



# CITY COUNCIL REGULAR MEETING

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

May 18, 2021 - 6:00 PM

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## AGENDA

Please register for Regular City Council Meeting

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

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

To watch live meetings: [https://c.streamhoster.com/embed/media/W6sdC9/xAllQfSsmm0/vpfQhcsApYv\\_5?preview=1](https://c.streamhoster.com/embed/media/W6sdC9/xAllQfSsmm0/vpfQhcsApYv_5?preview=1)

### CALL TO ORDER

**Pledge of Allegiance**

**Roll Call**

**Civility Invocation**

**1. Civility Invocation**

### CONSENT AGENDA

**2. Approve Agenda**

**3. Approve May 4, 2021 Meeting Minutes**

**4. Award 2021 Concrete Rehabilitation Project**

**5. Approve FIBArk Memorandum of Understanding**

**6. Approve FIBArk Special Event**

**7. Approve Sunfest Special Event**

**8. Approve Ark Valley Pride Special Event**

**9. Approve Bluegrass on the Arkansas Special Event**

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

**10. Adam Martinez Sunshine Law Letter**

**11. Adam Martinez F Street Letter**

**12. Dick Leavitt Letter**

*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. Bonnie Wiesel Letter**

**UNFINISHED BUSINESS / ACTION ITEMS**

**NEW BUSINESS / ACTION ITEMS**

**14. Resolution 2021-15** AN AMENDMENT TO RESOLUTION 2020-37 ESTABLISHING BUDGET AND APPROPRIATIONS BY FUND FOR THE CITY OF SALIDA OPERATIONS FOR CALENDAR YEAR 2021

**15. Resolution 2021-16** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE DEVELOPMENT IMPROVEMENT AGREEMENT FOR ANGELVIEW CONDOMINIUMS (LOTS 3A AND 3B).

**16. Funding Request** - Central Mountain Resilient Entrepreneur Ecosystem Grant Application

**17. Ordinance 2021-08** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A MAJOR IMPACT REVIEW FOR A .46 ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF HIGHWAY 291 AND WEST THIRD STREET, CURRENTLY ZONED COMMERCIAL (C-1), TO PLACE A PLANNED DEVELOPMENT OVERLAY ON THE PROPERTY AND APPROVE THE DEVELOPMENT PLAN FOR A FOUR-BUILDING MIXED-USE DEVELOPMENT (KNOWN AS "JANE'S PLACE") **FIRST READING AND SETTING A PUBLIC HEARING**

**COUNCILORS, MAYOR AND CITY TREASURER REPORTS**

**Council Reports**

- Critelli, Kasper, Pappenfert, Pollock, Shore, Templeton

**Mayor Report**

**Treasurer Report**

**18. March Sales Tax Report**

**Attorney Report**

**Staff Reports**

**19. May Staff Reports**

**BOCC Report**

**20. County Reports**

**EXECUTIVE SESSION**

**21. Executive Session** for the purposes of a discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected officials; or

personnel policies that do not required the discussion of matters personal to particular employees, and the following additional details are provided for identification purposes: City Administrator annual performance evaluation

**ADJOURN**



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City Clerk | Deputy City Clerk

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Mayor P.T. Wood

## CIVILITY INVOCATION

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

- We honor the opportunity to be engaged in the process of governance for the benefit of our community.
- We acknowledge that each of us brings a unique perspective to this conversation and that our perspectives may differ.
- We challenge ourselves to value varying points of view and hold all contributions as equally important.
- We understand and accept that while we may sometimes disagree, we can always be courteous and kind.
- We commit to respectful language, avoiding rumor, harsh criticism or personal accusation, even when feeling emotionally charged.
- We will, to best of our ability, speak thoughtfully and listen with attention, respect, and curiosity.
- We are confident that there may be even better solutions than any of us have thought of, which may be discovered through civil conversations.
- We commit to the City of Salida being a hate-free zone and declare and affirm a policy of non-discrimination on the basis of a person's race, color, religion, ancestry, national origin, age, sexual orientation, gender, gender identity, marital status, military or veteran status, socio-economic class, medical condition, or physical or mental disability.



# CITY COUNCIL REGULAR MEETING

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

May 04, 2021 - 6:00 PM

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## MINUTES

### CALL TO ORDER

#### Pledge of Allegiance

#### Roll Call

#### PRESENT

Council Member Alisa Pappenfort

Council Member Dan Shore

Council Member Harald Kasper

Council Member Jane Templeton

Council Member Justin Critelli

Council Member Mike Pollock

Mayor PT Wood

Treasurer Merrell Bergin

#### Civility Invocation

### CONSENT AGENDA

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

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

#### THE MOTION PASSED.

1. Approve Agenda
2. Approve April 20, 2021 Meeting Minutes
3. Approve a Sewer Line Connection Agreement for McFarland Annexation No. 1 to the Town of Poncha Springs

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

Eileen Rogers said she liked the F Street closure in 2020 but felt that bikers were causing danger to pedestrians. She thought "Walk your Wheels" signage would help this year.

Ray Kitson was concerned about F Street vending and the lack of parking and signage in 2020.

Chris Tracy, Michael McGovern, Rob Gartzman, Johnna Boughman, T.W. Winston, Don Potts, and Kurt Cooper said that they felt that allowing food truck vendors, on public property, for the street closure was not fair to brick and mortar businesses that had to pay high rents and maintain expensive equipment.

**PROCLAMATIONS**4. **ARBOR DAY OBSERVANCE PROCLAMATION**

Mayor Wood read the Proclamation and declared May 13, 2021 as Arbor Day for the City of Salida.

**UNFINISHED BUSINESS / ACTION ITEMS**5. **Ordinance 2021-07** AN ORDINANCE APPROVING LOANS FROM THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY ("CWRPDA") IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$4,184,000 AND \$241,450; AUTHORIZING THE FORMS AND EXECUTION OF THE LOAN AGREEMENTS AND GOVERNMENTAL AGENCY BONDS TO EVIDENCE SUCH LOANS; AUTHORIZING THE CONSTRUCTION OF A PROJECT; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY ON SECOND AND FINAL READING. **SECOND READING AND PUBLIC READING**

Mayor Wood opened the Public Hearing. Hearing no comment, he closed the Public Hearing.

Council Member Critelli moved to approve approve the ordinance, Seconded by Council Member Pappenfort.

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

THE MOTION PASSED.

**NEW BUSINESS / ACTION ITEMS**6. **RESOLUTION 2021-13** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AUTHORIZING A GRANT APPLICATION AND COMMITTING FUNDING FOR STREETScape IMPROVEMENTS TO OAK STREET (SH-291)

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

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

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

THE MOTION PASSED.

7. **RESOLUTION 2021-14** A RESOLUTION OF THE SALIDA CITY COUNCIL EXTENDING THE AMENDMENT TO THE DECLARATION OF LOCAL STATE OF EMERGENCY TO PROVIDE FOR THE ADMINISTRATIVE FACILITATION OF OUTDOOR DINING AND RETAIL SPACES WITHIN THE CITY'S RIGHTS-OF-WAY AND PUBLIC PLACES, AND TO AUTHORIZE OTHER CERTAIN ACTIONS AS NEEDED

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

Council Member Kasper moved to amend the Resolution removing the ability of food trucks to utilize F Street public property from operating during the closure, Seconded by Council Member Pappenfort.

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

THE AMENDMENT PASSED.

Council returned to the Resolution as amended.

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

THE MOTION PASSED.

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

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

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

THE MOTION PASSED.

## **COUNCILORS, MAYOR AND CITY TREASURER REPORTS**

Critelli reported that the Chaffee County Youth Alliance was having their Shared Risks Conference on June 8th through June 11th. He also heard from some of the smaller event coordinators and expressed hope that the City would be able to loosen COVID--19 restrictions and the distancing component. He wanted to readdress the situation and event coordinators for their feedback.

Kasper said that Council had received an email regarding concerns related to amplified sound. He wanted to have a more in depth conversation about how to address the permit and complaints. He toured the Boys and Girls Club and said that they were open to working with other groups to utilize that space when available. Finally, he said he had walked part of the City with the Colorado Dark Sky Society and said the process started by doing an assessment. He felt it would be helpful for Council to provide a resolution for Dark Skies, asking staff to craft one.

Pappenfort asked about the procedure for signing onto various types of letters in support or against. City Administrator Nelson said that letters could be routed to the City Clerk and then clarified that a single Council Member's signature would not be viewed as signing for every Council Member.

Shore said he would like to direct staff to look into vending on public property and what types would not be a threat to local businesses. He extended gratitude to the Planning Commission for their work and ability to continue through negative commentary related to the Upchurch Annexation. He appreciated that they were very committed to affordable housing and the inclusionary ordinances.

Pollock felt the City should send a message indicating that the City was committed to fewer Special Event restrictions based on the changes since 2020.

Templeton said she would be joining Nelson at the next Salida Business Alliance meeting to talk about the Climate Action Plan.

Wood said that the progress with Sonia's Garden's looked fantastic. He thanked Shore for running the last Council meeting while he was away. He said he was excited to attend the first Salida Colorado Mountain College graduation.

Bergin asked Nelson if there were funds available from the CDOT grant that would allow for portable bathrooms and hand washing stations for the F Street closure. Nelson was hesitant regarding the logistics of bathrooms but would look to budget for the washing stations.

## **ADJOURN**

Adjourned at 7:40 p.m.





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City Clerk | Deputy City Clerk

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Mayor P.T. Wood



### CITY COUNCIL ACTION FORM

Department Public Works	Presented by David Lady - Public Works Director	Date May 18, 2021
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#### ITEM

Consent Agenda:

Council Action: Award 2021 Concrete Maintenance Project

Project No 2021-007

#### BACKGROUND

The City of Salida right-of-ways have concrete infrastructure consisting of curb and gutter, ADA ramps/crosswalk, cross pans, and sidewalks. Public Works staff have surveyed defective sections of concrete and repairs have been prioritized in the highest pedestrian utilized corridors (downtown and school zones) and designated pedestrian routes. Work areas have been expanded out from there with significant improvements completed the past several years (see attached exhibit).

The project was advertised and bids were received on May 11, 2021 as follows:

**Cedar Ridge Landscape, Inc.                      \$287,960.00**

Cedar Ridge Landscape, Inc. completed the City’s 2018, 2019, and 2020 Concrete Maintenance Projects and performed the work satisfactory. Many compliments were given to the quality and performance by Salida residents. Cedar Ridge Landscape, Inc. had great communication throughout the duration of the project. Unit pricing provided in the 2021 bid are generally consistent with estimated unit pricing.

In addition to the concrete rehabilitation work, staff is planning to coordinate milling of concrete in other areas where it has been lifted by tree roots or other natural causes.

#### FISCAL NOTE

The 2021 budget for concrete maintenance is \$250,000 (31-30-6009-3) for sidewalk, cross-walk, and curb and gutter repairs and \$40,000 for ADA ramps/crosswalk improvements (31-30-6002-3) for a total of \$290,000. Work will be managed in-house which is a cost savings of approximately 4% of the total project cost for this type of work. Awarded work being proposed is above the 2021 budget when the contingency is added in, however, other projects have been under budget and a budget amendment is not anticipated at this time.



CITY COUNCIL ACTION FORM

Department Public Works	Presented by David Lady - Public Works Director	Date May 18, 2021
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CONSTRUCTION CONTRACT	\$ 287,960.00
CONTINGENCY (5%)	\$ 302,358.00
CONSTRUCTION MANAGEMENT	\$ In-House
QA MATERIALS TESTING (~2%)	\$ 5,000.00
<b><u>TOTAL PROJECT BUDGET</u></b>	<b><u>\$ 307,358.00</u></b>

STAFF RECOMMENDATION

Staff is recommending award of the construction contract for the 2021 Concrete Maintenance Work Project and authorizing the City Administrator to enter into a Construction Agreement between the City and Cedar Ridge Landscape, Inc. in the amount of **\$287,960.00 with a total project budget of \$307,358.00.**

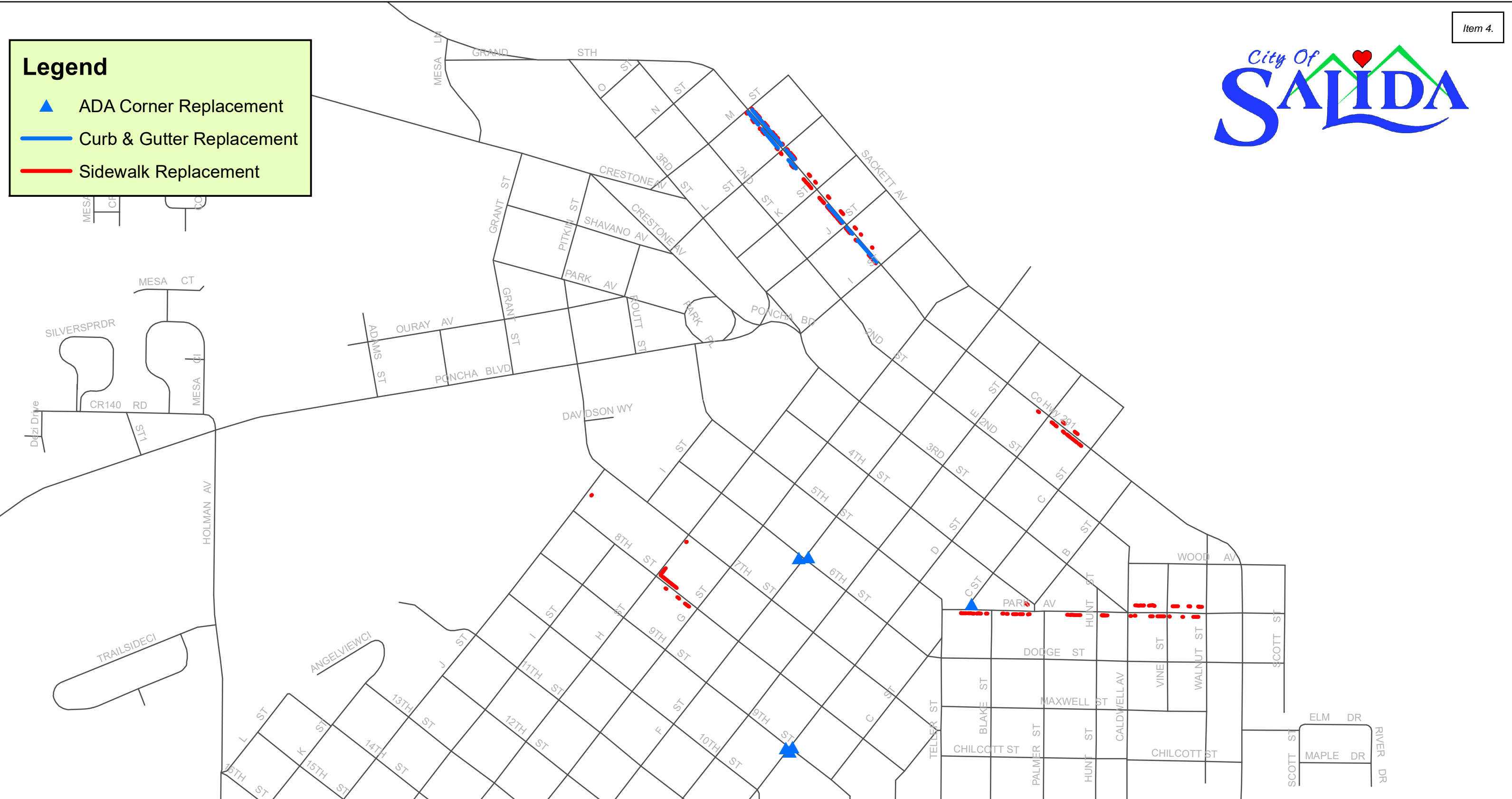
SUGGESTED MOTION

A Council member should make the motion to “combine and approved items on the consent agenda.” Followed by a second and then a roll call vote.

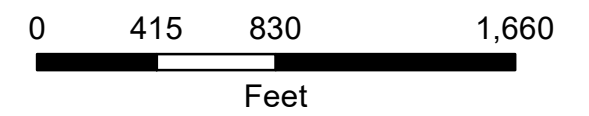


**Legend**

- ▲ ADA Corner Replacement
- Curb & Gutter Replacement
- Sidewalk Replacement



**Proposed 2021 Concrete Work  
Project # 2021-007**



## FIBArk Community Paddling Center

PO Box 762  
Salida, CO 81201  
fibark.colorado@gmail.com

# 2021 FIBArk Whitewater Festival Event Plan

June 17-20, 2021



## OVERVIEW

A community celebration with live music, beer, and food vendors at Riverside Park, whitewater races on the river with boating vendors and event registration on the boat ramp, and running/biking races held in downtown Salida and the Arkansas Hills Trails System.

## SPECIAL NOTES

In light of the evolving circumstances around COVID, this plan provides some options should conditions improve. Where these options are identified, decisions will be made by May 30 to determine the final event planning option.

