



PLANNING COMMISSION REGULAR MEETING

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

March 23, 2020 - 6:00 PM

AGENDA

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

APPROVAL OF THE MINUTES

- 1. February 24, 2020 draft minutes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

- 2. **Two Rivers Commons -Limited Impact Review** – The application is for Limited Impact Review approval for a minor subdivision to re-subdivide Lots 7-11 and 14-15 into approximately nine (9) lots of the Two Rivers Common mixed-use subdivision located at 116-152 Old Stage Road. The Two Rivers Commercial Center Major Subdivision was reviewed by the Planning Commission on June 25, 2018 and Council approved the project on July 17, 2018. The site is zoned C-2, Central Business District

UPDATES

UNFINISHED BUSINESS

NEW BUSINESS

- 3. Appointment of three (3) Planning Commissioners to the Regional Planning Commission
- 4. Chaffee County Comprehensive Plan timeline discussion
- 5. April 06, 2020 - Land Use Code Update Committee meeting at 4:00 pm. Land Use Code Update joint work session with the Planning Commission and City Council at 6:00 pm.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Department at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.

COMMISSIONERS' COMMENTS

ADJOURN

MEETING DATE: Monday, February 24, 2020
MEETING TIME: 6:00 PM (Immediately Following BOA Meeting)
MEETING LOCATION: City Council Chambers, 448 E. First Street, Suite 190, Salida, CO

Present: Follet, Bomer, Mendelson, Denning, Kriebel, Steimle, Walker, Dockery, Van Nimwegen, Jefferson, Almquist, Williams

Absent: None

AGENDA SECTION:

I. CALL TO ORDER BY Follet: - 6:34 PM

II. ROLL CALL:

III. APPROVAL OF THE MINUTES – January 27, 2020– Kriebel made a motion to approve the minutes as written. **Bomer** seconded the motion. All were in favor and the motion carried.

IV. UNSCHEDULED CITIZENS – None

V. AMENDMENTS TO AGENDA - None

VI. PUBLIC HEARINGS –

1. **Major Impact Review- Vacation of portion of ROW along E. 6th and Teller Streets (Peyrouse)–** The applicant is requesting vacation of the portion (1487sf) of right-of-way immediately north of the applicant’s property at 401 E. 6th St.

A. Open Public Hearing: 6:36 PM

B. Staff Review of Application. **Jefferson** gave an overview of the application and stated that staff supports the ROW vacation. **Jefferson** explained that the Public Works Department recommended that a drainage easement remain over the entire ROW, that no grading or improvements affecting stormwater conveyance and detention be permitted, the abandonment shall be 1-ft off the back of the sidewalk.

Mendelson asked if any money would be exchanged for the property. **Jefferson** clarified that no money would be exchanged as part of a ROW vacation, and **Follet** added that the applicants would be taking over maintenance of the area that is otherwise serving little purpose other than stormwater detention. **Denning** asked about other maintenance in the past on the location. **Jefferson** clarified no other maintenance since E. 6th was moved slightly.

Jefferson recommended that the Commission make a recommendation of approval to City Council for the Major Impact Review application with 3 conditions.

C. Applicant’s Presentation: Applicant, Aaron Peyrouse explained that their intention was to simply make the area a little more aesthetically pleasing. He was curious about the wording regarding access to the property for Public Works. **Jefferson** clarified that if they were to fence the area, they would need to provide a gate for access for any City maintenance, but that there would be notification prior to

entering the property for such purposes.

Kriebel wanted to know what kind of landscaping would be allowed. **Jefferson** clarified that the applicant could put grasses and a tree. **Peyrouse** said they already had a tree from the Tree Board and they intended to put in stone retention wall for stormwater.

D. Public Input- None

E. Closed Public Hearing – 6:43 PM

F. Commission Discussion –Follet opened the Commission discussion.

- **Bomer** suggested that staff add a condition requiring that Public Works staff must be presented with a landscaping plan for approval, in order to avoid any maintenance conflicts, etc. **Follet** said that was a good idea.
- **Steimle** said he appreciate the applicant’s desire to keep it looking good.

G. Commission Recommendation (a) (Major Impact Review Application) -

A motion was made by **Bomer** to recommend the City Council approve the Peyrouse Major Impact review - Vacation of right-of-way, subject to the staff’s recommended conditions and **the addition of the following condition:**

4. **The applicant must receive Public Works Director approval for any landscaping plans for said property.**

Denning seconded the motion. With all in consensus the motion carried.

2. **Salida RV Resort – Limited Impact Review** - The application is for Limited Impact Review approval for a development plan of a 146-space RV park on 19.1 acres located at the northwest corner of Highway 50 and CR 102. The site is zoned R-4, Manufactured Housing Residential District.

A. Open Public Hearing: 6:46 PM

B. Staff Review of Application. **Van Nimwegen** gave an overview of the application and recent history (former location of proposed tiny home community). He explained some of the recommended conditions of approval, including that:

- there be a delineation of 15 feet setback from any RV to any boundary of the development;
- that there be one tree within the buffer for each lot;
- that Xcel Energy determine whether the electricity needs to be underground or overhead due to its location on the system;
- that refuse be provided either centrally or as garbage cans every 200ft;
- that independent RV standards be met;
- that the school siting fee does not apply to units that do not require a building

permit;

- that public improvements will be required;
- that 12.5% of the total units/spaces would be affordable;
- that a vault be provided where the private sewer connects to the public sewer, along with other recommendations by Public Works

Van Nimwegen explained that Becky Gray from Chaffee County Housing had worked out the specific number of affordable units/spaces with the applicant, limiting the rent of 12.5% of the spaces to no greater than 80% AMI for a studio in Chaffee County (presently \$954/month), which he said is considerably less than some other RV parks in the area. City Council had requested that longer terms of 3, 6, 12-months be offered and the applicant said that park models would be a part of the development.

Van Nimwegen recommended that the Commission approve the Limited Impact Review application with conditions.

