agreement shall supplant and supersede all previous agreements between the City and County governing the operations and management of the Airport, and specifically the Intergovernmental Agreement for the Operation and Management of Harriet Alexander Field adopted by the parties in 2001.

**WITNESSETH THE PARTIES' AGREEMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ BY THE SIGNATURES SET FORTH BELOW:**

THE CITY OF SALIDA

CHAFFEE COUNTY by and through the  
BOARD OF COUNTY  
COMMISSIONERS

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
Chair

ATTEST: \_\_\_\_\_  
City Clerk

ATTEST: \_\_\_\_\_  
County Clerk



## CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	December 17, 2024

### ITEM

Resolution 2024-78, A Resolution of the City Council for the City of Salida Colorado, Approving a Boundary Line Adjustment for Properties Identified as the "Schieman and SSG Properties" and the "City/County Property"

### BACKGROUND

Via Ordinance 2018 – 09 (attached), the Salida City Council approved an exchange of real property between the City of Salida and SSG Holdings. This exchange was an effort to clean up gaps in property ownership and continuity within a jointly owned parcel between the City of Salida and Chaffee County. This parcel is located south of the City limits adjacent to County Road 108 near the location of Hardrock gravel pit. At the time of the approval of Ordinance 2018-09, the Administrators for both the City and County planned to move forward with full surveys of the properties. That process has now been completed and all properties are ready to move forward with this boundary line agreement.

Two items are outstanding regarding City-requested drainage and utility easements. The City has requested the final plat include identification for siting a future water tank as well as areas of significant concern pertaining to drainage, as it will affect properties to the north of the current City/County property, including the South Ark Neighborhood. The County has agreed that these items need to be addressed and has agreed to enter into an agreement with the City to identify these areas prior to recordation of the plat document.

### FISCAL NOTE

There is no financial impact to this agreement. Any financial impact will come in the form of on-site improvements that may be identified through the agreement with the County.

### STAFF RECOMMENDATION

Staff recommends that the City Council approve Resolution 2024-78.

### SUGGESTED MOTION

A City Councilmember should state, "I move to \_\_\_\_\_ Resolution 2024-78, A Resolution of the City Council for the City of Salida Colorado, Approving a Boundary Line Adjustment for Properties Identified as the "Schieman and SSG Properties" and the "City/County Property" followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO  
RESOLUTION NO. 78  
(Series of 2024)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA APPROVING A BOUNDARY LINE ADJUSTMENT FOR PROPERTY IDENTIFIED AS THE “SCHIEMAN AND SSG PROPERTIES” AND THE “CITY/COUNTY PROPERTY”**

**WHEREAS**, Schieman is the record owner of real property located in Chaffee County, Colorado as described in the deed recorded at Book 341 Page 143 in the Office of the Chaffee County Clerk and Recorder, and set forth on Exhibit B attached hereto (the “Schieman Property”); and

**WHEREAS**, SSG is the record owner of real property located in Chaffee County, Colorado as described in the deed recorded at Reception Number 433403 in the Office of the Chaffee County Clerk and Recorder, and set forth on Exhibit B attached hereto (the “SSG Property”); and

**WHEREAS**, the City of Salida and Chaffee County are the record owners of real property located in Chaffee County Colorado described in the deed recorded at Book 256 Page 11 in the Office of the Chaffee County Clerk and Recorder, and set forth on Exhibit B attached hereto (the “City/County Property”);

**WHEREAS**, the Schieman Property adjoins the SSG Property and the City/County Property, but the deeded legal descriptions result in gaps between the properties; and

**WHEREAS**, a fence is located between the Schieman Property and the SSG Property and between the Schieman Property and the City/County Property, but the fence is not located on the deeded southern boundary of the Schieman Property, and is only partially located on the deeded northern boundaries of the SSG Property and the City/County Property (the “Fence”); and

**WHEREAS**, the boundary between the properties is uncertain; and

**WHEREAS**, the parties desire to set forth an agreement pursuant to C.R.S. § 38 44-112 for the purpose of permanently establishing the true and correct boundary between the properties.

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

1. The Boundary Line Agreement, attached as Exhibit A, is hereby approved, and the Mayor is further authorized to sign the Agreement.
2. The City of Salida and Chaffee County agree that the City will be permitted to construct and operate a municipal water supply tank on Tract 1, including

necessary pipelines and appurtenant power to operate the tank, with a future easement or subdivision once design and location have been established. Tract 3 shall be used by Chaffee County and City of Salida for stormwater management and drainage purposes.

**RESOLVED, APPROVED AND ADOPTED** this 17th day of December, 2024.

CITY OF SALIDA, COLORADO

By \_\_\_\_\_

Dan Shore, Mayor

[SEAL]

[ATTEST]

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

**Exhibit A**  
**Boundary Line Agreement**

**Exhibit B**

**SSG Holding, LLC – Chaffee County – City of Salida Subdivision Exemption for  
Public Benefit Preliminary Plat**

**BOUNDARY LINE AGREEMENT  
(STATUTORY -- C.R.S. § 38-44-112)**

This Agreement is made to be effective the \_\_\_\_\_ day of \_\_\_\_\_, 2024 by and between **Vreda C. Schieman aka Corinne Schieman** of 6751 County Road 107, Salida, CO 81201, (herein “Schieman”); **SSG HOLDINGS, LLC**, a Colorado limited liability company of 7693 US Highway 285, Salida, CO 81201, US (herein “SSG”), **the City of Salida, Colorado**, a Colorado statutory city, and **Chaffee County, Colorado** as follows:

WHEREAS, Schieman is the record owner of real property located in Chaffee County, Colorado as described in the deed recorded at Book 341 Page 143 in the Office of the Chaffee County Clerk and Recorder, and set forth on Exhibit A attached hereto (the “Schieman Property”); and

WHEREAS, SSG is the record owner of real property located in Chaffee County, Colorado as described in the deed recorded at Reception Number 433403 in the Office of the Chaffee County Clerk and Recorder, and set forth on Exhibit B attached hereto (the “SSG Property”); and

WHEREAS, the City of Salida and Chaffee County are the record owners of real property located in Chaffee County Colorado described in the deed recorded at Book 256 Page 11 in the Office of the Chaffee County Clerk and Recorder, and set forth on Exhibit C attached hereto (the “City/County Property”);

WHEREAS, the Schieman Property adjoins the SSG Property and the City/County Property, but the deeded legal descriptions result in gaps between the properties; and

WHEREAS, a fence is located between the Schieman Property and the SSG Property and between the Schieman Property and the City/County Property, but the fence is not located on the deeded southern boundary of the Schieman Property, and is only partially located on the deeded northern boundaries of the SSG Property and the City/County Property (the "Fence"); and

WHEREAS, the boundary between the properties is uncertain; and

WHEREAS, the parties desire to set forth an agreement pursuant to C.R.S. § 38-44-112 for the purpose of permanently establishing the true and correct boundary between the properties; and

NOW, THEREFORE, in consideration of the mutual benefits to be derived under this Agreement, and other good and valuable consideration, the parties agree as follows:

1. The parties agree that the boundary between the Schieman Property and the SSG Property and the boundary between the Schieman Property and the City/County Property is and shall be permanently established in the location of the Fence as shown on Exhibit D and as described on Exhibit E attached hereto and incorporated herein by this reference (the “Boundary Lines”).

2. The parties hereby quit claim and waive any right, title or interest in and to any property based upon the boundary lines as described in their respective deeds referenced above,

described on Exhibits A, B, and C, and agree that the Boundary Lines described in this Agreement shall permanently establish the legal descriptions and acreage of their respective parcels.

3. The parties agree that Schieman shall be solely responsible for the maintenance, repair, and replacement (as reasonably necessary) of the Fence, at Schieman's expense.

4. In the event that the Fence, or any portion thereof, is replaced or relocated, and any portion of such new fence is not on the Boundary Lines established herein, the parties agree that any such new fence shall be deemed a barrier fence, and not a boundary fence.

5. Schieman represents that the Schieman Property is free and clear from all former grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except those easements, restrictions, and reservations of record. Schieman further represents that Schieman has full authority to execute this Agreement and to perform the covenants contained herein.

6. SSG represents that the SSG Property is free and clear from all former grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except those easements, restrictions, and reservations of record. SSG further represents that the representative of SSG has full authority to execute this Agreement and perform the covenants contained herein.

7. Powell & Murphy, P.C. represents Schieman, Pete Cordova, Esq. of Cordova Law Firm LLP represents SSG, the City of Salida is represented by the City Attorney, and Chaffee County is represented by the County Attorney. Each party has had a full and fair opportunity to obtain legal advice. To the extent that any party has not obtained legal advice, that party has waived such advice and voluntarily elects to proceed without such advice.

8. This Agreement shall run with the land described herein, and the terms of this Agreement will be binding upon and inure to the benefit of the parties hereto and their respective beneficiaries, heirs, personal representatives, successors and assigns.

9. This Agreement constitutes the entirety of the parties' understanding and any and all prior negotiations or agreements, whether written or oral, are superseded by and merged into this Agreement. This Agreement may be modified only by written agreement, duly executed by the parties.

10. This Agreement and the performance thereof shall be governed by the laws of the State of Colorado.

11. This Agreement may be executed in counterparts in which case each such counterpart shall be construed as an original.

IN WITNESS WHEREOF, the parties set forth their hands.

**VREDA C. SCHIEMAN aka CORRINE SCHIEMAN**  
**By: Diane Schieman-Christman, Attorney in Fact**

STATE OF COLORADO                    )  
   ) ss.  
 COUNTY OF CHAFFEE                 )

The foregoing instrument was subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Diane Schieman-Christman as Attorney in Fact for Vreda C. Schieman aka Corinne Schieman.

Witness my hand and official seal.

\_\_\_\_\_  
 Notary Public

My commission expires: \_\_\_\_\_.

**SSG HOLDINGS, LLC**  
**By: Janet Sherwood, Managing Member**

STATE OF COLORADO                    )  
   ) ss.  
 COUNTY OF CHAFFEE                 )

The foregoing instrument was subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Janet Sherwood, as Managing Member of SSG Holdings, LLC, a Colorado limited liability company.

Witness my hand and official seal.

\_\_\_\_\_  
 Notary Public

My commission expires: \_\_\_\_\_.

**CITY OF SALIDA, COLORADO**

By: \_\_\_\_\_  
 Dan Shore, Mayor

ATTEST:

\_\_\_\_\_  
 City Clerk Kristi Jefferson

STATE OF COLORADO                    )  
   ) ss.  
 COUNTY OF CHAFFEE                    )

The foregoing instrument was subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Dan Shore, as Mayor of the City of Salida, Colorado, and by Kristi Jefferson, as City Clerk of the City of Salida, Colorado.

Witness my hand and official seal.

\_\_\_\_\_  
 Notary Public

My commission expires: \_\_\_\_\_.

THIS SPACE INTENTIONALLY LEFT BLANK  
 ADDITIONAL SIGNATURE PAGE FOLLOWS

**CHAFFEE COUNTY, COLORADO:**

**Chaffee County, by and through its Board of Commissioners**

\_\_\_\_\_  
**By: P.T. Wood, Chair**

STATE OF COLORADO                    )  
   ) ss.  
 COUNTY OF CHAFFEE                    )

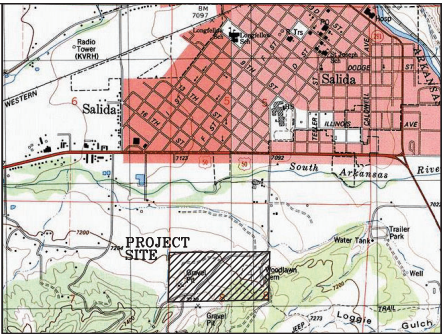
The foregoing instrument was subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by P.T. Wood, as Chair of the Chaffee County Board of Commissioners.

Witness my hand and official seal.

\_\_\_\_\_  
 Notary Public

My commission expires \_\_\_\_\_.

SSG HOLDINGS, LLC-CHAFFEE COUNTY-CITY OF SALIDA  
SUBDIVISION EXEMPTION FOR PUBLIC BENEFIT  
LOCATED WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER  
OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE  
NEW MEXICO PRINCIPAL MERIDIAN  
CHAFFEE COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE

CERTIFICATION OF OWNERSHIP AND OWNER'S PUBLIC DEDICATION  
OF ROADWAYS

THE UNDERSIGNED CERTIFIES THAT SSG HOLDINGS, LLC, CHAFFEE COUNTY AND THE CITY OF SALIDA ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:  
SSG HOLDINGS, LLC RECEPTION NO. 433403  
PART OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHT (8) IN TOWNSHIP FORTY NINE (49) NORTH OF RANGE NINE (9) EAST OF THE N.M.P.M., CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHT (8) IN TOWNSHIP FORTY NINE (49) NORTH OF RANGE NINE (9) EAST OF THE N.M.P.M., CHAFFEE COUNTY, COLORADO, THENCE NORTH SEVENTY-SIX (76) DEGREES, THENCE WEST ONE HUNDRED ONE AND 1/4 (101 1/4) FEET; THENCE SOUTH SEVENTY-SIX (76) DEGREES, THENCE EAST ONE HUNDRED ONE AND 1/4 (101 1/4) FEET TO THE PLACE OF BEGINNING, CONTAINING FORTY-EIGHT ACRES.  
EXCEPT THEREFROM: A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE SOUTH 1/4 CORNER OF SAID SECTION 8 (STONE IN PLACE) BEARS SOUTH 21° 0' EAST 285.18 FEET, SAID BEGINNING POINT AND THE OTHER FIVE CORNERS OF SAID TRACT EACH BEING MARKED BY A 5/8 INCH STEEL REINFORCING BAR TWO FEET LONG DRIVEN IN THE GROUND AND HAVING A ONE INCH ALUMINUM CAP, THENCE PROCEEDING AROUND THE TRACT SOUTH 64° 45' WEST 262.5 FEET, THENCE NORTH 57° 10' WEST 318.7 FEET, THENCE NORTH 35° 55' WEST 67.2 FEET, THENCE NORTH 4° 59' EAST 515.1 FEET, THENCE SOUTH 78° 13' EAST 461.3 FEET, THENCE SOUTH 6° 09' EAST 555.2 FEET TO THE POINT OF BEGINNING, CONTAINING 7.34 ACRES

CITY OF SALIDA AND COUNTY OF CHAFFEE BOOK 256 PAGE 11  
A PART OF THE NORTH-WEST QUARTER OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN IN CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH-WEST CORNER OF SAID SUB-DIVISION OF LAND, THENCE RUNNING DUE EAST 56 ROADS AND 15 1/2 FEET, THENCE DUE NORTH 79 ROADS AND 15 1/2 FEET, THENCE DUE WEST 56 ROADS AND 15 1/2 FEET, THENCE DUE SOUTH 80 ROADS TO THE PLACE OF BEGINNING  
THE ABOVE LAND IS HEREBY CONVEYED UPON THE EXPRESS CONDITION THAT IT WILL NOT, AT ANY TIME HEREAFTER, BE USED FOR CITY DUMP PURPOSES AND THIS CONDITION AND RESTRICTION SHALL BE BINDING UPON THE ASSIGNS OR SUCCESSORS IN INTEREST OF THE PARTIES OF THE SECOND PART

HAVE LAID OUT, PLATTED, SUBDIVIDED AND ADJUSTED THE BOUNDARIES OF THE SAME INTO 4 TRACTS, ROADWAYS AND EASEMENTS, HAVING DIMENSIONS AND BEING LOCATED AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

SSG HOLDINGS, LLC-CHAFFEE COUNTY-CITY OF SALIDA SUBDIVISION EXEMPTION FOR PUBLIC BENEFIT  
THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED SUBDIVISION EXEMPTION HEREBY DEDICATE AND GRANT TO CHAFFEE COUNTY THE ABOVE-DESCRIBED SUBDIVISION EXEMPTION FOR PUBLIC BENEFIT OF ALL COUNTY ROADWAYS SHOWN HEREON, UNLESS OTHERWISE INDICATED ON THIS PLAT, SUCH DEDICATION SHALL INCLUDE 30-FEET ON EITHER SIDE OF THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE INDICATED. THE UNDERSIGNED OWNERS ACKNOWLEDGES THAT ACCEPTANCE OF SUCH RIGHT-OF-WAY BY THE COUNTY DOES NOT CONSTITUTE ACCEPTANCE OF ANY OBLIGATION TO COMPLETE THE ROADWAYS OR ANY MAINTENANCE OBLIGATION BY THE COUNTY AND ACCEPTS RESPONSIBILITY FOR SUCH COMPLETION AND PERPETUAL MAINTENANCE UNLESS AND UNTIL THE RIGHT-OF-WAY IS PLACED ON THE COUNTY ROAD SYSTEM UNDER C.R.S. § 43-2-110.

BY: SSG HOLDINGS, LLC REPRESENTATIVE \_\_\_\_\_ BY: CHAFFEE COUNTY ???????????

BY: CITY OF SALIDA ???????????

COUNTY OF CHAFFEE )  
STATE OF COLORADO ) SS.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY SSG HOLDINGS, LLC (REPRESENTATIVE), WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_.

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

COUNTY OF CHAFFEE )  
STATE OF COLORADO ) SS.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CITY OF SALIDA ???????????, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_.

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

APPROVAL AND ACCEPTANCE BY THE BOARD  
OF COUNTY COMMISSIONERS OF CHAFFEE  
COUNTY:

THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO DOES HEREBY APPROVE AND ACCEPT THIS PLAT OF **SSG HOLDINGS, LLC-CHAFFEE COUNTY-CITY OF SALIDA SUBDIVISION EXEMPTION FOR PUBLIC BENEFIT** SUBJECT TO THE CONDITIONS OF RESOLUTION # \_\_\_\_\_, RECORDED AT RECEPTION # \_\_\_\_\_, AND THE DEDICATION TO THE PUBLIC OF ALL ROADWAYS AND EASEMENTS SHOWN ON THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. PUBLIC NOTICE IS HEREBY GIVEN THAT CHAFFEE COUNTY ROAD NOS. 107, 107-A AND 108 ARE CURRENTLY MAINTAINED AND ARE ROADWAYS IN THE CHAFFEE COUNTY ROAD SYSTEM.

CHAIRMAN \_\_\_\_\_

CERTIFICATION OF TITLE

I, \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO ALL THE PROPERTY INCLUDED ON THIS PLAT ON \_\_\_\_\_ AND FOUND VESTED IN SSG HOLDINGS, LLC, CHAFFEE COUNTY AND THE CITY OF SALIDA FREE OF ANY RECORDED MORTGAGES, LIENS, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS, EXCEPT AS FOLLOWS:

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

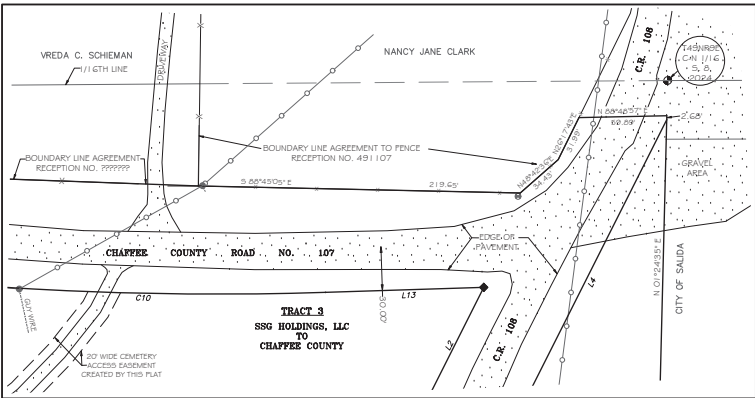
TITLE AGENT \_\_\_\_\_

RESTRICTION OF FUTURE CHANGES TO  
APPROVED SUBDIVISION

THE SUBDIVISION'S PLANS FOR SEWAGE DISPOSAL, WATER SUPPLY, DRAINAGE, DENSITY, AND OTHER SIMILAR, MATERIAL REQUIREMENTS OF THE SUBDIVISION SUBMITTED WITH THE APPLICATION FOR SUBDIVISION ARE INTERDEPENDENT WITH THE COUNTY'S APPROVAL OF THE SUBDIVISION. ANY SUBSEQUENT CHANGE TO THE APPROVED SUBDIVISION, INCLUDING BUT NOT LIMITED TO LOT SPLITS, CHANGES IN THE WATER SUPPLY (INCLUDING WITHOUT LIMITATION AUGMENTATION PLANS), SEWAGE DISPOSAL PLANS OR DRAINAGE SYSTEMS, IS PROHIBITED WITHOUT REVIEW BY AND APPROVAL OF THE BOARD OF COMMISSIONERS, CONSISTENT WITH PROCEDURES AND CRITERIA SET FORTH IN THE COUNTY LAND USE CODE.

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER BETWEEN TWO B.L.M. BRASS CAPS HAVING A BEARING OF NORTH 88° 51' 17" EAST
- 2) ZONE: RURAL
- 3) FAIR CONTRIBUTIONS TO SCHOOLS SHALL BE PAID BY THE OWNER OF ANY LOT WITHIN THIS SUBDIVISION AT THE TIME A NEW RESIDENTIAL BUILDING PERMIT IS OBTAINED, BASED ON SECTION 7.3.7 C.3 OF THE CHAFFEE COUNTY LAND USE CODE
- 4) THIS PLAT IS SUBJECT TO THE PROVISIONS SET FORTH IN CHAFFEE COUNTY'S RIGHT TO FARM AND RANCH ORDINANCE, WHICH WAS ADOPTED BY CHAFFEE COUNTY VIA ORDINANCE 2008-2, WHICH SETS FORTH REGULATIONS RELATING TO AGRICULTURAL LAND USE CONFLICTS



DETAIL  
SCALE  
1" = 40'

COUNTY ROAD DEDICATION

C.R. 108=1.33 ACRES  
C.R. 107=3.93 ACRES  
C.R. 107-A=3.43 ACRES  
TOTAL=8.69 ACRES

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS ACCEPTED AND FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT \_\_\_\_\_ M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, UNDER RECEPTION NUMBER \_\_\_\_\_.

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

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHEREN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED UNDER MY DIRECTION AND CONTROL.

DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY  
INTENDED FOR REVIEW BY CLIENT  
AND AGENTS ONLY



REVISED:

DATE: FEBRUARY 21, 2024

DATE: NOVEMBER 6, 2024

JOB # 23121

DATE: JANUARY 15, 2024

SHEET 1 OF 2

SSG HOLDINGS, LLC-CHAFFEE  
COUNTY-CITY OF SALIDA  
SUBDIVISION EXEMPTION FOR  
PUBLIC BENEFIT

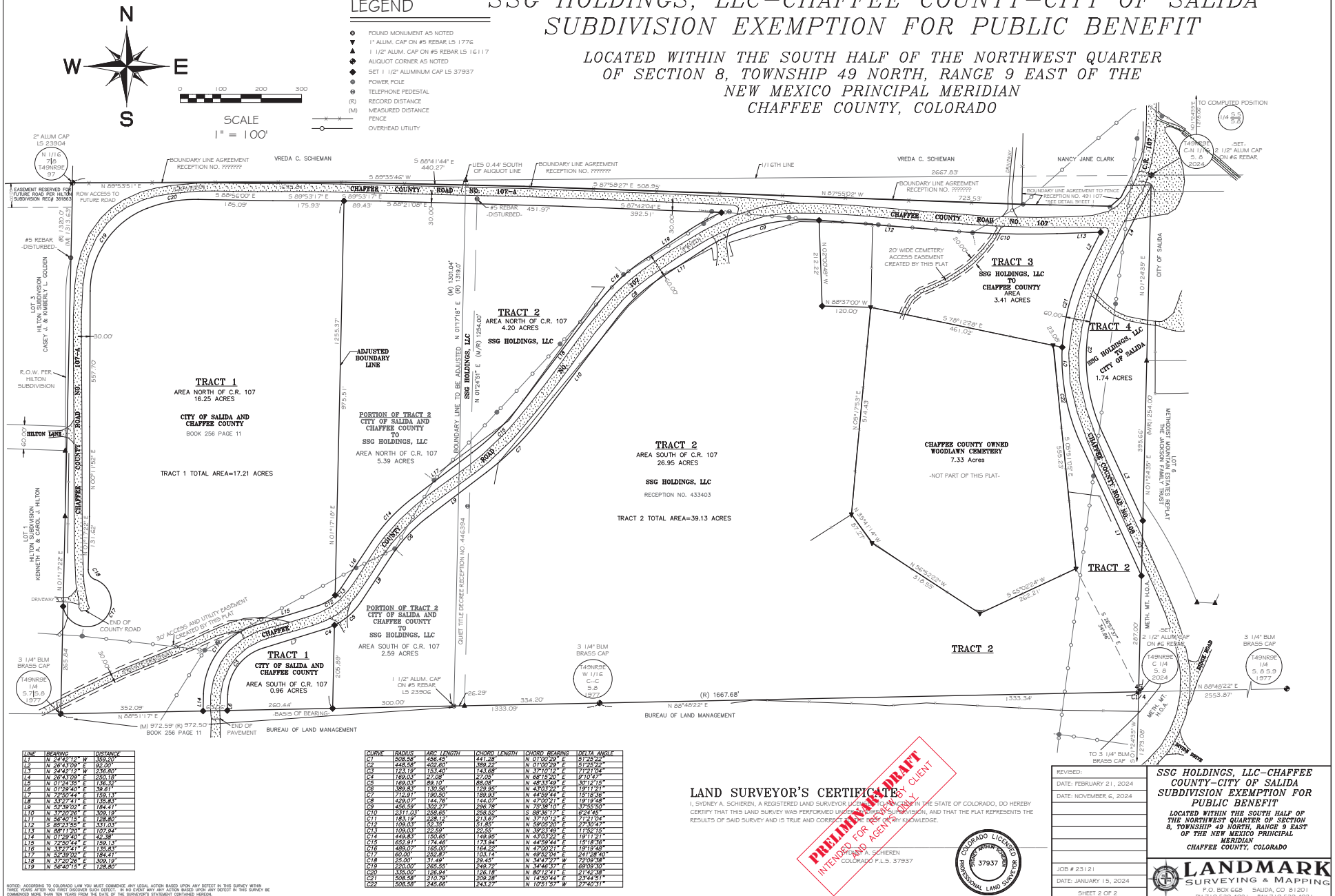
LOCATED WITHIN THE SOUTH HALF OF  
THE NORTHWEST QUARTER OF SECTION  
8, TOWNSHIP 49 NORTH, RANGE 9 EAST  
OF THE NEW MEXICO PRINCIPAL  
MERIDIAN  
CHAFFEE COUNTY, COLORADO

LANDMARK  
SURVEYING & MAPPING  
P.O. BOX 668 SALIDA, CO 81201  
PH 719.539.4021 FAX 719.539.4031

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 SAID DEFECT, OR ANY OTHER WAY 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.