## FESTIVAL COMPONENTS

The following sections describe the components of the 73rd Annual FIBArk Whitewater Festival.

### Duration

The festival begins Thursday, June 17th at 6pm MDT and concludes Sunday, June 20th at 4pm MDT.

### Overview of River Races

River races will take place on the Arkansas River at the Salida Whitewater Park as well as Downriver and Pine Creek races at other locations . River races include:

- Downriver Race
- Slaloms
- Stand-up paddleboard (SUP) Colorado State Championships
- Pine Creek
- Hooligan
- Raft Rodeo

Refer [www.fibark.com](http://www.fibark.com) for times and locations of all river events. A Whitewater Park Spectator Area would have a public announcement system, awards stage, beer sales, river-oriented vendors, food truck, competitor staging area, and porta potties.

## Overview of Land Races

FIBArk is partnering with the City of Salida Parks & Recreation Department on certain aspects of the festival, including the land races (refer to Attachment A). Land races will take place on City of Salida streets, county roads, and trails on city and Bureau of Land management land. Land races include:

- Tenderfoot Hill Climb
- 10k Road Run
- 5k Road Run
- 10k Trail Run
- Mountain Bike Races (Expert, Sport, Beginner)

Refer to [www.fibark.com](http://www.fibark.com) for times and locations of all land events.

## Live Music and Vendors in Riverside Park

Riverside Park would host live music for pre-ticketed entrants on Friday, Saturday, and Sunday. Friday and Saturday would be priced tickets, Sunday would be free to pre-registered attendees. Entry would be limited to up to 1,200 people each day. Refer to [www.fibark.com](http://www.fibark.com) for live music artists and times.

In addition to live music, Riverside Park would also host the following:

- 3-4 food trucks
- Beer tent
- FIBArk information and merchandise tent
- Up to 5 vendors
- Up to 5 outreach/informational tents for local charitable nonprofits or government organizations, depending on demand

## LOGISTICS AND FESTIVAL SUPPORT

Figures 1 and 2 provide conceptual layouts for the event space in the Whitewater Park Spectator Area and Riverside Park. Additional details provided in the following sections.

## Event Staging

The event site (excepting River Races held offsite) is comprised of the Whitewater Park Spectator Area, Riverside Park, and the Athlete-Reserved Parking Area. The following sections describe these site plan components in more detail.

### Whitewater Park Spectator Area

The Salida Whitewater Park Spectator Area is depicted on Figure 1, consisting of the Boat Ramp and Boat Ramp parking lot, Steam Plant patio, and a section of the River Trail and vicinity between the Steam Plan and the river. The Boat Ramp parking lot would be closed to public vehicle access and reserved for river-oriented vendors, a food truck, porta potties, and River Race competitor staging. An event registration tent would be staged on the southwest side of the FIBArk boathouse building.

An amplified sound system would be staged adjacent to the river to announce the river races, as would a station selling cans of beer and other beverages.

There would be no restricted access to public foot traffic in the Whitewater Park Spectator Area.

### Riverside Park

Riverside Park would be fenced as depicted in Figure 2, with access to ticketed attendees at the corner of F Street and W. Sackett and the corner of E Street and W. Sackett.

### F Street and F Street Lot Athlete-Reserved Parking Area

~~F Street north of Sackett would be closed to vehicle traffic.~~ The F Street Lot would be reserved for river competitor parking and staging.

## Trash and Waste

### Porta Potties

Porta potties would be staged in the following locations:

- Whitewater Park Spectator Area (8)
- Riverside Park (20)
- F Street Lot (4)

### Trash Receptacles and Waste Management

City of Salida will lead trash and waste management for the festival per Attachment A. Trash and recycling receptacles will be staged in the Whitewater Park Spectator Area and Riverside Park. City of Salida will empty receptacles when full throughout the day to prevent overflow and

transport recyclables and trash to roll-off dumpsters staged in the F Street parking lot or other suitable location.

## Traffic

~~F Street north of Sackett would be closed to public vehicle traffic.~~ Athletes competing in races (land and river) would be permitted access to park and stage in the F Street Lot.

~~W. Sackett would be closed to public vehicle traffic.~~ The parking spaces adjacent to Riverside Park on the north side of W. Sackett street would be included in the fenced perimeter and used to stage porta potties.

~~FCPC anticipates that F Street between Sackett and 1st Street will be closed to vehicle traffic.~~ A truss with FIBArk banner will be staged across F Street between Sackett and 1st Street as indicated on Figure 2.

## Security

FCPC will contract private security for the festival from 12pm to 8pm on Friday and Saturday and 12pm to 4pm on Sunday. Security officers will be stationed at the following locations:

- Two at each entrance (2) to Riverside Park
- Two at Riverside Park stage protection and roaming
- One at Riverside Park exit
- One at Whitewater Park Spectator Area

Security officers will assist in enforcing the following security measures:

- Only ticketed persons displaying wristband are allowed in Riverside Park during festival hours.
- No outside alcohol is allowed in Riverside Park. Alcohol sold in Riverside Park is not allowed outside of the Park.
- No outside alcohol is allowed in the Whitewater Park Spectator Area. Alcohol sold in the Whitewater Park Spectator Area is not allowed outside the area.
- No illegal contraband is allowed in Riverside Park
- Checking ID for 21-and-over alcohol purchase

## Emergency Actions

An emergency action plan is provided as Attachment B in the template provided by the City of Salida.

## COVID Safety Measures



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The following is a list of COVID safety measures that will be established for the festival. FIBArk is committed to working with the County and City to implement common-sense COVID safety measures to make the festival as safe as possible.

- Capacity for this year's event in Riverside Park will be limited to up to 1,200, directed by the square footage of Riverside Park to allow for social distancing for attendees.
- Ticketed guest contact information will be collected with ticket purchase to allow for contact tracing.
- A flexible cancelation policy will be enacted so if you are feeling sick, please stay home!
- Masks are required by all attendees to enter the event, and as you are moving around the event unless seated with your party.
- Masks will be worn by volunteers and staff.
- With a full day ticket to the event, guests will be allowed to exit and re-enter allowing for less than capacity at different times of the day.
- A separate entrance and exit will be available for the event preventing congestion.
- Hand sanitation stations will be available for vendors, volunteers and guests throughout the venue.
- Enhanced cleaning and sanitation of common touch points will be conducted.
- All vendors, performers, staff and volunteers will be adhering to COVID-19 policies and procedures and will be subject to symptom monitoring protocol.
- If any vendor, performer, staff or volunteer is feeling sick or has had close contact with someone who has tested positive for COVID, they will not be allowed to participate in the event.
- FIBArk's website and event registration page will encourage all competitors and participants to be fully vaccinated before attending the festival.
- Signage will be placed in the Whitewater Spectator Area and Riverside Park to maintain social distancing from people outside your party.
- Volunteers will be staged at the Hooligan, Hill Climb, and Raft Rodeo event to minimize crowding if necessary.
- Events will be livestreamed and event messaging will note as such should attendees arrive at an event and find it too crowded to watch in person.,

RESTRICTED ACCESS TO SACKETT (EMERGENCY)

FOOD TRUCKS AND VENDERS BLOCKS VIEW TO EVENT

Item 5.

GATED ENTRY(2)

BEER SALES ACCESS TO EVENT ONLY

PORTA POTTIES  
(would be located inside fence)

MAIN GATE AND WRIST BAND ISSUE



FIBARK Banner

TICKETED EVENT AREA  
APPROXIMATLY 65,000 sf

SPONSOR AND OUTREACH VENDORS

F STREET CLOSED TO PUBLIC

SERVICE ACCESS

- 18 -

Figure 1 - Riverside Park

CONTROLLED ACCESS

ANOUNCEMENT/ SHORT TERM BEER SALES



LIMITED ACCESS EVENT USE ONLY

EVENT REGISTRATION

FOOD AND INDUSTRY VENDERS

CONTROLLED ACCESS

ATHLETE PARKING & STAGING

Figure 2 - Whitewater Park Spectator Area

**the City of Salida Parks and Recreation Department  
and  
FIBArk Community Paddling Center**

This Memorandum of Understanding (MOU) sets forth the terms of an agreement between the City of Salida Parks and Recreation Department (the City) and FIBArk Community Paddling Center (FCPC) for the FIBArk June Festival (Festival), June 17-20, 2021.

**Background**

The City of Salida Parks and Recreation Department and FCPC are entering into this agreement to clarify the duties of each party as it pertains to the 2021 Festival.

**Purpose**

This MOU is an overview of the services agreed to by the City of Salida Parks and Recreation Department and FCPC. The City and FCPC will work together to determine the schedule for the festival, including the day and time for all planned events.

1. The City of Salida Parks and Recreation Department will provide or facilitate the following components of the 2021 FIBArk event.
  - a. Land races include the Tenderfoot Hill Climb, 10k, 5k, Beginner Mountain Bike Race, Sport Mountain Bike Race, Expert Mountain Bike Race and 10k Trail run.
  - b. The City will promote FIBArk through social media and print media with the designs/graphics provided by FCPC.
  - c. The City will manage the following aspects of the land races: race timer management, course marking and signage, volunteer management, and day of race administration.
  - d. The City will provide appropriate amenities for race participants for all land races.
  - e. The City will create awards categories, procure prizes, and present awards in cooperation with FCPC for all land races.
  - f. The City will event insurance for all land races.
  - g. The City will provide number plates for all land races.
  - h. The City will provide 20 porta potties for Riverside Park, 8 porta potties for the Boat Ramp, and 4 porta potties for the F Street Lot to be sited in coordination with FCPC. Should plans for the festival change, the number of porta potties can be changed in coordination with FCPC.
  - i. The City will provide trash and recycling services. The City will coordinate with FCPC to develop a trash management plan to be adhered to during the festival that will include providing sufficient receptacles in Riverside Park and around the

whitewater park, resources (staff, equipment) to empty receptacles and move trash and recyclables to roll-aways, and roll-aways.

- j. A city staff member will attend FCPC festival planning meetings.
  - k. The City will allow use of all electrical outlets in Riverside Park consistent with FCPC's park permit.
2. FCPC will provide or facilitate the following components of this year's FIBArk event.
- a. FCPC will promote FIBArk events through social media and print media
  - b. FCPC will plan and manage all river races.
  - c. FCPC will provide the administration including timing and volunteer organization for river races.
  - d. FCPC will provide the following for all land races: online registration (no day-of registration will be offered), permitting, competitor t-shirts.
  - e. FCPC will provide event insurance for the river races.
  - f. FCPC will provide medals for all river races, 10k, 5k, mountain bike races (beginner, sport, expert), triple crown, and 10k trail run.
  - g. FCPC agrees to place the Parks and Recreation logo on all shirts, banners, and advertising for the festival.
  - h. FCPC will be responsible for music booking, sound/stage equipment, ticket sales, security, MC, food vendor booking, beer tent, as well as any other requirements listed in the City's park rental agreement.
  - i. FCPC will attend all required meetings by the City for festival planning/permitting purposes.

### Reporting

The City of Salida Parks and Recreation Department will evaluate the effectiveness of this agreement after June 30th. The City will provide FCPC any pertinent details regarding the programming and surveys taken after the festival. In August 2021, FCPC and the City will have a meeting to evaluate the festival and identify what worked well and what could be improved for future FIBArk festivals, as well as the City and FIBArk's partnership in future festivals.

### Funding

FCPC and the City agree to the following revenue split contingent upon the mutually agreed completion of the responsibilities described above.

- FCPC will retain all revenue earned from any river based events.
- FCPC will retain 50% and the City will retain 50% of the gross revenue generated via the FIBArk land races.
- FCPC will retain all revenue earned from any alcohol sales hosted in Riverside Park.
- The City agrees to waive all permit fees owed by the FCPC.
- FCPC will provide the City 10% of profits from ticket sales.

### Duration

This MOU is at-will and may be modified by the mutual consent of authorized officials from the City of Salida Parks and Recreation Department and FCPC. This MOU shall become effective upon signature by the authorized officials from the City of Salida Parks and Recreation Department and FCPC and will remain in effect until modified or terminated by any one of the partners by mutual consent. In the absence of mutual agreement by the authorized officials from the City of Salida Recreation Department and FCPC, this MOU shall end on December 30th, 2021.

**Contact Information**

Partner name: City of Salida Department of Recreation  
Partner representative:  
Position:  
Address: 410 W Hwy 50, Salida, Colorado, 81201  
Telephone: 719-539-6738  
E-mail:

**Partner name:** FIBArk Community Paddling Center  
Partner representative:  
Position:  
Address: PO Box 762, Salida CO 81201  
Telephone:  
E-mail:

Date:  
(Partner signature)  
(Partner name, organization, position)

## Salida Special Event Emergency Action Plan

I, the undersigned, agree to comply with the following Emergency Action Plan to the best of my ability. The first person on this list will be the designated Emergency Manager and will take responsibility for public addresses and instruction to the event participants.

Emergency Manager (1 lead, 2 alternates)	Contact info 1	Contact info 2	Signature
1. Lindsay Saffa-Stevens	601-818-3201		
2. Sarah Briam	970-471-9951		
3. Lucas Bare	505-310-3427		
4.			

Please complete the following template according to your Events plan and location.

The following procedures should be followed in the event of an emergency.

### Communications

- The manager or designee will communicate the designated evacuation space to participants at the beginning of the event.
- The Emergency Manger will communicate to the event participants in an emergency with a
  - Bull Horn
  - PA system
  - Emergency level voice

### Fire

- Call 911
- Assist injured or disabled personnel.
- Evacuate the building. Activate emergency shutoffs if available.
- Attempt to use a fire extinguisher only if you have been trained.
- Evacuate participant to

### Medical Emergency

- Identify the medical emergency.
- If life threatening, call 911.
- Administer first aid if properly trained.
- Evacuate the injured person to

FIBARK tent staged in Riverside Park

### Violent incident

- Call 911.
- Attempt to avoid the situation - move participants away
- Try to deny contact-evacuate to FIBARK tent staged in Riverside Park  
lock/block doors, turn off lights, silence phones.
- If necessary defend - distract, attack, subdue.

### Severe Weather/Natural incident

- Move participants away from threat if possible.
- Evacuate to Park exits at F + Sackett streets.
- Call 911

### Urgent Situation (suspicious person, package, activity or bomb threat)

- Call 911.
- State who, what, where, when, why, and how situation occurred.
- If bomb threat, turn off all electronics.

FIBArk Community Paddling Center  
 PO Box 762  
 Salida, CO 81201  
 May 13, 2021

City Council  
 City of Salida  
 444 E. First Street, Room 190  
 Salida, CO 81201

Dear Council Members:

FIBArk Community Paddling Center Board of Directors proposes to host the 73<sup>rd</sup> Annual FIBArk Whitewater Festival June 17-20 in the City of Salida, Colorado. The festival will celebrate the Salida community through whitewater boating races, running and biking races, art, and live music.

In its 73<sup>rd</sup> iteration, the Board of Directors strives to make this year's FIBArk festival a local- and family-oriented celebration while scaling the event to a size appropriate in consideration of the continuing COVID-19 pandemic. While the festival is Salida's most important community celebration of the summer, it is also the most important fundraising event for FIBArk Community Paddling Center, a 501(c)(3) organization committed to supporting community paddling programs, including youth paddling education, in Salida. The following list summarizes the main elements of the proposed festival.

- **Whitewater boat races** hosted in the Salida Whitewater Park welcoming local paddlers and professional athletes alike.
- **Hooligan Race** signature event held in Salida Whitewater Park on Saturday, June 19.
- **Downriver Race** iconic competition with all divisions finishing in Salida Whitewater Park on Sunday, June 20th.
- **Land races** including the Tenderfoot Hill Climb, road running races, trail run, and mountain bike races.
- **Ticketed live music** for up to 1,200 people with pre-purchased tickets in Riverside Park on Friday and Saturday, June 18th & 19th
- **Free live music** for up to 1,200 pre-registered people in Riverside Park on Sunday, June 20th.

The following documents are provided for additional detail:

- City Permit Applications
- Event Plan
- Emergency Action Plan
- Event Schedule
- Memorandum of Understanding with Parks & Recreation Department

We appreciate the Council's consideration of our proposed 2021 FIBArk festival. As our community emerges from the pandemic, we know that folks are excited to contribute to the nation's oldest whitewater festival



once again on Father's Day weekend, and we look forward to hosting a community-oriented festival that highlights and the reasons we are so lucky to call Salida home.

Sincerely,



Lucas Bare  
President, FIBArk Community Paddling Center Board of Directors

---

## **FIBArk Community Paddling Center**

PO Box 762  
Salida, CO 81201  
fibark.colorado@gmail.com

# 2021 FIBArk Whitewater Festival Event Plan

June 17-20, 2021



## **OVERVIEW**

A community celebration with live music, beer, and food vendors at Riverside Park, whitewater races on the river with boating vendors and event registration on the boat ramp, and running/biking races held in downtown Salida and the Arkansas Hills Trails System.