Kreibel asked whether RVs would have to pay sales tax and lodging tax and also asked whether all the RVs would be self-contained with bathroom, etc. or if pop-up campers would be allowed. Van Nimwegen answered yes that they would need to pay sales tax but that the other question should go to the applicant. **Mendelson** asked whether there would be any recycling requirement. **Van Nimwegen** said it is not required. **Denning** requested clarification of the actual number of spaces. Van Nimwegen said 158 were shown on the site plan.

C. Applicant's Presentation:

Applicants representative, Bill Hussey of Crabtree Group, explained the proposal and answered questions from the Commission. **Hussey** stated that pop-up campers (non-self-contained) probably would not be paying for the hook-ups as it would probably be too cost-prohibitive, and that the development was already providing the 12.5% affordability. **Kreibel** asked to clarify what the renter got for \$954/mo.—was it just a piece of ground, and how is that affordable? **Hussey** first answered that it was just a space but then corrected himself and said that number was including a structure such as a park model on the space, space rental, water and sewer, but not electricity. **Bomer** wanted to know if that also including a lodging tax. **Williams** clarified that lodging tax is only applied to 30 days or less, so there would be no lodging tax. Discussion ensued about the minimum lease time for the affordable units/spaces, and Commission determined there should not be a minimum. **Denning** asked about the number of people allowed in the unit/space. **Dockery** wanted clarification on whether “trailers” would be allowed and **Hussey** said that a trailer or “HUD building” could be allowed. **Denning** asked how many affordable units there would be on the site. **Hussey** said there would be 20 of the affordable units (12.5% of 158 units), and that would apply to an RV that is in place or a park model, but the number of park models was flexible for now. **Walker** asked where the affordable units would be and **Hussey** answered that they had not established the locations, but that they would be spread out to some extent. **Bomer** wanted to know if a car could be parked on a space. **Hussey** said that was more an RV park operations question, but that was unlikely, or at least there'd be a cap, but it was beyond the scope of the site plan or his knowledge. **Kreibel** asked about the

number of showers. **Hussey** said 3 for men and 3 for women in the “clubhouse”. **Hussey** also addressed the electrical line saying that there will be one distribution line that will remain overhead, but everything else on site will be underground. Undergrounding the dead-end would require redundancy making it financially infeasible, but Xcel is comfortable with an overhead distribution line in that location. He also addressed the school siting fee in that there is unlikely any residential building on the site that would require a building permit, so there would be no requirements for a school siting fee. **Van Nimwegen** said that condition #8 could therefore be struck. **Denning** asked about solar lighting instead of Xcel streetlights- **Hussey** said that was preferable and less expensive, but the lighting would be minimal. **Bomer** wanted to know when park operational plans would be produced and whether some of these details would be possible to review prior to approval. **Van Nimwegen** said that there would be a development agreement to go in front of Council and that those operational standards could be reviewed at that point. **Mendelson** asked if there would be an on-site manager- yes, there will be. **Van Nimwegen** further clarified that there would be standards based on the number of dependent RVs as far as services such as showers, all of which could be reviewed in the operational standards as part of the development agreement.

D. Public Input- None

E. Closed Public Hearing - 7:21 PM

F. Commission Discussion –Follet opened the Commission discussion.

- **Mendelson** said he wished there was more detail to the plan and that it was wishy-washy, and no guarantee of when or if affordable housing would be built or what it would look like. He expressed interest in tabling the item. **Bomer** said the development agreement could further discuss that information. **Denning** also wanted to know about the timing of the affordable units. **Hussey** answered that the affordable units could be constructed as every 8th unit, equal to the 12.5%, and that the locations could be planned out but that things could change down the line due to unforeseen circumstances.
- **Kriebel** wanted to put a condition saying that the park shall not open until there are 20 affordable units available. **Follet** said that following the 12.5% made more sense, and **Kriebel** amended his statement that when it opens there needs to be 12.5% of affordable units. **Bomer** offered a condition saying that 12.5% of the units would be provided as affordable with the pace of the buildout. **Mendelson** asked if a bunch of park models would be brought in at the beginning. **Hussey** said that is an option but that the developer as an RV salesman should be considered separately from the developer as RV park owner. **Follet** clarified that there would be no sale of the land, just rental. **Walker** wanted clarification that the \$954 would not be just the pads, but also a unit (a park model or an RV) on the site, to which the answer was yes. **Kriebel** clarified, hypothetically, that if there were 96 built-out spaces, 12 of them would need to have a dwelling on them that would rent for \$954/mo. (80% AMI). **Van Nimwegen** reminded everyone that Chaffee County Housing worked that out, but the language about 12.5% of units is already in the agreement, so it’s not needed as a separate condition.

G. Commission Recommendation (a) (Major Impact Review Application) -
A motion was made by **Bomer** to approve the Salida RV Resort Limited Impact Review, subject to the staff's 10 recommended conditions with **the following changes**:

- **Strike #8 regarding school siting fees**
- **Add #11, as noted by staff**
- **Add #12 regarding the timing of affordable units constructed to coincide with the pace of the buildout at a rate of 12.5%, or one out of every eight spaces.**

Denning seconded the motion. With all in consensus the motion carried.

VIII. UNFINISHED BUSINESS- None

IX. NEW BUSINESS- None

X. COMMISSIONER'S COMMENTS- The next regular meeting is scheduled for **March 23rd**. The work session scheduled for March 10th is canceled due to not having anything on the agenda.