SSG HOLDINGS, LLC-CHAFFEE COUNTY-CITY OF SALIDA  
= SUBDIVISION EXEMPTION FOR PUBLIC BENEFIT

LOCATED WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER  
OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE  
NEW MEXICO PRINCIPAL MERIDIAN  
CHAFFEE COUNTY, COLORADO





# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Public Works	David Lady - Public Works Director	December 17, 2024

## **AGENDA ITEM**

First reading of Ordinance 2024-20: An ordinance approving loan from the Colorado Water Resources and Power Development Authority ("CWRPA").

## **BACKGROUND**

The City of Salida has planned and budgeted for piping improvements to the Harrington Ditch which supplies water to the Water Treatment Plant. The primary goals of this project are to improve the source water protection area, maintain water quality, and to provide efficiency and resiliency with the City's source water. This project requires multiple years of planning and collaboration with other stakeholders. The intent of the project is to have a shovel ready plan set containing the necessary engineering and design items. Design, environmental, regulatory clearances, and other due diligence has been underway for this project.

The City was the recipient of receiving a principal forgiveness loan for the Design and Engineering (D&E) component of the project in the amount of \$200,000. Funding for the construction of the improvements will be evaluated during the Utility Rate Study which is currently underway.

The approval of the D&E Principal Forgiveness Loan through Ordinance 2024-20 will provide funding for a large portion of the design and engineering related to the project.

## **RECOMMENDATION**

Staff is recommending approval of the first reading of Ordinance 2024-20 with a second and final reading scheduled for January 21, 2025.

## **FISCAL IMPACT**

A budget allocation is included in the 2025 budget under the Water/Wastewater Enterprise Fund and listed as:

- \$100,000 – General Engineering (20-34-5233-0)
- Note: Less than \$100,000 in engineering work remains as work was completed in 2024

## **MOTION**

A Council member should make the motion to "Approve first reading of Ordinance 2024-20 with a second and final reading scheduled for January 21, 2025."

**CITY OF SALIDA, COLORADO  
ORDINANCE NO. 20  
(Series of 2024)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO APPROVING A LOAN FROM THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY (“CWRPDA”) IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$163,403.76; AUTHORIZING THE FORM AND EXECUTION OF THE LOAN AGREEMENT AND GOVERNMENTAL AGENCY BOND TO EVIDENCE SUCH LOAN; AUTHORIZING THE CONSTRUCTION OF A PROJECT; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY ON SECOND AND FINAL READING.**

**WHEREAS**, the City of Salida (the “City”), in the County of Chaffee and State of Colorado, is a political subdivision of the State of Colorado (the “State”), duly organized and existing as a statutory city under the laws of the State; and

**WHEREAS**, the members of the City Council of the City (the “Council”) have been duly elected and qualified; and

**WHEREAS**, the City has acted pursuant to Article X, Section 20 of the Colorado Constitution (TABOR) and Ordinance No. 20 (Series of 1996) (the “Enterprise Ordinance”) duly enacted by the City Council and codified as Article D of Chapter 5, Title 7, of the Salida City Code (the “Code”), to create a water activity enterprise (the “Enterprise”) to operate the municipal water and sewer systems serving the inhabitants of the City (the “System”); and

**WHEREAS**, under the Enterprise Ordinance, the Council acts as the governing body of the Enterprise; and

**WHEREAS**, the Enterprise presently qualifies as an “enterprise” for purposes of TABOR; and

**WHEREAS**, the Council, acting by and through the Enterprise, has heretofore determined the need to construct a new raw water supply line (as further described and defined in the Loan Agreement (defined herein), the “Project”); and

**WHEREAS**, the City has made application to the Colorado Water Resources and Power Development Authority (the “CWRPDA”), a body corporate and political subdivision of the State of Colorado, for a loan to finance all or a portion of the cost of the Project; and

**WHEREAS**, the Council has determined that in order to finance all or a portion of the cost of the Project, it is necessary and advisable and in the best interests of the City (i) to enter into a loan agreement with CWRPDA (the “Loan Agreement”), pursuant to

which CWRPDA shall loan the City an amount of not to exceed \$163,403.76 without any interest and with the principal to be forgiven by the CWRPDA (the “Loan”) for such purposes, and (ii) to issue a governmental agency bond (the “Bond”) to CWRPDA evidencing the City’s obligations under the Loan Agreement; and

**WHEREAS**, TABOR requires an election to incur any multiple fiscal year obligation unless such obligation is incurred for an enterprise; and

**WHEREAS**, under TABOR, the Enterprise is a government owned business authorized to issue its own revenue bonds and receiving under 10% of annual revenue in grants from all Colorado state and local governments combined; and

**WHEREAS**, in 2023, the System, as operated by the Enterprise, received grants from all Colorado state and local governments combined which were less than 10% of the annual revenue of the System; and

**WHEREAS**, the Council serves as the governing body of the Enterprise; and

**WHEREAS**, there have been presented to the Council the forms of the Loan Agreement and the Bond (collectively, the “Financing Documents”); and

**WHEREAS**, pursuant to Title 31, Article 35, Part 4, C.R.S. (the “Sewer and Water Systems Act”) and the Enterprise Act, the Financing Documents may be approved by the Council without an election; and

**WHEREAS**, the forms of the Financing Documents are on file with the City Clerk; and

**WHEREAS**, the Council desires to approve the form of the Financing Documents and other documents referenced therein, authorize the execution of the Loan Agreement, and authorize the execution and delivery of the Bond; and

**WHEREAS**, pursuant to Section 31-16-105, C.R.S., because of the urgent need for the financing of the Project and the limited availability of low or no interest loans, the Council has determined that an emergency exists and that adoption of this Ordinance as an emergency measure on second and final reading is necessary for the immediate preservation of the public peace, health, safety and welfare.

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

**Section 1.** The foregoing recitals are incorporated herein as conclusions, facts, determinations, and findings by Council.

**Section 2.** Determinations. The Council hereby finds and determines that the Enterprise constitutes an enterprise under TABOR.

**Section 3.** Approvals, Authorizations, and Amendments. The forms of the

Financing Documents presented at this meeting are incorporated herein by reference and are hereby approved. The City shall enter into and perform its obligations under the Financing Documents in the forms of such documents, with such changes as are not inconsistent herewith and as are hereafter approved by the Mayor of the City (the "Mayor"). The Mayor and City Clerk are hereby authorized and directed to execute the Financing Documents and to affix the seal of the City thereto, and further to execute and authenticate such other documents or certificates as are deemed necessary or desirable in connection therewith. The Financing Documents shall be executed in substantially the forms approved at this meeting.

The execution of any instrument or certificate or other document in connection with the matters referred to herein by the Mayor, the City Administrator, and City Clerk or by other appropriate officers of the City, shall be conclusive evidence of the approval by the City of such instrument.

**Section 4.** Election to Apply the Supplemental Act. Section 11-57-204 of the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, C.R.S. (the "Supplemental Act") provides that a public entity, including the City, may elect in an act of issuance to apply all or any of the provisions of the Supplemental Act. The City hereby elects to apply all of the provisions of the Supplemental Act to the Financing Documents.

**Section 5.** Ratification and Approval of Prior Actions. All actions heretofore taken by the officers of the City and members of the Council, not inconsistent with the provisions of this Ordinance, relating to the Financing Documents, or actions to be taken in respect thereof, are hereby ratified, approved, and confirmed.

**Section 6.** Limitation of Actions. Pursuant to Section 11-57-212 of the Supplemental Act, no legal or equitable action brought with respect to any legislative acts or proceedings in connection with the Financing Documents shall be commenced more than thirty days after the issuance of the Bonds.

**Section 7.** Limited Obligation; Special Obligation. No elected or appointed officers or agents of the City shall be subject to any pecuniary liability in connection with any agreement, covenant, or undertaking by the City, or by them, contained in any document executed in connection with the authorization, execution, and delivery of the Financing Documents or this Ordinance or with respect to any action taken or omitted to be taken in good faith with reference thereto.

**Section 8.** Disposition and Investment of Loan Proceeds. The proceeds of the Loan shall be applied to pay the costs and expenses of acquiring, constructing and equipping the Project, including costs related thereto and, to the extent permitted under federal tax laws, reimbursement to the City for capital expenditures heretofore incurred and paid from City funds in anticipation of the incurrence of long-term financing therefor, and all other costs and expenses incident thereto, including without limitation the costs of

obtaining the Loan. Neither CWRPDA nor any subsequent owner(s) of the Loan Agreement shall be responsible for the application or disposal by the City or any of its officers of the funds derived from the Loan. In the event that all of the proceeds of the Loan are not required to pay such costs and expenses, any remaining amount shall be used for the purpose of paying the principal amount of the Loan and the interest thereon, as applicable.

**Section 9.** City Representative. Pursuant to Exhibit B of the Loan Agreement, the Mayor, the City Administrator and the City Clerk are hereby designated as the Authorized Officers (as defined in the Loan Agreement) for the purpose of performing any act or executing any document relating to the Loan, the City, or the Financing Documents. A copy of this Ordinance shall be furnished to CWRPDA as evidence of such designation.

**Section 10.** Direction to Take Authorizing Action. The appropriate officers of the City and members of the Council are hereby authorized and directed to take all other actions necessary or appropriate to effectuate the provisions of this Ordinance, including but not limited to such certificates and affidavits as may reasonably be required by CWRPDA.

**Section 11.** Severability: The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause, or portion of this Ordinance as determined by a Court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

**Section 12.** Repealer. All orders, resolutions, bylaws, ordinances or regulations of the City, or parts thereof, inconsistent with this Ordinance are hereby repealed to the extent only of such inconsistency.

**Section 13.** Ordinance Irrepealable. After the Bond is issued, this Ordinance shall constitute an irrevocable contract between the City and CWRPDA, and shall be and remain irrepealable until the Bond and the interest thereon, as applicable, shall have been fully paid, satisfied, and discharged. No provisions of any constitution, statute, charter, ordinance, resolution, or other measure enacted after the issuance of the Bond shall in any manner be construed as impairing the obligations of the City to keep and perform the covenants contained in this Ordinance.

**Section 14.** Electronic Signatures; Electronic Transactions. In the event the Mayor, City Clerk, City Administrator, Finance Director or other employee or official of the City that is authorized or directed to execute any agreement, document, certificate, instrument or other paper in accordance with this Ordinance (collectively, the "Authorized Documents") is not able to be physically present to manually sign any such Authorized Document, such individual or individuals are hereby authorized to execute the Authorized Documents electronically via facsimile or email signature. Any electronic signature so affixed to any Authorized Document shall carry the full legal force and effect of any

original, handwritten signature. This provision is made pursuant to Article 71.3 of Title 24, C.R.S., also known as the Uniform Electronic Transactions Act. It is hereby determined that the transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other productions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

**Section 15. Effective Date.** This Ordinance shall be in full force and effect thirty (30) days after publication following final adoption.

INTRODUCED ON FIRST READING, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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 \_\_\_\_\_, 20\_\_, and set for second reading and public hearing on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF SALIDA, COLORADO

\_\_\_\_\_  
Mayor

[SEAL]

ATTEST:

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

PUBLISHED IN FULL in the Mountain Mail after First Reading on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and BY TITLE ONLY, after final adoption on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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



# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Police	Russ Johnson - Police Chief	December 17, 2024

## **AGENDA ITEM**

Ordinance 2024-21: An Ordinance of the City Council for the City of Salida, Colorado adopting the 2024 Colorado Model Traffic Code. This is also changing the two-hour parking areas in the City of Salida making those areas three-hour parking.

## **BACKGROUND**

The City of Salida adopts the Colorado Model Traffic Code as its Municipal Traffic Code. The City of Salida has not adopted an updated Model Traffic Code since 2010. The Colorado Model Traffic Code was recently updated in 2024 to include some new language and violations. Because of the new amendments, the 2024 Colorado Model Traffic Code needs to be adopted by the City of Salida.

Along with this, we are amending section 1203. In the 2024 Model Traffic Code it states, “(b) Section 1203, Ski-areas to install signs.” Due to the City of Salida not having any ski-areas and our entire software program already having section 1203 as parking violations, we are amending section 1203 to state, “(b) 1203. Three- hour parking limit.” This will change the two-hour parking limit in Salida to three-hours and eliminate us from having to change everything in our system.

We are also adding snow removal routes to the three-hour parking section. During snow accumulation events, there shall be no parking within the three-hours parking zones between the hours of 4 am and 11 am. These restrictions will remain in place for 48 hours from the time that snow accumulation ends to allow for the removal of snow.

## **FISCAL NOTE**

The only fiscal impact at this time is the replacement of the parking signs in the downtown area.

## **RECOMMENDATION**

Staff recommends adopting the updated 2024 Model Traffic Code and amending the parking section to three-hours.

## **MOTION**

A City Councilmember should state “I move to \_\_\_\_\_ Ordinance 2024-21 on first reading and set the second reading and public hearing for January 7, 2025”, followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO  
ORDINANCE NO. 21  
(Series of 2024)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO  
ADOPTING BY REFERENCE THE 2024 EDITION OF THE MODEL TRAFFIC CODE;  
PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; AND MAKING  
CONFORMING AMENDMENTS TO THE CITY OF SALIDA MUNICIPAL CODE;  
REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING  
PENALTIES FOR VIOLATION THEREOF**

**WHEREAS**, the City of Salida, Colorado (the “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 (the “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. §42-4-110(1)(b), local governments may, consistent with the procedural requirements of C.R.S. §§ 31-16-201, *et seq.*, adopt by reference all or any part of a model municipal traffic code that embodies the rules of the road and vehicle requirements as set out in the State of Colorado’s traffic laws; and

**WHEREAS**, the Colorado Department of Transportation has prepared and adopted a 2024 revised edition of the Model Traffic Code for Colorado (the “2024 Model Traffic Code”); and

**WHEREAS**, the City previously adopted the 2010 Model Traffic Code for Colorado; and

**WHEREAS**, a public hearing on this Ordinance at second reading, and proper notice thereof, was provided in accordance with the C.R.S. § 31-16-203, and

**WHEREAS**, penalties for violating the Model Traffic Code adopted hereby are set forth in full in this Ordinance and shall be published in full after final adoption in accordance with C.R.S. § 31-16-204; and

**WHEREAS**, certified copies of the Code adopted hereby were filed with the City Clerk at least fifteen (15) days prior to the public hearing on this Ordinance and such codes remain open to public inspection and purchase; and

**WHEREAS**, this Ordinance is intended to adopt by reference the 2024 Edition of the Model Traffic Code for Colorado, subject to the identified additions, modifications, and deletions.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**

## OF SALIDA, COLORADO, THAT:

**Section 1.** Chapter 8, Article I “Model Traffic Code” is hereby repealed in its entirety.

**Section 2.** The new Chapter 8, Article I, “Model Traffic Code” is hereby added to the Code of the City of Salida, as follows:

### CHAPTER 8 ARTICLE I MODEL TRAFFIC CODE

#### **Sec. 8-1-10. – Adoption.**

Pursuant to Parts 1 and 2 of Article 16 of Title 31, C.R.S., as amended, there is hereby adopted by reference Articles I and II, inclusive, of the 2024 edition of the Model Traffic Code for Colorado, promulgated and published as such by the Colorado Department of Transportation, Safety and Traffic Engineering Branch, 2829 W Howard Place, Denver, CO, 80204. The subject matter of the Model Traffic Code related primarily to comprehensive traffic control regulations for the City. The purpose of this Article and the code adopted herein is to provide a system of traffic regulations consistent with state law and generally conforming to similar regulations throughout the State and the Nation. One (1) copy of the Model Traffic Code adopted herein is now filed in the office of the Salida Police Department and may be inspected during regular business hours.

#### **Sec. 8-1-20. – Deletions.**

The 2024 edition of the Model Traffic Code is adopted as if set out at length, save and except the following articles and/or section which are declared to be inapplicable to this municipality and are expressly deleted: Section 1101(4), Section 1101(7), Section 1101(8), Section 1102, Section 1104(2), Section 1104(3), and Appendices Part A through G.

#### **Sec. 8-1-30. Additions or modifications.**

The Model Traffic Code as adopted herein is subject to the following amendments, additions or modifications:

**(a) Section 1101(2) and (5), Altering of speed limits – department to study rural state highways and increase speed limits – definitions – repeal,** is amended to read as follows:

“(2)(a) It shall be unlawful for any person to drive or ride any vehicle or animal on a street or alley within the City in excess of the speed limit for such street or alley. The speed limits for all streets within the City, unless otherwise posted, shall be 25 miles per hour. The speed limit for all alleys, unless otherwise posted, shall be 10 miles per hour. If a given street or alley is posted for a speed

limit of greater or lesser than the speed set forth above, the posted speed limit shall be the speed limit thereon.

(b) The speed limits contained in this subsection and set forth above shall be absolute speed limits. Any person driving or riding any vehicle or animal in excess of the speed limits shall be deemed guilty of a misdemeanor without regard for the reasonableness of his speed, or whether or not he knew his speed or the speed limit in effect.

(c) Speed limits posted on streets and alleys within the City at the time of the adoption of this ordinance shall remain the speed limits in effect until the City Council or the Chief of Police take action to alter them as provided for herein.

(d) By resolution, the City Council may adopt or amend maximum speed limits for the various streets and alleys within the City which speed limits may be above or below those set forth in subsection (a) above. Upon promulgation of such resolution, the Public Works Department shall post speed limit signs to designate such speed limits on such streets or alleys. From those streets or alleys for which the City Council designating maximum speed limits shall take precedence over postings by the Chief of Police. In prosecutions for violations hereof, all posted speed limits shall be presumed to have been posted by the proper authorities under the proper procedures.

(e) Speed limit signs shall be deemed sufficient if they recite upon them the phrase "Speed Limit" and have the maximum speed in Arabic numerals placed thereon. Unless otherwise indicated, all speed limit signs shall be presumed to be in miles per hour.

....

(5) In every charge of violating the speed limit, the Complaint, Summons and Complaint, or Penalty Assessment Notice shall specify the speed at which the defendant is alleged to have been moving and also the speed limit applicable at the specified time and location of the alleged violation."

**(b) Section 1203, Ski-areas to install signs**, is amended to read as follows:

"1203. Three- hour parking limit.

The City Council may, by resolution, designate certain portions of the streets and alleys within the City as being areas where parking is limited to three (3) hours. In the event the City Council enacts no such resolution, the Chief of Police may make such designations. However, subsequent resolutions of the City Council making such parking designations shall take precedence over those designations made by the Chief of Police. When the designation of a three-hour parking limit is made, the areas shall be posted and the posting of signs reflecting the three-hour parking limit shall constitute prima facie evidence that the area was designated in a proper manner. It is a civil parking infraction for any person to park any vehicle in a three-hour parking area and to leave it in the same place within the three-hour parking area for over three (3) hours. During snow accumulation events, there shall be no parking within the three-hour parking zones between the hours of 4 am and 11 am. These restrictions shall remain in place for 48 hours from the time that snow accumulation ends

to allow for the removal of snow. When a vehicle is illegally parked for a period of time in excess of the three-hour parking limit or during the snow removal times, the fine shall be in accordance with the adopted fine schedule. Parking infractions shall constitute civil matters. The Colorado Municipal Court Rules of Procedures shall apply to parking infraction proceedings, except that no warrant for arrest shall be issued for the defendant's failure to appear. Instead, if the fine is not paid within fourteen (14) days after the original notice was issued, the court may enter a judgment of liability by default against the defendant and assess any penalty and costs established by law. The Municipal Court Clerk shall give notice to the Defendant of the entry of said default judgment by first class mail addressed to the registered address of the motor vehicle that is the subject of the parking infraction. The defendant may petition the Municipal Court to vacate the default judgment by filing a written petition with the Municipal Court Clerk within ten (10) days of the date of the notice of entry of the default judgment. If no such petition is filed, the default judgment shall become final, except to the extent the City seeks to immobilize or impound the subject vehicle."

**(c) Section 1210(1), Designated areas on private property for authorized vehicles**, is amended to read as follows:

"(1) In any prosecution charging a violation of any provision of this code governing the stopping, standing or parking of a vehicle, proof that the particular vehicle described in the complaint, or summons and complaint, was parked in violation of any such regulation, together with proof that the defendant named in the complaint, or summons and complaint, was, at the time of such parking, the registered owner of such vehicle, shall constitute in evidence a prima facie presumption that the registered owner of such vehicle was the person who parked or placed such vehicle at the point where, and for the time during which, such violation occurred."

**(d) Section 1409, Compulsory insurance – penalty**, is amended to read as follows:

"(1) No owner of a motor vehicle or low-powered scooter required in this state shall operate the vehicle or permit it to be operated on the public highways of this local government when the owner has failed to have a complying policy or certificate of self-insurance in full force and effect as required by Sections 10-4-619 and 10-4-716, C.R.S.

(2) No person shall operate a motor vehicle or low-power scooter on the public highways of this local government without a complying policy or certificate of self-insurance in full force and effect as required by Section 10-4-619 and 10-4-624, C.R.S., as amended.

(3) When an accident occurs, or when requested to do so following any lawful traffic contact or during any traffic investigation by a peace officer, no owner or operator of a motor vehicle or low-power scooter shall fail to present to the requesting officer immediate evidence of a complying policy or certificate of self-

insurance in full force and effect as required by Section 104-619 and 10-4-624, C.R.S., as amended.

(4) Any person who violates the provisions of subsection (1), (2) or (3) of this Section commits a criminal traffic offense.

(5) Testimony of the failure of any owner or operator of a motor vehicle or low-power scooter to present immediate evidence of a complying policy or certificate of self-insurance in full force and effect as required by Section 10-4-619 and 10-4-624, C.R.S., as amended, when requested to do so by a peace officer, shall constitute prime facie evidence, at a trial concerning a violation charged under subsection (1) or (2) of this section, that such owner or operator of a motor vehicle or low-power scooter violated subsection (1) or (2) of this section.

(6) No person charged with violating subsection (1), (2) or (3) of this section shall be convicted if he produces in court a bona fide complying policy or certificate of self-insurance which was in full force and effect, as required by Sections 10-4-619 and 10-4-624, C.R.S., as amended at the time of the alleged violation.

(7) The court may suspend up to one half of the fine upon a showing that appropriate insurance as required pursuant to Section 10-4-619 or 10-4-624, C.R.S., has been obtained. The minimum fine imposed shall be mandatory, and the defendant shall be punished by a minimum mandatory fine of not less than five hundred dollars (\$500.00). Nothing in this subsection shall be construed to prevent the court from imposing a fine greater than the minimum mandatory fine."

**(e) Section 1417, Mobile communication devices**, is added to read as follows:  
"1417. Mobile communication devices.

(1) Definitions. For purposes of this Section 1417, the following terms shall have the following meanings:

(a) "Emergency" means a situation in which a person:

- (I) Has reason to fear for such person's life or safety or believes that a criminal act may be perpetuated against such person or another person, requiring the use of a wireless telephone while the car is moving; or
- (II) Reports a fire, a traffic accident in which one or more injuries are apparent, a serious road hazard, a medical hazardous materials emergency, or a person who is driving in a reckless, careless, or otherwise unsafe manner.

(b) "Operating a motor vehicle" means driving a motor vehicle on a public highway, but "operating a motor vehicle" shall not mean maintaining the instruments of control while the motor vehicle is at rest in a shoulder lane or lawfully parked.

(c) "Use" means talking on or listening to a wireless telephone or engaging the wireless telephone for text messaging or other similar forms of manual data entry or transmission.

(d) "Wireless telephone" means a telephone that operates without a physical, wireline connection to the provider's equipment. The term includes, without limitation, cellular and mobile telephones.