## **SPECIAL NOTES**

In light of the evolving circumstances around COVID, this plan provides some options should conditions improve. Where these options are identified, decisions will be made by May 30 to determine the final event planning option.

## **FESTIVAL COMPONENTS**

The following sections describe the components of the 73rd Annual FIBArk Whitewater Festival.

### **Duration**

The festival begins Thursday, June 17th at 6pm MDT and concludes Sunday, June 20th at 4pm MDT.

### **Overview of River Races**

River races will take place on the Arkansas River at the Salida Whitewater Park as well as Downriver and Pine Creek races at other locations . River races include:

- 
- Downriver Race
  - Slaloms
  - Stand-up paddleboard (SUP) Colorado State Championships
  - Pine Creek
  - Hooligan
  - Raft Rodeo

Refer [www.fibark.com](http://www.fibark.com) for times and locations of all river events. A Whitewater Park Spectator Area would have a public announcement system, awards stage, beer sales, river-oriented vendors, food truck, competitor staging area, and porta potties.

## Overview of Land Races

FIBArk is partnering with the City of Salida Parks & Recreation Department on certain aspects of the festival, including the land races (refer to Attachment A). Land races will take place on City of Salida streets, county roads, and trails on city and Bureau of Land management land. Land races include:

- Tenderfoot Hill Climb
- 10k Road Run
- 5k Road Run
- 10k Trail Run
- Mountain Bike Races (Expert, Sport, Beginner)

Refer to [www.fibark.com](http://www.fibark.com) for times and locations of all land events.

## Live Music and Vendors in Riverside Park

Riverside Park would host live music for pre-ticketed entrants on Friday, Saturday, and Sunday. Friday and Saturday would be priced tickets, Sunday would be free to pre-registered attendees. Entry would be limited to up to 1,200 people each day. Refer to [www.fibark.com](http://www.fibark.com) for live music artists and times.

In addition to live music, Riverside Park would also host the following:

- 3-4 food trucks
- Beer tent
- FIBArk information and merchandise tent
- Up to 5 vendors
- Up to 5 outreach/informational tents for local charitable nonprofits or government organizations, depending on demand

## LOGISTICS AND FESTIVAL SUPPORT

Figures 1 and 2 provide conceptual layouts for the event space in the Whitewater Park Spectator Area and Riverside Park. Additional details provided in the following sections.

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## Event Staging

The event site (excepting River Races held offsite) is comprised of the Whitewater Park Spectator Area, Riverside Park, and the Athlete-Reserved Parking Area. The following sections describe these site plan components in more detail.

### Whitewater Park Spectator Area

The Salida Whitewater Park Spectator Area is depicted on Figure 1, consisting of the Boat Ramp and Boat Ramp parking lot, Steam Plant patio, and a section of the River Trail and vicinity between the Steam Plan and the river. The Boat Ramp parking lot would be closed to public vehicle access and reserved for river-oriented vendors, a food truck, porta potties, and River Race competitor staging. An event registration tent would be staged on the southwest side of the FIBark boathouse building.

An amplified sound system would be staged adjacent to the river to announce the river races, as would a station selling cans of beer and other beverages.

There would be no restricted access to public foot traffic in the Whitewater Park Spectator Area.

### Riverside Park

Riverside Park would be fenced as depicted in Figure 2, with access to ticketed attendees at the corner of F Street and W. Sackett and the corner of E Street and W. Sackett.

### F Street and F Street Lot Athlete-Reserved Parking Area

The F Street Lot would be reserved for river competitor parking and staging.

## Trash and Waste

### Porta Potties

Porta potties would be staged in the following locations:

- Whitewater Park Spectator Area (8)
- Riverside Park (20)
- F Street Lot (4)

### Trash Receptacles and Waste Management

City of Salida will lead trash and waste management for the festival per Attachment A. Trash and recycling receptacles will be staged in the Whitewater Park Spectator Area and Riverside Park. City of Salida will empty receptacles when full throughout the day to prevent overflow and

---

transport recyclables and trash to roll-off dumpsters staged in the F Street parking lot or other suitable location.

## Traffic

Athletes competing in races (land and river) would be permitted access to park and stage in the F Street Lot.

The parking spaces adjacent to Riverside Park on the north side of W. Sackett street would be included in the fenced perimeter and used to stage porta potties.

A truss with FIBArk banner will be staged across F Street between Sackett and 1st Street as indicated on Figure 2.

## Security

FCPC will contract private security for the festival from 12pm to 8pm on Friday and Saturday and 12pm to 4pm on Sunday. Security officers will be stationed at the following locations:

- Two at each entrance (2) to Riverside Park
- Two at Riverside Park stage protection and roaming
- One at Riverside Park exit
- One at Whitewater Park Spectator Area

Security officers will assist in enforcing the following security measures:

- Only ticketed persons displaying wristband are allowed in Riverside Park during festival hours.
- No outside alcohol is allowed in Riverside Park. Alcohol sold in Riverside Park is not allowed outside of the Park.
- No outside alcohol is allowed in the Whitewater Park Spectator Area. Alcohol sold in the Whitewater Park Spectator Area is not allowed outside the area.
- No illegal contraband is allowed in Riverside Park
- Checking ID for 21-and-over alcohol purchase

## Emergency Actions

An emergency action plan is provided as Attachment B in the template provided by the City of Salida.

## COVID Safety Measures

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The following is a list of COVID safety measures that will be established for the festival. FIBArk is committed to working with the County and City to implement common-sense COVID safety measures to make the festival as safe as possible.

- Capacity for this year's event in Riverside Park will be limited to up to 1,200, directed by the square footage of Riverside Park to allow for social distancing for attendees.
- Ticketed guest contact information will be collected with ticket purchase to allow for contact tracing.
- A flexible cancelation policy will be enacted so if you are feeling sick, please stay home!
- Masks are required by all attendees to enter the event, and as you are moving around the event unless seated with your party.
- Masks will be worn by volunteers and staff.
- With a full day ticket to the event, guests will be allowed to exit and re-enter allowing for less than capacity at different times of the day.
- A separate entrance and exit will be available for the event preventing congestion.
- Hand sanitation stations will be available for vendors, volunteers and guests throughout the venue.
- Enhanced cleaning and sanitation of common touch points will be conducted.
- All vendors, performers, staff and volunteers will be adhering to COVID-19 policies and procedures and will be subject to symptom monitoring protocol.
- If any vendor, performer, staff or volunteer is feeling sick or has had close contact with someone who has tested positive for COVID, they will not be allowed to participate in the event.
- FIBArk's website and event registration page will encourage all competitors and participants to be fully vaccinated before attending the festival.
- Signage will be placed in the Whitewater Spectator Area and Riverside Park to maintain social distancing from people outside your party.
- Volunteers will be staged at the Hooligan, Hill Climb, and Raft Rodeo event to minimize crowding if necessary.
- Events will be livestreamed and event messaging will note as such should attendees arrive at an event and find it too crowded to watch in person.,



FOOD TRUCKS AND VENDERS BLOCKS VIEW TO EVENT

BEER SALES ACCESS TO EVENT ONLY

MAIN GATE AND WRIST BAND ISSUE

DED ENTRY(2)

TA POTTIES  
uld be  
ted inside  
e)

FIBARK Banner

SPONSOR AND OUTREACH VENDORS

Figure 1 - Riverside Park

SERVICE ACCESS

ETED EVENT AREA  
ROXIMATELY 65,000 sf





ANNOUNCEMENT; SHORT TERM BEER SALES

CONTROLLED ACCESS



EVENT REGISTRATION

CONTROLLED ACCESS

ATHLETE PARKING & STAGING

LIMITED ACCESS EVENT USE ONLY

FOOD AND INDUSTRY VENDERS

Figure 2 -- Whittewater Park Spectator Area

Attachment B

Salida Special Event Emergency Action Plan

I, the undersigned, agree to comply with the following Emergency Action Plan to the best of my ability. The first person on this list will be the designated Emergency Manager and will take responsibility for public addresses and instruction to the event participants.

Emergency Manager (1 lead, 2 alternates)	Contact info 1	Contact info 2	Signature
1. Lindsay Saffan-Stevens	601-319-3801		
2. Sarah Briam	970-471-9951		
3. Lucas Bare	505-310-3427		
4.			

Please complete the following template according to your Events plan and location. The following procedures should be followed in the event of an emergency.

**Communications**

- The manager or designee will communicate the designated evacuation space to participants at the beginning of the event.
- The Emergency Manger will communicate to the event participants in an emergency with a
  - Bull Horn
  - PA system
  - Emergency level voice

**Fire**

- Call 911
- Assist injured or disabled personnel.
- Evacuate the building. Activate emergency shutoffs if available.
- Attempt to use a fire extinguisher only if you have been trained.
- Evacuate participant to

**Medical Emergency**

- Identify the medical emergency.
- If life threatening, call 911.
- Administer first aid if properly trained.
- Evacuate the injured person to

**Violent incident**

- Call 911.
- Attempt to avoid the situation - move participants away
- Try to deny contact-evacuate to
- If necessary defend - distract, attack, subdue.

**Severe Weather/Natural incident**

- Move participants away from threat if possible.
- Evacuate to
- Call 911

**Urgent Situation (suspicious person, package, activity or bomb threat)**

- Call 911.
- State who, what, where, when, why, and how situation occurred.
- If bomb threat, turn off all electronics.

20

# Salida Park Rental & Special Event Form

This application must be filled out in its entirety and is a request only. Applications can be accepted or rejected.

Contact Name \*

---

Applicant/Entity Email \*

fibark.colorado@gmail.com

---

Phone Number \*

---

What type of Event are you requesting? \*

- Public Event: Free and open to the public eg. concerts/festivals (60-90 days notice)
- Admission Based Event: A paid ticket or reservation is required for entry (60-90 days notice)
- Races: A paid race event that can include walking, running, biking etc (60 days notice)
- Special Occasion: A private event by invitation only eg. celebration/birthday party (14 day notice)
- Tournament (30 days notice)
- Assembly/First Amendment Activity (Recommended 5 business day notice)

Event/Activity Name \*

Fibark

Provide a short description of your activity. Include any website or social media handles associated with the event. \*

Fibark is hoping to return for Father's Day weekend 2021. We would like to host an event/festival that will conform to changing health safety standards regarding Covid 19. At this point, we are optimistic at the minimum, we can host live music, vendors, and a beer garden in the Riverside Park.

Desired Location of Event/Activity \*

- Riverside Park
- Alpine Park
- Centennial Park
- Chisholm Park
- Chisholm Park Clubhouse
- Thonoff Park
- F street (For parades, walks/runs/bike races)
- Skatepark
- Marvin Park (For Baseball, Softball or Kickball tournaments)
- Centennial Courts (For Tennis or Pickleball Tournaments)
- Other: \_\_\_\_\_

Estimated number of attendees? \*

1000

Start date desired \*

MM DD YYYY

06 / 16 / 2021

Start Time Desired (please include load in time) \*

Time

04 : 00 PM ▼

End date desired \*

MM DD YYYY

06 / 20 / 2021

End Time Desired (please include load out time) \*

Time

06 : 00 PM ▼

Will ANY of these features apply to your event? \*

- More than 50 attendees?
- Sell food or merchandise?
- Sell or dispense alcohol? (only allowed for non profit org)
- Use amplified sound?
- Need to close a street or right of way?
- Require law enforcement, security or fire professionals?
- None of the above

This form was created inside of City of Salida.

Google Forms

### Addendum A

1. Do you plan on using any portion of the Salida Trail System (STS)? Yes  No

If yes, describe when, how and where: *Portions of boat ramp and river trails. Refer to Event Plan.*

\_\_\_\_\_

2. How many people do you plan to have at your event: 1,200 \_\_\_\_\_

3. Will any food or merchandise be sold? Yes  No

If yes, FOOD AND SALES TAX LICENSES MUST BE OBTAINED. Contact the Colorado Department of Revenue for sales tax licenses at (303) 232-2416, and the Chaffee County Public Health Department for food licenses at (719) 539-2124. Vendors must have a fire extinguisher on site. Vendor booths are subject to inspection by the Salida Police and Fire Departments.

4. Will alcoholic beverages be sold and/or dispensed at your event?

Yes  No

If yes, please fill out the Application for Special Events Liquor License and submit it along with the necessary fees. A State of Colorado Special Event Liquor License permit is ONLY issued to incorporated non- profit organizations. EVENTS REQUIRING ALCOHOL LICENSES MUST SUBMIT THEIR APPLICATION AT LEAST 90 DAYS IN ADVANCE OF THE EVENT.

5. Will there be amplified sound at your event? Yes  No

6. Are street closures proposed for your event? Yes  No

If yes, where and when? *Park spaces north side of Sackett from F to E Streets. F Street north of Sackett. Boat ramp including the parking lot off of Sackett. Refer to Figure XX.*

\_\_\_\_\_

7. Will you require any law enforcement services specific for your event? Yes  No

If yes, for what purpose (security, traffic, parking or public control, Salida Trail System crossings, etc.)? *Security, road crossings, traffic.*

\_\_\_\_\_  
\_\_\_\_\_

Dates and times officers needed? *6pm 6/17/21 to 4pm 6/20/21*

Please attach the event's Security Plan.

The City of Salida requires reimbursement for the cost of providing police and safety measures above the standard for the time and date of any event.



8. Where do you plan for people to park for your event? City of Salida Public Parking lots except for the F Street lot, which we propose will be closed to traffic.

9. Please explain your Emergency Action Plan, including First Aid Stations, Communication and public safety agencies. Please attach additional documents to this application with the details. Emergency Action Plan included as attachment to Event Plan.

10. Will you need event insurance? Yes  No   
Events to which the PUBLIC is invited require insurance. Please refer to #11 under Provisions for Park Rentals and Park Rules. Proof of insurance will be required with this application and must list the City as an additional insured party.

11. Please provide a timeline for your event June 17, 6pm to June 20, 4pm.

12. Please list any other needs or requirements that have not been covered. Refer to Event Plan and Attachments.

13. Signature  5/12/21

# Application for a Special Event Permit

Departmental Use Only

Item 6.

In order to qualify for a Special Events Permit, You Must Be Nonprofit and One of the Following (See back for details.)

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Social | <input type="checkbox"/> Athletic                              | <input type="checkbox"/> Philanthropic Institution           |
| <input type="checkbox"/> Fraternal         | <input type="checkbox"/> Chartered Branch, Lodge Or Chapter    | <input type="checkbox"/> Political Candidate                 |
| <input type="checkbox"/> Patriotic         | <input type="checkbox"/> Of A National Organization Or Society | <input type="checkbox"/> Municipality Owning Arts Facilities |
| <input type="checkbox"/> Political         | <input type="checkbox"/> Religious Institution                 |  |

<b>LIAB</b> Type of Special Event Applicant is Applying for:	<b>DO NOT WRITE IN THIS SPACE</b>
2110 <input checked="" type="checkbox"/> Malt, Vinous And Spirituous Liquor \$25.00 Per Day	Liquor Permit Number
2170 <input type="checkbox"/> Fermented Malt Beverage (3.2 Beer) \$10.00 Per Day	

1. Name of Applicant Organization or Political Candidate <b>FIBARK COMMUNITY PADDLING CENTER</b>	State Sales Tax Number (Required) <b>74-2232604</b>
---	--

2. Mailing Address of Organization or Political Candidate (include street, city/town and ZIP) <b>PO BOX 762 SALIDA, CO 81201</b>	3. Address of Place to Have Special Event (include street, city/town and ZIP) <b>DOWNTOWN SALIDA, RIVERSIDE PARK, F STREET AND SACKETT STREET -SALIDA, CO 81201</b>
---	--

Name	Date of Birth	Home Address (Street, City, State, ZIP)	Phone Number
4. Pres /Sec'y of Org or Political Candidate <b>Sarah Briam</b>	[REDACTED]	[REDACTED]	<b>9704719951</b>
5. Event Manager <b>SHAUN MATUSEWICZ</b>	[REDACTED]	[REDACTED]	<b>9707033366</b>

6. Has Applicant Organization or Political Candidate been Issued a Special Event Permit this Calendar Year? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES HOW MANY DAYS? _____	7. Is premises now licensed under state liquor or beer code? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TO WHOM? _____
---	--

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?  Yes  No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date <b>6/17/21</b>	Date <b>6/18/21</b>	Date <b>6/19/21</b>	Date <b>6/20/21</b>	Date
Hours From <b>7AM</b> m. To <b>11PM</b> m.	Hours From <b>7AM</b> m. To <b>11PM</b> m.	Hours From <b>7AM</b> m. To <b>11PM</b> m.	Hours From <b>7AM</b> m. To <b>5PM</b> m.	Hours From _____ m. To _____ m.