XI. ADJOURN: With no further business to come before the Commission, the meeting adjourned at **7:36 pm**.

PLANNING COMMISSION STAFF REPORT

MEETING DATE: March 23, 2020

AGENDA ITEM TITLE: Public Hearing 1. Approval of the Two Rivers Commons Minor Subdivision – Limited Impact Review

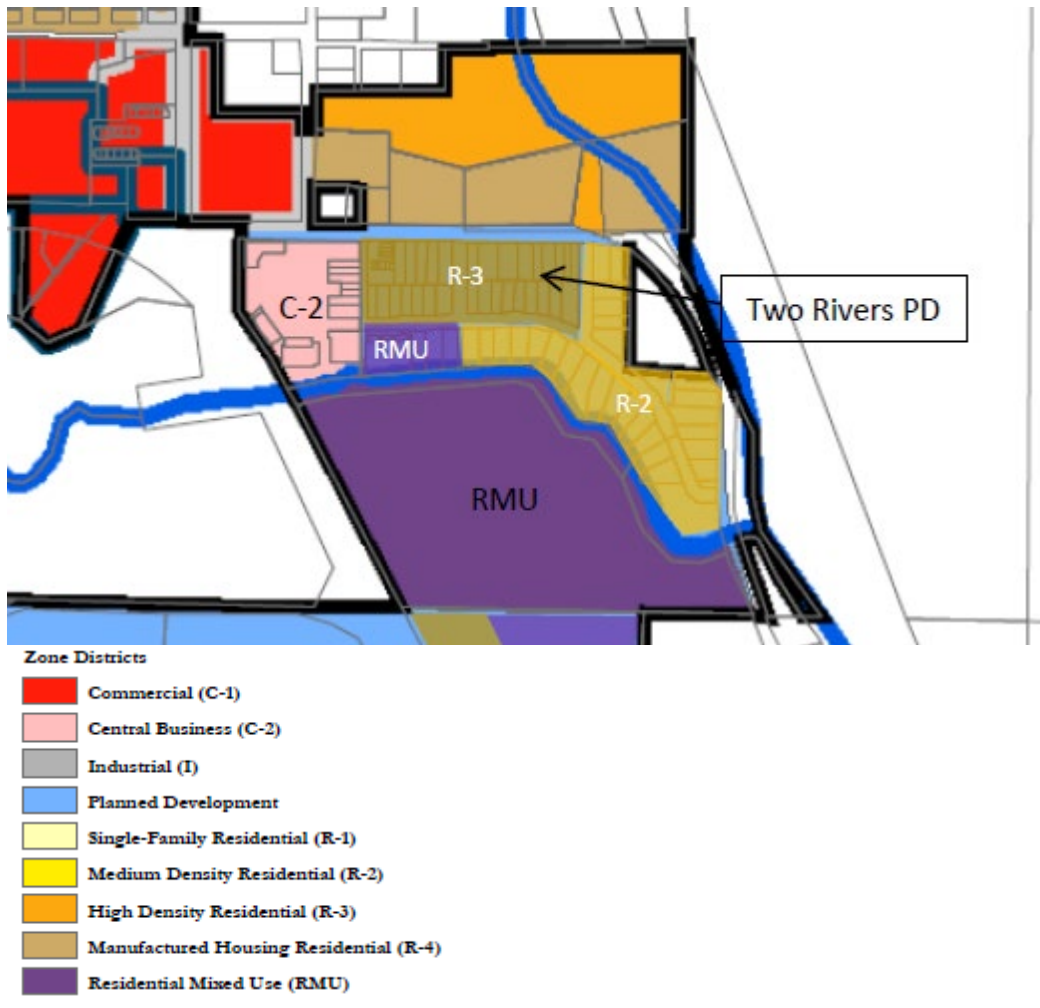
STAFF: Glen Van Nimwegen, AICP
Community Development Director

REQUEST / BACKGROUND:

The application is for Limited Impact Review approval for a minor subdivision to re-subdivide Lots 7-11 and 14-15 into approximately nine (9) lots of the Two Rivers Common mixed-use subdivision located at 116-152 Old Stage Road. The Two Rivers Commercial Center Major Subdivision was reviewed by the Planning Commission on June 25, 2018 and Council approved the project on July 17, 2018. The site is zoned C-2, Central Business District.

Applicants: Old Stage, LLC as represented by Tom Pokorny.