- (2) Prohibited Use.
  - (a) A person under eighteen (18) years of age shall not use a wireless telephone while operating a motor vehicle.
  - (b) A person eighteen (18) years of age or older shall not use a wireless telephone for the purpose of engaging in text messaging or other similar forms of manual data entry or transmission while operating a motor vehicle.
- (3) Exceptions. Subsection (2) hereof shall not apply to a person who is using the wireless telephone:
  - (a) To contact a public safety entity; or
  - (b) During an emergency.
- (4) An operator of a motor vehicle shall not be cited for a violation of subsection (2)(a) hereof unless the operator was under eighteen (18) years of age and a law enforcement officer saw the operator use a wireless telephone for the purpose of engaging in text messaging or other similar forms of manual data entry or transmission.
- (5) An operator of a motor vehicle shall not be cited for a violation of subsection (2)(b) hereof unless the operator was eighteen (18) years of age or older and a law enforcement officer saw the operator use a wireless telephone for the purpose of engaging in text messaging or other similar forms of manual data entry or transmission.
- (6) Penalties.
  - (a) A person who operates a motor vehicle in violation of this Section shall be assessed a penalty assessment in the amount of \$50.00.
  - (b) A person who receives a second or subsequent citation for operating a motor vehicle in violation of this Section shall be assessed an additional penalty assessment or penalty assessments in the amount of \$100.00.
  - (c) This Section shall not authorize the seizure and forfeiture of a wireless telephone."

**(f) Section 1601, Investigations**, is added to read as follows:

"1601. Investigations.

It shall be the duty of the Salida Police Department to investigate traffic accidents occurring within Salida either by investigation at the time of or at the scene of the accident or thereafter by interviewing participants or witnesses and to issue summonses and complaints and/or penalty assessment notices for ordinance violations occurring in connection with traffic accidents and to assist in the prosecution of those persons charged with violations of law or ordinance causing or contributing to accidents. However, nothing herein shall be deemed to impose upon the Salida Police Department, or the officers or members thereof, the duty to investigate accidents when circumstances are such that insufficient personnel exists to investigate a particular accident or a particular series of accidents and the Chief of Police, or his designee, shall have the authority to determine which accidents shall be investigated, if any, under those

circumstances.

**(g) Section 1720, Report of outstanding judgments and warrants**, is added to read as follows:

“1720. Report of outstanding judgments and warrants.

The clerk of the Municipal Court shall, from time to time, report to the Colorado Department of Revenue all outstanding and unpaid Municipal Court penalty assessments and judgments and all outstanding Municipal Court arrest warrants relating to violations of any provision of Chapter 8 of the Salida Municipal Code.

**(h) Definitions Subsection (112), Vehicles**, is amended to read as follows:

“‘Vehicle’ means any device which is capable of moving itself, or of being moved, from place to place upon wheels or endless tracks. ‘Vehicle’ does not include any wheelchair as defined by subsection (113) of this section or any device moved exclusively over stationary rails or tracks.”

#### **Sec. 8-1-40. – Penalties.**

Section 1701 of the Model Traffic Code is repealed and reenacted to provide for the following penalties, herewith set forth in full, which shall apply to all violations of the Model Traffic Code adopted herein:

“Section 1701. Traffic offenses and infractions classified – Penalties – Penalty and surcharge schedule.

- (1) Except as specifically set forth in this Section 1701, it is a civil traffic infraction for any person to violate any of the provisions of this Code. Any designation or classification of a violation in any other Section of this Code is inapplicable and expressly superseded by this Section 1701. Traffic infractions shall constitute civil matters. The Colorado Municipal Court Rules of Procedure shall apply to traffic infraction proceedings, except that no warrant for arrest shall be issued for the defendant's failure to appear when the only violation charged would constitute a noncriminal traffic infraction and the defendant's driver's license is issued by the State of Colorado or any other state which participates in the Interstate Nonresident Violator Compact, as codified at Section 24-60-2101, C.R.S. Instead, the court may enter a judgment of liability by default against the defendant, assess any penalty and costs established by law, and report the judgment to the appropriate State motor vehicle department which may assess points against the defendant's driver's license and may take appropriate action to ensure that the judgment is satisfied. The municipal court clerk shall give notice to the defendant of the entry of said default judgment by first class mail addressed to the registered address of the motor vehicle that is the subject of the traffic infraction. The defendant may petition the municipal court to vacate the default judgment by filing a written petition with the municipal court clerk within ten (10) days of the date of the notice of

entry of the default judgment. If no such petition is filed, the default judgment shall become final, except to the extent the city seeks to immobilize or impound the subject vehicle.

- (2) For any violation of any provision of this Chapter or the Model Traffic Code adopted herein which is a traffic infraction, no trial by jury shall be available, no arrest warrant shall be issued for failure to appear to pay, and the conduct of all proceedings applicable to such violations shall otherwise be in conformity with those generally applicable to civil matters.
- (3) The following violations constitute criminal traffic offenses:
  - (a) A violation of Section 1101 involving driving twenty-five (25) miles or more in excess of the lawful speed limit.
  - (b) A violation of Section 1101(8)(a) involving driving twenty-five (25) miles or more in excess of the speed limit on any interstate highway.
  - (c) Violations of Section 1105 (speed contests), 1401 (reckless driving), 1402 (careless driving), 1409 (failure to show compulsory insurance), 1413 (eluding a police officer) 1703 (parties to a crime) and 1903 (failing to stop for a school bus) of the Model Traffic Code, as amended.
- (4) Notwithstanding any other provision of this Code to the contrary, civil traffic infractions as provided in this Code shall be subject to the maximum penalties pursuant to Chapter 1, Article IV of this Code. Court costs as authorized by State and local law shall be added to the fine.
- (5) Notwithstanding any provision of this Code to the contrary, criminal traffic offenses as provided in this Code shall be subject to the maximum penalties: One hundred eighty (180) days imprisonment or fine of two thousand six hundred fifty dollars (\$2,650.00) or both. Court costs as authorized by State and local law shall be added to any penalty imposed.
- (6) Penalty assessment notices and contents. Penalty assessment notices as defined in Section 1709 of the Model Traffic Code may be issued for the violation of any portion of this Article subject to the restrictions and limitations set forth in this Section.
- (7) Authorization for penalty assessment notices.
  - (a) Penalty assessment notices may not be issued for any of the following offenses: an offense resulting in an accident, causing personal injury or substantial property damage; reckless driving; exceeding the speed limit by more than twenty (20) miles per hour; drag racing or speed contests; or eluding a police officer.
  - (b) Penalty assessment notices may be issued only for those offenses for which the Municipal Court has established a penalty assessment pursuant to the Colorado Municipal Court Rules of Procedure.
- (8) Effect of payment and nonpayment.
  - (a) By paying the penalty assessment notice, the person named therein as the violator or defendant admits his or her guilt of the charge against him or her and, upon receipt of such payment, the Court shall

enter judgment against the defendant that he or she has been found guilty. If driving a motor vehicle was involved, payment of the penalty assessment constitutes a conviction for the purposes of any penalty enhancement provisions on future offenses.

- (b) If a person to whom a penalty assessment notice is issued fails to pay the penalty assessment specified in said notice before the time in which said person is required to appear before the Municipal Court, said person shall appear before the Municipal Court in person, or by attorney, in order to enter a plea to the charges. If said person fails to appear at the time and place specified in the notice, judgment shall be entered against said person under the terms of Section 1710 of the Model Traffic Code. If said person appears, the Municipal Court will accept said person's plea to the charges contained in the penalty assessment notice and will proceed as though the penalty assessment notice were a summons and complaint.
  - (c) Nothing contained in this Section shall be deemed to prohibit the Municipal Court from collecting penalty assessments and costs by means other than those described in Part 17 of Article I of the Model Traffic Code.
- (9) When a peace officer is authorized to serve a summons and complaint on any person, the officer may issue a penalty assessment notice if:
- (a) The offense has been designated by the Municipal Judge;
  - (b) Only one (1) offense has arisen out of the same episode of violation;
  - (c) No significant hazard to life or property was involved;
  - (d) The offense does not appear to be an intentional or reckless violation; and
  - (e) The circumstances reasonably persuade the officer that the person is likely to comply with the terms of the penalty assessment notice.
- (10) Service of a penalty assessment notice upon the recipient is complete upon signature by the person on the penalty assessment's "acknowledgement of guilt or promise to appear." At that point, the person shall either pay the specified fine at the place and within the time specified on the notice or appear at the place and time specified on the notice to the arraigned by the Municipal Judge. If the person withdraws a plea of not guilty and enters a guilty plea to the Judge, or, upon trial, if the person is found guilty, the fine imposed shall be that specified on the penalty assessment notice and court costs shall also be imposed.
- (11) Point reduction for payment of penalty assessment. If a person receives a penalty assessment notice pursuant to Part 17 of the Model Traffic Code and the offense for which said penalty assessment is one for which points are assessed against a driver's license pursuant to Section 4-2-127, C.R.S., as amended, and if said person pays the penalty assessment and the surcharge, if any, for the violation on or before the date payment is due, the points assessed for the violation are reduced as follows:

- (a) For a violation having an assessment of three (3) or more points, the points are reduced by two (2) points;
- (b) For a violation having an assessment of two (2) points, the points are reduced by one (1) point.

The Clerk of the Municipal Court, upon reporting traffic convictions and payments of penalty assessments, shall advise the Colorado Department of Revenue of the point reduction to which a person is entitled under the terms of this subsection. Penalty assessment notices issued for traffic violations for which points are assessed shall contain a statement concerning the reduction of points available under this Section.

**Section 3.** The City Clerk shall cause at least one certified copy of the Code adopted by reference by this Ordinance to be on file in his or her office at least fifteen (15) days prior to the public hearing on this Ordinance. and, after adoptions, shall maintain a reasonable supply of copies of such Codes available for purchase by the public at a moderate price.

**Section 4.** If any section, provision, paragraph, clause or phrase of this Ordinance is held, or decided to be unconstitutional, invalid or enforceable for any reason, such decision shall not affect the constitutionality, validity, or enforceability of the remaining portion of this Ordinance.

**Section 5.** All other ordinances or portions thereof inconsistent or conflicting with this Ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED ON FIRST READING, on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, 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 \_\_\_\_\_, 202\_\_, and set for second reading and public hearing on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

CITY OF SALIDA, COLORADO

\_\_\_\_\_  
Mayor

[SEAL]

ATTEST:

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

PUBLISHED IN FULL in the Mountain Mail after First Reading on the \_\_\_\_ day of

\_\_\_\_\_, 202\_, and BY TITLE ONLY, after final adoption on the \_\_\_\_ day of  
\_\_\_\_\_, 202\_.

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



# CITY COUNCIL ACTION FORM

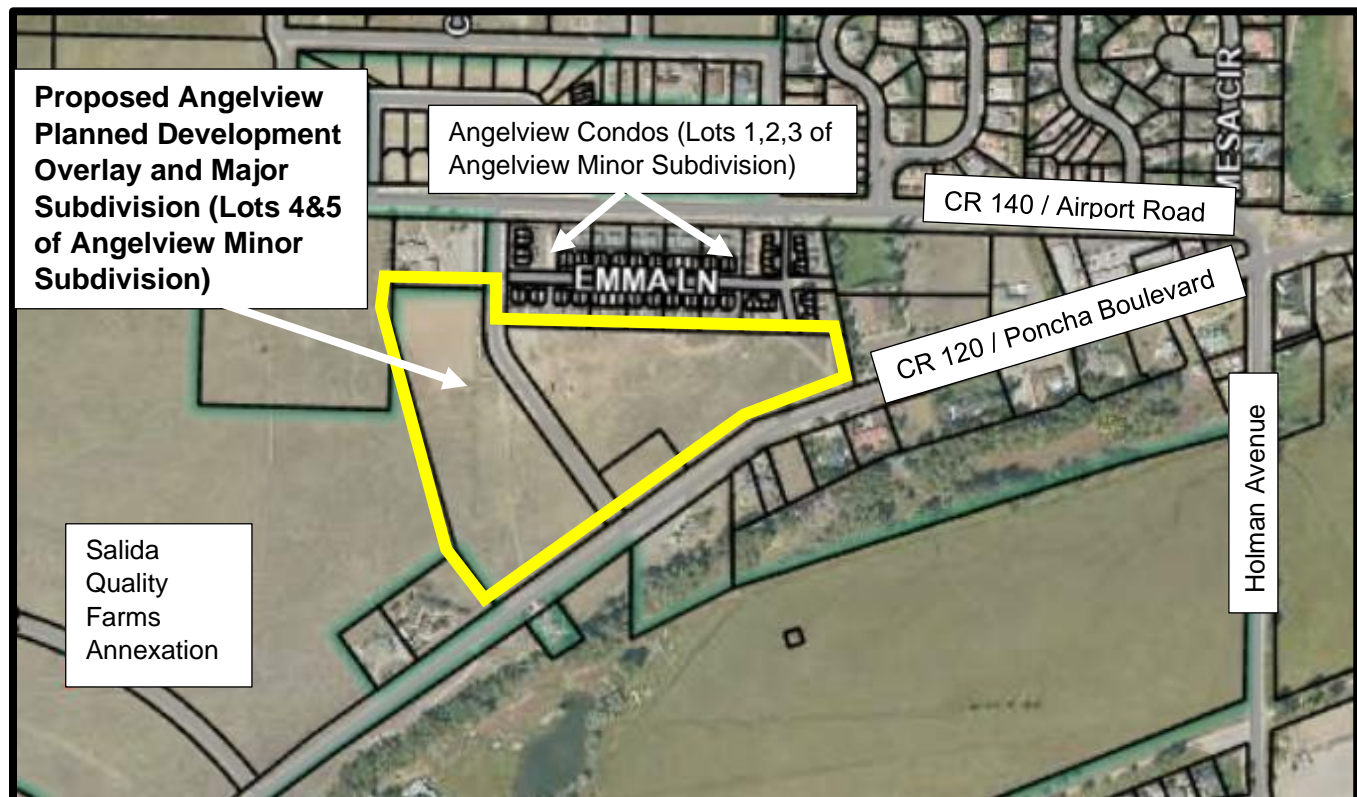
DEPARTMENT	PRESENTED BY	DATE
Community Development	Carolyn Poissant - Senior Planner	December 17, 2024

## AGENDA ITEM

Ordinance 2024-22 - First reading and setting of the Public Hearing for a Major Impact Review of the Angelview Planned Development and Major Subdivision.

## BACKGROUND

The applicant, Walt Harder of Harder-Diesslin Holdings, LLC, represented by Ronnie Pelusio of PEL-ONA Architects is requesting Major Impact Review approval for a Planned Development Overlay and Major Subdivision of the remaining property (Lots 4 and 5) within the Angelview Minor Subdivision. Land Use Code Sec. 16-3-120 allows for concurrent review of the applications. The property is located between Airport Road and Poncha Boulevard west of Holman Avenue.

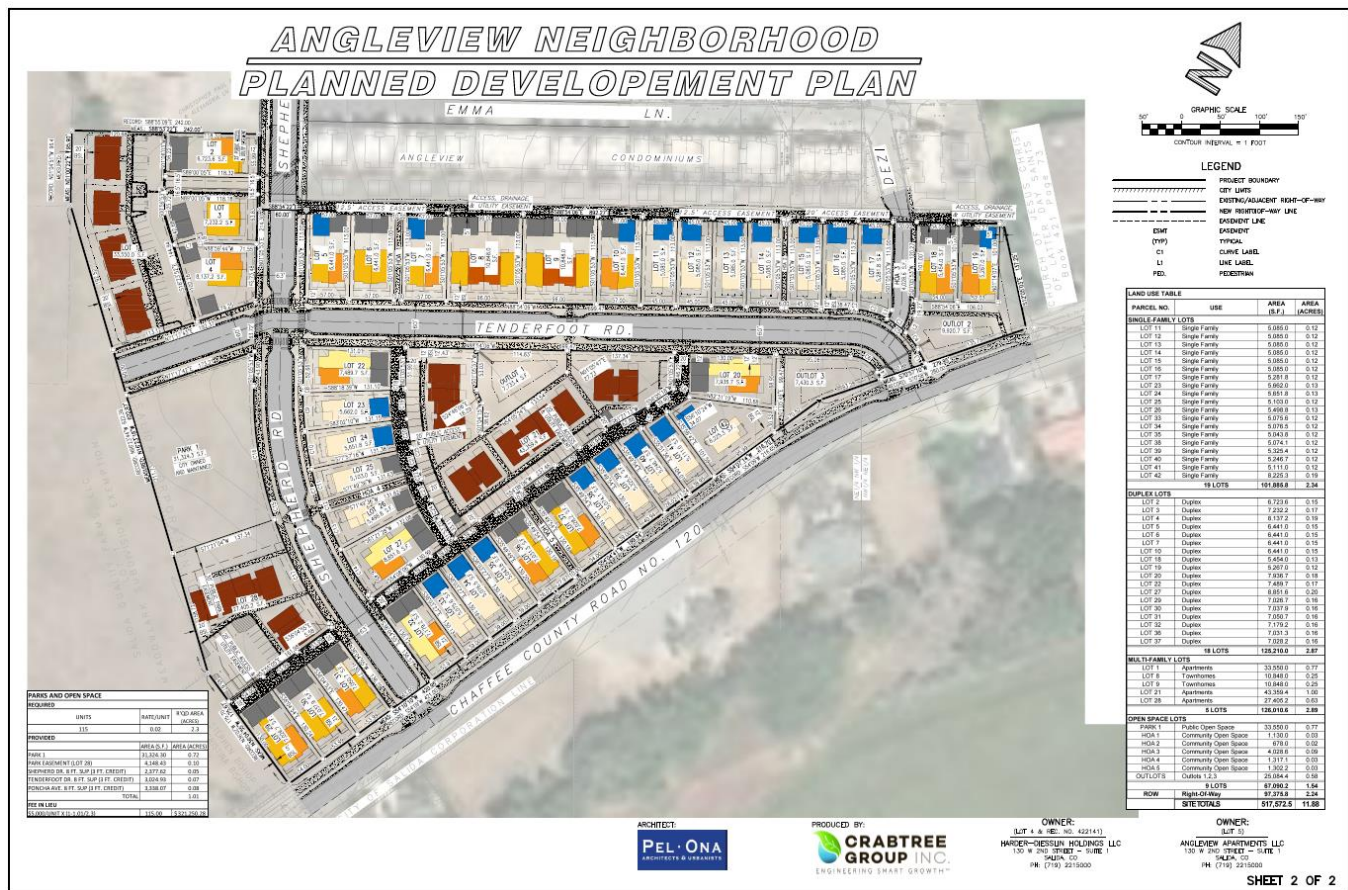


**Vicinity Map**

The applicant is proposing a Major Subdivision and Planned Development Overlay of the 11.9-acre site. The proposal is for 42 residential lots, comprised of 20 single-family, 17 duplex, 2 townhome, and 3 multiple-family lots, plus a public park and 5 HOA-maintained "Community Open Space" lots, which

include pedestrian walkways, and 3 outlots, which include stormwater detention areas. A total of 115 units are proposed.

The PD Plan includes a 0.72-acre park dedication, plus an additional 0.31-acre credit for a public access easement adjacent to the park and credit for 3-feet of the shared-use paths, for a total of 1.01 acres. Shepherd Road will be re-aligned (re-platted) and constructed by the developer to meet city standards and re-dedicated to the city along with the dedication of Tenderfoot Road. Both roads include 8-foot wide shared-use paths on one side within the public right-of-way. A park dedication less than the 2.3-acre requirement for the 115 residential units is considered acceptable due to the anticipated dedication of parkland on the adjacent property as part of the Salida Quality Farms Annexation and the provision of several community open space areas and pedestrian connections to be maintained by the HOA.



The recommended conditions of approval have been updated to remove conditions that have already been complied with (plat notes) and to provide more specific park and open space fee-in-lieu and park development criteria. Also, the plans have been changed to include two mid-block crossings with bump-outs as agreed to by the applicant and approved by Public Works.

The requested deviations from the dimensional standards of the Land Use and Development code for the PD remain the same as were presented to Planning Commission (see PD Evaluation Criteria below). Additional deviations from the code requested by the applicant include and exemption from the public road frontage for Lots 18 and 19 to accommodate a stormwater detention outlot and modification of the architectural standards to exempt the multiple-family structures.

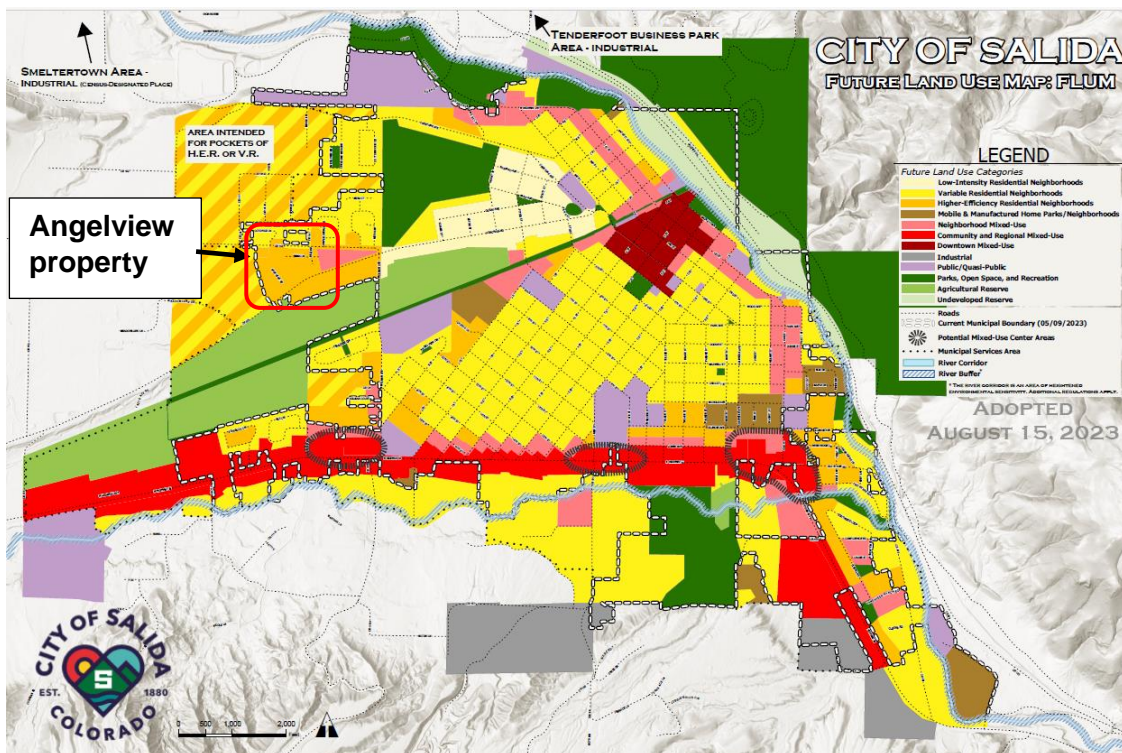
The density bonus approved by Resolution 2020-30 allows 2,100 square feet per unit, resulting in a total of 246 units for the 11.9-acre property (518,364 sf / 2,100 sf = 246). The proposal includes 115 units, which averages out to 4,508 square feet per unit. The minimum lot area has been provided for all of the units, including the duplexes should they undergo duplex conversion lot-spits.

## DETAILS OF REQUEST

### A. Major Impact Review for approval of a Planned Development Overlay

#### PROPOSED PLANNED DEVELOPMENT

A Planned Development is an overlay which allows flexibility in the underlying zoning district standards to "...permit the application of more innovative site planning and design concepts than may not be possible under the application of standard zone districts." The Comprehensive Plan Future Land Use Map shows the Angelview property as Higher-Efficiency Residential.



Future Land Use Plan

## CONSISTENCY WITH THE CITY OF SALIDA COMPREHENSIVE PLAN

Generally, zoning should be consistent with the community's comprehensive plan. The following Policies, Actions and Principles apply to the Angelview Planned Development proposal:

**Policy LU&G-I.2:** Infill and redevelopment should be encouraged and will advance the objectives of this plan.

- The 11.9-acre property lies within City limits. Approval of the planned development overlay would allow for infill and reduce pressure on the city to annex additional lands for housing.

**Action LU&G-I.2c:** Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.

- The site is within the Municipal Services Area and city services are available.

**Policy H-I.1:** Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.

- The proposal provides a mixture of housing types and densities including single-family units, duplex units, townhome units and apartment units. There will be a range of price points for sale as well as rental units (nearly half of the total) integrated throughout the development.

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

- The development has satisfied inclusionary housing requirements with the credit included in Ordinance 2020-01, as delineated in B.(13) below.

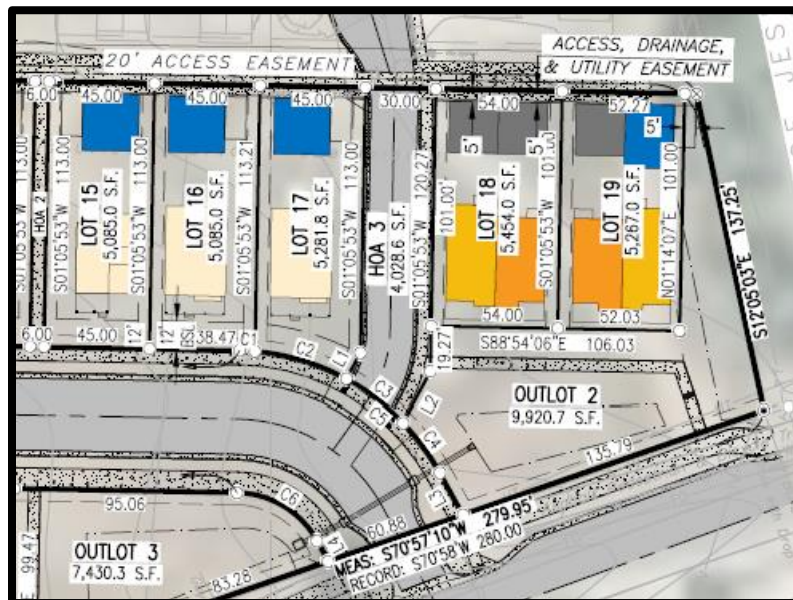
## PLANNED DEVELOPMENT EVALUATION CRITERIA

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states "the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved." The applicant's requests and staff's comments are listed below.