**Oath of Applicant**

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature 	Title <b>Treasurer</b>	Date <b>01/07/21</b>
---------------	---------------------------	-------------------------

**Report and Approval of Local Licensing Authority (City or County)**

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended.  
**THEREFORE, THIS APPLICATION IS APPROVED.**

Local Licensing Authority (City or County)	<input type="checkbox"/> City <input type="checkbox"/> County	Telephone Number of City/County Clerk
Signature	Title	Date

**DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY**

Liability Information			
License Account Number	Liability Date	State	Total
		<b>-750 (999)</b>	<b>\$</b>

# Application for a Special Events Permit

Departmental Use Only

Item 6.

In order to qualify for a Special Events Permit, You **Must Be Nonprofit** and One of the Following (See back for details.)

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Social | <input type="checkbox"/> Athletic                              | <input type="checkbox"/> Philanthropic Institution         |
| <input type="checkbox"/> Fraternal         | <input type="checkbox"/> Chartered Branch, Lodge Or Chapter    | <input type="checkbox"/> Political Candidate               |
| <input type="checkbox"/> Patriotic         | <input type="checkbox"/> Of A National Organization Or Society | <input type="checkbox"/> Municipally Owned Arts Facilities |
| <input type="checkbox"/> Political         | <input type="checkbox"/> Religious Institution                 |  |

<b>LIAB</b> Type of Special Event Applicant is Applying for:	<b>DO NOT WRITE IN THIS SPACE</b>
2110 <input checked="" type="checkbox"/> Malt, Vinous And Spirituous Liquor \$25.00 Per Day	Liquor Permit Number
2170 <input type="checkbox"/> Fermented Malt Beverage (3.2 Beer) \$10.00 Per Day	

1. Name of Applicant Organization or Political Candidate <b>FIBARK COMMUNITY PADDLING CENTER</b>	State Sales Tax Number (Required) <b>74-2232604</b>
---	--

2. Mailing Address of Organization or Political Candidate (include street, city/town and ZIP) <b>PO BOX 762 SALIDA, CO 81201</b>	3. Address of Place to Have Special Event (include street, city/town and ZIP) <b>DOWNTOWN SALIDA, BOATRAMP AND STEAMPLANT PATIO AREA -SALIDA, CO 81201</b>
---	---

Name	Date of Birth	Home Address (Street, City, State, ZIP)	Phone Number
4. Pres./Sec'y of Org. or Political Candidate <b>Sarah Blum</b>	<b>5/4/82</b>	<b>9965 W Cherokee Drive, Salida Co 81201</b>	<b>9704719951</b>
5. Event Manager <b>SHAUN MATUSEWICZ</b>	<b>3/4/79</b>	<b>*221 N. BLVD GUNNISON, CO 81230</b>	<b>9707033366</b>

6. Has Applicant Organization or Political Candidate been Issued a Special Event Permit this Calendar Year? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES HOW MANY DAYS? _____	7. Is premises now licensed under state liquor or beer code? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TO WHOM? _____
---	--

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?  Yes  No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date	Date	Date	Date	Date
6/17/21	6/18/21	6/19/21	6/20/21	
Hours From <b>7AM</b> m. To <b>11PM</b> m.	Hours From <b>7AM</b> m. To <b>11PM</b> m.	Hours From <b>7AM</b> m. To <b>11PM</b> m.	Hours From <b>7AM</b> m. To <b>5PM</b> m.	Hours From _____ m. To _____ m.

**Oath of Applicant**

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature 	Title <b>Treasurer</b>	Date <b>01/07/21</b>
---------------	---------------------------	-------------------------

**Report and Approval of Local Licensing Authority (City or County)**

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended.  
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Local Licensing Authority (City or County)	<input type="checkbox"/> City <input type="checkbox"/> County	Telephone Number of City/County Clerk
Signature	Title	Date

**DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY**

Liability Information			
License Account Number	Liability Date	State	Total
			<b>-750 (999) \$</b>



City of Salida  
Multiple Vendor Event Permit Application

Date of Application 01/07/2021

Event Name: FIBArk Whitewater Festival

1. Event location(s): Riverside Park & Salida Boat Ramp, Downtown Salida

2. Date(s) & times(s) of event: Thursday 6/17/21-12:00 PM to 10:00 PM, Friday 6/18/21-8:00 AM  
to 10:00 PM, Saturday 6/19/21-8:00 AM to 10:00 PM, Sunday 6/20/21-8:00 AM at 5:00 PM

3. Individual or organization sponsor(s): FIBArk Community Paddling Center  
Address: PO Box 762, Salida, CO 81201  
Phone: 9704719951 E-mail: fibark.colorado@gmail.com

4. Contact Person: Sarah Briam  
Phone: 970 471 9951 E-mail: sarah@thenextteddy.com

5. List Participating Vendors:  
**REQUIREMENT: PROVIDE A COPY OF THE CURRENT STATE LICENSE FOR EACH VENDOR**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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(If additional space is needed, please attach a list of participating vendors.)

6. Provide Proof of Insurance (The City Administrator, at his or her discretion, may require the City be named as an additional insured.)

Copy of Insurance Attached (Yes or No) \_\_\_\_\_

Required Fees and Checklist:

\$75 Application Fee

\$20 per participating vendor: Number of Vendors \_\_\_\_ X \$20 = \_\_\_\_\_

Current Colorado Sales Tax License for each participating vendor

Proof of Insurance

Signed:

**Sarah Briam**

Event Sponsor: \_\_\_\_\_

City of Salida: \_\_\_\_\_

01/07/21

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

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

**AMPLIFIED SOUND PERMIT**

**Please fill out form completely, sign and date prior to submission.**

Pursuant to Article IX Section 10-9-80 S.M.C., FIBArk Community Paddling Center (Permittee) has been granted this permit to exceed the maximum sound levels established in Article IX Section 10-9-80, S.M.C., in accordance with the following terms and conditions:

Permittee: FIBArk Community Paddling Center

Address: PO BOX 762, Salida, CO 81201

Telephone: 970-471-9951

Individual supervising sound (if different from Permittee): \_\_\_\_\_

Activity/event: 2021 FIBArk Whitewater Festival

Type of sound amplification equipment authorized (if any): Live Music June 17th-20  
and event/competition announcements \_\_\_\_\_

Location: Riverside Park, F Street Bridge, Boat Ramp, Whitewater Park

Date(s): June 17th-20th 2020

Hours of operation: 6/17 - 6/19th, 8AM-11PM. 6/20, 8AM-5PM

Additional terms/conditions (attach additional sheets if necessary): Competition announcements

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

***This permit will not be issued beyond 10:00 p.m.***

**The Permittee shall ensure that the sound/activity authorized by this permit shall be conducted in compliance with all applicable City ordinances and regulations, and a failure by the Permittee to do so, or to comply with all terms and conditions set forth hereinabove, may result in the summary revocation of this permit.**

Accepted and agreed to by the Permittee: Sarah Briam

Date: 01/07/21

Approved by the City Administrator on the \_\_\_\_ day of \_\_\_\_\_.

City of Salida: \_\_\_\_\_ (City Administrator)

Copies to: Police \_\_\_ Public Works \_\_\_ Fire \_\_\_ City Clerk \_\_\_

July, 2018 Amplified Sound Permit





4/21/2021

Dear Salida City Council Members,

We are scheduled to hold the 7th annual SunFest, free, youth, music festival in Riverside Park on May 27<sup>th</sup> & 28<sup>th</sup>.

SunFest is a celebration of the talented youth in our region and a free, family friendly, Salida tradition. Normally held on the last day of school, SunFest offers a constructive outlet for our community to celebrate the beginning of their summer break and will be the culmination of our community's kids' efforts for the whole school year.

These young musicians have had a difficult year and have worked very hard to develop quality repertoires while enduring mask-wearing, social distancing, quarantines and studio closures due to COVID-19 and a flood. There will be 9 separate, youth acts on Thursday starting at 5pm this year! Friday will have 5 acts and we intend to begin at 6pm.

Articipate will provide sound, lights, staging, waste management, porta-potties, and we are in conversations with CCPH to have a vaccination station this year. This event is normally very low maintenance as we have a professional production team with many volunteers to help it run smoothly.

Please let me know what other information I can provide to move this conversation forward.

Thank you,

A handwritten signature in black ink, appearing to read 'Trevor Davis'.

Trevor "Bones" Davis



3/17/2021

Salida Park Rental & Special Event Form

Event/Activity Name \*

2021 SunFest

Provide a short description of your activity. Include any website or social media handles associated with the event. \*

7th Annual SunFest Free Youth Music Festival

Desired Location of Event/Activity \*

- Riverside Park
- Alpine Park
- Centennial Park
- Chisholm Park
- Chisholm Park Clubhouse
- Thonoff Park
- F street (For parades, walks/runs/bike races)
- Skatepark
- Marvin Park (For Baseball, Softball or Kickball tournaments)
- Centennial Courts (For Tennis or Pickleball Tournaments)
- Other: \_\_\_\_\_

Estimated number of attendees? \*

500

3/17/2021

Salida Park Rental & Special Event Form

Start date desired \*

MM DD YYYY

05 / 27 / 2021

Start Time Desired (please include load in time) \*

Time

05 : 00 PM ▼

End date desired \*

MM DD YYYY

09 / 27 / 2020

End Time Desired (please include load out time) \*

Time

10 : 00 PM ▼

3/17/2021

Salida Park Rental & Special Event Form

Will ANY of these features apply to your event? \*

- More than 50 attendees?
- Sell food or merchandise?
- Sell or dispense alcohol? (only allowed for non profit org)
- Use amplified sound?
- Need to close a street or right of way?
- Require law enforcement, security or fire professionals?
- Require municipal water or electricity hook ups?
- Require City fencing, road barricades, cones or sprinkler marking?

This form was created inside of City of Salida.

Google Forms

### Addendum A For Applications B and C

1. Do you plan on using any portion of the **Salida Trail System (STS)**? Yes \_\_\_\_\_ No  \_\_\_\_\_  
If yes, describe when, how and where: \_\_\_\_\_  
\_\_\_\_\_
2. Will any **food or merchandise** be sold? Yes \_\_\_\_\_ No  \_\_\_\_\_  
If yes, **FOOD AND SALES TAX LICENSES MUST BE OBTAINED.** Contact the Colorado Department of Revenue for sales tax licenses at (303) 232-2416, and the Chaffee County Public Health Department for food licenses at (719) 539-2124.  
**Vendors must have a fire extinguisher on site. Vendor booths are subject to inspection by the Salida Police and Fire Departments.**
3. Will **alcoholic beverages** be sold and/or dispensed at your event? Yes \_\_\_\_\_ No  \_\_\_\_\_  
If yes, please fill out the **Application for Special Events Permit** and submit it along with the necessary fees. **A State of Colorado Special Event Liquor License permit is ONLY issued to incorporated non-profit organizations. EVENTS REQUIRING ALCOHOL LICENSES MUST SUBMIT THEIR APPLICATION AT LEAST 90 DAYS IN ADVANCE OF THE EVENT.**
4. Are **street closures** proposed for your event? Yes \_\_\_\_\_ No  \_\_\_\_\_  
If yes, where and when? \_\_\_\_\_  
If yes, it is your responsibility to circulate and submit a petition signed by abutting residents/merchants as to their support or non-support of the closure.
5. Will you require any **law enforcement services** specific for your event? Yes \_\_\_\_\_ No  \_\_\_\_\_  
If yes, for what purpose (security, traffic, parking or public control, Salida Trail System crossings, etc.)?  
\_\_\_\_\_  
\_\_\_\_\_  
Dates and times officers needed? \_\_\_\_\_
6. Where do you plan for people to **park** for your event? Most will walk or ride bikes \_\_\_\_\_
7. For large events, please explain your **Emergency Action Plan, including First Aid Stations, Communication and public safety agencies. Attach an additional sheet if needed.**  
911 will be called for any incidents  
\_\_\_\_\_  
\_\_\_\_\_
8. Will you need **event insurance**? Yes \_\_\_\_\_ No  I have event insurance  
Events to which the PUBLIC is invited require insurance. **Please refer to #11 under Provisions for Park Rentals and Park Rules. Proof of insurance will be required with this application and must list the City as an additional insured party.**
9. Please list any other needs or requirements that have not been covered. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Application for a Special Events Permit

Departmental Use Only

Item 7.

**In order to qualify for a Special Events Permit, You Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- |                                    |   |   |
|------------------------------------|---|---|
| <input type="checkbox"/> Social    | <input type="checkbox"/> Athletic                           | <input checked="" type="checkbox"/> Philanthropic Institution |
| <input type="checkbox"/> Fraternal | <input type="checkbox"/> Chartered Branch, Lodge or Chapter | <input type="checkbox"/> Political Candidate                  |
| <input type="checkbox"/> Patriotic | <input type="checkbox"/> National Organization or Society   | <input type="checkbox"/> Municipality Owned Arts Facilities   |
| <input type="checkbox"/> Political | <input type="checkbox"/> Religious Institution              |   |

<b>LIAB</b>	<b>DO NOT WRITE IN THIS SPACE</b>
Type of Special Event Applicant is Applying for:	Liquor Permit Number
2110 <input checked="" type="checkbox"/> Malt, Vinous And Spirituous Liquor \$25.00 Per Day	
2170 <input checked="" type="checkbox"/> Fermented Malt Beverage \$10.00 Per Day	

1. Name of Applicant Organization or Political Candidate <p style="text-align: center;">Articipate</p>		State Sales Tax Number (Required) <p style="text-align: center;">98012228</p>
2. Mailing Address of Organization or Political Candidate (include street, city/town and ZIP) <p>1239 D Street Salida CO 81201</p>	3. Address of Place to Have Special Event (include street, city/town and ZIP) <p>Riverside Park Sackett Ave Salida CO 81201</p>	

4. Authorized Representative of Qualifying Organization or Political Candidate <p style="text-align: center;">Trevor "Bones" Davis</p>	Date of Birth <p style="text-align: center;">[REDACTED]</p>	Phone Number <p style="text-align: center;">719 207 3422</p>
---	--	---

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

5. Event Manager <p style="text-align: center;">Trevor "Bones" Davis</p>	Date of Birth <p style="text-align: center;">[REDACTED]</p>	Phone Number <p style="text-align: center;">719 207 3422</p>
---	--	---

Event Manager Home Address (Street, City, State, ZIP) <p style="text-align: center;">[REDACTED]</p>	Email Address of Event Manager <p style="text-align: center;">BONESDRUMS@GMAIL.COM</p>
--	---

6. Has Applicant Organization or Political Candidate been Issued a Special Event Permit this Calendar Year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes How many days? _____	7. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes License Number _____
---	---

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?  Yes  No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date	Hours From	To	Date	Hours From	To	Date	Hours From	To	Date	Hours From	To	Date	Hours From	To
05/27/21	5p .m.	10p .m.	05/28/21	5p .m.	10p .m.									

**Oath of Applicant**

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature 	Title <p style="text-align: center;">ED</p>	Date <p style="text-align: center;">03/16/21</p>
---------------	--	---

**Report and Approval of Local Licensing Authority (City or County)**

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.  
**THEREFORE, THIS APPLICATION IS APPROVED.**

Local Licensing Authority (City or County)	<input type="checkbox"/> City <input type="checkbox"/> County	Telephone Number of City/County Clerk
Signature	Title	Date

**DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY**

Liability Information			
License Account Number	Liability Date	State	Total
		-750 (999)	\$ .

(Instructions on Reverse Side)

## Application Information and Checklist

**The following supporting documents must be attached to this application for a permit to be issued:**

- Appropriate fee.
- Diagram of the area to be licensed (not larger than 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions. **Note:** If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
- Copy of deed, lease, or written permission of owner for use of the premises.
- Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; or
- If not incorporated, a NONPROFIT charter; or
- If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.

- Application must first be submitted to the Local Licensing Authority (city or county) at least thirty (30) days prior to the event.
- Public notice of the proposed event and procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least (10) days before approval of the permit by Local Licensing Authority. (44-5-106 C.R.S.)
- State Licensing Authority must be notified of approved applications by Local Licensing Authorities within ten (10) days of approval.
- Check payable to the Colorado Department Of Revenue

### Qualifications for Special Events Permit

(44-5-102 C.R.S.)

A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 4 and 3 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Articipate

is a

Nonprofit Corporation

formed or registered on 12/02/2008 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20081627661 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/17/2020 that have been posted, and by documents delivered to this office electronically through 04/21/2020 @ 14:58:02 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/21/2020 @ 14:58:02 in accordance with applicable law. This certificate is assigned Confirmation Number 12267156 .



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."





## Salida Special Event Emergency Action Plan

I, the undersigned, agree to comply with the following Emergency Action Plan to the best of my ability. The first person on this list will be the designated Emergency Manager and will take responsibility for public addresses and instruction to the event participants

Emergency Manager (1 lead, 2 alternates)	Contact info 1	Contact info 2	Signature
1. Bones	719 207 3422		
2. Jill Davis	719 207 3482		
3. Andrea Mossman	312 607 6916		
4.			

Please complete the following template according to your Events plan and location.

The following procedures should be followed in the event of an emergency.