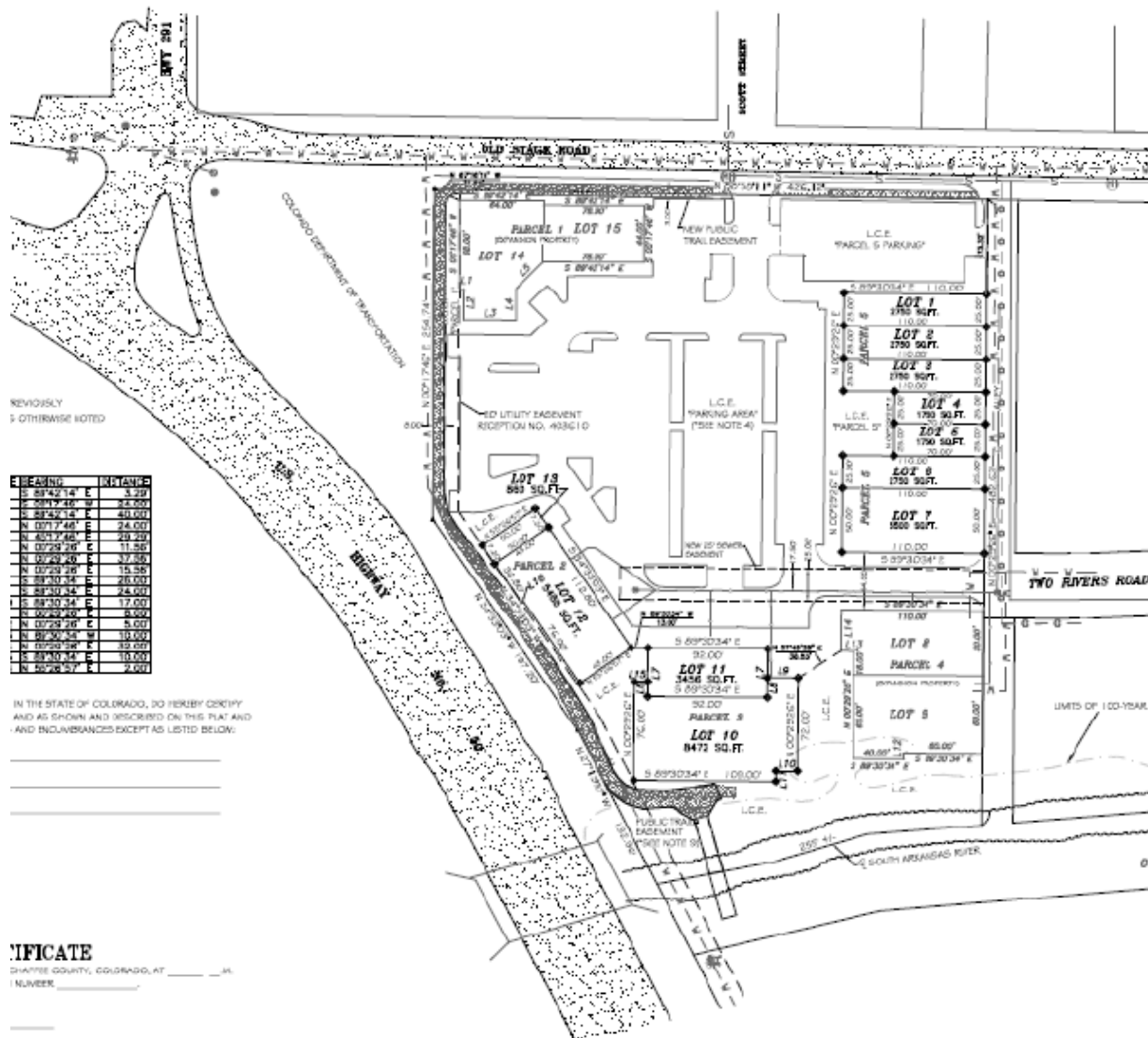


The applicant is developing the site into a mixed-use development with retail, office and residential units on the second floor of some of the buildings. A central parking lot will be provided. The site is integrated into the Two Rivers Planned Development through shared alley access and open space with trail access.

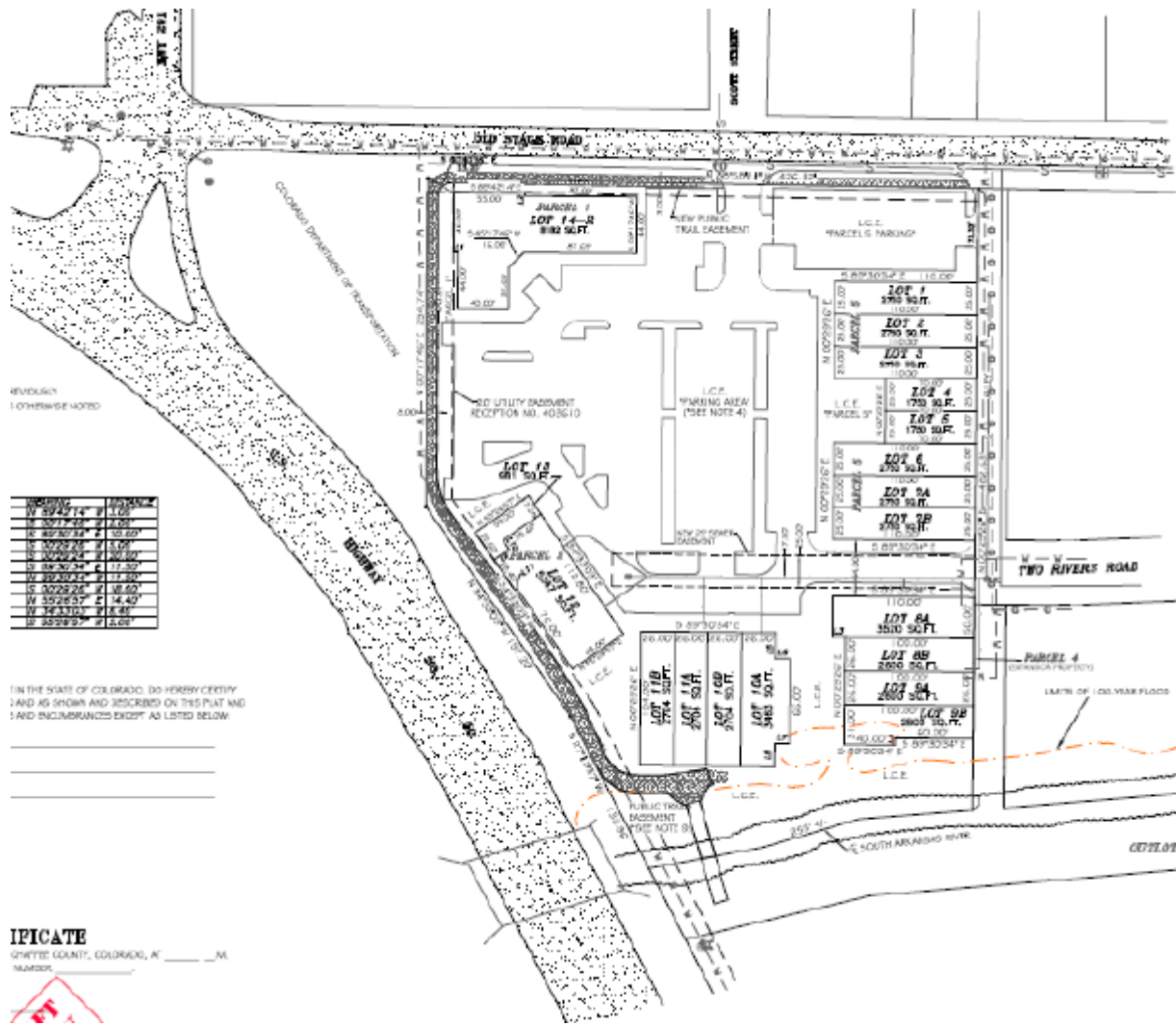
Because the site is zoned C-2, there are no dimensional standards, except primary buildings may not exceed 35 feet and accessory buildings may not exceed 25 feet in height. A multi-tenant building (Kim’s Gym) has been constructed on Lots 12 and 13.