(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.

- The applicant is requesting the following deviations from Table 16-F - Schedule of Dimensional Standards and Sec. 16-1-80 - Definitions. The requested deviations will not impact the property's ability to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and will be compatible with other developments in the area. Front porches are included in the front setback deviation request in response to Planning Commission's recommended condition.
- Lots 18 and 19 have will have public sidewalks fronting the lot and access to a public street via an improved 30-foot access easement.
- The architectural standards have been modified to exempt the multiple-family developments.

REQUESTED DEVIATIONS		
Dimensional Standards		
Zone District R-3	Required	Proposed Angelview PD
Minimum Lot Size - Detached Units	5,625 sq ft	5,063 sq ft
Minimum Lot Size - Attached Units	2,400 sq ft	2,160 sq ft
Maximum Lot Coverage for Structures	45%	55%
Minimum Landscape Area	30%	25%
Required Front Setback	20 feet	12 feet
Front porch	(varies)	12 feet
Density (minimum lot square footage per principal dwelling unit) granted under Resolution 2020-30	2,400 sq ft	2,100 sq ft
<b>Sec. 16-1-80. Definitions.</b>		
Lots 18 & 19 are requested to be exempt from the public road frontage requirement within the definitions.	Must have frontage on an improved public street or an approved private street	Access to public street via public access easement
<b>Sec. 16-6-120. Subdivision review standards.</b>		
(11) Architecture.	Limitations on repetition of residential facades	Exemption for multiple-family buildings



Layout of Lots 18 &amp; 19 with access provisions

**(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 proposal includes 8-foot wide, concrete shared-use paths along the entire west side of Shepherd Road and the entire south side of Tenderfoot Road. Due to the grading and site infrastructure requirements, a new 8-foot wide, concrete shared-use path meeting city standards will replace the existing asphalt path along CR 120 (Poncha Boulevard).
- There will be 5-foot wide sidewalks meeting city standards on all other street frontages.
- The proposal also includes two mid-block crossings with bump-outs and several pedestrian connections contained within HOA-maintained open space lots (HOA Lots 1,2,3,4 and 5).

The combination of paths and walkways will provide connectivity to adjacent neighborhoods as well as the city's overall multi-use trail network and will advance the goal of having 100% compliance with the Americans with Disabilities Act access requirements, as called for in the PROST. The proposed park improvements will also meet ADA requirements.

**(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.

- A Homeowner's Association will be established subject to the Declaration of Covenants, Conditions, and Easements for Angelview Neighborhood to maintain the Community Open Space pedestrian connections (HOA Lots 1,2,3,4,5) and stormwater detention areas (Outlots 1,2,3) as indicated on the PD Plan and subdivision plat.
- Shepherd Road and Tenderfoot Road will be dedicated to and maintained by the City. Improvements to these roads and CR 120 (Poncha Boulevard) shall be subject to the provisions of a Subdivision Improvement Agreement (SIA) and all appropriate city and public works standards.
- The public park and associated improvements will be dedicated to and maintained by the city.

**(4) Water and Sewer.** The developer shall provide municipal water and sewer facilities within the PD as required by the City.

- The applicant has provided civil engineering plans for all of the public improvements, which have been approved by the Public Works Department and the City Engineering Consultants.

**(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. In a multiple-lot PD, the averaging of lot areas shall be permitted to provide flexibility in design and to relate lot size to topography, but each lot shall contain an acceptable building site. The clustering of development with usable common open areas shall be permitted to encourage provision for and access to common open areas, encourage pedestrian access and to save street and utility construction and maintenance costs. Such clustering is also intended to accommodate contemporary building types which are not spaced individually on their own lots but share common side walls, combined service facilities or similar architectural innovations, whether or not providing for separate ownership of land and

buildings. In high-density development, housing will be designed to provide adequate privacy between dwelling units.

- The applicant is not requesting an increase in overall allowable density for the development.
- The R-3 zone district requires 2,400 square feet of lot area per dwelling unit. The developer was allowed a density incentive reduction to 2,100 square feet of lot area per dwelling unit from the Confluent Park Planned Development and Major Subdivision for the Angelview Development. The maximum allowed density is calculated on the entire 11.9-acre site. The total allowable density for the Angelview property at 2,100 square per dwelling unit is 246 units. The applicant is proposing 115 units. The minimum lot size requested is 2,160 square feet, which is separate from the density calculation.

Note: The inclusionary housing requirements and incentives are explained below in the Subdivision review section under #13 of the staff report.

**(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 has submitted an application for a major subdivision with 42 residential lots, 5 HOA lots and 3 outlots to be reviewed concurrently with the planned development application. The major subdivision requirements are outlined under **B. Major Impact Review for approval of a Major Subdivision.**

**(7) Improvement Standards.** The PD may deviate from the provisions of Article VIII - Design Standards, 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 is not requesting a deviation from Article VIII and will meet all of the applicable criteria as required in Article VIII - Design Standards of the Municipal Code.

**(8) Maximum height.** 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:

- The applicant is not requesting a deviation from the maximum height standards.

**(9) Gross Building 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.

- There are no uses proposed other than residential. This criterion is not applicable.

**(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.

- There are no uses proposed other than residential.

**(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 transportation pattern of the City and surrounding area.

- The development provides connectivity to and between CR 120 (Poncha Boulevard) and CR 140 (Airport Road) through the existing Angelview Development.
- A transit stop along Poncha Boulevard may be needed in the future, but the exact location cannot be determined at this time. Provision of a transit stop will be included in the SIA.
- The conclusion of the traffic analysis report states that the traffic increase from the proposed development will generate 72 AM peak-hour and 92 PM peak-hour trips upon completion of the buildout. The maximum impacts will be seen on CR 120 with 33 right turns into the subdivision and 18 left turns out of the subdivision during the PM peak hour. The applicant submitted the following summary of trip generation for the 115 units.

ITE Code	Land Use	Intensity		Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
								In		Out				In		Out	
						Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips
210	Single-Family Detached	55	DU	9.43	519	0.70	39	26%	10	74%	29	0.94	52	63%	33	37%	19
220	Multifamily (Low-Rise)	52	DU	6.74	350	0.40	21	24%	5	76%	16	0.51	27	63%	17	37%	10
215	Single-Family Attached	8	DU	7.2	58	0.48	4	31%	1	69%	3	0.57	5	57%	3	43%	2
411	Public Park	0.72	Acres	0.78	1	0.02	0	59%	0	41%	0	0.11	0	55%	0	45%	0
<b>Sub-Totals</b>		<b>116</b>			<b>920</b>		<b>64</b>		<b>16</b>		<b>48</b>		<b>64</b>		<b>53</b>		<b>31</b>
<b>Existing Uses</b>																	
ITE Code	Land Use	Intensity		Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
								In		Out				In		Out	
						Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips
215	Single-Family Attached	65	DU	7.2	468	0.48	31	31%	10	69%	21	0.57	37	57%	21	43%	16
<b>Sub-Totals</b>		<b>65</b>			<b>468</b>		<b>31</b>		<b>10</b>		<b>21</b>		<b>37</b>		<b>21</b>		<b>16</b>
<b>Totals</b>		<b>181</b>			<b>1,396</b>		<b>95</b>		<b>26</b>		<b>69</b>		<b>121</b>		<b>74</b>		<b>47</b>

**(12) Development Standards.** The PD may deviate from the development standards described in Chapter 16 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 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 Chapter 16 applying to that area of development.

- The applicant is requesting a deviation from the minimum landscaped area from the requirement of 30% in R-3 to 25% to accommodate a more efficient development pattern. The applicant will meet the remaining standards of Article VIII.
- A complete landscape plan meeting all of the requirements of Sec. 16-8-90 - Landscape Standards shall be submitted for review and approval prior to the issuance of any building

permits for any of the multiple-family units. This applies to Lots 21 and 28, which are multiple-family developments.

- Lot 1 contains a multiple-family development (4 apartment buildings that are nearing completion), which was permitted by-right prior to the submittal of the PD application. A landscape plan has been submitted and approved for the apartments on Lot 1.

**(13) Energy Efficient Design.** The construction of new buildings will be required to meet the energy standards of the building codes.

- The construction of new buildings will be required to meet the energy standards of the International Building Code administered by Chaffee County. The efficient use of land will help provide greater energy-efficiency with smaller lots and multiple-family units.

**(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.

- The applicant is proposing a variety of single-family homes, duplexes, and townhomes (potentially with ADUs), and a range of 1-bedroom and 2-bedroom apartments.

**(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.

- The City will provide police and fire protection and serve the project with water and sewer through public mains. Water and sewer system development fees will help offset long term costs of expanding those systems.
- In accordance with Sec. 16-6-140 - Fair Contributions for Public School Sites, fees-in-lieu of land dedication will be required on a per residential unit basis as to help offset impacts on the school district.
- Payment for the remaining park and open space fees-in-lieu of dedication and development will be required as delineated in a Subdivision Improvement Agreement. The calculations are included

**(16) Higher Levels of Amenities.** 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 0.72-acre public park on the western edge of the Angelview development will be part of a larger park once combined with the future anticipated 4.0-acre park dedication associated with the Salida Quality Farms Annexation.
- The proposal includes outdoor spaces and pedestrian connections throughout the Angelview property. Sidewalks and shared-use paths create substantial connectivity between public amenities and surrounding neighborhoods.
- The HOA-maintained Community Open Space areas will provide public pedestrian connectivity throughout the Angelview development. The HOA-maintained private open space areas (Outlots 1,2,3) will serve the residents of the development. The open space

on Outlot 1 and the dedicated public park area are adjacent to higher density developments, which will benefit directly from these amenities.

- The proposal includes 8-foot wide shared-use paths along Shepherd Road and Tenderfoot Road, which will provide pedestrian and bicycle connectivity between existing trails along Airport Road and Poncha Boulevard. Additional sidewalks and crossings will provide direct connections to the public park and HOA-maintained open space areas.

**(17) Physical Conditions or Constraints.** There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements.

- The need for higher density, greater efficiency of land use and great diversity of housing types are objectives that drive the proposal and requested deviations.

**(18) Adjacent and Nearby Developments.** The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval.

- The majority of housing types in this area are single-family homes located to the south and west of the Angelview property, with condominiums to the north and a church to the east. The property to the west has been zoned R-3 and is expected to be developed with a mixture of housing types, including senior living facilities. The proposed residential of the Angelview Neighborhood Subdivision units are compatible with and complimentary to the existing adjacent Angelview Condominiums and nearby residential properties. Given the primarily residential nature of the proposal, other than a small degree of increased traffic, which results with any new development, adjacent properties should not be detrimentally affected and will benefit from the planned public improvements.

## EVALUATION STANDARDS FOR MAJOR PLANNED DEVELOPMENTS

Section 16-7-40(c) - In addition to the above evaluation standards, the following standards or requirements shall govern the application of a major planned development and shall be utilized by the Planning Commission and the City Council in evaluating any major PD plan:

**(1) Staging of Development.** Each stage within a PD shall be so planned and so related to the existing surroundings and available facilities and services that failure to proceed to the subsequent stages will not have an adverse impact on the PD or its surroundings at any stage of the development. The applicant is proposing to build the development in two phases.

- Phase 1 includes the construction of 4 apartment buildings (Lot 1) and 6 townhomes (Lots 2,3,4). A Development Improvement Agreement was approved by Resolution 2023-39 for construction of the apartments and townhomes and related public infrastructure. Building permit applications have been submitted for the townhomes and will be processed upon approval of the PD and Major Subdivision.
- Phase 2 includes the development of Lots 5 - 42, plus the HOA-maintained lots and all associated public improvements.

**(2) Parks, Trails and Open Space.** Each major planned development shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit

of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces are developed and preserved as the community grows.

**(a) The park & open space calculations in the Planning Commission memo of 2/26/24 have been revised to reflect the inclusion of a credit for 3 feet of the shared-use path along Poncha Boulevard, as is standard practice.**

- Public Park: 31,327.1 SF = 0.72 acre provided
- 30' park easement adjacent to (north of) Lot 28"  $30 \times 137.34 = 4120.2$  SF = 0.1 acre
- Shepherd Dr 8 ft shared-use path (3 ft credit) =  $718.89 \text{ LF} \times 3 = 2156.67$  SF = 0.05 acre
- Tenderfoot Dr 8 ft shared-use path (3 ft credit) =  $914.36 \times 3 = 2743.08$  SF = 0.07 acre
- Poncha Boulevard 8-ft shared-use path (3 ft credit) =  $993.66 \times 3 = 2981$  SF = 0.08 acre
- **Total park credit :  $0.72 + 0.1 + 0.05 + 0.07 + .08 = 1.01$  acre provided**
- **Total park and open space requirement:  $115 \text{ units} \times .02 \text{ acre} = 2.3$  acres required**
- Shortfall for fee-in-lieu:  $2.3 - 1.01 = 1.29$  acres /  $2.3 = .56$ 
  - Net remainder of Park, Trails & Open Space requirement:
    - 56% shortfall; 44% of required acreage is provided
  - **Fee-in-lieu calculation:  $115 \text{ units} \times \$5000 / \text{unit} = \$575,000 \times 56\% = \$322,000$** 
    - **\$322,000 fee in lieu required for park dedication shortfall**

**(b) Park development requirement: the Salida Municipal Code Section 16-6-120 (8) states:**

*Parks, Trails and Open Space. Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.*

The Parks & Recreation Department has standards for the development of public parkland within the city. "Park 1" with an acreage of < 1 acre qualifies as a "pocket park."

As such, the required development for Park 1 of Angelview PD as a pocket park includes the following:

- 1) Landscaping and irrigation
- 2) Play equipment
- 3) Picnic shelter
- 4) Benches
- 5) Walkways meeting ADA connecting park amenities and adjacent neighborhoods
- 6) Other amenities as appropriate and as approved by the Director
- 7) All park items, landscaping, irrigation, and installation and construction methods shall meet City of Salida Public Works and Parks and Recreation Department standards and specifications.

**(c) A conceptual site plan for the public park to be dedicated to the city has been provided and a preliminary cost estimate for the park improvements to demonstrate comparison with fee in lieu amount. (See Attachment B - Conceptual Park Plan.)**

**(d) Using the park construction preliminary cost estimate provided (roughly \$250,000), the remaining balance of Parks & Open Space fee-in-lieu owed would be:  $\$322,000 - \$247,135 = \$74,865$ , to be**

determined by final engineer's estimate approved by the Director of Parks and Recreation and included in the Angelview Subdivision Improvement Agreement.

- The remaining open space lots, drainage areas and pedestrian connections are for the benefit of the Angelview development and will be maintained by an HOA.
  - Land Use Code Sec. 16-8-20(13) requires installation of sidewalks with a Major Impact Review application. The 5-foot sidewalks within the development do not count toward the park and open space requirement.
- (3) Civic Engagement. Civic buildings and public gathering places should be provided to reinforce community identity and support civic engagement.
- No major civic buildings are provided. Public gathering places include the public park and HOA open space areas.

**B. Major Impact Review for approval of a Major Subdivision** to subdivide the above-described property into 42 residential lots, 5 HOA-maintained walkway connections, and 3 HOA-maintained outlots, which include stormwater detention areas, plus public road rights-of-way and a 0.72-acre of dedicated open space. The proposed residential uses include 20 single-family lots, 17 duplex lots, 8 apartment buildings on 3 lots and 8 townhomes on 2 lots (115 total units).

#### **MAJOR SUBDIVISION PLAT REVIEW STANDARDS**

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

- (1) **Comprehensive Plan.** The proposed subdivision is consistent with the Comprehensive Plan as detailed on page 3 of this report which promotes diverse residential housing (including for-sale and rental units) and access to nearby trails. Staff finds that the development is compatible with surrounding land uses and should not create unreasonable adverse effects on neighboring properties.
- (2) **Zone District Standards.** The applicant is requesting exemptions from the minimum lot size, maximum lot coverage for structures, minimum front setback and minimum landscape area. Deviations to such standards have been requested through the concurrent Planned Development application.
- (3) **Improvements.** The proposed subdivision shall be provided with improvements which comply with 16-2-60 and landscaping which complies with Section 16-8-90 of this Chapter.
  - a. **Streets.** Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision, as addressed in the Traffic Study approved by Public Works.
  - b. **Utilities.** Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision, as confirmed by local gas and electric utility providers.
  - c. **Phases.** The applicant is proposing two phases within the planned development request. Additional phasing and conditional requirements may be necessary to address public

safety concerns as well as site drainage, erosion control, dust, etc., which will be addressed in the SIA.

- (4) **Natural Features.** The Chaffee County GIS Wildlife Habitat Layer indicates “Disturbed Lower Quality Habitat” for this property. Staff recommends that the developer strive to provide and support a high degree of native and pollinator-friendly plantings to help sustain our local diversity of songbirds, insects, and small animals that provide intrinsic value and enjoyment to residents. Appropriate landscaping helps with stormwater filtration and infiltration to protect groundwater and reduce non-point pollution sources that impact the Arkansas River watershed and ecosystem.
- (5) **Floodplains.** This property does not reside in the floodplain. This standard does not apply.
- (6) **Noise Reduction.** Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. This property does not border a highway right-of-way.
- (7) **Future Streets.** Tenderfoot Road is a future road connection to the vacant property to the west of this development.
- (8) **Parks, Trails and Open Space.** See # 2 under Evaluation Standards for Major Planned Developments for dedication requirements.
- (9) **Common Recreation Facilities.** The development includes a total of 8 HOA-maintained common areas, which include pedestrian walkways and stormwater detention / open space.
- (10) **Lots and Blocks.** The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated.
- (11) **Architecture.** The following architectural standard is intended to prevent monotonous streetscapes and offer consumers a wider choice of housing styles.

To avoid uniformity and lack of variety in design among housing units within the subdivision, no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No residential elevation shall be repeated directly across the street from the same façade elevation. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, the Planning Commission may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.

- The architectural concept proposed for this site is intended to complement the surrounding neighborhood.
- The applicant is proposing the following plat notes to prevent monotonous streetscape and offer a wider variety of housing styles. Underlined below are the applicant’s proposed changes to the language for the architecture requirement. This is primarily to exempt the multiple-family apartments and allow for administrative approval of minor waivers.

- (a) To avoid uniformity and lack of variety in design among housing units within the subdivision, no {single family's, duplex building's or townhouse building's} residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations).
- (b) No {single family, duplex building or townhouse building} residential elevation shall be repeated directly across the street from the same façade elevation. {At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.}
- (c) Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, ~~the Planning Commission~~ {an Administrative Review process} may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.
- (d) Primary Roof Forms (proposed by the applicant): A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.



(12) **Codes.** The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.

(13) **Inclusionary Housing.** Land Use Code Sec. 16-13-20 - Any application brought under planned development and major subdivision sections of this code is required to include at least sixteen and seven-tenths percent (16.7%) of the total number of residential dwelling units as affordable dwelling units, pursuant to requirements set forth in Article XIII.

- The applicant is not required to provide deed-restricted inclusionary housing within the Angelview development because the Developer provided more than the required number of IH units in the Confluent Park Planned Development and received “credits” for the Angelview development per Ordinance 2020-01. The developer was allowed up to 750 units without needing to provide additional deed restricted units for the Confluent Park Planned Development and future phases of the Angelview Subdivision as shown in Ordinance 2020-01.

Inclusionary Housing requirement from  
CONFLUENT PARK PLANNED DEVELOPMENT - ORDINANCE 2020-01

**3.14 INCLUSIONARY HOUSING**

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

- Without the Confluent Park agreement, the inclusionary housing requirement for the proposed 115 units in the Angelview development would have been 19.2 units, to meet the inclusionary housing requirement of 16.7% of all units.
- The Confluent Park Subdivision and Inclusionary Housing Agreement was approved with Resolution 2020-30. Section 8.1.2 of the agreement allowed for density incentives in the Angelview development as part of the transferred inclusionary housing credits:

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

- Per Section 8.1.2 of the SIA above, the Angelview development is allowed to utilize the density incentive for a minimum 2,100 square feet of lot area per principal dwelling unit per Land Use Code Sec. 16-13-50. Using the 2,100 square feet of lot area per unit, the density for the entire 11.9-acre Angelview property is 246 units and the applicant is proposing 115 units.

## UPDATED RESPONSES FROM REFERRAL DEPARTMENTS AND AGENCIES:

Requests to referral agencies and the comments received are as follows:

- **Salida Fire Department**: Assistant Fire Chief, Kathy Rohrich, responded “Fire Department has no concerns at this time.”
- **Salida Police Department**: Police Chief, Russ Johnson, responded “No issues from PD at this time.”
- **Salida Parks and Recreation Department**: Director Diesel Post expressed support for the revised calculations and the park concept requirement delineated above.
- **Public Works Department**: Director David Lady supports the bump-outs at the intersections and in the middle of Shepherd Road and Tenderfoot Road, which provide connections to proposed walkways and the park, which the applicant has proposed. Each bump-out as designed is approximately 60 feet in length and eliminates approximately 6 on-street parking stalls per bump-out.
- **City Engineering Consultants**: The civil plan set dated 11/19/2024 has been preliminarily approved by Gary Greiner. A final set of approved civil plans will be required with the SIA.
- **Salida Finance Department**: Staff Accountant Renee Thonhoff indicated that System Development Fees would need to be paid with any future development.
- **Salida School District**: Superintendent David Blackburn – No response has been received, therefore the standard plat note regarding Fair Contributions to Public School Sites has been included on the subdivision plat.
- **Xcel Energy**: Timothy Butler of Xcel energy responded, “The plat looks great. No other amendments are needed.”
- **Chaffee County Planning Director**: Staff has coordinated with the county regarding the re-alignment of Shepherd Road, which will be re-platted with the proposed Angelview Major Subdivision.

## **RECOMMENDATION**

A public hearing with the Planning Commission was held February 26, 2024 and the Commission recommended Council approve the proposed Angelview Planned Development and Major Subdivision with staff recommendation conditions as amended by the Planning Commission. **The conditions have been modified below to reflect the updated plans and referral recommendations staff has since received. The revised conditions are included in Ordinance 2024-22.**

## **PLANNED DEVELOPMENT CONDITIONS**

The Planning Commission recommended City Council approve the Angelview Planned Development Overlay with staffs recommended conditions and plat notes. **The strikethroughs and bolded items below reflect the updated plans and conditions. The revised conditions (bolded and underlined) are included in Ordinance 2024-22.**

1. The following plat notes **shall be included** ~~to be updated~~ on the Angelview Planned Development Plat ~~Plan~~ prior to recording the **PD Plan**:

~~a) As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.~~

**N/A Included on the revised Angelview Neighborhood Subdivision Plat (Drawing No. L-24-03 dated 10/12/24).**

~~b) All required signature blocks shall be added to the planned development plat prior to printing the mylars.~~ **N/A Provided on updated PD Plan.**

~~c) Update the dimensional standards to show existing (R-3) requirements and Angelview PD requests. (remove the existing inclusionary housing and comparisons within the table)~~ **N/A Provided on updated PD Plan.**

2. ~~The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement (SIA).~~ **N/A This is a standard condition of approval for an SIA.**

3. ~~Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.~~

**Revised condition: The public park ("Park 1") shall be constructed by the developer in accordance with the Park Concept Plan as specified in a Subdivision Improvement Agreement (SIA), which shall delineate all products, materials, details and specifications and a cost estimate approved by the city. The agreed upon cost of construction of the public park shall be deducted from the required Park and Open Space Fee-in-lieu of \$322,000. Any remaining balance shall be paid to the city for use in future park development as determined by the Director of Parks and Recreation. The public park and all park improvements shall be dedicated to the city.**

4. ~~The applicant must update the traffic study and include the County Road 120 improvements.~~ **N/A The Angelview PD Traffic Study dated 4/30/2024 has been approved by the city's engineering consultant.**

5. ~~The proposed 12' front setback includes the covered front porch.~~ **This is included in the Dimensional Standards Table on the PD Plan.**

6. ~~The following architectural element notes shall be included on the PD Plan~~  
**These notes are included on the revised PD Plan.**

- a) Streetscape Diversity: To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At

street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.

- b) **Primary Roof Forms:** A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.

- 7. **Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement (SIA) that guarantees the construction of all public improvements required for the project. The SIA shall include a phasing plan delineating the sequential installation of public improvements. Issuance of residential building permits shall be subject to completion of required public improvements in accordance with the approved SIA phasing plan.**

## **MAJOR SUBDIVISION CONDITIONS**

The Planning Commission recommended City Council approve the Angelview Major Subdivision with the following conditions and plat notes. **The plat notes have been updated. No additional notes or conditions are recommended on the subdivision plat, which is primarily a survey document.**

- 1. ~~The following plat notes to be updated on the Major Subdivision Plat prior to recording the plat:~~
  - a. ~~N/A - Included on revised plat. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.~~
  - b. ~~N/A - Included on revised plat. All required signature blocks shall be added to the subdivision plat prior to printing the mylars.~~
- 2. ~~The applicant must meet the requirements of the Public Works Director (except for keeping the proposed mid-block connections) and the City Engineering Consultants prior to the approval of the Subdivision Improvement Agreement (SIA).~~  
**N/A - The plans have been revised to include 2 mid-block bump-out crossings as approved by the Director of Public Works and agreed to by the applicant.**

**FISCAL IMPACT**

The fiscal impact of the new subdivision will result in an increased demand for city services.