### Communications

1. The manager or designee will communicate the designated evacuation space to participants at the beginning of the event.
2. The Emergency Manger will communicate to the event participants in an emergency with a
  - Bull Horn
  - X PA system
  - Emergency level voice

### Fire

1. Call 911
2. Assist injured or disabled personnel.
3. Evacuate the building. Activate emergency shutoffs if available.
4. Attempt to use a fire extinguisher only if you have been trained.
5. Evacuate participant to

### Medical Emergency

1. Identify the medical emergency.
2. If life threatening, call 911.
3. Administer first aid if properly trained.
4. Evacuate the injured person to

### Violent incident

1. Call 911.
2. Attempt to avoid the situation – move participants away
3. Try to deny contact-evacuate to   
lock/block doors, turn off lights, silence phones.
4. If necessary defend - distract, attack, subdue.

### Severe Weather/Natural incident

1. Move participants away from threat if possible.
2. Evacuate to
3. Call 911

### Urgent Situation (suspicious person, package, activity or bomb threat)

1. Call 911.
2. State who, what, where, when, why, and how situation occurred.
3. If bomb threat, turn off all electronics.



## Ark Valley Pride Picnic Emergency Plan

Item 8.

Partnership for Community Action  
Ark Valley Pride  
129 West Sackett Unit A  
Salida, Colorado 81201  
(719) 221-9893

May 1, 2021

To Whom It May Concern:

Our Emergency Plan is defined in the following pages. We have decided to continue our efforts (canceling last year's in-person events) and host a small registration-based event in Riverside Park, capping at 250 individuals with masks mandatory. We will also live-stream the event.

We will include three hand sanitizing stations around the perimeter and will have volunteers lead people to their reserved seating and check them in with masks. We will observe the 3' rule, however, we have asked persons to book their reservations in their pods.

Volunteers attend two training sessions to go over logistics, security, and emergency plans before the event; one in our office and the other in the park itself. A refresher will be done with all volunteers on the morning of the event.

Sincerely,

Jimmy Sellars  
Director of Policy and Programming  
Partnership for Community Action

### Emergency Contacts

Mark Monroe (719) 221-9893 | Jimmy Sellars (719) 239-0284

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## **Ark Valley Pride Picnic** **Emergency Information**

All personnel should stay attentive to hazards, guests who may need assistance, and unsafe actions. Report anything unusual or suspicious to proper personnel. If someone appears suspicious, try to take note of clothes, body descriptions, and any identifying marks. Remember that Riverside Park is a Pet Free Park!

**BE SURE TO NOTIFY OTHERS IF YOU ARE ALERTED TO AN EMERGENCY**

**IN CASE OF AN EMERGENCY, CONTACT**  
**SALIDA POLICE DEPARTMENT (SPD) AT (719) 539-6880 or 911**

### **General Emergencies:**

**If ever in doubt call 911 and notify your supervisor**

- **Medical Emergency** - Notify Salida Police Department (SPD) and your supervisor. A first aid station will be next to the stage and clearly marked.
- **Missing Person** - Notify SPD and your supervisor.
- **Suspicious Package** - Do not touch! - Turn off your phone immediately and move people from the area. Ask others to turn off any digital devices. Verbally contact your supervisor - DO NOT USE WORDS WHICH COULD CAUSE PANIC (i.e., "A BOMB") - keep people away and follow SPD instructions once they have been contacted.
- **Suspicious Person/Violent Act** - DO NOT physically confront the person and do not block the person's access to exit - Call SPD and provide as much information as possible - Alert others to danger and if possible notify your supervisor - Follow SPD instructions - If told to seek safe shelter, get inside immediately and lock doors (shelters listed below).
- **Severe Weather** - pay attention to weather conditions - if instructed, direct visitors to indoor shelter locations (see below) - stay away from windows and doors - report any injuries or damage.
- **Emergency Evacuation** - know your exit locations - direct and assist visitors to exit in a calm and orderly fashion - visitors should use the nearest exit - alert supervisor to people who may need assistance.

### **Emergency Contacts**

**Mark Monroe (719) 221-9893 | Jimmy Sellars (719) 239-0284**

## Ark Valley Pride Picnic Emergency Plan

Item 8.

- **If Told to Take Shelter** - Take shelter immediately - Shut and lock any doors and windows and stay away from them - Stay inside until informed it is safe to go outside - Follow instructions of emergency personnel.

A minimum of 10 volunteers will focus primarily on the pet-free ordinance, open containers/alcohol, managing trash removal and cleanup, and offering minor security. One of the activity tents serves as headquarters for volunteers and supervisors during the event.

### Emergency Contacts

**Mark Monroe (719) 221-9893 | Jimmy Sellars (719) 239-0284**

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# Salida Park Rental & Special Event Form

This application must be filled out in its entirety and is a request only. Applications can be accepted or rejected.

Contact Name \*

Jimmy Sellars

Applicant/Entity Email \*

jimmy@gopfca.com

Phone Number \*

7192219893

What type of Event are you requesting? \*

- Public Event: Free and open to the public eg. concerts/festivals (60-90 days notice)
- Admission Based Event: A paid ticket or reservation is required for entry (60-90 days notice)
- Races: A paid race event that can include walking, running, biking etc (60 days notice)
- Special Occasion: A private event by invitation only eg. celebration/birthday party (14 day notice)
- Tournament (30 days notice)
- Assembly/First Amendment Activity (Recommended 5 business day notice)

## Event/Activity Name \*

Ark Valley Pride

Provide a short description of your activity. Include any website or social media handles associated with the event. \*

Ark Valley Pride's mission is to create a community-driven, alternative Pride experience for LGBTQIA+ families and allies throughout the Upper Arkansas River Valley, while generating support and resources for the community.

## Desired Location of Event/Activity \*

- Riverside Park
- Alpine Park
- Centennial Park
- Chisholm Park
- Chisholm Park Clubhouse
- Thonoff Park
- F street (For parades, walks/runs/bike races)
- Skatepark
- Marvin Park (For Baseball, Softball or Kickball tournaments)
- Centennial Courts (For Tennis or Pickleball Tournaments)
- Other:

## Estimated number of attendees? \*

250



Start date desired \*

MM DD YYYY

06 / 05 / 2021

Start Time Desired (please include load in time) \*

Time

08 : 00 AM ▼

End date desired \*

MM DD YYYY

06 / 05 / 2021

End Time Desired (please include load out time) \*

Time

05 : 00 PM ▼

Will ANY of these features apply to your event? \*

- More than 50 attendees?
- Sell food or merchandise?
- Sell or dispense alcohol? (only allowed for non profit org)
- Use amplified sound?
- Need to close a street or right of way?
- Require law enforcement, security or fire professionals?
- None of the above

This form was created inside of City of Salida.



### Addendum A

1. Do you plan on using any portion of the Salida Trail System (STS)? Yes \_\_\_ No X

If yes, describe when, how and where:

\_\_\_\_\_

2. How many people do you plan to have at your event: 250

3. Will any food or merchandise be sold? Yes \_\_\_ No X

If yes, FOOD AND SALES TAX LICENSES MUST BE OBTAINED. Contact the Colorado Department of Revenue for sales tax licenses at (303) 232-2416, and the Chaffee County Public Health Department for food licenses at (719) 539-2124. Vendors must have a fire extinguisher on site. Vendor booths are subject to inspection by the Salida Police and Fire Departments.

4. Will alcoholic beverages be sold and/or dispensed at your event?

Yes \_\_\_ No X

If yes, please fill out the Application for Special Events Liquor License and submit it along with the necessary fees. A State of Colorado Special Event Liquor License permit is ONLY issued to incorporated non- profit organizations. EVENTS REQUIRING ALCOHOL LICENSES MUST SUBMIT THEIR APPLICATION AT LEAST 90 DAYS IN ADVANCE OF THE EVENT.

5. Will there be amplified sound at your event? Yes X No \_\_\_

6. Are street closures proposed for your event? Yes \_\_\_ No X

If yes, where and when? \_\_\_\_\_

7. Will you require any law enforcement services specific for your event? Yes \_\_\_

No X

If yes, for what purpose (security, traffic, parking or public control, Salida Trail System crossings, etc.?)

\_\_\_\_\_

\_\_\_\_\_

Dates and times officers needed? \_\_\_\_\_

Please attach the event's Security Plan.

The City of Salida requires reimbursement for the cost of providing police and safety measures above the standard for the time and date of any event.

8. **Where do you plan for people to park for your event?**  
People attending are local - many ride their bikes/walk.

9. Please explain your **Emergency Action Plan, including First Aid Stations,** Communication and public safety agencies. Please attach additional documents to this application with the details.  
attached

10. Will you need event insurance? Yes X No \_\_\_\_\_  
Events to which the PUBLIC is invited require insurance. Please refer to #11 under Provisions for Park Rentals and Park Rules. Proof of insurance will be required with this application and must list the City as an additional insured party.

11. Please provide a **timeline** for your event  
June 5 - 8 am setup, 10 a.m. attendees arrive in park, 12:30 event ends, 1:00 we clean and leave.

12. Please list any other needs or requirements that have not been covered.  
\_\_\_\_\_  
\_\_\_\_\_

13. Signature Jung Sallans

**AMPLIFIED SOUND PERMIT**

**Please fill out form completely, sign and date prior to submission.**

Pursuant to Article IX Section 10-9-80 S.M.C., Partnership for Community Action (Permittee) has been granted this permit to exceed the maximum sound levels established in Article IX Section 10-9-80, S.M.C., in accordance with the following terms and conditions:

Permittee: Partnership for Community Action

Address: 129 West Sackett Avenue, Salida 81201

Telephone: 7192219893

Individual supervising sound (if different from Permittee): NA

Activity/event: Public speaker and music

Type of sound amplification equipment authorized (if any): Portable Speaker System

Location: Riverside Park

Date(s): June 5th

Hours of operation: 8 a.m. 8 p.m.

Additional terms/conditions (attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

***This permit will not be issued beyond 10:00 p.m.***

**The Permittee shall ensure that the sound/activity authorized by this permit shall be conducted in compliance with all applicable City ordinances and regulations, and a failure by the Permittee to do so, or to comply with all terms and conditions set forth hereinabove, may result in the summary revocation of this permit.**

Accepted and agreed to by the Permittee: \_\_\_\_\_

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

Approved by the City Administrator on the 5th day of November

City of Salida:  (City Administrator)

**Addendum A**  
**For Applications B and C**

1. Do you plan on using any portion of the **Salida Trail System (STS)**? Yes \_\_\_\_\_ No   
If yes, describe when, how and where: \_\_\_\_\_  
\_\_\_\_\_
  
2. Will any **food or merchandise** be sold? Yes \_\_\_\_\_ No   
If yes, **FOOD AND SALES TAX LICENSES MUST BE OBTAINED.** Contact the Colorado Department of Revenue for sales tax licenses at (303) 232-2416, and the Chaffee County Public Health Department for food licenses at (719) 539-2124.  
**Vendors must have a fire extinguisher on site. Vendor booths are subject to inspection by the Salida Police and Fire Departments.**
  
3. Will **alcoholic beverages** be sold and/or dispensed at your event? Yes \_\_\_\_\_ No   
If yes, please fill out the **Application for Special Events Permit** and submit it along with the necessary fees. **A State of Colorado Special Event Liquor License permit is ONLY issued to incorporated non-profit organizations. EVENTS REQUIRING ALCOHOL LICENSES MUST SUBMIT THEIR APPLICATION AT LEAST 90 DAYS IN ADVANCE OF THE EVENT.**
  
4. Are **street closures** proposed for your event? Yes \_\_\_\_\_ No   
If yes, where and when? \_\_\_\_\_  
If yes, it is **your** responsibility to circulate and submit a petition signed by abutting residents/merchants as to their support or non-support of the closure.
  
5. Will you require any **law enforcement services** specific for your event? Yes \_\_\_\_\_ No   
If yes, for what purpose (security, traffic, parking or public control, Salida Trail System crossings, etc.?)  
\_\_\_\_\_  
\_\_\_\_\_  
Dates and times officers needed? \_\_\_\_\_
  
6. Where do you plan for people to **park** for your event? FREE LOTS around TOWN
  
7. For large events, please explain your **Emergency Action Plan, including First Aid Stations, Communication and public safety agencies.** Attach an additional sheet if needed.  
\_\_\_\_\_  
\_\_\_\_\_
  
8. Will you need **event insurance**? Yes  No \_\_\_\_\_  
Events to which the PUBLIC is invited require insurance. **Please refer to #11 under Provisions for Park Rentals and Park Rules.** Proof of insurance will be required with this application and must list the City as an additional insured party.
  
9. Please list any other needs or requirements that have not been covered. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Specialty Insurance Products

Sellers , Jimmy  
129 West Sackett Avenue, I  
Salida , CO 81201

Insurance Policy Number: NAEP094892

**Tel.** (800) 364-2433

**Email** support@rvnuccio.com

**Online** rvnuccio.com

**Office** 10148 Riverside Drive  
Toluca Lake, CA 91602

# Your Insurance Policy

### What's included:

- ✓ Your Certificate(s) of Insurance
- ✓ A copy of your Application
- ✓ Your Memorandum
- ✓ Your Coverages
- ✓ Your Quote Letter

Thank you for choosing R.V. Nuccio & Associates Insurance Brokers, Inc. — We look forward to helping with your specialty insurance needs.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/YY) 05/08 Item 8.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> R.V. Nuccio & Associates Insurance Brokers, Inc. 10148 Riverside Drive Toluca Lake, CA 91602	<b>CONTACT NAME:</b> Robert V. Nuccio <b>PHONE (A/C, No, Ext):</b> (800) 364-2433 <b>E-MAIL ADDRESS:</b> support@rvnuccio.com	<b>FAX (A/C, No):</b> (818) 980-1595
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Jimmy Sellars	<b>INSURER A:</b> The American Insurance Company <span style="float:right">NAIC # 21857</span>	
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>Host Liquor Liability</b>  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	<input checked="" type="checkbox"/>		XXC80514929 NAEP094892	6/5/2021	06/06/2021	EACH OCCURRENCE \$ 500, DAMAGE TO RENTED PREMISES \$ 50, MEDICAL EXPENSE \$ PERSONAL & ADV INJURY \$ 500, GENERAL AGGREGATE \$ 1,000, PRODUCTS - COMP/OP AGG \$ 500, \$
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N <input type="checkbox"/> N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Additional Insured: City of Salida

**CERTIFICATE HOLDER** **CANCELLATION**

City of Salida F Street and Sackett Avenue Salida, CO 81201	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b> Robert V. Nuccio
---	--



Certificate Number: NAEP094892

Policy Number: XXC80514929

Effective Dates: 6/5/2021 12:01am to 06/06/2021 12:01am

**Additional Insured - Person, Organization or other Entity -  
600002STEP 09 12**

Policy Amendment(s) Commercial General Liability

**This endorsement modifies insurance provided under the following:**

**Commercial General Liability Coverage Part**

**Schedule**

**Name of Additional Insured Person(s) or Organization(s) or other Entity(ies)**

City of Salida

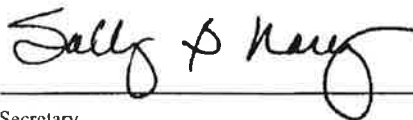
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II - Who Is An Insured is amended to include as an insured the person, organization or other entity shown in the Schedule above but only to the extent that **bodily injury, property damage or personal and advertising injury** is caused by the sole negligence of the Memorandum of Insurance holder.

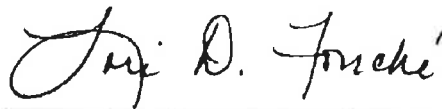
Any Additional Insured Person(s) or Organization(s) or other Entity(ies) covered under this policy is subject to the policy forms, terms, conditions, exclusions, limitations and provisions.

This Endorsement is otherwise subject to all the terms, conditions, exclusions, limitations, and provisions of the policy to which it is attached.

This Form must be attached to Change Endorsement when issued after the policy is written.  
One of the Fireman's Fund Insurance Companies as named in the policy



Secretary



President



## SPECIAL EVENT INSURANCE QUOTE (CONT'D.)

### Notes:

- Coverage for weekend events must be purchased by 4:00 PM Friday.
- Prices subject to change without notice.
- It is the insureds responsibility to read the policy. It is available online at [specialeventinsurance.com](http://specialeventinsurance.com)
- Payment Method: Credit Cards only.
- R.V. Nuccio & Associates Insurance Brokers, Inc. is the exclusive broker for AEPV, Inc.
- Property Damage Deductible is \$2,500.00.
- AD&D/AME Deductible is \$25.00.



### Need Assistance?

If you have any questions or wish to speak to a customer service representative, please contact our office Monday - Friday, 5:30 AM to 5:00 PM PST at 1-800-364-2433 or email [support@rvnuccio.com](mailto:support@rvnuccio.com).