The proposal before the Planning Commission and City Council in 2018 included a proposed site plan for the buildout of the development. It included a total of 23 lots. However the approved subdivision only included 15 lots with the intent to further subdivide the land as specific development occurs. Larger tenants and boxes envisioned for Lots 7, 8, 9, 10 and 11 will be replaced by smaller lots to develop more of a Main Street ambience.

The proposed changes are very much in line with the concept proposed back in the summer of 2018. However the subdivision code states “A resubdivisions that results in five (5) or fewer parcels, lots, units, sites, tracts or interests with the previously recorded subdivision is a minor subdivision” [Section 16-6-10 (2) (iii)]. Therefore a limited impact process requiring Planning Commission approval is required.



Existing Two Rivers Commons Plat



Proposed Two Rivers Commons Plat

SUBDIVISION REVIEW STANDARDS:

A minor subdivision requires approval by the Planning Commission. Below are staff's review comments regarding the standards for the subdivision approved in 2018 and updated in 2020:

1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan that promotes mixed-uses and access to trails and open space.
2. Zone District Standards. The proposed subdivision and ultimate development of the lots will comply with the C-2 standards and other applicable standards of the Land Use and Development Code.
3. Improvements. The developer has completed the street improvements adjacent to the site and extended public sewer and water within dedicated easements to serve the various commercial and residential users. The Public Works Director has commented new public line extensions may need to be made to serve Lots 8A-B and 9A-B.
4. Natural Features. The development integrates well with natural open space of the South Arkansas River.
5. Floodplains. A portion of the south side of the site is within the 100 year floodplain. Habitable space will have to remain above the flood elevation, or the floodplain will have to be reduced.

6. Noise Reduction. “Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.” The Highway 50 Corridor Overlay requires additional landscaping and sidewalks on properties adjacent to the highway. The applicant will be putting these improvements in and has increased the setback from Highway 50 over what would be required in the C-2 district. The site is roughly six feet below the Highway 50 frontage.
7. Future Streets. There are no new public streets within the site.
8. Parks, Trails and Open Space. As mentioned above, the applicant has integrated the trail access within the Two Rivers development and South Arkansas River. This provides a viable pedestrian connection that will reduce vehicle trips normally associated with a commercial center. The developer has met the open space requirements through the development of the open space and trail system within the development.
9. Common Recreation Facilities. There are no common recreation facilities proposed.
10. Lots and Blocks. “The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.” The proposed changes create lots that are close to the historical dimensions for Salida.
11. Architecture. The design of the commercial buildings will have to meet the standards of the Land Use and Development Code, specifically the Large Scale Commercial Design Guidelines of Section 16-8-120. Also, the development will have a property owners association which will evaluate the design of structures.
12. Codes. The subdivision will comply with all applicable City building, fire and safety codes.
13. Inclusionary Housing. The Two Rivers properties have met affordable housing requirements through the annexation agreement adopted for the property in 2016. Chaffee Housing Trust built eight affordable units within Two Rivers directly adjacent to the east side of the subject site.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Doug Bess, Fire Chief, responded “Fire Department has no concerns.”
- Salida Police Department: Chief Russ Johnson responded “I have no objections to the proposed changes.”
- Chaffee County Development Services Department: “No comments or concerns.”
- Salida Public Works Department: Public Works Director David Lady: “We would need to take a look at public utilities as they currently do not front all of the lots as proposed. Private water and sewer service easements would need to be in place.”
- Salida Finance and Utilities Department: Renee Thonoff, Staff Accountant: “Development would require the purchase of commercial water/sewer taps and meters.”

STAFF RECOMMENDATION:

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

RECOMMENDED MOTION:

“I make a motion to approve the Two Rivers Commons Minor Subdivision, subject to the following conditions:

1. Conditions adopted with Resolution 2018-38, as amended by Resolution 2018-48 are still in effect.
2. Provide exclusive easement for the public sewer and water lines if required within the Limited Common Element in front of Lots 8A-B and 9A-B.
3. Floodplain Development Permit is required for any development/grading with the 100 year floodplain as approved by the Floodplain Administrator.
4. Future lot splits up to a total of 23 lots within Two Rivers Commons will be processed as an Amended Plat per Section 16-6-50 of the Salida Municipal Code.”

Attachments:

Application for Minor Subdivision
Two Rivers Commons Minor Subdivision
Plat Comparison
Resolution 2020-38
Resolution 2020-48
Proof of publication



GENERAL DEVELOPMENT APPLICATION

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

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

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Appeal Application (Interpretation) | |
| <input type="checkbox"/> Certificate of Approval | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | <input type="checkbox"/> Other: <u>Re Subdivision - Minor</u> |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

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

A. Applicant Information

Name of Applicant: Old Stage, LLC

Mailing Address: P.O. Box 745, Salida, CO 81201

Telephone Number: 719 539-4481 FAX: _____

Email Address: tpokorny@naturalhabitats.biz

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Two Rivers Commons

Street Address: 1 Old Stage Road

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent: Tom Pokorny Date: 2-20-20

Signature of property owner: Tom Pokorny Date: 2-20-20

Staff Use Only

Permit #: _____ Staff member assigned: _____ Public meeting Date: _____

Staff Comments: _____

Fee: _____ Receipt #: _____



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

1. PROCEDURE (Section 16-3-80)

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

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

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

1. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
2. A brief written description of the proposed development signed by the applicant;
3. Special Fee and Cost Reimbursement Agreement completed.
4. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.
5. Developments involving construction shall provide the following information:

(i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:

- a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
- b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
- c. Parking spaces;
- d. Utility distribution systems, utility lines, and utility easements;
- e. Drainage improvements and drainage easements;
- f. Roads, alleys, curbs, curb cuts and other access improvements;
- g. Any other improvements;
- h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
- i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

(ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:

- a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
- b. Plans and profiles for sanitary and storm sewers; and
- c. Profiles for municipal water lines; and
- d. Street plans and profiles.

(iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

6. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

7. Any subdivision request including a plat meeting the requirements of Section 16-6-110;

8. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flow to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

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

10. A plan for locations and specifications of street lights, signs and traffic control devices.

The application for Limited or Major Impact Review shall comply with the following standards.

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

PER Section 16-6-40 Re Subdivision! "To the extent that submittal information, otherwise required in Section 16-6-110, was submitted as part of the original subdivision proposal and is adequate by current standards, the applicant does not need to submit information again."

2. **Conformance to Code.** The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

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

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

PLEASE NOTE: This subdivision was previously approved by both the Planning Commission and Council and

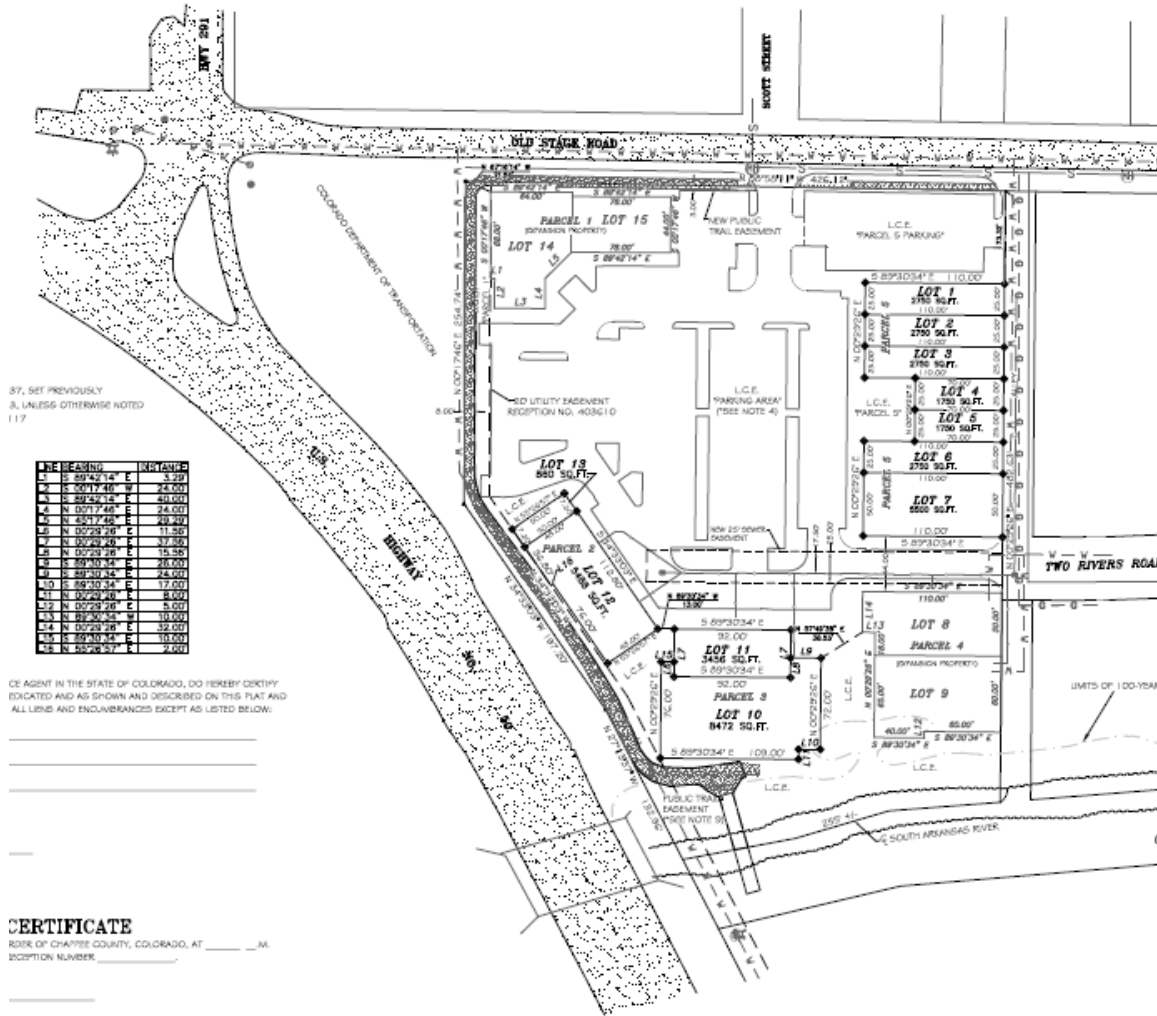
passed in Resolution 2018-38 to allow 23 LOTS.

I want to amend our current plat to ~~increase~~ 2.2.17 change existing lot lines on existing parcels so that we have 20 lots rather than current 15.