**MOTION**

A council person should make the motion to approve Ordinance 2024-22 on first reading and set the second reading and public hearing for January 7, 2024.

Attachments: A - Planning Commission Minutes of February 26, 2024  
B - Park Concept Plan  
Ordinance 2024-22  
    Angelview Planned Development Plan  
    Angelview Major Subdivision Plat  
Application Materials



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
February 26, 2024 - 6:00 PM

## MINUTES

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

Please register for the Planning Commission meeting:  
<https://attendee.gotowebinar.com/rt/190909234220683277>

### CALL TO ORDER BY CHAIRMAN – 6:55 pm

### ROLL CALL

#### PRESENT

Chairman Greg Follet  
Vice-Chair Francie Bomer  
Commissioner Giff Kriebel  
Commissioner Judith Dockery  
Commissioner Brian Colby  
Commissioner Aaron Derwingson  
Alternate Commissioner Dan Bush  
Alternate Commissioner Kenny Layton

#### ABSENT

Commissioner Michelle Walker

### APPROVAL OF THE MINUTES

#### 1. December 12, 2023- Draft Minutes

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.  
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush, Alternate Commissioner Layton

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

#### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Major Impact Review - Angelview Planned Development and Major Subdivision** - The applicant, Walt Harder of Harder Diesslin Holdings, LLC, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the remaining lots within the Angelview Minor Subdivision along County Road 120. Below are the requests:

#### A. Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

- **Minimum lot size:** In the R-3 zone district the minimum lot size is 5,625 square feet for detached units and 2,400 square feet for attached units. The applicant is requesting a minimum lot size of 5,063 square feet for the detached units and a minimum lot size of 2,160 square feet for the detached units.

• **Minimum setbacks:** The required front and rear setbacks for primary structures in the R-3 zone district are 20' from front property line and 20' from the rear property line and the required side lot line setbacks are 5'. The applicant is requesting the minimum front setback of 12'. No deviations from the side and rear lot line setbacks are requested.

• **Maximum Lot Coverage for structures:** The maximum lot coverage for structures in the R-3 zone district is 45% and the applicant is requesting a lot coverage for structures of 55%.

• **Minimum Landscape area:** The minimum landscape requirement is 30% in the R-3 zone district. The applicant is requesting a minimum landscape area of 25%.

It appears all other dimensional and parking requirements can be met by the proposed development.

- A. **Open Public hearing** – 6:57 pm
- B. **Proof of Publication** –
- C. **Staff Review**– Kristi Jefferson reviewed the application
- D. **Applicant's Presentation**- Ronnie Pelusio, Palona Architects, presented with Harder-Dieslin Holdings Present.
- E. **Public Input** – Brian and Anna Bishop, Holly Grady, Mary, Jim Sanders, Lisa Runkle, Jerry Raski (online)
- F. **Close Public Hearing** – 8:42pm
- G. **Commissioner Discussion** –
- H. **Commission Recommendation** –

**A. Approval of a Major Subdivision to subdivide the above-described property into 42 residential lots, and several HOA maintained out-lots.**

Motion made by Vice-Chair Bomer to recommend Council approve the Major Impact Review for the Angelview Planned Development with staff recommended changes to condition #2 and adding conditions 4 and 5:

1. The following plat notes to be updated on the Angelview Planned Development Plat prior to recording the subdivision:
  - a) As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.
  - b) All required signature blocks shall be added to the planned development plat prior to printing the mylars.
  - c) Update the dimensional standards to show existing (R-3) requirements and Angelview PD requests. (remove the existing inclusionary housing and comparisons within the table)
2. The applicant must meet the requirements of the Public Works Director (except for keeping the proposed mid-block connections) and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement (SIA).

3. Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.
4. The applicant must update the traffic study and include the County Road 120 improvements.
5. The proposed 12' front setback includes the covered front porch.

Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

**B. Approval of a Major Subdivision to subdivide the above-described property into 42 residential lots, and several HOA maintained out-lots.**

Motion made by Vice-Chair Bomer to recommend Council approve the Angelview Major Subdivision with staff recommended changes to condition #2 and adding conditions 5 and 6:

1. The following plat notes to be updated on the Major Subdivision Plat prior to recording the subdivision:
  - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.
  - b. All required signature blocks shall be added to the subdivision plat prior to printing the mylars.
  - c. **Streetscape Diversity:** To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.

**Primary Roof Forms:** A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.

2. The applicant must meet the requirements of the Public Works Director (except for keeping the proposed mid-block connections) and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement (SIA).
3. Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.
4. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement that guarantees the construction of the public improvements that are required for the project.
5. The applicant must update the traffic study and include the County Road 120 improvements.
6. The proposed 12' front setback includes the covered front porch.  
Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

## UPDATES

## COMMISSIONERS' COMMENTS

**ADJOURN** The meeting was adjourned at 9:16pm



Playground structures and benches with a berm to the west to enclose playground and provide a buffer from west winds.

Stabilized crushed stone path / future connector

Native meadow / low-water landscape

Pavilion and picnic tables per City Park Development Manual

Open turf area

	ITEM DESCRIPTION	QTY	UNIT	PRELIMINARY ESTIMATE		VENDOR QUOTE
				UNIT COST	TOTAL	TOTAL
1	Grading, topsoil, sod	3920	SYD	\$15.00	\$58,800.00	\$58,800.00
2	Playstructure	1	EA	\$75,000.00	\$75,000.00	\$60,970.00
	Installation					\$20,189.00
3	Eng. wood fiber surfacing		LS			\$5,129.00
	Installation					\$2,750.00
4	Benches	2	EA	\$1,500.00	\$3,000.00	\$2,166.00
5	Picnic shelter	1	EA	\$25,000.00	\$25,000.00	\$18,861.00
	Installation		LS			\$7,000.00
6	Picnic tables	2	EA	\$2,500.00	\$5,000.00	\$2,162.00
7	Pet waste stations	2	EA	\$300.00	\$600.00	\$600.00
8	Park sign	1	EA	\$1,000.00	\$1,000.00	\$1,000.00
9	Trees (along sidewalks, around play area per plan)	30	EA	\$450.00	\$13,500.00	\$13,500.00
10	Irrigation	1	LS	\$15,000.00	\$15,000.00	\$15,000.00
11	ADA concrete walk connection to & around play area	2250	SF	\$8.00	\$18,000.00	\$18,000.00
	<b>Subtotal</b>				<b>\$214,900.00</b>	<b>\$226,127.00</b>
12	Design & engineering (5%)	1	LS	\$10,745.00	\$10,745.00	\$10,745.00
13	Mobilization & overhead (10%)	1	LS	\$21,490.00	\$21,490.00	\$21,490.00
	<b>TOTAL</b>				<b>\$247,135.00</b>	<b>\$258,362.00</b>

**CITY OF SALIDA, COLORADO  
ORDINANCE NO. 22  
SERIES OF 2024**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO  
APPROVING THE ANGELVIEW MAJOR IMPACT REVIEW FOR A PLANNED  
DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION**

**WHEREAS**, the City of Salida Planning Commission conducted a public hearing on the Major Impact Review Application request on February 26, 2024 for a Planned Development Overlay and Major Subdivision for the property which includes Lot 4 and Lot 5 of Angelview Minor Subdivision, Shepherd Road, and a 0.57-acre parcel on County Road 120, totaling approximately 1.89 acres; and

**WHEREAS** The Commission forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a Planned Development Overlay pursuant to the attached Angelview Planned Development Plan (Exhibit A); and

**WHEREAS**, the City of Salida Planning Commission reviewed and recommended approval, with conditions, the Angelview Major Subdivision within the Planned Development Overlay (Exhibit B); and

**WHEREAS**, the project is consistent with the purpose, conditions and evaluation standards for a Planned Development Overlay and Major Subdivision; 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 January 7, 2025.

**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 Angelview Planned Development, to wit, the 11.9 acres is hereby zoned High Density Residential (R-3) with a Planned Development Overlay as shown on the Angelview Planned Development Plan and Major Subdivision Plat attached to this ordinance as Exhibit A and Exhibit B.

**Section Two**

Upon this approval by the City Council, the Angelview Planned Development Overlay shall be considered a site specific development plan and granted a vested property right for three (3) years. 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 this approval by the City Council, the applicant shall submit final mylars of Exhibit A and Exhibit B; and incorporating the following conditions of approval for the Mayor's signature and recordation.

**The following conditions of approval shall be included as notes on the Angelview Planned Development Plan:**

1. **The public park ("Park 1") shall be constructed by the developer in accordance with the Park Concept Plan (attached as Exhibit C) as specified in a Subdivision Improvement Agreement (SIA), which shall delineate all products, materials, details and specifications and a cost estimate approved by the city. The agreed upon cost of construction of the public park shall be deducted from the required Park and Open Space Fee-in-lieu of \$322,000. Any remaining balance shall be paid to the city for use in future park development as determined by the Director of Parks and Recreation. The public park and all park improvements shall be dedicated to the city.**
2. **Architectural elements:**
  - a) **Streetscape Diversity: To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.**

- b) **Primary Roof Forms:** A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.
  3. **Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement (SIA) that guarantees the construction of all public improvements required for the project. The SIA shall include a phasing plan delineating the sequential installation of public improvements. Issuance of residential building permits shall be subject to completion of required public improvements in accordance with the approved SIA phasing plan.**

#### **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 mylars, 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 this 17th day of December, 2024, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this \_\_\_\_ day of \_\_\_\_\_, 2024, and set for second reading and public hearing on the 7th day of January, 2025.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED  
PUBLISHED BY TITLE ONLY, by the City Council on this \_\_\_\_ day of \_\_\_\_\_,  
2025.

City of Salida

\_\_\_\_\_  
Dan Shore, Mayor

ATTEST:

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

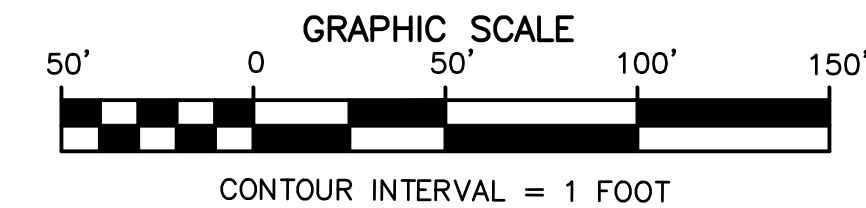
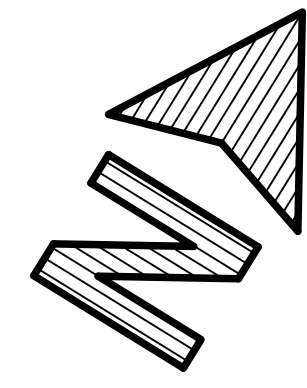


**OWNER:**  
(LOT 5)  

---

**ANGLEVIEW APARTMENTS LLC**  
130 W 2ND STREET – SUITE 1  
SALIDA, CO  
PH: (719) 2215000

# ANGLEVIEW NEIGHBORHOOD PLANNED DEVELOPEMENT PLAN



## LEGEND

	PROJECT BOUNDARY
	CITY LIMITS
	EXISTING/ADJACENT RIGHT-OF-WAY
	NEW RIGHT-OF-WAY LINE
	EASEMENT LINE
	EASEMENT
	TYPICAL
	CURVE LABEL
	LINE LABEL
	PEDESTRIAN

LAND USE TABLE			
PARCEL NO.	USE	AREA (S.F.)	AREA (ACRES)
<b>SINGLE-FAMILY LOTS</b>			
LOT 11	Single Family	5,085.0	0.12
LOT 12	Single Family	5,085.0	0.12
LOT 13	Single Family	5,085.0	0.12
LOT 14	Single Family	5,085.0	0.12
LOT 15	Single Family	5,085.0	0.12
LOT 16	Single Family	5,085.0	0.12
LOT 17	Single Family	5,281.8	0.12
LOT 23	Single Family	5,662.0	0.13
LOT 24	Single Family	5,651.8	0.13
LOT 25	Single Family	5,103.0	0.12
LOT 26	Single Family	5,498.8	0.13
LOT 33	Single Family	5,075.6	0.12
LOT 34	Single Family	5,076.5	0.12
LOT 35	Single Family	5,043.8	0.12
LOT 38	Single Family	5,074.1	0.12
LOT 39	Single Family	5,325.4	0.12
LOT 40	Single Family	5,246.7	0.12
LOT 41	Single Family	5,111.0	0.12
LOT 42	Single Family	8,225.3	0.19
<b>19 LOTS</b>		<b>101,885.8</b>	<b>2.34</b>
<b>DUPLEX LOTS</b>			
LOT 2	Duplex	6,723.6	0.15
LOT 3	Duplex	7,232.2	0.17
LOT 4	Duplex	8,137.2	0.19
LOT 5	Duplex	6,441.0	0.15
LOT 6	Duplex	6,441.0	0.15
LOT 7	Duplex	6,441.0	0.15
LOT 10	Duplex	6,441.0	0.15
LOT 18	Duplex	5,454.0	0.13
LOT 19	Duplex	5,267.0	0.12
LOT 20	Duplex	7,936.7	0.18
LOT 22	Duplex	7,489.7	0.17
LOT 27	Duplex	8,851.6	0.20
LOT 29	Duplex	7,026.7	0.16
LOT 30	Duplex	7,037.9	0.16
LOT 31	Duplex	7,050.7	0.16
LOT 32	Duplex	7,179.2	0.16
LOT 36	Duplex	7,031.3	0.16
LOT 37	Duplex	7,028.2	0.16
<b>18 LOTS</b>		<b>125,210.0</b>	<b>2.87</b>
<b>MULTI-FAMILY LOTS</b>			
LOT 1	Apartments	33,550.0	0.77
LOT 8	Townhomes	10,848.0	0.25
LOT 9	Townhomes	10,848.0	0.25
LOT 21	Apartments	43,359.4	1.00
LOT 28	Apartments	27,405.2	0.63
<b>5 LOTS</b>		<b>126,010.6</b>	<b>2.89</b>
<b>OPEN SPACE LOTS</b>			
PARK 1	Public Open Space	33,550.0	0.77
HOA 1	Community Open Space	1,130.0	0.03
HOA 2	Community Open Space	678.0	0.02
HOA 3	Community Open Space	4,028.6	0.09
HOA 4	Community Open Space	1,317.1	0.03
HOA 5	Community Open Space	1,302.2	0.03
OUTLOTS	Outlots 1,2,3	25,084.4	0.58
<b>9 LOTS</b>		<b>67,090.2</b>	<b>1.54</b>
ROW	Right-Of-Way	97,375.8	2.24
<b>SITETOTALS</b>		<b>517,572.5</b>	<b>11.88</b>

PARKS AND OPEN SPACE			
REQUIRED			
UNITS	RATE/UNIT	R'OD AREA (ACRES)	
115	0.02	2.3	
PROVIDED			
	AREA (S.F.)	AREA (ACRES)	
PARK 1	31,324.30	0.72	
PARK EASEMENT (LOT 28)	4,148.43	0.10	
SHEPHERD DR. 8 FT. SUP (3 FT. CREDIT)	2,377.62	0.05	
TENDERFOOT DR. 8 FT. SUP (3 FT. CREDIT)	3,024.93	0.07	
PONCHA AVE. 8 FT. SUP (3 FT. CREDIT)	3,338.07	0.08	
TOTAL		1.01	
FEE IN LIEU			
\$5,000/UNIT X (1-1.01/2.3)	115.00	\$321,250.28	

ARCHITECT:

**PEL · ONA**  
ARCHITECTS & URBANISTS

PRODUCED BY:

**CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™

OWNER:

(LOT 4 & REC. NO. 422141)  
HARDER-DIESSLIN HOLDINGS LLC  
130 W 2ND STREET - SUITE 1  
SALIDA, CO  
PH: (719) 2215000

OWNER:

(LOT 5)  
ANGLEVIEW APARTMENTS LLC  
130 W 2ND STREET - SUITE 1  
SALIDA, CO  
PH: (719) 2215000

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS THAT HARDER-DIESSLIN DEVELOPMENT GROUP, LLC, BEING THE OWNER OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

Lot 4, Angelview Minor Subdivision in the City of Salida, Chaffee County, Colorado per Plat Filed July 15, 2016 as Reception No. 428085.

AND  
A tract of land located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 6, Township 44 North, Range 9 East of the New Mexico Principal Meridian, being described as follows: Commencing at the brass cap witness corner to the North 1/4 corner as said Section 6, (said witness corner being North 14.5 feet from said 1/4 corner), thence South 6°16' West (see Note 4) 584.6 feet to the northerly boundary of County Road No. 10 (Now 120) and South 54°07' West along said road boundary 216.65 feet to the point of beginning of the tract herein described, said beginning point at each of the other three tract corners of said tract being marked by a 5/8 inch reinforcing bar 2 feet long driven in the ground and having a one inch aluminum cap; thence proceeding around the tract continuing South 54°07' West along said road boundary 100.0 feet; thence North 35°53' West 125.0 feet; thence North 54°07' East 100.0 feet; thence South 35°53' East 125.0 feet to the point of beginning.

City of Salida, Chaffee County, Colorado.  
AND  
A tract of land located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 6, Township 44 North, Range 9 East of the New Mexico Principal Meridian, described as follows: Commencing at the brass cap witness corner to the North 1/4 corner as said Section 6, (said witness corner being North 14.5 feet from said 1/4 corner), thence South 6°16' West (see Note 4) 584.6 feet to the northerly boundary of County Road No. 10 (Now 120) and South 54°07' West along said road boundary 216.65 feet to the point of beginning of the tract herein described, said beginning point at each of the other three tract corners of said tract being marked by a 5/8 inch reinforcing bar 2 feet long driven in the ground and having a one inch aluminum cap; thence proceeding around the tract continuing South 54°07' West along said road boundary 100.0 feet; thence North 35°53' West 125.0 feet; thence North 54°07' East 100.0 feet; thence South 35°53' East 125.0 feet to the point of beginning.

City of Salida, Chaffee County, Colorado.  
AND THAT ANGELVIEW APARTMENTS, LLC, BEING THE OWNER OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

Lot 5, Angelview Minor Subdivision per Plat Filed July 15, 2016 as Reception No. 428085, City of Salida, Chaffee County, Colorado.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTIES INTO LOTS, OUTLOTS, DEDICATED ROADS AND EASEMENTS WITH BEARINGS AND DISTANCES AS SHOWN ON SHEET 2 CONTAINED HEREIN, TO BE KNOWN AS:

ANGELVIEW NEIGHBORHOOD SUBDIVISION

LOCATED WITHIN  
LOTS 4 & 5, ANGELVIEW MINOR SUBDIVISION  
AND TRACTS IN THE  
NE1/4 NW1/4, SEC. 6, T49N, R9E, N.M.P.M.  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO

AND THAT PORTION OF SHEPHERD ROAD AS SHOWN ON THE FILED PLAT OF ANGELVIEW MINOR SUBDIVISION LYING BETWEEN LOTS 4 AND 5 IS HEREBY VACATED AND REPLATTED TO THE LOCATION SHOWN ON SHEET 2 CONTAINED HEREIN.

AND DO HEREBY DEDICATE SHEPHERD ROAD AND TENDERFOOT ROAD TO THE CITY OF SALIDA AS PUBLIC ROAD. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS SHOWN AND DESCRIBED ON SHEET 2 CONTAINED HEREIN AND HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN ON SHEET 2.

AND "PARK 1" IS HEREBY DEDICATED TO THE CITY OF SALIDA, TO BE OWNED AND MAINTAINED BY THE CITY AS A PUBLIC PARK.

AND LOT 28 SHALL BE SUBJECT TO A 30 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY THEREOF FOR THE ADDITIONAL USE OF SAID AREA FOR PUBLIC PARK PURPOSES.

AND OUTLOTS 1, 2 AND 3 WILL SERVE AS DRAINAGE, PEDESTRIAN ACCESS, PARK AND PUBLIC UTILITY EASEMENTS OWNED AND MAINTAINED BY THE ANGELVIEW NEIGHBORHOOD HOME OWNERS ASSOCIATION (HOA).

HOA LOTS 1, 2, 3, 4, AND 5 SHALL SERVE AS PUBLIC ACCESS EASEMENTS AND BE OWNED AND MAINTAINED BY THE ANGELVIEW NEIGHBORHOOD HOA.

AND LOTS 5-19, INCLUSIVE, SHALL BE SUBJECT TO A 5' WIDE ACCESS, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND THE LOTS SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS FOR ANGELVIEW NEIGHBORHOOD RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE CHAFFEE COUNTY RECORDS.

AND THE SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE CHAFFEE COUNTY RECORDS.

CERTIFICATE OF STREET AND UTILITY MAINTENANCE:

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS NOR THE PUBLIC UTILITIES SHOWN ON PLAT SHEET 2 WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND UTILITIES IN ACCORDANCE WITH A SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE FILING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A STREET OR UTILITY FOR MAINTENANCE, THE STREET OR UTILITY SHALL BECOME PUBLIC IN ALL SENSES OF THE WORD AND THE SUBDIVIDER HAS NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OF UTILITY.

ACKNOWLEDGEMENTS:

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

HARDER-DIESSLIN DEVELOPMENT, LLC,  
A COLORADO LIMITED LIABILITY COMPANY

HIGH COUNTRY BANK

WALTER G. HARDER IV, MEMBER (OWNER)  
STATE OF COLORADO } ss  
COUNTY OF CHAFFEE }

FOR HIGH COUNTRY BANK (MORTGAGEE)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

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

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ANGELVIEW APARTMENTS, LLC,  
A COLORADO LIMITED LIABILITY COMPANY

HIGH COUNTRY BANK

WALTER G. HARDER IV, MEMBER (OWNER)  
STATE OF COLORADO } ss  
COUNTY OF CHAFFEE }

FOR HIGH COUNTRY BANK (MORTGAGEE)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

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

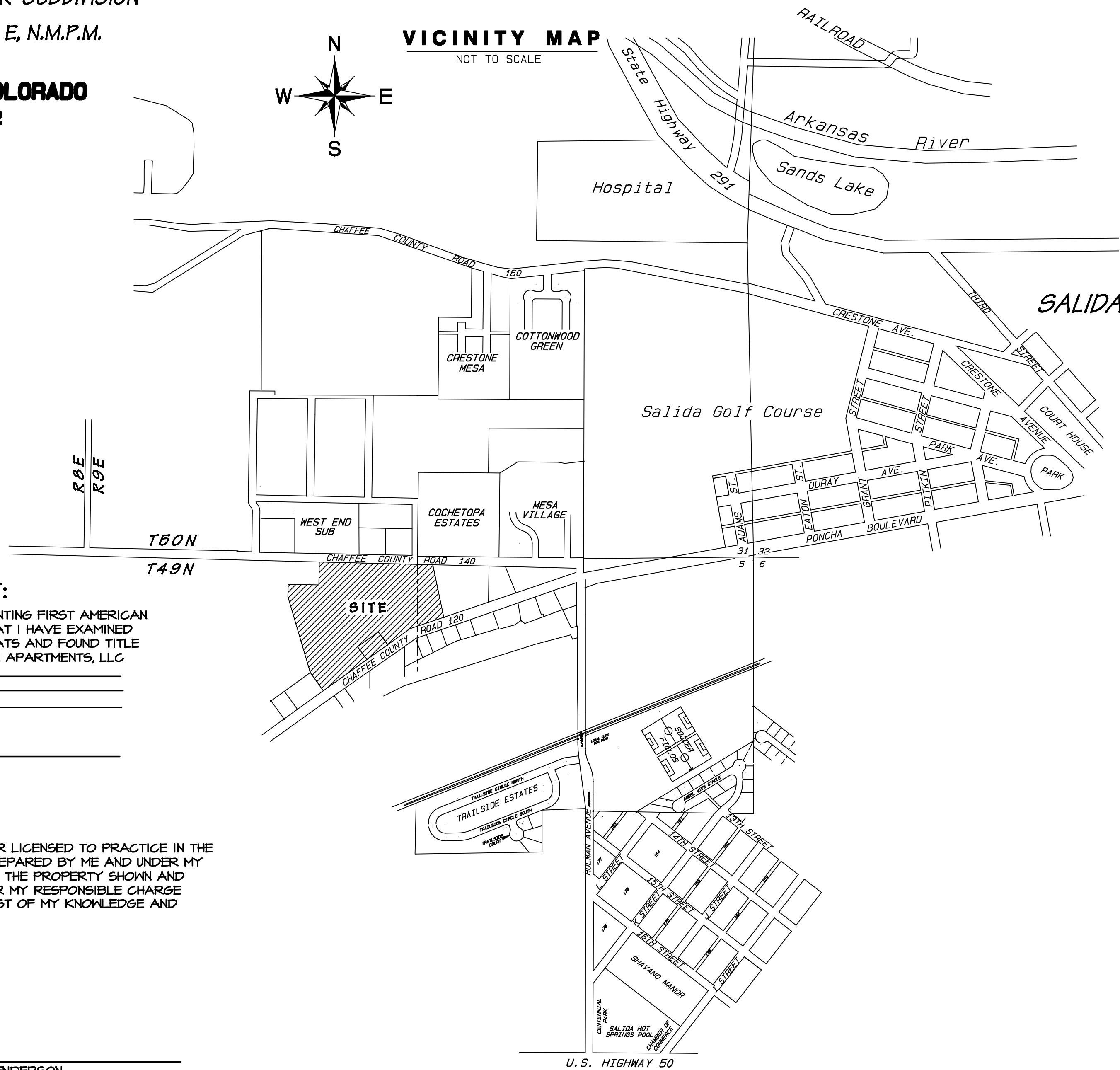
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT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

ANGELVIEW NEIGHBORHOOD SUBDIVISION

LOCATED WITHIN  
LOTS 4 AND 5, ANGELVIEW MINOR SUBDIVISION

AND TRACTS IN THE  
NE1/4 NW1/4, SEC. 6, T49 N, R 9 E, N.M.P.M.