**THE FOLLOWING EXCLUSIONS ARE CONTAINED IN THE COMMERCIAL GENERAL LIABILITY COVERAGE PROVIDED BY THIS PROGRAM:** This list is not all inclusive. Abuse, molestation, harassment or sexual conduct; Aircraft/hot air balloon; Amusement devices (the ownership, operation, maintenance, or use of: any mechanical or non-mechanical ride, slide, or water slide, any bungee operation or equipment.); Animal games/rides; Rodeos; Cannabis, CBD, Vaping and related products; Employment-related practices; Fireworks; Fungi or bacteria; lead; Nuclear energy liability; Injury to Performers; Throwing objects into a crowd; Motorized vehicles/motorcycles/watercraft/powerboats practicing for, qualifying for, or testing for any racing speed, demolition, or stunting activity; Event type misrepresentation including but not limited to: Concerts (rap, hip hop, heavy metal, electronic, hard rock), Raves, Rave-like parties, Electronic music events.

**SPECIAL EVENT INSURANCE QUOTE**

Date: 05/04/2021

Client ID #: 1697451

**Applicant & Event Information**

Applicant Name: Jimmy Sellars

Event Type: Award Presentation

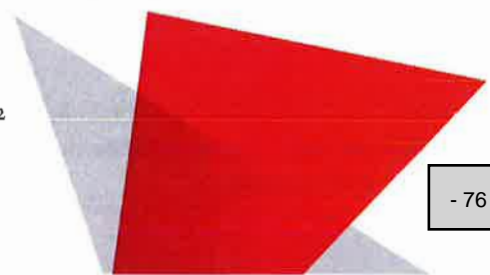
Proposed Coverage Date: 6/5/2021

Selected Coverage	Limit	Cost
1. COMMERCIAL GENERAL LIABILITY ( <i>Host Liquor Liability Included</i> ) <i>Underwritten by The American Insurance Company, a company of Allianz®</i>	\$ 500,000/\$1,000,000	\$0.00
a. Care/Custody/Control Liability	Not Covered	\$0.00
b. Damage to Premises Limit	\$50,000	\$0.00
c. Medical Payments	Not Covered	\$0.00
d. Collapse of Temporary Structure	Not Covered	\$0.00
e. Contractual Liability	Not Covered	\$0.00
f. Hired and Non-Owned Auto Liability	Not Covered	\$0.00
g. Liquor Liability	Not Covered	\$0.00
h. Waiver of Subrogation	Not Covered	\$0.00
i. Terrorism	Covered	\$0.00
State Surcharge/State Guarantee Fund		\$0.00
CGL RVNA, Inc. Unlimited Additional Insured(s) Charge		\$0.00
CGL RVNA, Inc. Primary Endorsement Charge		\$0.00
CGL RVNA, Inc. Corporate Charge		\$0.00
CGL RVNA, Inc. Association Membership Fee		\$0.00
Subtotal Commercial General Liability (CGL)		\$0.00
2. ACCIDENT MEDICAL EXPENSE <i>Accident Medical underwritten by Nationwide Life Insurance Company</i>	Not Covered	\$0.00
a. Accidental Death	Not Covered	
b. Accidental Dismemberment	Not Covered	
State Guarantee Fund		\$0.00
AD&D/AME RVNA, Inc. Corporate Charge		\$0.00
AD&D/AME NASEP, Inc. Association Membership Fee		\$0.00
Subtotal Accident Medical Expense (AD&D/AME)		\$0.00
<b>TOTAL</b>		<b>\$0.00</b>

**How Do I Buy & Print this Policy Online in 3 Minutes?**

Just visit [specialeventinsurance.com](http://specialeventinsurance.com), and sign in to complete your application and print documents instantly.

**PLEASE REVIEW THE SECOND PAGE FOR SPECIAL NOTES AND NOTABLE EXCLUSIONS**



**GENERAL CHANGE ENDORSEMENT**

Continued from Previous Page

**Changes to Policy (Endorsements)**

Number of Certificate Holders/Additional Insureds	2
Additional Insured Name	City of Salida
Additional Insured Street	F Street and Sackett Avenue
Additional Insured City	Salida
Additional Insured State	CO
Additional Insured Zip	81201
Additional Insured Email	
Additional Insured Phone	
Additional Insured Wording	City of Salida
Admin Options:100%	
Applicable AI Form	
Additional Insured Endorsement Wording	

## Commercial General Liability Insurance Master Policy GENERAL CHANGE ENDORSEMENT

Master Policy Number: XXC80514929

Memorandum Number: NAEP094892

Endorsement Date:

Endorsement Sequential Number: 1

Issuing Company:

**The American Insurance Company**

1465 N. McDowell Blvd, Petaluma, CA 94954

Nationwide Claims: 1-888-347-3428

National Program Administrator:

**R.V. Nuccio & Associates Insurance Brokers, Inc.**

10148 Riverside Drive, Toluca Lake, CA 91602

Nationwide: 1-800-364-2433

1. MEMORANDUM HOLDER NAME AND ADDRESS (Memorandum holder means Named Insured)

A. Memorandum Holder: Jimmy Sellars

B. Street Address:

C. City: Salida

D. State: CO

E. Zip Code: 81201

02. COVERAGE PERIOD

Inception Date: 6/5/2021 12:01 AM to Expiration Date 06/06/2021 12:01 AM Standard Time at Named Insured's address stated above

03. EVENT TYPE AND LOCATION

Event Type: Award Presentation

Event Facility Name: Riverside Park

Event Facility Address: F Street and Sackett Avenue

04. TYPE OF ENDORSEMENT

Addition

Deletion

Change

05. TOTAL AMOUNT DUE OR PAYABLE

\$ \$0.00

Additional Amount Due

Return Amount Due

### New/Changed Coverages and Premiums

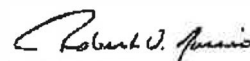
Total Premium

\$0.00

Detailed Policy changes are listed on the following page.

Date Issued: 05/04/2021

By



Authorized Representative



The Rotary Club of Salida plans to host their annual Bluegrass on the Arkansas event on May 29 and 30 at Riverside Park. The event is free to the public and has been enjoyed by the community for the past 16 years (event cancelled in 2020 due to COVID).

While the event is free to the public, as with previous year's events, Rotary encourages donations from those attending the event. Additionally, sponsorships have been secured from local businesses, individuals and Rotarians. Donations, sponsorships and net proceeds from food and beverage sales are returned to our community in the form of annual youth scholarships and contributions to many local nonprofits. Bluegrass on the Arkansas is the major fundraiser for the Salida Rotary Club and its 501c(3) organization the Salida Rotary Charitable Fund.

In addition to the music, hamburgers and brats along with a selection of wine, beer and soda will be served. Traditionally games and a bounce house would be available for kids but due to COVID concerns they will not be offered this year. The hours for this year's event have been scaled back 2 hours each day and will end at 8 p.m. as opposed to 10 p.m. in prior years.

Current city/county COVID-19 health guidelines will be followed and participants will be asked to wear facemasks. In coordination with guidelines from Salida Parks and Rec, plans call for the fencing off of the "small events area" at Riverside Park which is basically from the west end of the Rotary Amphitheater to Sackett Ave. and from the east side to the playground up to Sackett Ave. Sackett Ave will remain open, however, parking on the park side of Sackett will be blocked off for use by the Event. Attendance in the area will be limited to a maximum of 596 persons in accordance with P&R guidelines. Entrances and exits will be monitored and controlled. While no advance registration will be required, name and phone number information will be requested of individuals attending the event.

The Bluegrass schedule is as follows:

**Saturday, May 29:**

4:30 p.m.-6:00 p.m. - [Ragged Mountain](#)

6:30 p.m.-8:00 p.m. - [Woodbelly](#)

**Sunday, May 30:**

12:00 p.m.-1:30 p.m. - [Bonnie Culpepper and Alex Johnstone Band](#)

2:00 p.m.-3:30 p.m. - [Big Meadow](#)

4:00 p.m.-5:30 p.m. - [Woodbelly](#)

6:00 p.m.-8:00 p.m. - [Rapidgrass](#)



## Rotary Bluegrass on the Arkansas Sponsors for 2021

### \$1000 Sponsors

- Colorado Solar – Logan & Katelyn Osborne
- Diesslin Structures, Inc
- First Colorado Land Office - Jeff Post
- LPS Vacation Rental
- Salida Family Dentistry

### \$750 Sponsors

- High Country Bank
- State Farm Salida – Kate Woolman

### \$500 Sponsors

- Alpine Achievers Initiative
- B.A. Art Services LLC
- Collegiate Peaks Bank
- LaGree's Food Stores
- Tim Glenn – Lewis & Glenn Funeral Home
- Pinon Real Estate Group
- Salida Community Centre
- Salida Sign Works
- Stotler & Young
- The 146 Taphouse
- United Roofing of Colorado
- Wood's Ridge Vacation Homes

### \$250 Sponsors

- Café Dawn
- Colorado Summit Realty LLC
- Creekside Chalets
- DRAM
- Dr. Dan Wardrop
- Dr. Jim and Alys Bruffy
- F Street Five and Dime
- Holiday RV
- Heart of the Rockies Regional Med Cntr
- James S. Lovejoy, CPA, PC
- Jug Liquors – Chad Hixon
- La Placita Hair Salon
- Lund Eye Care Associates
- Mountain River Credit Union
- Poncha Lumber
- Randy Canney, Attorney at Law
- Salida Sport and Spine
- Silver Ridge Lodge
- Simple Lodge & Hostel
- Su Casa Furniture
- The Maverick Potter
- Tom and Melissa Mansheim



3/18/2021

Salida Park Rental &amp; Special Event Form

# Salida Park Rental & Special Event Form

This application must be filled out in its entirety and is a request only. Applications can be accepted or rejected.

Applicant/Entity Name (this will be the primary contact for the City) \*

Salida Rotary

Applicant/Entity Email \*

wilkenk@yahoo.com

What type of Event are you requesting? \*

- Public Event: Free and open to the public eg. concerts/festivals (60-90 days notice)
- Admission Based Event: A paid ticket or reservation is required for entry (60-90 days notice)
- Races: A paid race event that can include walking, running, biking etc (60 days notice)
- Special Occasion: A private event by invitation only eg. celebration/birthday party (14 day notice)
- Tournament (30 days notice)
- Assembly/First Amendment Activity (Recommended 5 business day notice)

3/18/2021

Salida Park Rental & Special Event Form

Event/Activity Name \*

Bluegrass on the Arkansas

Provide a short description of your activity. Include any website or social media handles associated with the event. \*

2 day bluegrass festival with food and beer and wine. See Bluegrass on the Arkansas website

Desired Location of Event/Activity \*

- Riverside Park
- Alpine Park
- Centennial Park
- Chisholm Park
- Chisholm Park Clubhouse
- Thonoff Park
- F street (For parades, walks/runs/bike races)
- Skatepark
- Marvin Park (For Baseball, Softball or Kickball tournaments)
- Centennial Courts (For Tennis or Pickleball Tournaments)
- Other: \_\_\_\_\_

Estimated number of attendees? \*

2500

3/18/2021

Salida Park Rental & Special Event Form

Start date desired \*

MM DD YYYY

05 / 29 / 2021

Start Time Desired (please include load in time) \*

Time

08 : 00 AM ▼

End date desired \*

MM DD YYYY

05 / 30 / 2021

End Time Desired (please include load out time) \*

Time

12 : 00 PM ▼

3/18/2021

Salida Park Rental & Special Event Form

Will ANY of these features apply to your event? \*

- More than 50 attendees?
- Sell food or merchandise?
- Sell or dispense alcohol? (only allowed for non profit org)
- Use amplified sound?
- Need to close a street or right of way?
- Require law enforcement, security or fire professionals?
- Require municipal water or electricity hook ups?
- Require City fencing, road barricades, cones or sprinkler marking?

This form was created inside of City of Salida.

Google Forms

# APPLICATION FOR A SPECIAL EVENTS PERMIT

Department Use Only

Item 9.

**IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU MUST BE NONPROFIT AND ONE OF THE FOLLOWING (See back for details.)**

- |                                    |  |   |
|------------------------------------|--|---|
| <input type="checkbox"/> SOCIAL    | <input type="checkbox"/> ATHLETIC                              | <input checked="" type="checkbox"/> PHILANTHROPIC INSTITUTION |
| <input type="checkbox"/> FRATERNAL | <input type="checkbox"/> CHARTERED BRANCH, LODGE OR CHAPTER    | <input type="checkbox"/> POLITICAL CANDIDATE                  |
| <input type="checkbox"/> PATRIOTIC | <input type="checkbox"/> OF A NATIONAL ORGANIZATION OR SOCIETY | <input type="checkbox"/> MUNICIPALITY OWNING ARTS FACILITIES  |
| <input type="checkbox"/> POLITICAL | <input type="checkbox"/> RELIGIOUS INSTITUTION                 |   |

LIAB	TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR:	
2110	<input checked="" type="checkbox"/> MALT, VINOUS AND SPIRITUOUS LIQUOR	\$25.00 PER DAY
2170	<input type="checkbox"/> FERMENTED MALT BEVERAGE (3.2 Beer)	\$10.00 PER DAY

**DO NOT WRITE IN THIS SPACE**

LIQUOR PERMIT NUMBER

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE State Sales Tax Number (Required)  
**Salida Rotary Charitable Fund and Salida Rotary Club**

2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL CANDIDATE (include street, city/town and ZIP)  <b>PO Box 155 Salida CO 81201</b>	3. ADDRESS OF PLACE TO HAVE SPECIAL EVENT (include street, city/town and ZIP)  <b>Bluegrass on the Arkansas -Riverside Park E Sackett Salida CO 81201</b>
---	--

NAME	DATE OF BIRTH	HOME ADDRESS (Street, City, State, ZIP)	PHONE NUMBER
4. PRES./SEC'Y OF ORG. or POLITICAL CANDIDATE <b>Tom Mansheim</b>			
5. EVENT MANAGER			

6. HAS APPLICANT ORGANIZATION OR POLITICAL CANDIDATE BEEN ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES HOW MANY DAYS? _____	7. IS PREMISES NOW LICENSED UNDER STATE LIQUOR OR BEER CODE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TO WHOM? _____
---	--

8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED?  Yes  No

LIST BELOW THE EXACT DATE(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

Date	Hours	From	To	Date	Hours	From	To	Date	Hours	From	To	Date	Hours	From	To
05-29-2021	5:00	p.m.	10:00	05-30-2021	noon		10:00								

**OATH OF APPLICANT**

*I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.*

SIGNATURE	TITLE treasurer	DATE 03-08-21
-----------	--------------------	------------------

**REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY OR COUNTY)**

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended.

**THEREFORE, THIS APPLICATION IS APPROVED.**

LOCAL LICENSING AUTHORITY (CITY OR COUNTY)	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY	TELEPHONE NUMBER OF CITY/COUNTY CLERK
SIGNATURE	TITLE	DATE

**DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY**

LIABILITY INFORMATION			
License Account Number	Liability Date	State	TOTAL
		-750 (999)	\$ .

## APPLICATION INFORMATION AND CHECKLIST

### THE FOLLOWING SUPPORTING DOCUMENTS MUST BE ATTACHED TO THIS APPLICATION FOR A PERMIT TO BE ISSUED:

- Appropriate fee.
- Diagram of the area to be licensed (not larger than 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions.  
**Note:** If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
- Copy of deed, lease, or written permission of owner for use of the premises.
- Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; **or**
- If not incorporated, a NONPROFIT charter; **or**
- If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.

- APPLICATION MUST FIRST BE SUBMITTED TO THE LOCAL LICENSING AUTHORITY (CITY OR COUNTY) AT LEAST THIRTY (30) DAYS PRIOR TO THE EVENT.
- THE PREMISES TO BE LICENSED MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE A HEARING CAN BE HELD. (12-48-106 C.R.S.)
- AN APPROVED APPLICATION MUST BE RECEIVED BY THE LIQUOR ENFORCEMENT DIVISION AT LEAST TEN (10) DAYS PRIOR TO THE EVENT.
- CHECK PAYABLE TO THE COLORADO DEPARTMENT OF REVENUE

(12-48-102 C.R.S.)


A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 46 and 47 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.

If an event is cancelled, the application fees and the day(s) are forfeited.



## Salida Special Event Emergency Action Plan

I, the undersigned, agree to comply with the following Emergency Action Plan to the best of my ability. The first person on this list will be the designated Emergency Manager and will take responsibility for public addresses and instruction to the event participants.

Emergency Manager (1 lead, 2 alternates)	Contact info 1	Contact info 2	Signature
1. Tom Mansheim	847-715-6020	719-539-2801	
2. April Franklin	719-484-9575		
3. Elaine Allemang	719-239-1580		
4. Stacey Osborne	719-645-8350		

Please complete the following template according to your Events plan and location.

The following procedures should be followed in the event of an emergency.