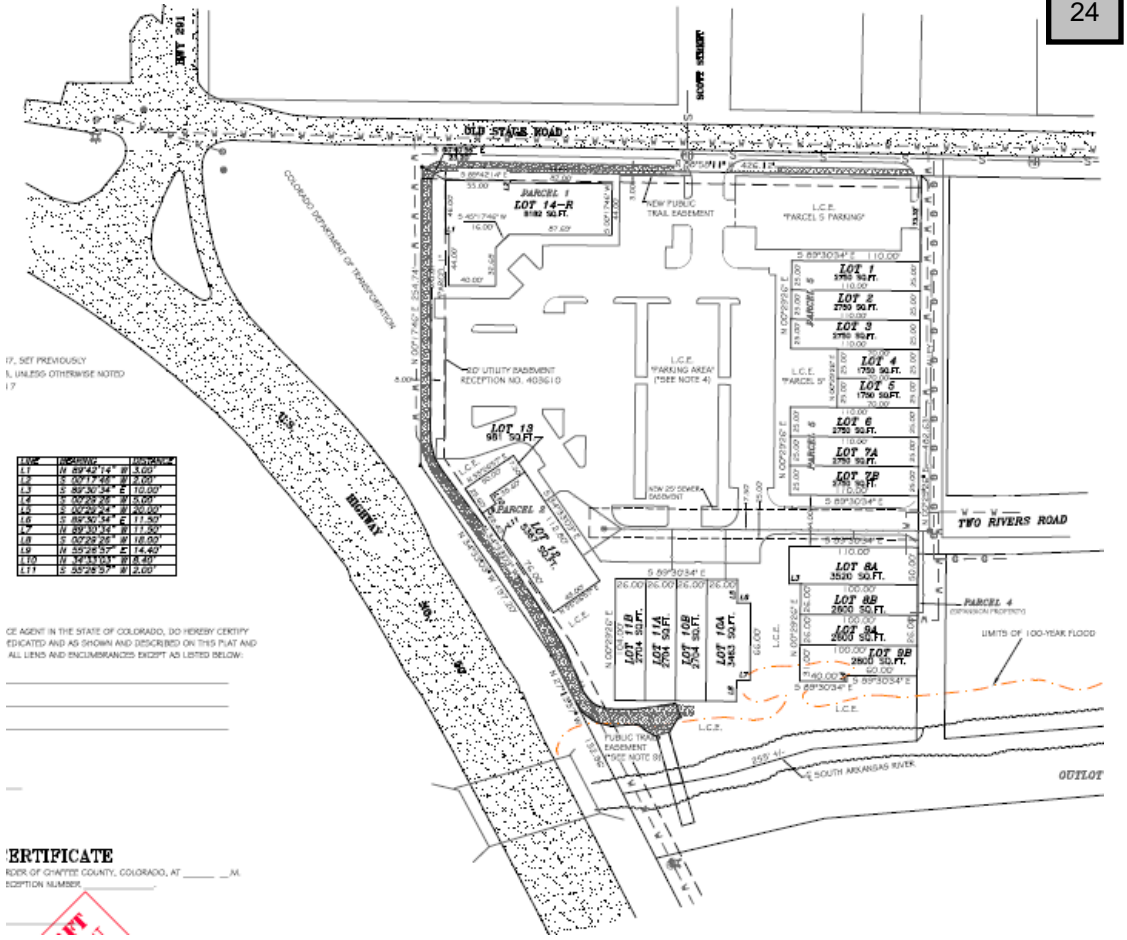
4. **Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

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

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



Existing Two Rivers Commons Plat



Proposed Two Rivers Commons Plat

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 38
(Series 2018)**

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE FINAL SUBDIVISION PLAT FOR TWO RIVERS COMMERCIAL CENTER MAJOR SUBDIVISION LOCATED AT 1 OLD STAGE ROAD.

WHEREAS, the property owners, Old Stage, LLC (“Developer”) made application for approval of a Major Subdivision for Two Rivers Commercial Center Major Subdivision; and

WHEREAS, the property (“Property”) that is subject to the proposed subdivision is described as Lots 1, 2, 3, 4 and 5; and Outlot A of the Two Rivers Commercial Center Minor Subdivision as recorded at Reception # 436258 of the Chaffee County Recorder’s Office; and

WHEREAS, the property is zoned C-2, Central Business; and

WHEREAS, the Planning Commission and City Council held a conceptual meeting on the proposed Major Subdivision on April 16, 2018; and

WHEREAS, on June 25, 2018 the Salida Planning Commission held a public hearing and recommended approval of the Two Rivers Commercial Center Major Subdivision, development of which will consist of a mixed-use development of 50,001 square feet or greater floor area, subject to conditions; and

WHEREAS, the Salida City Council held a duly noticed public hearing on July 17, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Salida that:

The Two Rivers Commercial Center Major Subdivision is hereby approved, subject to the following conditions:

1. Developer shall receive final approval by staff of the on-site development plans including landscaping and hardscape; as well as the parking analysis and architectural designs, prior to issuance of a building permit.
2. Developer shall receive final approval of the plans for the public improvements on-site and the half width of Old Stage Road from SH 291 to the eastern edge of the subject site per the attached Exhibit A, prior to the issuance of a building permit. Other required plan corrections are outlined in the memo from the Public Works Director (Exhibit B). Applicant will continue to work with staff on ability to provide additional paving north of the center of 60 foot right-of-way to total two complete travel lanes.
3. Provide exclusive easement for the public sewer and water lines that are within Outlot

A.

4. Designate the portion of the 20 foot utility easement that includes the public trail as a utility and public trail easement.
5. Developer shall enter into a subdivision improvement agreement that guarantees the construction of the public sewer and water lines within the site. Improvements shall be complete prior to issuance of a Certificate of Occupancy.
6. Developer to complete the construction of the improvements to the intersection of Oak Street and Highway 50 as mandated by CDOT and the additional improvement to CR 105 described in #2. For the intersection of Oak Street and Highway 50, fees in lieu for a portion of the intersection improvements may be proposed by CDOT. The City may, at their option, utilize the in lieu fees for future intersection planning and/or improvements.

6.7. The ground floor of buildings shall be for commercial uses.

RESOLVED, APPROVED AND ADOPTED on this 17th day of July, 2018.