IN THE  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO  
SHEET 1 OF 2



CERTIFICATE OF TITLE INSURANCE COMPANY:

I, \_\_\_\_\_, A LICENSED TITLE INSURANCE EXAMINER REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DEDICATED AND SHOWN ON THESE PLATS AND FOUND TITLE VESTED IN HARDER-DIESSLIN DEVELOPMENT, LLC (LOT 4) AND ANGELVIEW APARTMENTS, LLC (LOT 5), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT:

\_\_\_\_\_  
TITLE EXAMINER

LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY SHOWN AND DESCRIBED ON THESE PLATS, THAT SAID SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. , 2024.

\_\_\_\_\_  
MICHAEL K. HENDERSON  
REG. L.S. NO. 16117  
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTIONS BASED ON QUIT CLAIM DEEDS RECORDED AT RECEPTION NO. 484781 (LOT 4), RECEPTION NO. 440533 (LOT 5) AND RECEPTION NO. 422141 (PARCELS A & B-TRACTS IN NE1/4 NW1/4 SEC. 6, T49N, R9E, N.M.P.M.)
- 2) RECORD EASEMENT RESEARCH WAS NOT REQUESTED OR PERFORMED, EXCEPT BY REVIEW OF THE FILED PLAT OF ANGELVIEW MINOR SUBDIVISION, RECEPTION NO. 428085.
- 3) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTIONS AND ON THE FILED PLAT OF ANGELVIEW MINOR SUBDIVISION (RECEPTION NO. 428085) AND ON THE LOCATIONS OF THE PREVIOUSLY RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED ON SHEET 2.
- 4) THE TIE BEARING (S6°16'W) FROM THE WITNESS CORNER CONTAINED IN THE TRACT DESCRIPTIONS DESCRIBED AT RECEPTION NO. 422141 APPEARS TO BE A TYPOGRAPHICAL ERROR, HOWEVER THE DEED CALLS IN SAID DOCUMENT DESCRIBE THE CORNERS OF THE TRACTS AS BEING MARKED BY 5/8" REBAR WITH 1" ALUMINUM CAPS, WHICH MONUMENTS OR THEIR REPLACEMENTS CONTROL THE LOCATION OF THE TRACTS, RESULTING IN A TIE BEARING OF SOUTH 5°16'42" WEST BETWEEN PREVIOUSLY RECOVERED SURVEY MONUMENTS.

DEVELOPMENT NOTES:

- 1) Pursuant to section 16-6-140, Fair Contributions for Public School Sites, as may be amended, a payment in lieu of land dedication for fair contributions for public school sites shall be paid by the owner of each lot within this subdivision prior to issuance of a building permit for any new residence on such lot.
- 2) At the time of development of Angelview Neighborhood Subdivision the developer shall be responsible for the cost to design and install water lines built to then current City of Salida construction standards and specifications for the purpose of looped connection between municipal waterlines located in County Roads 120 and 140.
- 3) At the time of development of Angelview Neighborhood Subdivision the developer shall be responsible for the cost to design and install arterial roadway improvements built to current City of Salida construction standards and specifications.
- 4) The property is zoned High Density Residential (R-3).

CITY COUNCIL APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE CITY OF SALIDA HEREBY ACCEPTS THE DEDICATION OF THE PARK, STREETS AND EASEMENTS SHOWN AND DESCRIBED HEREIN, SUBJECT TO THE PROVISIONS OF "STREET AND UTILITY MAINTENANCE" STATED HEREON.

DATED: \_\_\_\_\_, 202\_\_\_\_.

By: \_\_\_\_\_  
MAYOR, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT \_\_\_\_\_M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 202\_\_\_\_ UNDER RECEPTION NO. \_\_\_\_\_

\_\_\_\_\_  
CHAFFEE COUNTY CLERK & RECORDER

SHEET 1 OF 2

Additions: 11/19/24 M.K.H.

ANGELVIEW NEIGHBORHOOD SUBDIVISION  
IN LOTS 4 & 5, ANGELVIEW MINOR SUBDIVISION, TRACTS IN NE1/4 NW1/4 SEC. 6,  
CHAFFEE COUNTY T49N, R9E, N.M.P.M., CITY OF SALIDA, COLORADO

Job Number: J-24-005

TPC FILE: J-12-048

DRAWN BY: M. K. H.

THOD CAD

CHECKED: \_\_\_\_\_

FIG. book: S281, Pgs. 1-33, DS: T8C3

DATE:

10/12/24

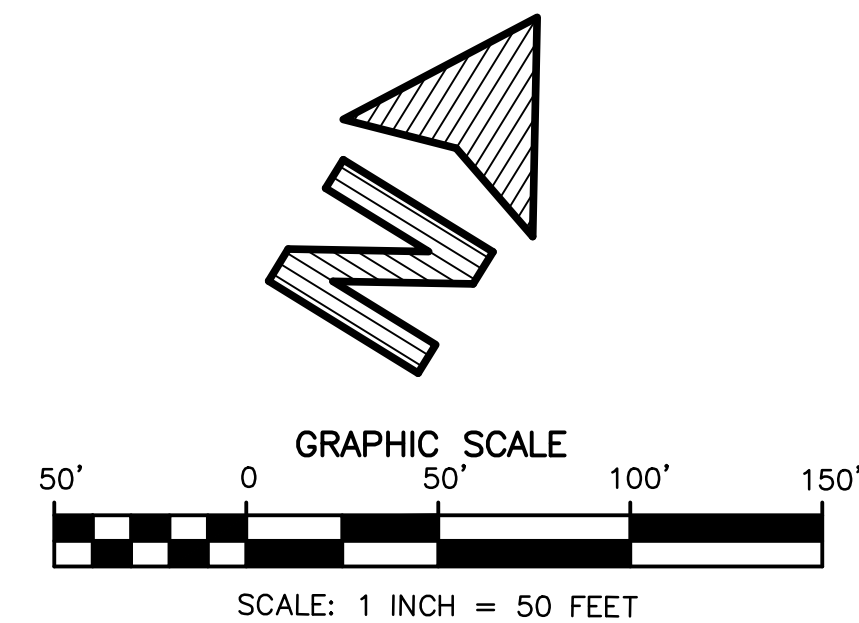
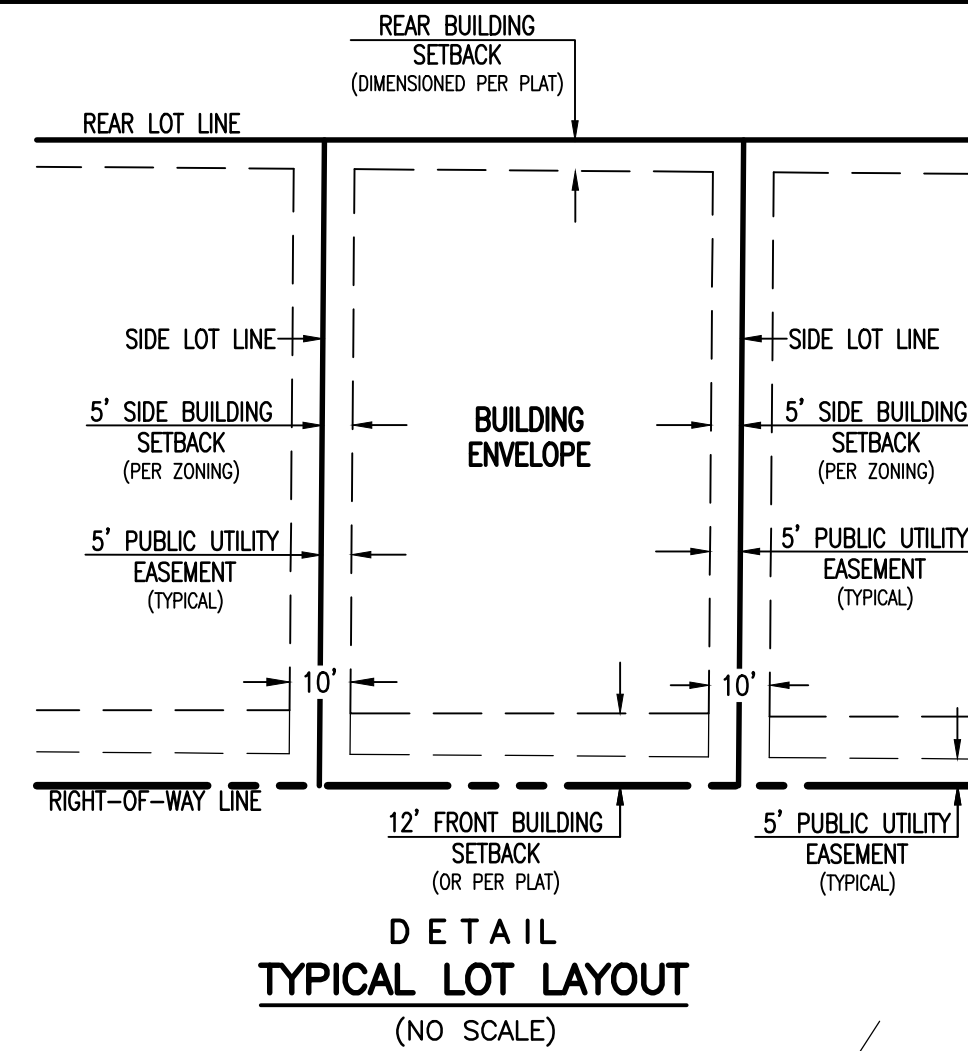
DRAWING NO.

L-24-03

# ANGELVIEW NEIGHBORHOOD SUBDIVISION

LOCATED WITHIN  
NORTH 1/2 of SECTION 6, T 49 N, R 9 E, N.M.P.M., CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO  
SHEET 2 OF 2

LINE #	BEARING	DISTANCE
L1	S28°21'34"W	12.49
L2	S28°21'34"W	24.38
L3	N28°49'24"W	19.94
L4	S28°49'24"E	9.60
L5	S16°10'05"W	29.42
L6	N61°21'51"W	22.56
L7	S73°35'57"W	33.00
L8	N16°23'52"W	7.59



## LEGEND

	PROJECT BOUNDARY
	CITY LIMITS
	EXISTING/ADJACENT RIGHT-OF-WAY
	NEW RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	EASEMENT
	BUILDING SETBACK LINE
	TYPICAL
	HOMEOWNER'S ASSOCIATION
	CURVE LABEL
	LINE LABEL
	PEDESTRIAN

- DENOTES A RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED "LS 1776".
- ⊗ DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED "6753".
- ⊗ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", UNLESS NOTED OTHERWISE.
- DENOTES A RECOVERED 1/2" REBAR WITH A 1" PLASTIC CAP STAMPED "PROP CRN 34975".
- DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117". TO BE SET FOR THIS SURVEY.

## CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	100.00	003°44'34"	6.53	6.53	N87°03'31"W
C2	100.00	023°31'30"	41.05	40.76	N73°24'08"W
C3	100.00	017°27'25"	30.47	30.35	N52°54'06"W
C4	100.00	015°21'44"	26.81	26.73	N36°30'25"W
C5	100.00	60°04'46"	104.86	100.42	N58°51'53"W
C6	40.00	60°04'46"	41.94	40.05	S58°51'53"E
C7	437.00	37°10'48"	283.58	278.63	S17°29'31"E
C8	437.00	01°00'54"	7.74	7.74	N00°55'36"E
C9	437.00	06°27'13"	49.22	49.20	N03°11'47"W
C10	437.00	06°33'58"	48.88	48.86	N09°34'29"W
C11	437.00	06°00'37"	45.84	45.82	N15°47'04"W
C12	437.00	01°18'42"	10.00	10.00	N19°26'44"W
C13	437.00	07°04'37"	53.98	53.94	N23°38'24"W
C14	437.00	09°16'21"	70.72	70.64	N31°26'47"W
C15	500.00	37°10'48"	324.46	318.79	N17°29'31"W
C16	500.00	19°54'40"	173.76	172.88	N08°51'27"W
C17	500.00	17°06'08"	150.70	150.13	S27°26'51"E
C18	300.00	00°22'49"	1.99	1.99	N00°53'57"E
C19	300.00	07°05'45"	37.15	37.13	N02°50'18"W
C20	300.00	07°06'47"	37.24	37.22	N09°56'31"W
C21	300.00	06°04'14"	31.78	31.77	N16°32'01"W
C22	300.00	01°54'43"	10.01	10.01	N20°31'29"W
C23	300.00	05°42'26"	29.88	29.87	N24°20'02"W
C24	300.00	04°42'27"	24.65	24.64	N29°29'28"W
C25	300.00	32°59'13"	172.72	170.34	N15°23'44"W

ASSISTED BY:

**CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™

## SHEET 2 OF 2

ANGELVIEW NEIGHBORHOOD SUBDIVISION	
IN LOTS 4 AND 5, ANGELVIEW MINOR SUBDIVISION, TRACTS IN NE1/4 NW1/4 SEC. 6, CHAFFEE COUNTY T49N, R9E, N.M.P.M., CITY OF SALIDA, COLORADO	
Job Number: J-24-005	HENDERSON LAND SURVEYING CO., INC.
TPC FILE: J-12-048	203 G STREET, SALIDA, COLORADO
DRAWN BY: BH, RP	DATE: NOV. 2024
CHECKED: MKH	DRAWING NO. L-24-03
File book: 5281, Pgs. 1-32	
DC: TSC1	

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:  
(LOT 4 & REC. NO. 422141)  
HARDER-DIESSLIN HOLDINGS LLC  
130 W. 2ND STREET - SUITE 1  
SALIDA, CO 81201  
PH: 719-221-5000

OWNER:  
(LOT 5)  
ANGELVIEW APARTMENTS LLC  
130 W. 2ND STREET - SUITE 1  
SALIDA, CO 81201  
PH: 719-221-5000



Playground structures and benches with a berm to the west to enclose playground and provide a buffer from west winds.

Stabilized crushed stone path / future connector

Native meadow / low-water landscape

Pavilion and picnic tables per City Park Development Manual

Open turf area

# THE ANGELVIEW NEIGHBORHOOD

## MAJOR IMPACT REVIEW APPLICATION Major Subdivision & Planned Development

prepared for

Harder-Diesslin Development Group

prepared by

**Pel-Ona Architects & Urbanists**  
in collaboration with Crabtree Engineering

December 9, 2024

Planned Development Info

Parcel Size: 11.9 Acres / 518,364 square feet  
Number of Lots Before Subdivision: 3  
Number of Proposed Building Lots: 42  
Number of Proposed HOA-Owned Outlots: 6  
Number of Proposed City-Owned Outlots: 1  
Number of Proposed Dwelling Units: 115

Legal Description

Parcel No: 380706200030, 380706200029, 380706200013

Lots 4 and 5, ANGELVIEW MINOR SUBDIVISION, City of Salida, Chaffee County, Colorado, per plat filed July 15th, 2016 under Reception No. 428085.

The tracts of land described in Exhibit “A” of warranty deed recorded at Reception No. 422141 of the Chaffee County records.

LOT 4 ANGELVIEW MINOR SUBDIVISION PLAT 428085  
SAL427 REC 428293 484781

LOT 5 ANGELVIEW MINOR SUBDIVISION PLAT 428085  
SAL427 REC 457589 457590 490533

TRACT IN NE4NW4 6-49-9 REC 422141

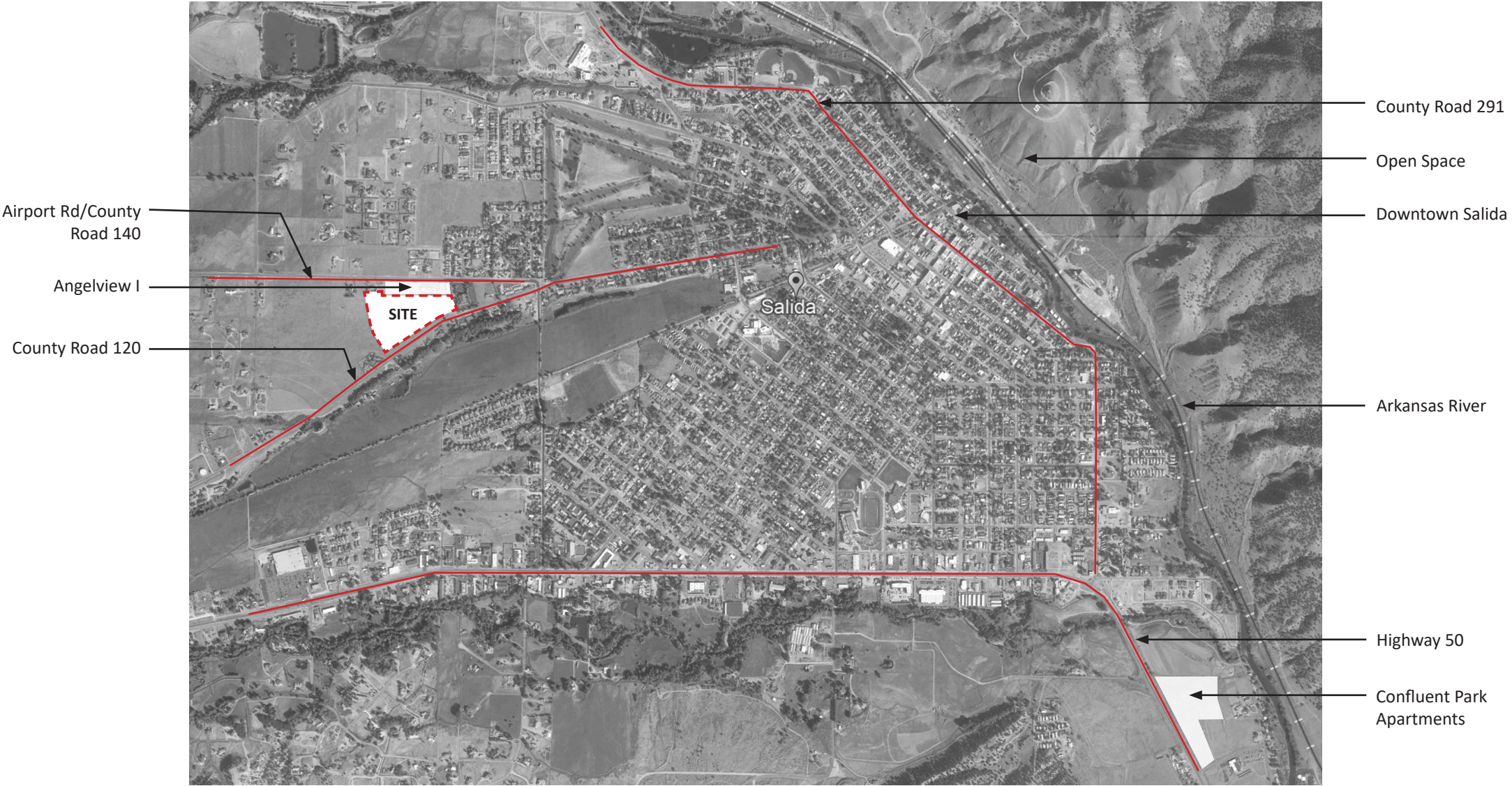
Owner

Harder-Diesslin Holdings LLC  
130 W 2nd St, Ste 1  
Salida, CO 81201

  
Owner Signature & Date

Site Information


The Angelview PD site is 11.9 acres and is currently zoned R-3. It is located at the west end of Salida. It has frontage on CR 120 and proposes connections to CR 140 through the subdivision to the north. Future connections to the west are contemplated, and Tenderfoot Road terminates at this western edge. The site is relatively flat with no distinguishing topographical or natural features.



The Angelview Neighborhood is located on the western edge of Salida’s city limits. It is between County Road 140 and County Road 120 giveng it easy access to city amenities, open space, and Poncha Springs.

Sheet Index

- 1.0 Site Information
- 2.0 PD Narrative
- 3.0 Surrounding Context
- 4.0 Site Plan
- 5.0 Parks & Open Space Plan
- 6.0 Phasing Plan



N

LEGEND	
- - -	Site Boundary
—	Major Roads

Project Overview

The Angelview PD and Major Subdivision is for an 11.9 acre 115-unit neighborhood that will bring much needed housing to the City of Salida. The Angelview Neighborhood is compact and walkable. It has alley-loaded homes that have front porches that face the public realm of the streets and community open spaces. Pedestrians are prioritized and the network of open spaces and sidewalks connects residents within Angelview and to the larger community. Roughly 0.815 acres at the western edge of the site are maintained by the City to be used as public park. Smaller pocket parks throughout the community provide additional recreation opportunities and area for stormwater management. The highest density units are sited closest to the largest shared outdoor spaces. Single-family, duplexes, and townhomes have private backyards large enough for outdoor entertaining, exercising their pets, and maintaining a small garden. The range of housing options and public amenities creates an opportunity for a diverse group of people to benefit from this development. Individuals and families with different house size needs and income levels can find residency in the Angelview Neighborhood. Single-family, duplexes, townhomes, ADUs, and apartments offer for sale and for rent opportunities. ADA-accessible ground floor apartments and main level living options with duplex plans provide housing options for people with mobility challenges. The Angelview development reflects the density and diversity of housing that Salida needs as described in the Chaffee County Housing Needs Assessment.

Comprehensive Plan Consistency

Salida’s Comprehensive Plan notes the traditional development pattern found throughout Salida’s historic neighborhoods. These neighborhoods and their characteristics are not only highly valued by residents and visitors, but have proven to be successful mechanisms for sustainable growth. Policies relating to Community Character, Land Use & Growth, Economic Sustainability, Environmental Sustainability, Housing, Transportation, Recreation and Open Space highlight the importance of enhancing and complementing the historic built environment and character of the City. Salida’s Comprehensive Plan states that “new neighborhoods should mirror traditional patterns of nearby neighborhoods, offer connections to other parts of the community, and provide a variety of compatible housing types as well as amenities.”

Relevant Policies:

- *Action LU&G-I.1b: New development should complement the neighborhood’s mass and scale.*
- *Policy H-I.1: Provide a mix of housing types and densities throughout to address a variety of incomes and lifestyles.*
- *Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of available infrastructure.*
- *Policy H-I.4: New neighborhoods should contain a mix of housing types, a variety of lot sizes, open space, parks and amenities and should be connected to services.*
- *Policy CC-II.1 – Encourage the preservation of buildings with historic character and the design of new buildings that are compatible in scale and site design.*
- *Action LU&G-I.2e: Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.*
- *Action CC-II.1.e – New development should be compatible with the traditional built neighborhood character and be subordinate in mass and scale.*
- *Policy LU&G-III.1: Ensure adequate public spaces as a part of new development.*

Salida’s Future Land Use Map, adopted in August 2023, envisions the site of Angelview as a “Higher Efficiency Residential Neighborhood.” The City characterizes this as a high density pocket neighborhood, with a diversity of dwellings, predominately two- and three-story multi-family, with improved connections and amenities, and an

efficient use of existing infrastructure. These characteristics are foundational at both the planning and architectural level of the Angelview Neighborhood and are demonstrated in the design principles included in this proposal.

Planning Objectives

The objectives of this PD are to provide dimensional standards that permit compact development for a diversity of housing types. The standards proposed are tuned to accommodate alley-loaded homes with front porches and backyards that can have the option to accommodate additional main level living for residents with mobility challenges. Additionally, this PD intends to reduce existing R-3 front setback requirements to create greater interaction between residents at their front porches and the public sidewalk, and create more usable private outdoor space in the form of backyards.