### Communications

- The manager or designee will communicate the designated evacuation space to participants at the beginning of the event.
- The Emergency Manger will communicate to the event participants in an emergency with a
  - Bull Horn
  - PA system
  - Emergency level voice

### Fire

- Call 911
- Assist Injured or disabled personnel.
- Evacuate the building. Activate emergency shutoffs if available.
- Attempt to use a fire extinguisher only if you have been trained.
- Evacuate participant to

### Medical Emergency

- Identify the medical emergency.
- If life threatening, call 911.
- Administer first aid if properly trained.
- Evacuate the injured person to HR RMC

### Violent incident

- Call 911.
- Attempt to avoid the situation - move participants away
- Try to deny contact-evacuate to leave park, return to vehicles/home lock/block doors, turn off lights, silence phones.
- If necessary defend - distract, attack, subdue.

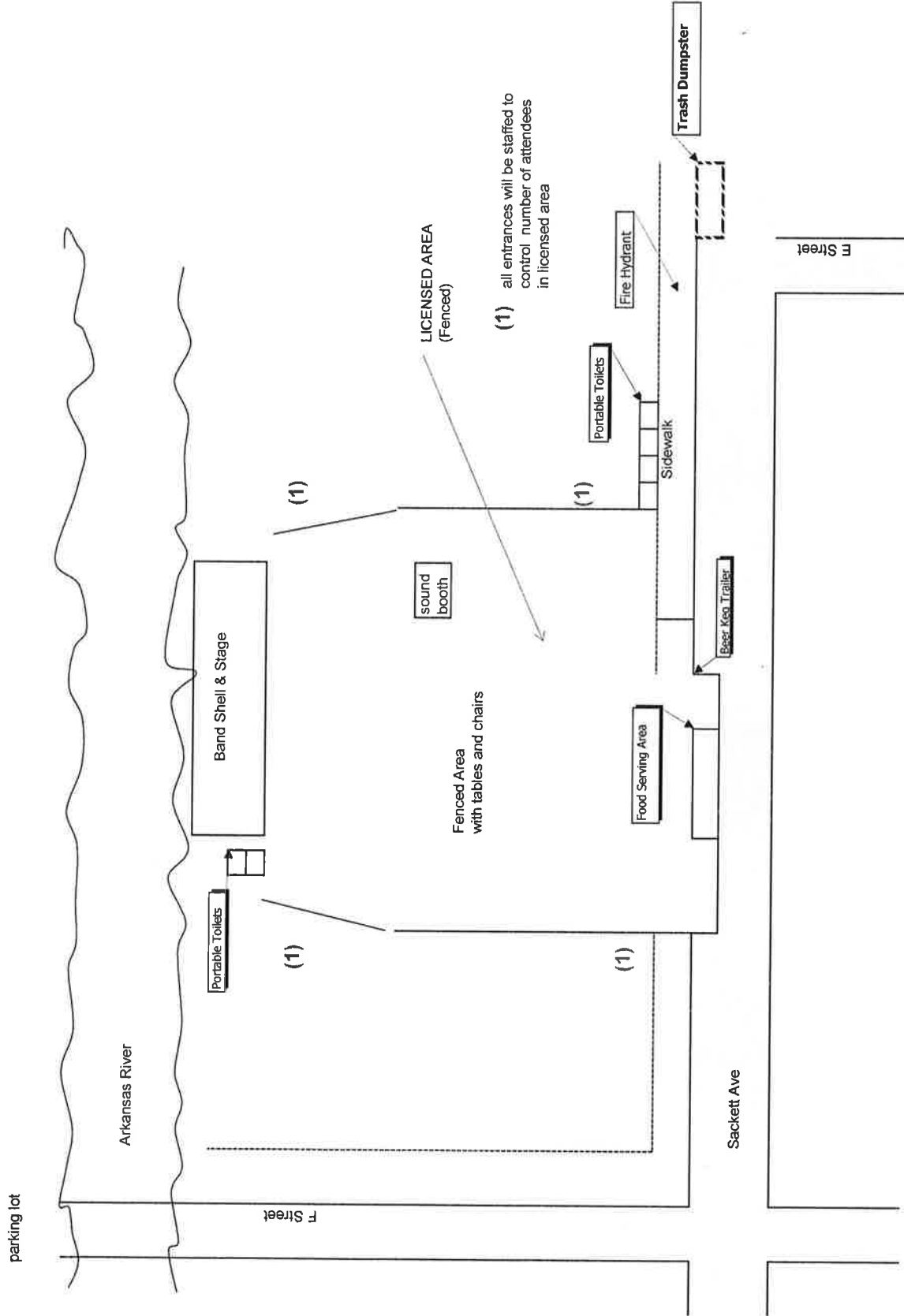
### Severe Weather/Natural incident

- Move participants away from threat if possible.
- Evacuate to Vehicles/residence/ Lodging / Leave park orderly
- Call 911

### Urgent Situation (suspicious person, package, activity or bomb threat)

- Call 911.
- State who, what, where, when, why, and how situation occurred.
- If bomb threat, turn off all electronics.





**CITY OF SALIDA**

Permit #: \_\_\_\_\_

**AMPLIFIED SOUND PERMIT**

**Please fill out form completely, sign and date prior to submission.**

Pursuant to Article IX Section 10-9-80 S.M.C., Salida Rotary Charitable Fund & Salida Rotary Club (Permittee) has been granted this permit to exceed the maximum sound levels established in Article IX Section 10-9-80, S.M.C., in accordance with the following terms and conditions:

Permittee: Salida Rotary Charitable Fund & Salida Rotary Club

Address: PO Box 155  
Salida CO 81201

Telephone: 847-715-6020

Individual supervising sound (if different from Permittee): \_\_\_\_\_

Activity/event: Bluegrass on the Arkansas

Type of sound amplification equipment authorized (if any): \_\_\_\_\_  
Microphones for MC, performers and nonelectric instruments

Location: Riverside Park

Date(s): May 29th & May 30th

Hours of operation: 29th 6pm to 10pm, 30th noon to 10pm

Additional terms/conditions (attach additional sheets if necessary): the above times are best case senario and will be scaled back accordingly based on Chaffee County Public Health COVID-19 guidelines and Chaffee County protection level on the COVID-19 status dial

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

***This permit will not be issued beyond 10:00 p.m.***

**The Permittee shall ensure that the sound/activity authorized by this permit shall be conducted in compliance with all applicable City ordinances and regulations, and a failure by the Permittee to do so, or to comply with all terms and conditions set forth hereinabove, may result in the summary revocation of this permit.**

Accepted and agreed to by the Permittee: 

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

Approved by the City Administrator on the \_\_\_\_ day of \_\_\_\_\_.

City of Salida: \_\_\_\_\_ (City Administrator)

Copies to: Police \_\_\_ Public Works \_\_\_ Fire \_\_\_ City Clerk \_\_\_ City Zoning \_\_\_  
January, 2009 Amplified Sound Permit

# Government in the Sunshine Act (1976)

By **Brandi M. Snow**

Other articles in [Freedom of the Press issues and topics](#), [Laws and Proposed Laws, 1951-2007](#)

Passage of the [Government in the Sunshine Act of 1976](#), typically referred to as the Sunshine Act, occurred at a time in U.S. history when the Watergate scandal had caused an outcry for increased government transparency and accountability.

Also known as the Open Meetings Act, its primary function is to ensure that decisions regarding the federal government that affect the public are open and accessible to the public.

## **Federal "Sunshine Act" requires open meetings of bodies that head federal agencies**

The Sunshine Act states that "every portion of every meeting of an agency shall be open to public observation." This mandate applies to the collegial bodies that head up federal government agencies.

Not only must the meeting be open, but the agency must also give notice of the meeting and its agenda no later than one week before the date of the meeting. Once this notice is disseminated, only very narrow circumstances permit for changes. With the notice, the agency is required to provide the name and phone number of an official designated to answer requests for information about the meeting. Upon passage of the act, each government agency was required to promulgate a set of regulations by which to implement the act's provisions.

## **Some meetings can be closed if they fall within 10 exemptions**

The act recognizes that there are circumstances under which open meetings do not serve the public good. Ten exemptions from the requirements of the act exist. Examples of exemptions include circumstances in which information disclosed will reveal trade secrets or when the content of a meeting is likely to lead to accusati



*President Gerald Ford and several of members of Congress at the signing ceremony for the Government in the Sunshine Act in the White House Rose Garden, September 13, 1976. The Sunshine Act occurred in response to an outcry for increased government transparency and accountability following the Watergate scandal. Its primary function is to ensure that decisions that affect the public are open and accessible to the public. (Photo via [National Archive Catalog](#), public domain)*

## SUNSHINE ACT

criminal law enforcement authority in the course of a criminal investigation, or by an agency conducting a lawful national security intelligence investigation, confidential information furnished only by the confidential source, (E) disclose investigative techniques and procedures, or (F) endanger the life or physical safety of law enforcement personnel;

(8) disclose information contained in or related to examination, operating or condition reports prepared by, on behalf of, or for the use of an agency responsible for the regulation or supervision of financial institutions;

(9) disclose information the premature disclosure of which would--

(A) in the case of an agency which regulates currencies, securities, commodities, or financial institutions, be likely to (i) lead to significant financial speculation in currencies, securities, or commodities, or (ii) significantly endanger the stability of any financial institution; or

(B) in the case of any agency, be likely to significantly frustrate implementation of a proposed agency action.

except that subparagraph (B) shall not apply in any instance where the agency has already disclosed to the public the content or nature of its proposed action, or where the agency is required by law to make such disclosure on its own initiative prior to taking final agency action on such proposal; or

(10) specifically concern the agency's issuance of a subpoena, or the agency's participation in a civil action or proceeding, an action in a foreign court or international tribunal, or an arbitration, or the initiation, conduct, or disposition by the agency of a particular case of formal agency adjudication pursuant to the procedures in section 554 of this title or otherwise involving a determination on the record after opportunity for a hearing.

(d)(1) Action under subsection (c) shall be taken only when a majority of the entire membership of the agency (as defined in subsection (a)(1)) votes to take such action. A separate vote of the agency members shall be taken with respect to each agency meeting a portion or portions of which are proposed to be closed to the public pursuant to subsection (c), or with respect to any information which is proposed to be withheld under subsection (c). A single vote may be taken with respect to a series of meetings, a portion or portions of which are proposed to be closed to the public, or with respect to any information concerning such series of meetings, so long as each meeting in such series involves the same particular matters and is scheduled to be held no more than thirty days after the initial meeting in such series. The vote of each agency member participating in such vote shall be recorded and no proxies shall be allowed.

(2) Whenever any person whose interests may be directly affected by a portion of a meeting requests that the agency close such portion to the public for any of the reasons referred to in paragraph (5), (6), or (7) of subsection (c), the agency, upon request of any one of its members, shall vote by recorded vote whether to close such meeting.

(3) Within one day of any vote taken pursuant to paragraph (1) or (2), the agency shall make publicly available a written copy of such vote reflecting the vote of each member on the question.

criminal behavior, constitute an unwarranted invasion of personal privacy, or endanger the safety of law enforcement personnel.

When the members of the agency “properly determine” that the meeting or portions of the meeting will fall under one of the ten exemptions, they may vote to close the meeting. A legal officer of the agency must first advise the members that the circumstances legally meet one of the exemptions. A majority of the members must then agree, and within one day a written explanation of the agency’s decision must be created and made public.

### **Transcripts of closed meetings must be accessible to the public**

Once a meeting has been closed, the act requires the agency to keep a transcript, recording, or minutes of the closed meeting, and to make it promptly available in a place easily accessible to the public. Only those portions of the meeting that specifically fall under one of the ten exemptions may be excluded from the transcript. The full transcript, including that part closed to the public, must be maintained by the agency for at least two years after the date of the meeting, or one year after the conclusion of the agency’s proceedings on the issue involved, whichever is the longer period of time.

### **All 50 states have enacted similar open meetings laws governing state and local governing bodies**

Each of the 50 states has enacted a Sunshine or Open Meetings Act governing its own agencies.

Some of these state laws predate the federal law: California’s Brown Act was enacted in 1953. Other state sunshine laws are much more recent; some were enacted only after passage of the federal law. While language varies from state to state, particularly with regard to listed exemptions, the provisions of state acts are similar to those of the federal act.

Notable differences include jurisdiction for challenges, specific requirements for notice of meetings, and procedures and reasons for closed meetings.

The Sunshine Act provides that jurisdiction is given to the federal district courts to enforce its requirements.

State acts, of course, give jurisdiction to their state or chancery courts.

### **Most challenges arise over which meetings are subject to the Sunshine laws**

While use of the act’s exemptions to close meetings has been challenged, it is actually the definition section at the beginning of the statute that has given rise to the most contentious legal actions. The issue arising there concerns which types of meetings are (and are not) subject to the act in the first place.

The act defines a meeting as “deliberations” of at least the number of members needed to take action of the agency “where such deliberations determine or result in the joint conduct or disposition of official agency business.”

Not surprisingly, much has been made — primarily in the opinions of attorney generals — of the many possible readings of the definitions section. In particular, the questions of what constitutes “deliberation” and how can the “result” of such a meeting can be determined by an objective review offer fodder for controversy.

## Courts have ruled on definition of 'meeting'

Significant cases have helped define the terms, including *FCC v. ITT World Communications, Inc.* (1984), in which the Supreme Court ruled that the Government in Sunshine Act applies only where a subdivision of an agency deliberates upon matters that are within that subdivision's formally delegated authority to take official action for the agency. In another case, *Natural Resources Defense Council, Inc. v. Nuclear Regulatory Commission* (2000), the D.C. Circuit Court of Appeals held that the commission's definition of "meeting" under its own rules was valid because it relied on the Supreme Court's interpretation in the *ITT* case.

The federal government in the Sunshine Act, like its state-enacted cousins and the federal Freedom of Information Act of 1966, has successfully raised the level of transparency and accountability in the decision-making of the collegial bodies of government agencies. Nevertheless, much remains to be determined concerning the scope of its many exemptions.

*This article was originally published in 2009. Brandi Snow is an attorney in Clovis, California.*

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Brandi M. Snow. 2009. *Government in the Sunshine Act (1976) [electronic resource]*. The First Amendment Encyclopedia, Middle Tennessee State University (accessed May 07, 2021).  
<http://mtsu.edu/first-amendment/article/1244/government-in-the-sunshine-act>

**MIDDLE  
TENNESSEE**  
STATE UNIVERSITY

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**MIDDLE  
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**SUNSHINE ACT**

## THE GOVERNMENT IN THE SUNSHINE ACT

## 5 U.S.C. § 552b

## § 552b. Open meetings

## (a) For purposes of this section--

(1) the term "agency" means any agency, as defined in section 552(f) of this title, headed by a collegial body composed of two or more individual members, a majority of whom are appointed to such position by the President with the advice and consent of the Senate, and any subdivision thereof authorized to act on behalf of the agency;

(2) the term "meeting" means the deliberations of at least the number of individual agency members required to take action on behalf of the agency where such deliberations determine or result in the joint conduct or disposition of official agency business, but does not include deliberations required or permitted by subsection (d) or (e); and

(3) the term "member" means an individual who belongs to a collegial body heading an agency.

(b) Members shall not jointly conduct or dispose of agency business other than in accordance with this section. Except as provided in subsection (c), every portion of every meeting of an agency shall be open to public observation.

(c) Except in a case where the agency finds that the public interest requires otherwise, the second sentence of subsection (b) shall not apply to any portion of an agency meeting, and the requirements of subsections (d) and (e) shall not apply to any information pertaining to such meeting otherwise required by this section to be disclosed to the public, where the agency properly determines that such portion or portions of its meeting or the disclosure of such information is likely to--

(1) disclose matters that are (A) specifically authorized under criteria established by an Executive order to be kept secret in the interests of national defense or foreign policy and (B) in fact properly classified pursuant to such Executive order;

(2) relate solely to the internal personnel rules and practices of an agency;

(3) disclose matters specifically exempted from disclosure by statute (other than section 552 of this title), provided that such statute (A) requires that the matters be withheld from the public in such a manner as to leave no discretion on the issue, or (B) establishes particular criteria for withholding or refers to particular types of matters to be withheld;

(4) disclose trade secrets and commercial or financial information obtained from a person and privileged or confidential;

To the mayor, city council, and city manager drew nelson.