CITY OF SALIDA, COLORADO



Mayor P.T. Wood

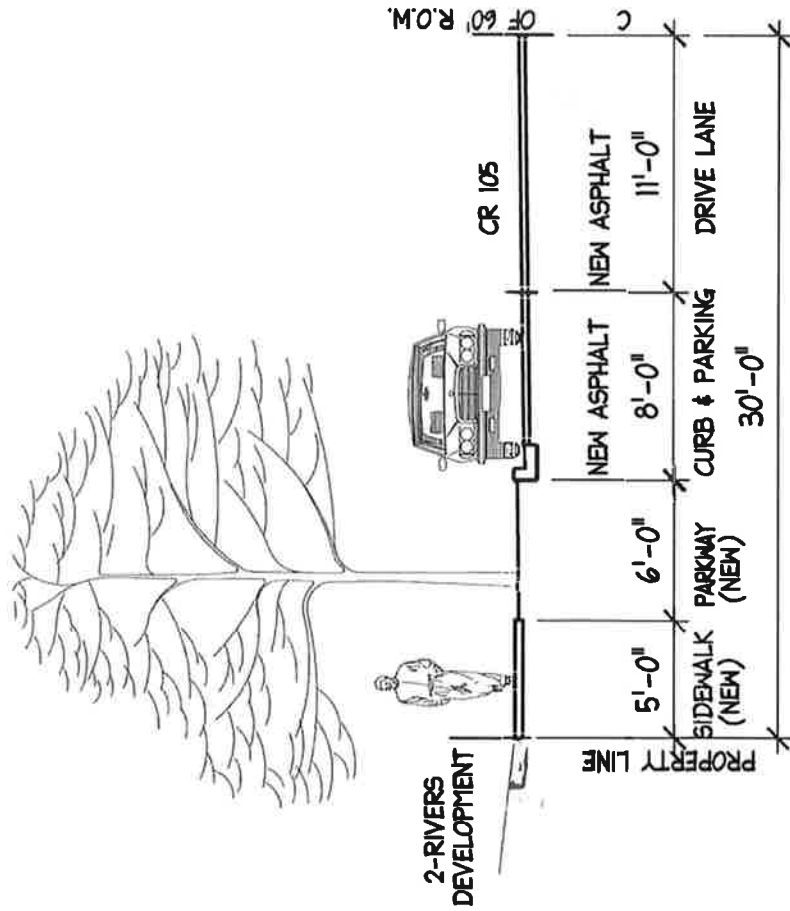


(SEAL)

ATTEST:


City Clerk

EXHIBIT A



A STREET PROFILE: CR 105
 A.00 CITY STANDARD PROFILE --- BUILD TO CITY CONSTRUCTION STANDARDS
 ALONG DEVELOPMENT SIDE OF EXISTING ROAD

EXHIBIT B



June 21, 2018

RE: Two Rivers Commercial Development
Public Works Plan Review

To: Glen VanNimwegen, Community Development Director

Public Works has completed a review of the Two Rivers Commercial Development plans dated 5/18/2018. Comments are provided below.

1. Provide cover sheet with index.
2. Neither the Commercial Plans or the Applicant's proposed CDOT SH-291 Improvements Plans on file with the City, show CR-105/Old Stage Road Improvements from the intersection of SH-291 to the eastern boundary of the commercial parcel. It is recommended that CR105/Old Stage Road be improved within this section to match the City's standard 60-ft ROW street cross-section.
3. SH-291 (Oak Street) and Highway 50 intersection improvements to be completed according to CDOT permit requirements.
4. Sheet C2; water main serving Lot 4 shall be 8-inch minimum per Design Criteria Manual.
5. The 6-inch water main stubbed to the west between Lot 4 and 5 does not appear to serve any lots and shall be removed. Mains shall 8-inch minimum per Design Criteria Manual.
6. Sheet C9/10; EX-MH-1 calls out three invert outs. This should be corrected. Stationing or northing/easting should be shown on plans to match call-outs.
7. Water plan and profile sheets were not included in the plan set and shall be provided.
8. Plans show multiple stormwater pipe discharges directly into the South Arkansas River. It would appear that discharge location should be moved further away from the normal high water mark, specifically for the 18-inch pipe. Water quality and sediment control improvements need further detailing. See the City of Salida's Stormwater Criteria Manual for guidance.
9. Planned irrigation, fire protection, or other use requiring a testable backflow device shall be reported to public works prior to connection pursuant to Ordinance 2017-03.

Plat Comments

1. A Final Plat to be provided to Public Works for review. 25-ft public water and sewer exclusive utility easements shall be provided for all public mains as shown.
2. Provide plat note that water and sewer mains shall be accepted by City in accordance with improvements agreement prior to issuance of building permit.

Plans shall be resubmitted for review prior to approval.

Thanks,

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

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

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 48
(Series 2018)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO
AMENDING RESOLUTION 2018-38 WHICH APPROVED THE FINAL SUBDIVISION
PLAT FOR TWO RIVERS COMMERCIAL CENTER MAJOR SUBDIVISION
LOCATED AT 1 OLD STAGE ROAD.**

WHEREAS, the property owners, Old Stage, LLC (“Developer”) made application for approval of a Major Subdivision for Two Rivers Commercial Center Major Subdivision; and

WHEREAS, the City Council approved the subdivision on July 17, 2018 subject to seven conditions; and

WHEREAS, Condition #7 was added by the City Council to restrict the use of the ground floor space of the buildings to only commercial uses; and

WHEREAS, the property is zoned C-2, Central Business, which allows commercial and residential uses; and

WHEREAS, the Developer has proposed new wording to Condition #7 to allow residential uses in the rear 50% of certain commercial spaces; and

WHEREAS, the Salida City Council held a public hearing on November 6, 2018 to consider the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Salida that:

The Two Rivers Commercial Center Major Subdivision, approved by Resolution 2018-38, is hereby amended with the following change to condition #7 to read as follows:

7. On the ground floor, residential uses are permitted only within the rear 50% of the conditioned space located on either Parcel 4 or Parcel 5 as depicted on the final plat. The rear of the structure is defined as the side that abuts the alley shown on the final plat.

All other conditions remain as adopted on July 17, 2018.

RESOLVED, APPROVED AND ADOPTED on this 6th day of November, 2018.

City of Salida, Colorado
Resolution No. 48, Series of 2018
Page 2 of 2

CITY OF SALIDA, COLORADO





Mayor P.T. Wood

ATTEST:



City Clerk

MARCH 6, 2020

Legal Notice

CPAXLP

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

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on March 23, 2020 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado on the application of Old Stage, LLC as represented by Tom Pokorny. The application is for Limited Impact Review approval for a minor subdivision to re-subdivide Lots 7-11 and 14-15 into approximately nine (9) lots of the Two Rivers Common mixed-use subdivision located at 118-152 Old Stage Road. Approval of the limited impact review application shall constitute authorization to proceed with recording the plat and commencing with the Subdivision. Further information on the application may be obtained from the Community Development Department, (719) 530-2631. Published in The Mountain Mail March 6, 2020

Salida Regional Planning Commission

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