Method for Controlling Architectural Design

The Angelview PD Plat will include the following note in order to control the architectural design of the neighborhood:

**Streetscape Diversity:** *To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family’s, duplex building’s or townhouse building’s residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family’s, duplex building’s or townhouse building’s residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit’s front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.*

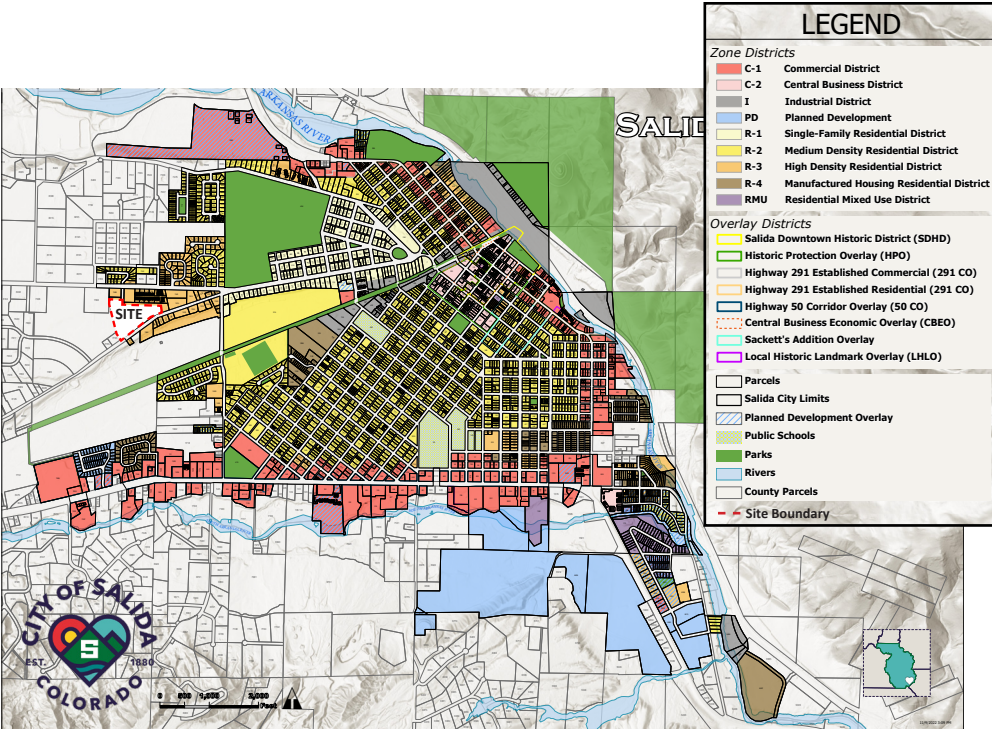
**Primary Roof Forms:** *A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit’s front elevation faces, the diversity requirements above shall not apply.*

**Front Porches:** *Single family homes, duplex units, townhouse units and apartment units shall have porches that are a minimum of 75 square feet that face the public street or open space. Buildings on street or open space corners can accomplish this through the addition of the cumulative areas of porches that face either direction.*

Measures to Reduce Fiscal Impact to City

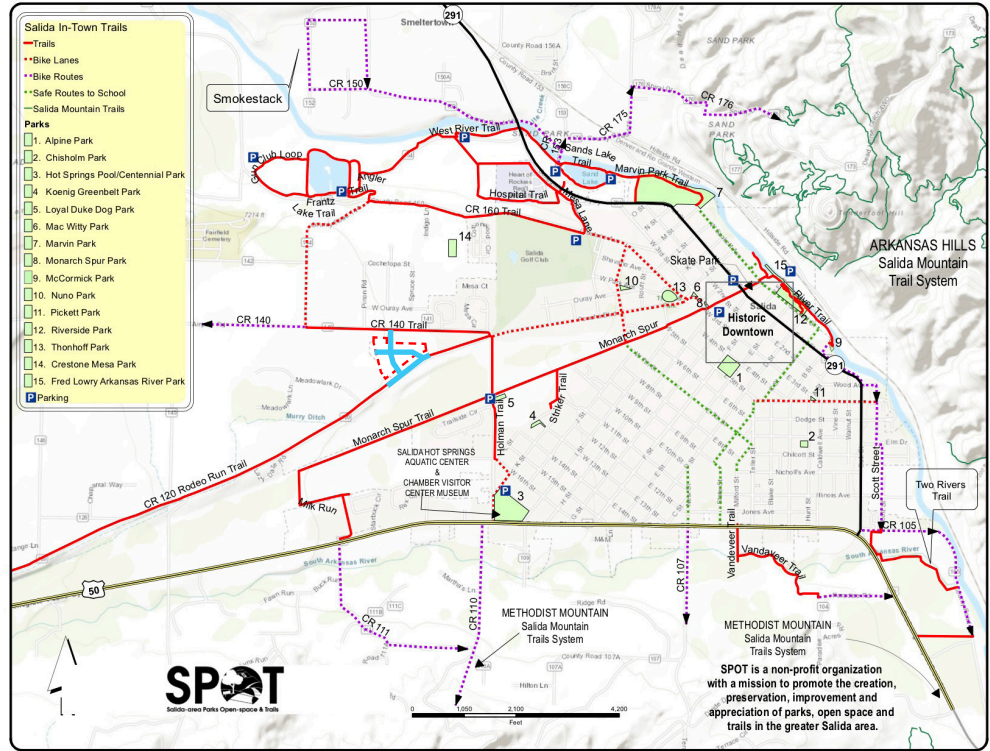
The Angelview Neighborhood is contiguous to existing public utilities and is easily serviceable. Additional public roadways beyond those designed within the property limits are not required to provide connectivity or emergency access to the residents. A 31,327.1 square foot park is dedicated to the City. Along with the .095 acre park adjacent to this, the combined .815 acres shall be maintained by the City. All other forms of open space and pedestrian connections that are not in the public right-of-way shall be maintained by the HOA. Additional public multi-modal path improvements shall be installed by the developer along Chaffee County Road 120 frontage, Tenderfoot Road, and along Shepherd Drive from CR 120 to CR 140 for public benefit.

City of Salida Zoning Map



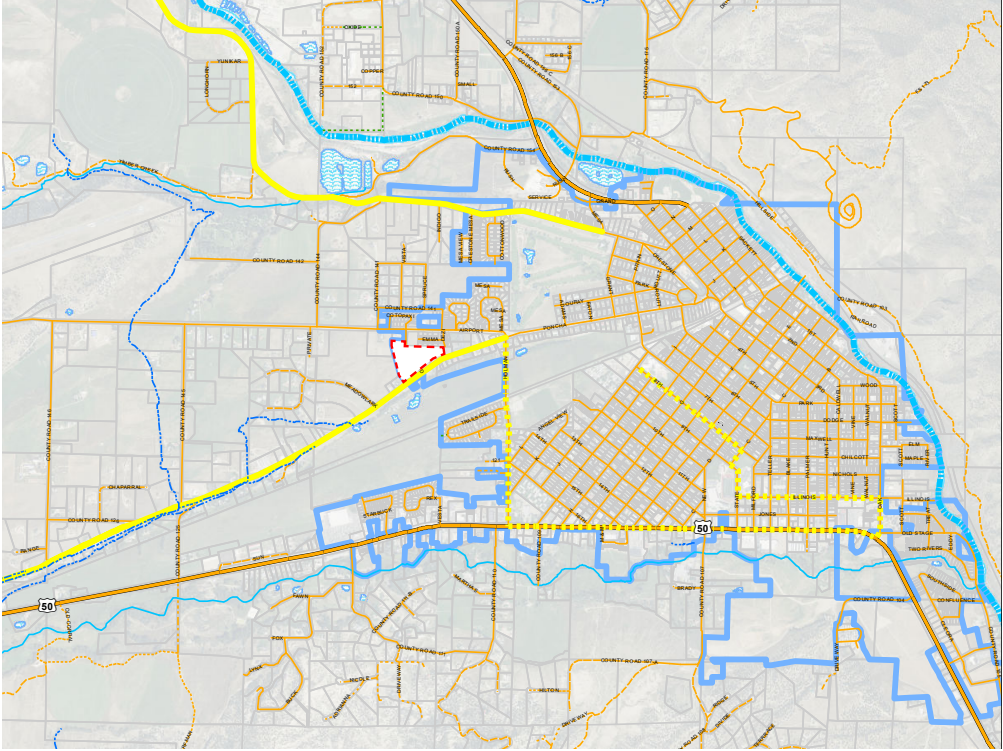
The Angelview Neighborhood is located at the western edge of the City of Salida limits. It is surrounded by R-3 High Density Residential District Zoning. It provides connectivity to CR 120 and CR 140 through the existing Angelview I Neighborhood. The PD standards for this development will create a neighborhood that is compatible with the existing context in its density, neighborhood pattern and form. It meets the Comprehensive Plan, City Vision Documents and Housing Study Goals through its diverse and compact design.

Salida-Area Parks-Open Space & Trails Map

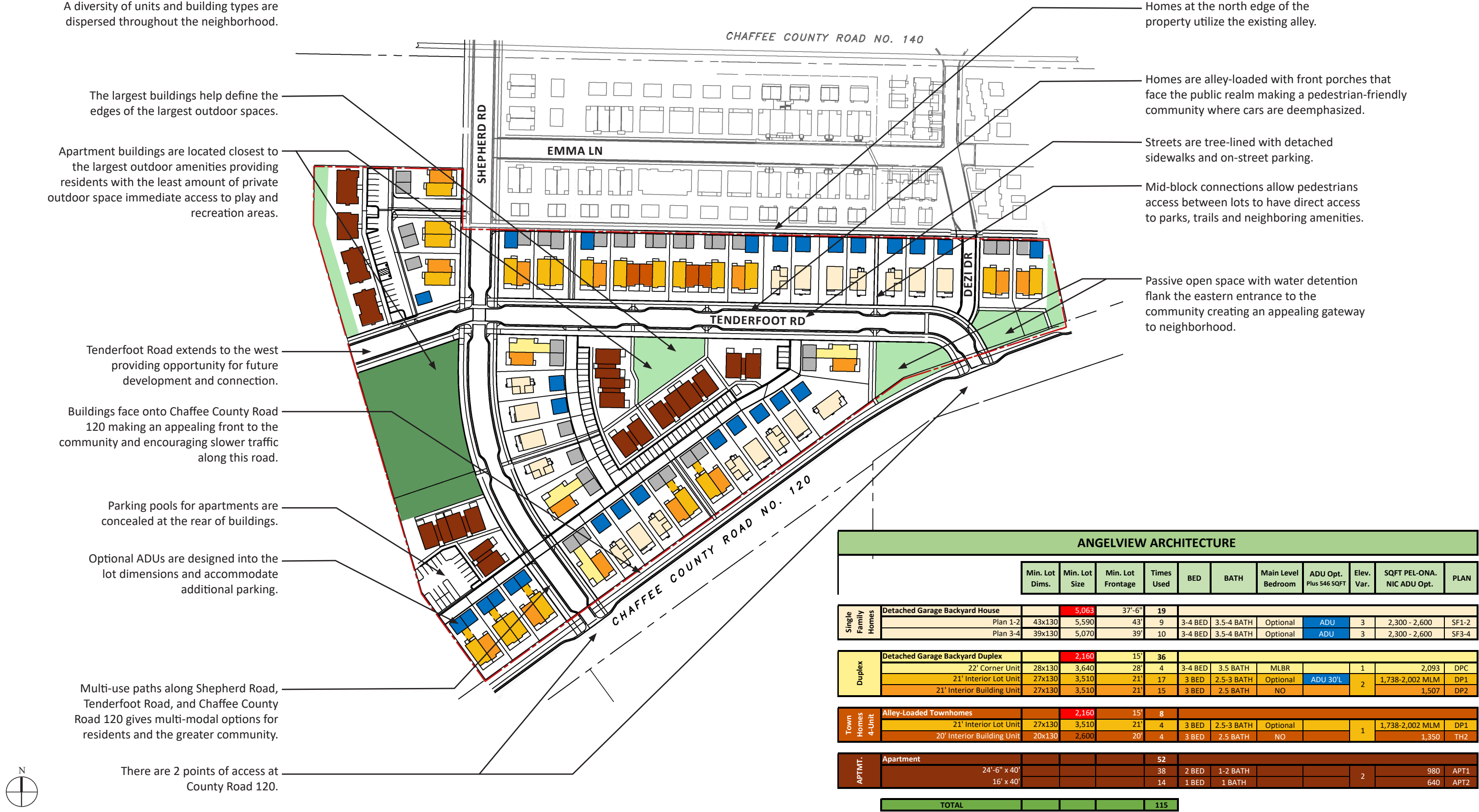


The Angelview Neighborhood provides improvements to CR 120 Rodeo Run Trail along the site’s southern boundary. This improvement to the trail system will provide greater connectivity from historic downtown to Poncha Springs and amenities to the west. A north-south multi-use path along Shepherd Road and an east-west multi-use path along Tenderfoot Road are part of this development. These path will connect Angelview residents, and the greater community, to the park amenities within Angelview and trail systems to the north and south. These improvements are shown above in blue.

Salida School District R-32J - Bus Route #2 Map



Existing school bus services are provided along CR 140. In addition to the street system and multi-use paths, mid-block pedestrian connectivity is provided in the proposed site plan. Residents from the Angelview Neighborhood will be able to bike, walk or drive to and from existing bus service locations.



Scale: 1" = 150'-0"



PUBLIC PARKS AND POCKET PARKS CONNECTED THROUGH A SYSTEM OF SIDEWALKS

Public outdoor spaces and pedestrian connectivity are prioritized throughout the Angelview Neighborhood, as demonstrated in the diagram. The network of sidewalks creates safe and meaningful connections between the neighborhood public amenities and to the surrounding areas.

Alley-loaded homes with porches face the streets, enhance the pedestrian experience, and activate the public realm. This is reflective of the walkable, accessible, and safer historical neighborhoods in Salida.

HOA-maintained pocket parks provide passive outdoor recreation opportunities for the community. Outlot 1 open space at the center of the neighborhood is surrounded by higher density units that have limited private outdoor amenities. Similarly the city-owned public park has higher density units to the south and north. The pocket parks labeled Outlot 2 and Outlot 3 offer additional passive recreational space, detention at the site’s lowest point, and create a pleasant entry to the Angelview Neighborhood.

Mid-block connections are provided throughout this community. They offer connectivity from County Road 120’s sidewalk through the heart of the Angelview Neighborhood and extend to the public park and through existing mid-block connections to the neighborhood to the north.

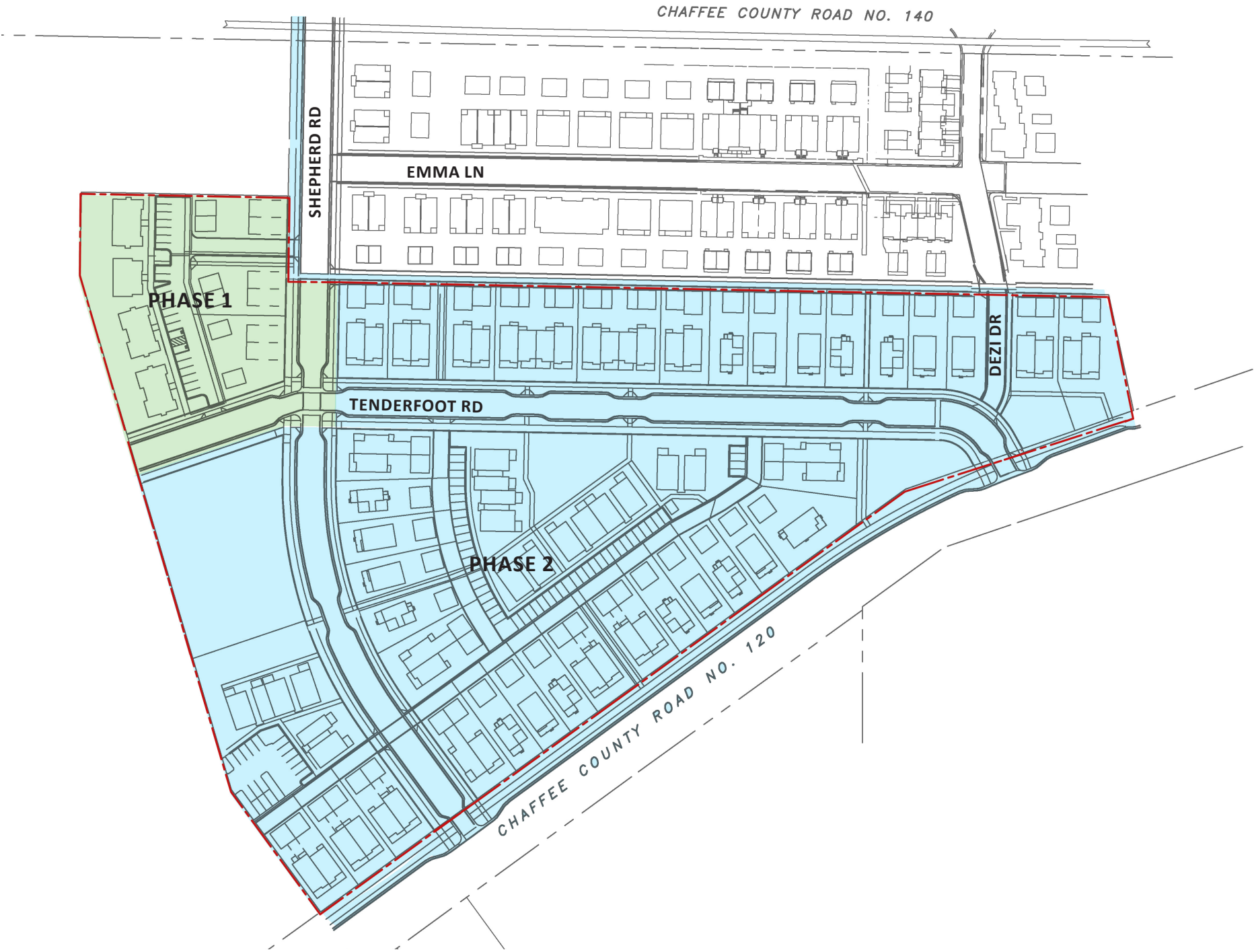
Off-site improvements that are part of this PD’s core include the extension of the multi-use path on Shepherd Road to CR 140, and improvements to the multi-use path on CR 120 for the length of the site’s southern property line.

OPEN SPACE TYPE		OWNERSHIP	MAINTENANCE	SQ. FT.	ACRES
PARK 1 & LOT 28 O/S	Park	City/HOA	City	35,479	0.815
				<b>SUBTOTAL</b>	<b>35,479</b>
OUTLOT 1	Pocket Park/Stormwater Detention	HOA	HOA	7,733	0.178
OUTLOT 2	Pocket Park/Stormwater Detention	HOA	HOA	7,154	0.164
OUTLOT 3	Pocket Park/Stormwater Detention	HOA	HOA	7,431	0.171
HOA 1	Mid-Block Pedestrian Connection	HOA	HOA	1,130	0.026
HOA 2	Mid-Block Pedestrian Connection	HOA	HOA	678	0.016
HOA 4	Mid-Block Pedestrian Connection	HOA	HOA	1,317	0.030
HOA 5	Mid-Block Pedestrian Connection	HOA	HOA	1,302	0.030
SUBTOTAL				<b>26,745</b>	<b>0.614</b>
Multi-Use Path 1	Shephard Drive (CR 120 to CR 140)	City	City	8,128	0.186
Multi-Use Path 2	Tenderfoot Road (CR 120 to Park 1)	City	City	8,240	0.189
Multi-Use Path 3	Chaffee County Road 120	City	City	8,848	0.203
SUBTOTAL				<b>25,216</b>	<b>0.579</b>
GRAND TOTAL				<b>87,440</b>	<b>2.007</b>



Scale: 1" = 150'-0"

LEGEND	
	Site Boundary
	Sidewalk Connectivity



LEGEND	# UNITS
PHASE I	
Single Family Homes	0
Duplex Units	6
Townhome Units	0
Apartment Units	16
PHASE 1 TOTAL	22
PHASE 2	
Single Family Homes	19
Duplex Units	30
Townhome Units	8
Apartment Units	36
PHASE 2 TOTAL	93
TOTAL UNITS 115	

N

Scale: 1" = 150'-0"

# THE ANGELVIEW NEIGHBORHOOD

## SUPPLEMENTAL GRAPHICS

Pertinent to the submittal for Major Subdivision & Planned Development Application

prepared for

Harder-Diesslin Development Group

prepared by

Pel-Ona Architects & Urbanists

in collaboration with Crabtree Engineering

December 9, 2024

Inclusionary Housing Development Density Bonus

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

It was determined by the City Attorney on October 23, 2023 that the inclusionary housing density benefits granted to Angelview do not include the inclusionary housing dimensional standards.

Angelview Planned Development

The primary purpose of pursuing a Planned Development is to modify the underlying zone district’s dimensional standards.

The chart below compares the Current Code’s R-3 and R-3 Inclusionary Housing Dimensional Standards to the proposed Angelview PD standards. Current R-3 standards are highlighted in yellow and current R-3 Inclusionary Housing standards that differ from R-3 standards are highlighted in green. Proposed Angelview PD standards are red. The standard highlighted in purple has already been awarded to the Angelview Neighborhood per the density bonus described above. Dimensional Standards that do not change between current code, current Inclusionary Housing and PD Standards are in gray. This PD requests five dimensional standard modifications listed as request numbers in the far right column.

CITY OF SALIDA R-3 DIMENSIONAL STANDARDS	CURRENT CODE		ANGELVIEW PD STANDARDS		REQUEST #
	R-3	INCLUSIONARY HOUSING R-3	PD	COMPARISON	
Min. Lot Size: Detached Units	5,625 SF	5,063 SF	5,063 SF	Same as INCL. HOUSING R-3	1
Density (Min. lot SF per principal dwelling unit)	2,400 SF	2,100 SF	2,100 SF	Awarded through Confluent Park	
Min. Lot Size: Attached Units	2,400 SF	2,160 SF	2,160 SF	Same as INCL. HOUSING R-3	2
Min. Lot Frontage: Detached Units	37.5 ‘	37.5’		37.5’	
Min. Lot Frontage: Attached Units	15’	15’		15’	
Max. Lot Coverage: Structures	45%	50%	55%	5% more than INCL. HOUSING R-3	3
Max. Lot Coverage: Uncovered Parking/Access	25%	25%		25%	
Min. Landscaped Area	30%	30%	25%	5% less than R-3 & INCL HOUSING R-3	4
Min. Setback from Side Lot Line	5’	5’		5’	
Min. Setback from Side Lot Line: Detached Accessory Bldg.	3’, 5’	3’, 5’		3’, 5’	
Min. Setback from Rear Lot Line: Principal Bldg.	20’	20’		20’	
Min. Setback from Rear Lot Line: Accessory Bldg.	5’	5’		5’	
Min. Setback from Front Lot Line*	20’	20’	12’	8’ less than R-3 & INCL HOUSING R-3	5
Max. Building Height: Primary Bldg.	35’	35’		35’	
Max. Building Height: Detached Accessory Bldg.	25’	25’		25’	
Public Frontage Requirements	Lots 18 & 19 exempt from Public Frontage Requirements				6

\*a covered porch may not encroach into the front yard setback

REQUESTS 1 AND 2

The first two requests are modifications to the R-3 zone minimum lot size requirements for attached and detached units. The standards requested in this PD are identical to the current code’s Inclusionary Housing standards. These dimensional standards achieve the densities granted through the relationship between the Confluent Park and Angelview developments. Additionally, the site plan is improved by these more compact dimensional standards and promote neighborhoods that are in greater compliance with the Comprehensive Plan objectives that promote traditional neighborhood design and unit type diversity.

REQUESTS 3 AND 4

The increased lot coverage and decreased landscaped area modifications intend to encourage the construction of porches, allow for main level bedrooms to accommodate aging in place and to increase accessibility.

The lot diagram to the right shows a typical duplex on a lot in the Angelview Neighborhood. Unit 2 has a backyard between the garage and the house. Unit 1 has a main level primary bedroom that attaches the garage to the house. The square footages shown are realistic and match building inventory plans that the developer intends to build.

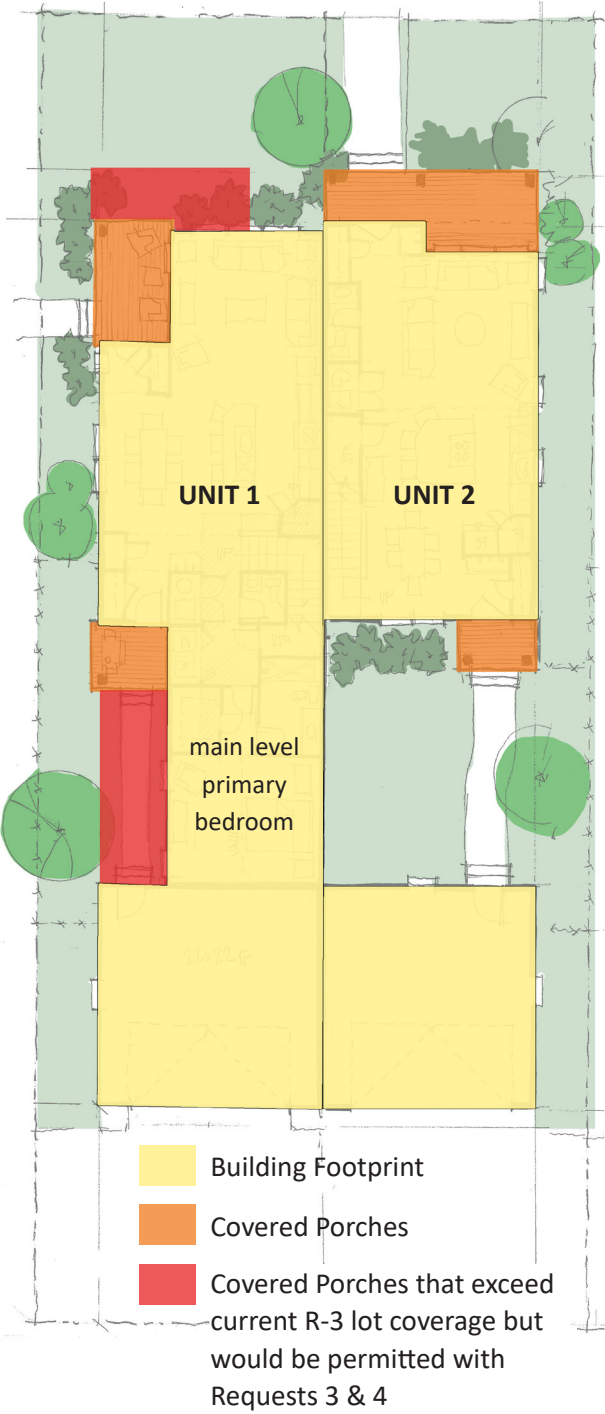
The orange colored porches and yellow colored buildings, as shown, meet the existing municipal code’s lot coverage and landscape area requirements. The areas highlighted in red represent porches that would improve accessibility and add to building articulation, which are not allowed under existing R-3 dimensional standards on these compact lots. The porch connecting to the garage would offer residents covered connection during inclement weather and the porch at the front of the home provides additional semi-private outdoor space where residents get to know their neighbors. The demographic of buyers for this unit may prefer main level living and improved accessibility over private backyard space.

REQUEST 5

This request is for a smaller front setback. The 12’ front yard setback requested promotes development patterns more consistent with traditional historic neighborhoods. It is in greater compliance with the Comprehensive Plan’s goals, encourages greater interaction between the semi-private front porches of homes and the public sidewalks, and allows for more meaningful, usable, outdoor space for homes with backyards.

REQUEST 6

This request asks for Lots 18 & 19 to not have public street frontage and instead face onto a pocket park. Lots 18 & 19 are less than 150’ deep and less than 150’ wide and can therefore be serviced via Dezi Drive and the alley for emergency access.



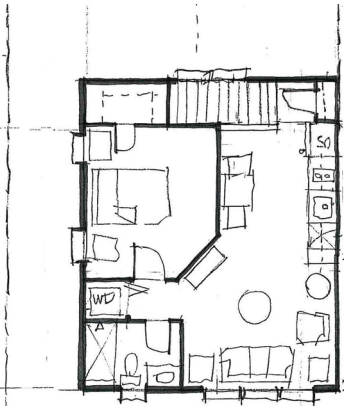




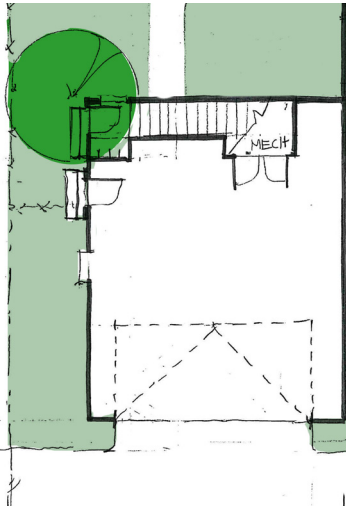
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Scale: 1" = 150'-0"

DIVERSITY THROUGH OWNERSHIP AND RENTAL OPPORTUNITIES

LEGEND	
<div></div>	Units For Rent
<div></div>	Units For Rent/Private Ownership
<div></div>	Units For Sale/Private Ownership
<div></div>	Site Boundary



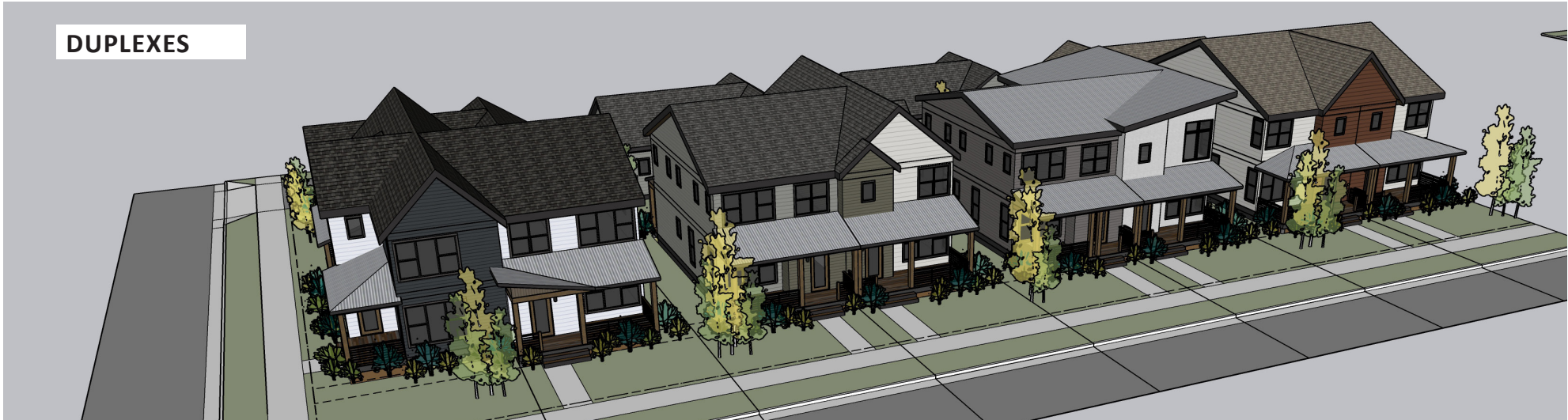
UPPER LEVEL FLOOR PLAN



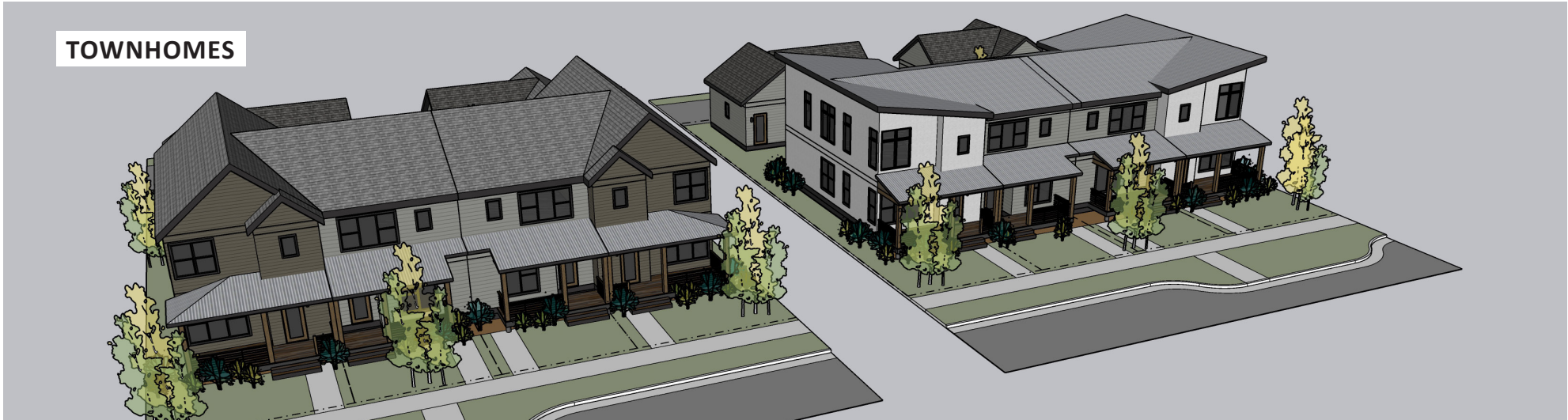
MAIN LEVEL FLOOR PLAN

Scale: 1/16" = 1'-0"

DUPLEXES



TOWNHOMES

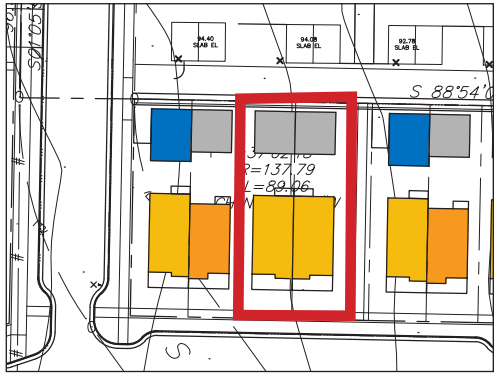


APARTMENTS

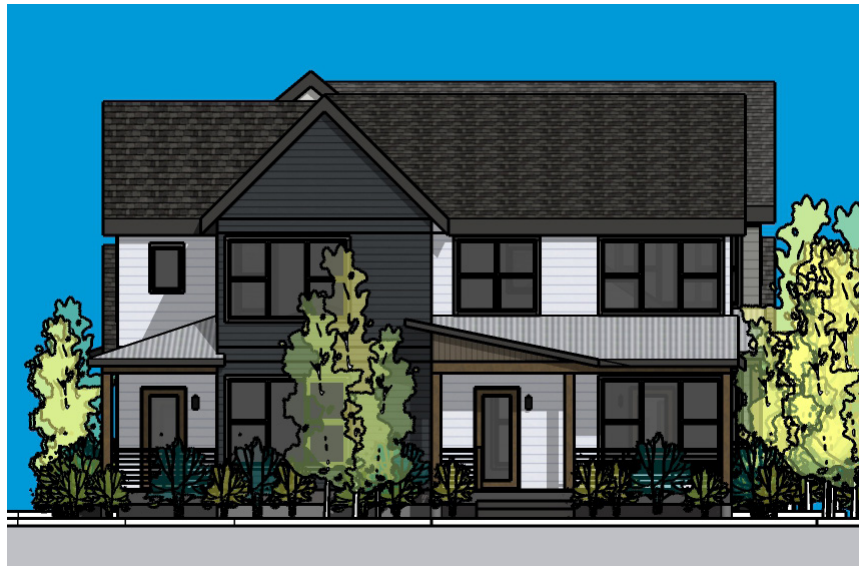




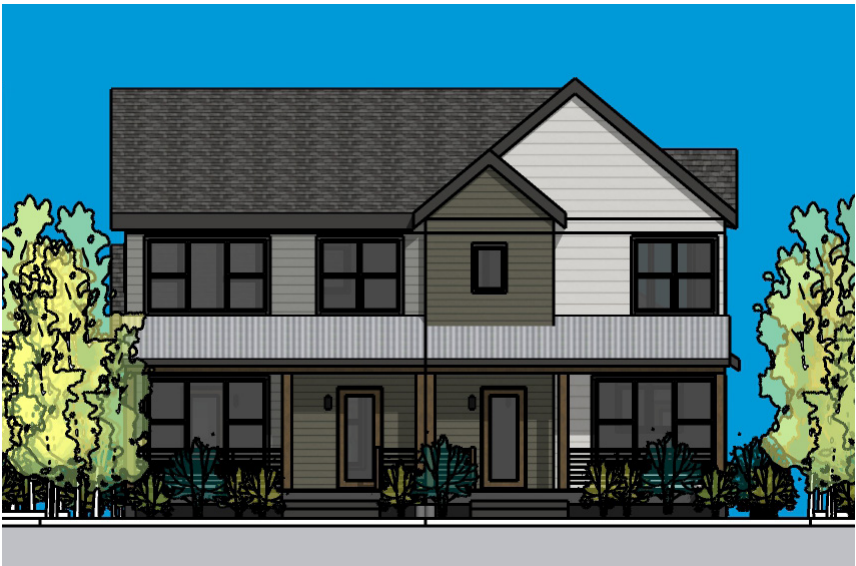
DUPLEX LOT EXAMPLES



DUPLEX LOT EXAMPLES



ELEVATION 1



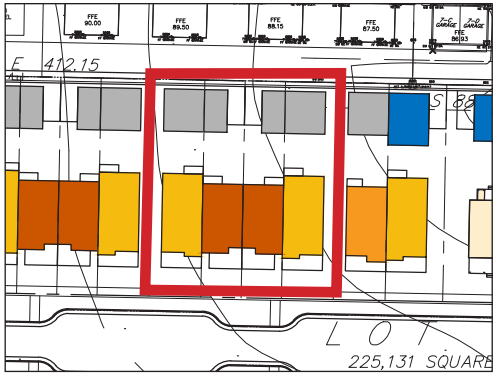
ELEVATION 1



ELEVATION 2



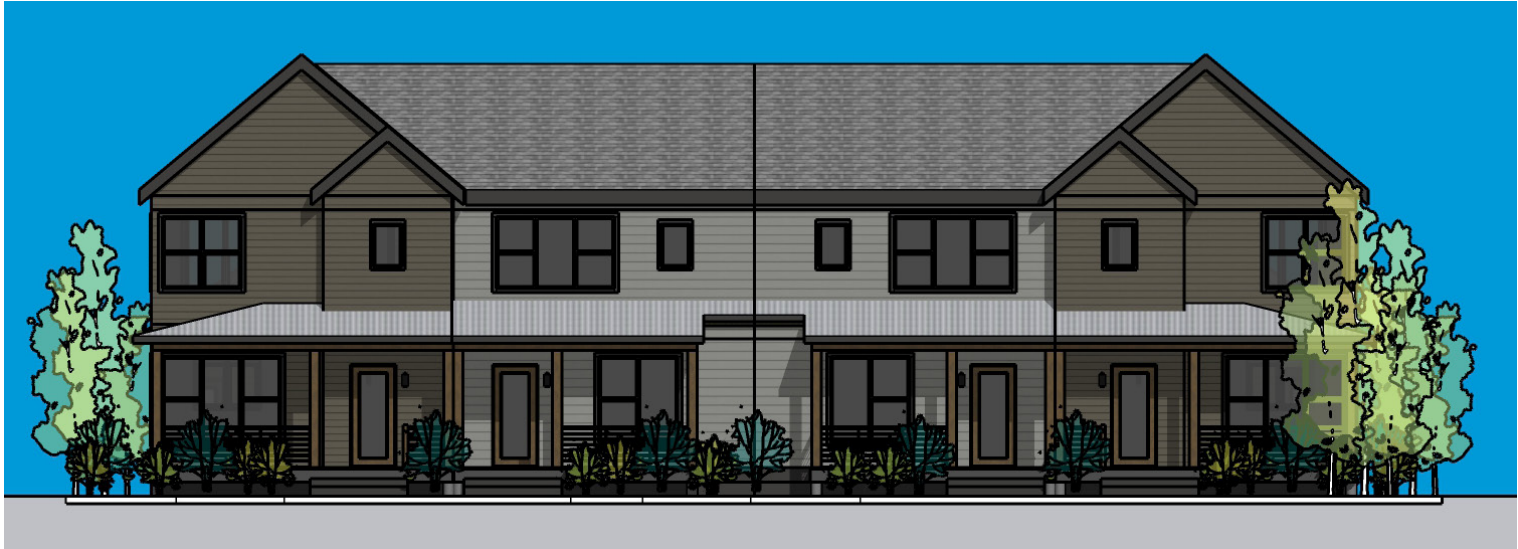
ELEVATION 2



TOWNHOME LOT EXAMPLE



APARTMENT LOT EXAMPLE



ELEVATION 1



ELEVATION 1



ELEVATION 2



ELEVATION 2



## DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	December 17, 2024

### Arts and Culture

- Steamplant
- Events and Engagement
  - 38 different events in November, with 24 groups using the SP facilities
- Public Art

### City Clerk

- We have been working on the implementation of the new CORA software which will be in effect January 1<sup>st</sup>
- Our Agenda and Packet software is being updated the end of December to meet the Accessibility requirements. Once I have the schedule of trainings on the updated software we will have a training with Council at a future work session. The agenda's will look the same but navigating the packets will be a little different.
- Processed 5 CORA requests. We have processed 78 CORA requests so far in 2024.
- Processed 3 amplified sound permits for public hearings. We've issued a total of 180 permits this year.
- Processing one new liquor license, and several Liquor License renewals.
- The December Municipal Court had 40 cases.

### Community Development

- Building Permits: Thus far through 12/9/24, we have seen 136 total building permits, including 163 new residential units. At this time in 2023, we had seen 248 total building permits, inc. 170 new residential units. In 2022, we had seen 167 total building permits, inc. 106 new residential units. In 2021, we had seen 239 total building permits, inc. 170 new residential units.
- 1st and D Apartments Project: General contractor, MW Golden, is working with Artspace and Cushing Terrell on finalizing designs and identifying equipment (HVAC, transformers, etc.) that may need to be ordered in advance of any potential tariffs going into place in the new year. We hope to have more specific cost estimates on the project by sometime in January. Meanwhile, Artspace is working on putting together a capital stack to finance the project per their responsibility as developer.
- Kathryn Dunleavy, Associate Planner, will be moving on from the City at the beginning of January. She and her husband plan to do a bunch of travel in the coming year. Kathryn has worked tirelessly on the updated land use code this past year and has been an incredible asset to the City over the last few years with her work ethic, analytical mind, and attention to detail. She will be missed greatly!
- Salida New Year's Eve "Big Heart Drop": Plans are in the works for a fun downtown New Year's Eve event with a Salida-style "ball (heart) drop" hosted by the City and High Country Bank. There will be two drops at the corner of F and Sackett—one at 9PM and another at Midnight. There will be a DJ (The Salida Sax Guy) spinning dance and holiday tunes and breaking out his saxophone for a few fun little numbers. Dan R. will serve as emcee and we expect a couple performances from The Salida Starlettes and we hope to pull off a bit of a laser light show on adjacent buildings and Riverside Park trees. Downtown businesses are being encouraged to remain open late that night and perhaps to even host events that will complement the countdown and help ring in the New Year right. Should be a great time and something we hope to make a new annual tradition!

### Finance

- The Government Finance Officer's Association (GFOA) notified us that the City's 2023 Annual Comprehensive Financial Report is awarded the prestigious excellence in financial reporting award for the 3<sup>rd</sup> year in a row.
- Work in the accounting office is somewhat cyclical. The 2025 budget document is taking significant time and will be finished up by mid-January just in time for audit prep work to start on the 2024 actual financial performance.
- The following table shows some of the key daily accounting work that is accomplished in the office.



## DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	December 17, 2024

Finance Office - Key Operating Metrics - 2024											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Number of front desk customers served	264	212	167	212	214	154	255	241	209	246	181
Number of invoices paid	364	328	338	443	353	353	472	402	387	415	229
Number of utility bills processed	4,261	4,263	4,268	4,270	4,292	4,298	4,315	4,328	4,330	4,335	4,331
Number of online utility payments received	2,704	2,725	2,778	2,746	2,769	2,805	2,780	2,855	2,823	2,773	2,811
Number of delinquent utility accounts processed	325	383	397	294	371	374	334	375	330	487	389
Number of journal entries prepared	90	75	87	59	59	47	46	55	36	56	22
Number of payroll checks processed	456	341	321	478	314	317	387	329	313	321	340
Number of utility service orders processed	183	94	95	85	78	48	94	64	78	116	56
Number of new construction utility accounts	22	21	10	7	5	5	4	12	6	4	6
Number of Accounts Receivable billings	39	36	50	54	51	43	48	36	43	40	37

### Fire

- New Firehouse Slated to Open Soon** - Exciting changes are ahead as the new firehouse nears completion! Construction is progressing well, with the interior work almost finished. Fire crews are now focused on packing for the big move, which is scheduled for the first week of January. This transition marks the end of an era, as the department moves from its current location, which has served as home for an incredible 124 years. While it's a significant undertaking, the new facility promises to enhance our ability to serve the community and respond to emergencies efficiently. Stay tuned for updates as we settle into this new chapter in the department's history!
- Fireworks Display for Christmas Mountain Lighting** - The Salida Fire Department was honored to host the annual fireworks display on November 29th to mark the lighting of Christmas Mountain. This cherished tradition brings together the community in celebration of the holiday season, filling the night sky with dazzling lights and festive cheer. We take great pride in being part of this iconic event that symbolizes the start of the holidays in Salida. Through gatherings like these, we aim to spread joy and unity while celebrating the spirit of the season. Thank you to everyone who joined us and helped make the evening magical. The Salida Fire Department wishes you all a safe and happy holiday season, filled with warmth, joy, and the Christmas spirit.
- Increase in Heating-Related Fires: Stay Safe This Winter** - As temperatures drop, the Salida Fire Department has noted an increase in fires related to heating equipment. These incidents highlight the importance of taking proactive steps to ensure your home is safe during the colder months. Residents are reminded to have heating equipment serviced and cleaned regularly. Proper maintenance not only improves efficiency but also reduces the risk of fires. Additionally, make sure your carbon monoxide detectors are functioning properly to protect against this silent hazard. By staying vigilant and taking these precautions, we can all work together to keep our community safe this winter.
- South Arkansas Approves IGA with City of Salida** - The South Arkansas Fire Protection District Board has officially approved an updated Intergovernmental Agreement (IGA) with the City of Salida Fire Department. This renewed partnership ensures the continuation of 24/7 all-hazard emergency response for district residents, including fire suppression, emergency medical services, and specialized rescue operations. The IGA highlights the importance of working as one community to address shared risks and improve public safety. By pooling resources and expertise, the agreement supports critical initiatives such as enhanced training, swift water rescue



## DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	December 17, 2024

capabilities, and the development of a live burn training facility. The Salida City Council is set to consider the agreement on December 17th. This collaboration reflects a unified commitment to protecting lives, property, and the environment for the entire region.

- **South Arkansas Fire Protection District Growing Wildfire Capabilities** - The South Arkansas Fire Protection District is making significant strides in enhancing its ability to combat wildfires. With the Board's recent approval of \$1.2 million for new wildland firefighting apparatus, the district is taking proactive steps to address the increasing wildfire risk in our area. As growth continues into the Wildland-Urban Interface, the need for advanced equipment and operational readiness becomes more critical. This investment ensures our firefighters are equipped to respond quickly and effectively to protect lives, property, and natural resources. In addition to these equipment upgrades, the district is exploring the potential addition of a dedicated Wildfire Chief. This leadership role would focus on wildfire strategy, preparedness, and response coordination, further strengthening the district's ability to tackle this growing challenge. These efforts reflect the district's commitment to staying ahead of wildfire threats and building a safer, more resilient community.
- **Firefighter Housing Pays Off** - The City of Salida is stepping up to support wildfire safety by providing housing for National Civilian Community Corps (NCCC) crews. In exchange, these crews will gain hands-on experience in wildland firefighting and conduct vital wildfire mitigation efforts in our community. This initiative is part of a partnership with Colorado Firecamp, the nation's only wildland firefighter training facility, located in Maysville. Fire Chief Jonke emphasized the importance of this collaboration, stating, "This relationship is critical to addressing the wildfire dangers our community is faced with." He also commended the leadership of Kent Maxwell and the team at Firecamp for their dedication to wildfire training and safety. Through this partnership, Salida is strengthening its wildfire response while providing essential training for the next generation of firefighters.

### Police

- Michael Blais is graduating from the Police Academy on the 12<sup>th</sup> of December. He will be back home and starting his training with us on the 17<sup>th</sup>. We expect him to be on his own around May 1<sup>st</sup>, 2025.
- We had a successful Parade of Lights. We had several calls for service during the parade that made it a bit challenging but were able to manage. This with the biggest crowd we have ever had at the event.
- We hosted our 16<sup>th</sup> Shop with a Cop on December 8<sup>th</sup>. We had tremendous support from the community and were able to take twenty-four fourth grade students shopping from Salida and Buena Vista. We had an amazing time, and it was great seeing all the smiles on everyone's faces. This is without a doubt our favorite event of the year.

### Public Works

- Planning/Engineering/Construction
  - Planning and Construction
    - Streets
      - Oak Street – Winter construction closure



## DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	December 17, 2024

- SRTS CDOT Local Agency Project - Final FOR plans submitted to CDOT. Bid Spring 2025 TBD.
- West SH-291 Improvements – Draft roundabout plans provided to Public Arts Commission. First round of CDOT comments being addressed.
- Utilities
  - Rate Study drafting by Ehlers underway
  - Continued flow monitoring and coordination with other users on Harrington Ditch
  - Provide support as requested on updating Sewer System IGA's.
  -
- Other CIP Items
  - South Ark Neighborhood – Preliminary site plans being drafted and coordination with river restoration project and Trout Unlimited.
  - Prep for new Fleet Supervisor and transition of services to the Multi-Use Facility.
- Operations
  - Streets
    - Annual Tree Maintenance Project in progress. The focus is structural pruning of Adopt-a-Trees.
    - Asphalt cold patching of winter potholes.
    - Move of fleet and parks/streets/utilities bays at shop underway.
  - Utilities
    - WTP staff building framework for asset management software for treatment plant
    - Infrastructure repairs to drain line at gallery system completed
    - Scoping of WTP SCADA re-build in progress
    - Field Utility staff focusing on-line cleaning and inspection for fall (Poncha service area) – near complete
    - Move of fleet and parks/streets/utilities bays at shop underway.

### Parks and Recreation

- Parks
  - The Grand Opening for the Salida Bike Skills Area was held last Friday with a ribbon cutting ceremony.
  - Staff are giving the old Skate Park some attention by replacing the old fencing.
  - Employees are starting the annual review process by getting their self -evaluations done.
  - Parks and PW staff are coordinating for the reorganization of our shop space.
- Facilities
  - Improvement to the Steam Plant's ballroom flooring is scheduled to start with re-surfacing the hardwood floor, vinyl tile and will be followed up with new carpeting.
  - Staff have begun discussing and implementing energy saving measures around the city facilities by tightening up door seals, replacing windows and programmable thermostats.
  - Staff is also discussing with the Sustainability Coordinator how we can increase our waste diversion programs in city facilities and during events held on city property.
  - Staff are working to upgrade lighting efficiency at the Public Works facility, along with a scheduled furnace replacement.



## DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	December 17, 2024

- Aquatics
  - o We have two High School Swim Meets in December, one on the 10th from 4:30-6:30pm – (no public swim) and one on the 21st from 10:30am-1pm, Pool will open to the public at 2pm
  - o Soakember was a great success – we had 220 ppl sign up for our events and sold 54 memberships or access passes during our 3-day 20% off sale
  - o Membership and access pass sales generated the highest monthly revenue of the year, beating the previous record by over \$10,000-a 57% increase.
  - o Special holiday hours [click here](#)
  - o Winter Group lessons will open on January 6th at 6pm
- Recreation
  - o Youth Basketball registration closes this weekend 12/15, we have 203 registered
  - o Youth Volleyball camp is full with 48 participants
  - o New year's day 5k has a new course this year, starting at the golf cabin. So far we have 44 participants signed up. New shirt design is killer too!
  - o Wrestling registration is filling up quickly for 4 – 12 year olds.
  - o Open gym volleyball will be happening Monday nights starting in January. More details soon
  - o We're working on website changes to hopefully make the recreation website easier to navigate
- Events