I am disappointed, angered, and appalled at the administrations lack of communication and their transparency. regarding the outside patios, the business community, and the citizens of the town of salida in which I have been a resident of for 30 years of my life I have watched this town grow but I have never seen such selfishness and rude behavior from this body the people who have signed my petition have made it clear they are opposed to the outside patios. and don't want them you guys have suck a knife in their backs. and have said screw them they don't matter. I find it to be a betrayal of loyalty the same people who voted you guys in office 4 years ago. and you have sent a clear message saying their feelings don't matter dan shore said that my voice has been heard no it is has been ignored and brushed aside because I am for the people of this town you guys are not. It hurts me to see this community fractured. you guys favor the restaurants, the rich people who want the patios, and the salida alliance. you want to make them happy by taking this action. my petition will not be considered or talked about or having public meeting in it. where is the compromise. there is none because it is what the city wants not what the 200 people or more want you were sworn in office to do right about all the people not business owners. and you guys have failed on that it is all about yourselves . last year and this year you guys failed to communicate with the owners in downtown along with the citizens had an open meeting last year behind the public's backs and not took into account their feelings. It will not help sales taxes or restaurants they are at 60 percent and capacity. And don't need help from the city mr. shore said it is the right to do wrong they have already made a living a profit I have called the restaurants association to file a complaint on the matter. And this not what is best for the community businesses will suffer because of your actions and they will move to close and my beloved salida will be a ghost town where it will be hard to find jobs, and the economy will go down the drain. There seems to be no caring and compassion for others my mom who runs a business has clients who cannot walk and have medical issue and the administration have said screw you we will do what we please and you the tax payers don't matter. It will set this town back we will need to share the streets not just restaurants to this body my petition was a joke because you guys don't care to do things. and maybe we should get jared polis the governor involved in this because you guys are not being fair to the town of salida. we pay taxes on the streets I will not let this go until you do the right thing. this is not open government for all. and it is just for business and we don't want or deserve this. we expect better from our elected leaders. we need ones who will stand up for the community and not bow down to restaurants. and your not being open minded a fair. Who cares about the feedback you guys got last year they don't matter to me. and the city claims drew nelson and erin kelley. knocked on citizens and businesses doors they didn't come to my mom's hair salon. or my house that is lack of communication just like the emergency meeting you had it was not a problem you guys made one. This council better start listening to feelings as my former boss adam hothan told me feelings. That is missing at city hall. and not caring about people's and businesses hardships. Which sadden me. because that is not what salida is about no other towns are doing. If this administration wants to win elections they have to do right by the people who elect them I don't see that for across the aisle reach out to the people who pay your wages. reconsider my petition and this decision and it will cause lack of trust in the public eye we need to get back to transparency that is not happening it is a train wreck before my eyes. adam martinez. 539-6059

From: Richard Leavitt

Sir,

My wife and I own the building containing 215 to 221 F St in the Salida Commercial District. We operate Here's the Scoop Ice Cream Parlor at 215 F. We pay property taxes and have the appropriate licenses(food and sales tax) to operate our business. We are careful to follow all of the rules and regulations put forth by Salida City Government.

The F Street closure last summer created a severe hardship for us. It is clear that many businesses North of 2nd Street feel that the summer street closure benefited them. What is not understood is that it was not neutral for businesses such as mine just outside the closure zone. We were financially harmed. My business last summer was down 53%. Meanwhile, the City of Salida has reported that overall retail sales in Salida were up for the year. I am upside-down compared to nearly everyone else.

As a seasonal business selling ice cream, we are in a uniquely compromised position. We cannot make up a shortfall the rest of the year. May to September is our business. Under the current circumstances, if you insist on closing F St north of us, but leaving our section of F St open, I will be forced to close my shop. Is this what you want- a tax paying business to go away?

Why am I harmed? My assumption is that online mapping apps direct traffic down D street to Sackett, then across the river to parking. Most traffic no longer even drives by my store. Once people are on foot heading south on F St , it must look to them like the Salida Commercial district ends at 2nd Street. We get only a fraction of the foot traffic seen north of 2nd. I have observed many tourists walk up to the intersection, then turn back.

I am not suggesting closing our entire block. I can see this would be a problem for businesses such as Moonlight Pizza and Mike's Garage, which have parking facing F street. But I have not heard any reason why the half block containing my building cannot be included in the closure. If delivery vehicles are an issue, I suggest that the closure could be on a diagonal, from the front of Bluebird Day to the property line between Free The Monkey and Natural Grocers. This could be designated as parking for deliveries only, and would allow trucks to back up to the front door for deliveries to Free The Monkey. UPS, Fedex and other vehicles could also stop in this space as needed for deliveries. The alley next to Free the Monkey would then remain unobstructed.

In my opinion this is an all or nothing issue. You either shut down F street from Sackett to the middle of the block between 2nd and 3rd, or you shut down nothing. Until I hear a rational explanation as to why my suggestion for including my half block in the shutdown is not followed by the City of Salida, my default position will be to have my Attorney file an injunction against any closure of F North of 2nd until the issues have been sorted out. I am hoping we can resolve this without resorting to legal action.

I await your response.

5/8/21

Dear Salida City Council,

Even though I may not have legal standing in the city since I live in the county, I do spend most of my money in Salida.

I would like the downtown skate park to continue as a skate park. I believe, with the growth of population and tourists, the downtown skate park will serve our locals and beginners more readily.

Art can be added, but please, don't destroy the skate park.

Thank you.

Bonnie Wheeler  
10244 W. Cheyenne Circle  
Salida.

719-539-7529



**CITY COUNCIL ACTION FORM**

<b>Department</b> Finance	<b>Presented by</b> Aimee Tihonovich - Finance Director	<b>Date</b> May 18, 2021
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**ITEM**

**1<sup>st</sup> Amendment to the 2021 Budget.**

**BACKGROUND**

**A budget is a planning tool and it's important to revisit the plan periodically to evaluate for updates. An amendment to the 2021 budget is deemed to be necessary to accommodate several updates as outlined in the attached resolution.**

**FISCAL NOTE**

**There is not impact to the bottom line in the 2021 budget since revenues are being amended for the same amount as expenses.**

**STAFF RECOMMENDATION**

**Staff recommends adopting the resolution.**

**SUGGESTED MOTION**

**After a hearing is held on the Budget Amendment, it is recommended that a City Councilperson make a motion to adopt Resolution 2021-15 to amend the 2021 budget.**

**CITY OF SALIDA, COLORADO**  
**RESOLUTION NO. 15**  
**(Series 2021)**

**AN AMENDMENT TO RESOLUTION 2020-37 ESTABLISHING BUDGET AND APPROPRIATIONS BY FUND  
FOR THE CITY OF SALIDA OPERATIONS FOR CALENDAR YEAR 2021**

**WHEREAS**, City Council adopted Resolution No. 2020-37, dated October 20, 2020 establishing the Budget and appropriations by fund for the City of Salida operations in calendar year 2021; and

**WHEREAS**, C.R.S. Section 29-1-109 requires that changes to the budget due to any transfer, supplemental appropriation, or revised appropriation be made by ordinance or resolutions; and

**WHEREAS**, this Council has determined an amendment to the 2021 budget and appropriations for the Housing Fund in the amount of \$720,000 is necessary to account for a pass through Federal Housing CDBG grant for the Salida Ridge housing project which was not anticipated at the time of budget adoption; and

**WHEREAS**, this Council has determined an amendment to the 2021 budget and appropriations for the General, Water, Wastewater and Streets Fund in the amounts of \$88,000, \$25,000, \$27,000 and \$16,000 respectfully is necessary to correct an omission in the budget. Late in the budget review process, the planned budget for retirement fund contributions was overwritten with zeros due to a system update and this error was not caught until just after the budget was adopted. This amendment restores the budget to the originally planned and historically correct amounts and will be funded with existing general fund revenues; and

**WHEREAS**, this council has determined an amendment to the 2021 budget and appropriations for the Capital Improvement Fund in the amount of \$274,000 is necessary to roll over funds originally budgeted in the 2020 budget but not spent by year end into 2021, such funds necessary for completing the skatepark. An additional amendment in the amount of \$10,000 is necessary in this same fund to fully fund an emergency repair necessary to the Aquatic Center's effluent flow metering, such repair's total cost to be \$60,000 with the majority of the repair cost (\$50,000) coming from anticipated savings in the 2021 budget; and

**WHEREAS**, this council has determined an amendment to the 2021 budget and appropriations for the General Fund is necessary to accommodate spending unanticipated donations in the amount of \$11,000 on the newly established K-9 unit of the Police department; to restore salaries at the aquatic center and parks to a level needed to effectively operate now that pandemic restrictions are easing in the amount of \$85,000; and to bring the minimum hourly pay of part time employees at the Pool, SteamPlant (excluding bartenders who also have tip income), and administration to \$15 per hour in reaction to the high cost of living causing recruitment and retention problems for a total cost of \$29,000; and

**WHEREAS**, this council has determined an amendment to the 2021 budget and appropriations for revenues is appropriate in the same amount as the overall expenditure amendment as \$11,000 in donations for the newly established K-9 unit mentioned previously have been received and sales tax

revenue projections were overly conservative at the time of budget adoption and increasing this budget by \$554,000 should be easily achievable.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Salida, Colorado that the budgets and appropriations by fund for Calendar Year 2021 be amended as follows:

<b>Fund</b>	<b>Original Budget Reso No. 2020-37</b>	<b>Amendment</b>	<b>Amended Budget &amp; Appropriation</b>
<b>Estimated Revenues:</b>			
General Fund	\$ 8,410,000	\$ 332,320	\$ 8,742,320
Water Fund	\$ 6,114,600		\$ 6,114,600
Wastewater Fund	\$ 1,927,000		\$ 1,927,000
Conservation Trust Fund	\$ 62,000		\$ 62,000
Streets Fund	\$ 2,844,576	\$ 177,280	\$ 3,021,856
Capital Improvement Fund	\$ 1,951,500	\$ 44,320	\$ 1,995,820
Economic Development Fund	\$ 136,200	\$ 11,080	\$ 147,280
Lodging Tax Fund	\$ 420,000		\$ 420,000
Housing Fund	\$ 50,000	\$ 720,000	\$ 770,000
	<b>\$ 21,915,876</b>	<b>\$ 1,285,000</b>	<b>\$ 23,200,876</b>
<b>Estimated Expenditures:</b>			
General Fund	\$ 10,580,738	\$ 213,000	\$ 10,793,738
Water Fund	\$ 6,018,870	\$ 25,000	\$ 6,043,870
Wastewater Fund	\$ 2,633,814	\$ 27,000	\$ 2,660,814
Conservation Trust Fund	\$ 340,000		\$ 340,000
Streets Fund	\$ 3,748,792	\$ 16,000	\$ 3,764,792
Capital Improvement Fund	\$ 1,951,500	\$ 284,000	\$ 2,235,500
Economic Development Fund	\$ 247,000		\$ 247,000
Lodging Tax Fund	\$ 420,000		\$ 420,000
Housing Fund	\$ -	\$ 720,000	\$ 720,000
	<b>\$ 25,940,714</b>	<b>\$ 1,285,000</b>	<b>\$ 27,225,714</b>

APPROVED AND PASSED this 18<sup>th</sup> day of May, 2021 by a vote of \_\_\_\_\_ to \_\_\_\_\_.

CITY OF SALIDA, COLORADO

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

ATTEST:

\_\_\_\_\_  
Erin Kelley, City Clerk





**REQUEST FOR CITY COUNCIL ACTION**

Meeting Date: May 18, 2021:

<b>AGENDA ITEM NO.</b>	<b>ORIGINATING DEPARTMENT:</b> Public Works	<b>PRESENTED BY:</b> David Lady
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**ITEM:**

Improvements Agreement for Angelview Condominiums, Lots 3A & 3B (Resolution 2021-16)

**BACKGROUND:**

The five lot minor subdivision for Angel View was approved by the Planning Commission on July 15, 2016 and replatted via Planning Commission approval on January 22, 2018. The applicant, Harder-Diesslin Holdings, LLC, has proceeded with development of Lots 1 & 2 in conformance with the R-3 zoning that is on the site and is in the process of developing Lots 3A and 3B.

The agreement sets forth the requirements for the developer to complete the public improvements along Lots 3A and 3B and within parts of Shepherd Road, which includes water and wastewater mains, and their subsequent dedication to the City.

**FISCAL NOTE:**

There are no budget implications with the approval of the agreement.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Improvements Agreement for Angelview Condominiums, Lots 3A and 3B (Resolution 2021-16).

**SUGGESTED MOTIONS:**

A Council person should move to “approve Resolution 2021-16 approving the Improvements Agreement for Angelview Condominiums, Lots 3A and 3B.”

**CITY OF SALIDA, COLORADO  
RESOLUTION NO. 16  
(Series 2021)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO  
APPROVING THE DEVELOPMENT IMPROVEMENT AGREEMENT FOR  
ANGELVIEW CONDOMINIUMS (LOTS 3A AND 3B).**

**WHEREAS**, the property owner, Harder-Diesslin Holdings, LLC (“Developer”) received minor subdivision approval for the Angel View Minor Subdivision on July 15, 2016 as recorded at Reception No. 428085 of the Chaffee County Recorder’s Office, Chaffee County, Colorado; and

**WHEREAS**, a replat of the Angel View Minor Subdivision was approved on January 22, 2018 to create Lots 3A and 3B as recorded at Reception No. 443234 of the Chaffee County Recorder’s Office, Chaffee County, Colorado; and

**WHEREAS**, Lots 3A and 3B of said minor subdivision replat (“Property”) is being developed in accordance with the Salida Municipal Code; and

**WHEREAS**, a condition of Section 16-2-60 of the Land Use Code is the Developer will enter into an agreement to construct certain public improvements that after acceptance will be owned and maintained by the City of Salida; and

**WHEREAS**, the public improvements within Lots 3A and 3B of the Angel View Minor Subdivision replat are limited to water and wastewater mains extended by the Developer; and

**WHEREAS**, pursuant to Sections 16-2-60 of the Land Use Code, the Developer wishes to enter into this Agreement to set forth their understanding concerning the terms and conditions for the construction of the public improvements for the Property (“Agreement”); and

**WHEREAS**, staff shall be permitted to correct immaterial errors, typos and inconsistencies in the Agreement as approved by the Mayor.

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

The Improvements Agreement for the Angelview Condominiums is hereby approved.

**RESOLVED, APPROVED AND ADOPTED on this 18TH day of May, 2021.**

CITY OF SALIDA, COLORADO

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

City of Salida, Colorado  
Resolution No.16, Series of 2021  
Page 2 of 2

(SEAL)

ATTEST:

---

City Clerk

CITY OF SALIDA, COLORADO  
Angel View Condominiums

THIS AGREEMENT (“Agreement”) is made and entered into this \_\_\_ day of \_\_\_\_\_ 2021, by and between the City of Salida, a Colorado municipal corporation (the "City"), and HARDER-DIESSLIN HOLDINGS, LLC ("Owner").

**Recitals**

WHEREAS, the City provides potable water service and wastewater service within the boundaries of the City of Salida, Colorado; and

WHEREAS, Owner is the owner of certain real property located in the City of Salida known and described as Lots 3A and 3B of the Angel View Minor Subdivision recorded as Reception No. 443234 as shown in **Exhibit A** (the "Property"); and

WHEREAS, the Property currently is not serviced by a City potable water or wastewater service lines, and Owner wishes to obtain water and wastewater service from the City and is willing to do all excavations, constructions, installations, connections, and other work necessary to extend a water main and wastewater lines to and through the Property as shown in the Approved Plans and Specifications **Exhibit B**; and

WHEREAS, the water main and wastewater service lines and all other necessary components of the water distribution and wastewater collection systems are to be constructed by Owner to extend City water/wastewater service to the Property (“Facilities”) and also will make water and wastewater service available to certain neighboring properties; and

WHEREAS, the City is willing to provide water and wastewater services to the Property upon the terms and conditions as hereinafter set forth.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements of the parties, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**Pre-Conditions to Service to Property.** No water and wastewater services to the Property will be provided by the City except upon (i) City’s final approval and acceptance of the Facilities as described in paragraph 11 below; (ii) Owner’s conveyance to City of the Facilities and associated easements and documentation as described in paragraph 8 below; (iii) Owner's payment in full of all water and wastewater system development fees, in the amounts then in effect, to the City; and (iv) Owner’s compliance with its continuing Performance Guarantee obligation under paragraph 8.iv below.

1. **Construction of Facilities.** Owner shall be solely responsible for the construction of the Facilities and the connection and extension of the Facilities to and through the Property from the City's water and wastewater systems, and for payment of all costs incurred in such construction, connection, and extension. The parties acknowledge

that Owner's construction and installation of the Facilities may include one or more stub-outs to serve future development on the Property and/or one or more adjacent parcels.

2. Compliance with Municipal Code. Owner shall comply in full with the requirements of the Salida Municipal Code, including without limitation Title 16 thereof, in constructing and connecting the Facilities. The parties acknowledge that the City's execution of this Agreement does not constitute approval of any existing land use application or approval of any future land use application for the Property.
3. City Approval of Plans and Specifications. All construction, installation, and connection of the Facilities must be in conformance with the plans and specifications submitted by the Owner and approved in writing by the City Public Works Director or his designee before commencement of construction ("Approved Plans and Specifications"), and must comply with the Annexation Agreement between the parties, the Salida Municipal Code, the City's Public Works Manual, and any applicable federal, state, county, or local laws. Any changes in or deviations from the Approved Plans and Specifications must be separately approved in writing by the Public Works Director or his designee before commencement of any construction based on such changes or deviations. All contracts for construction, installation, and connection of the Facilities must be approved in writing by the City, must allow assignment to the City with no further action by the contractor, and must require compliance with Article 26 of Title 38, Colorado Revised Statutes, including the posting of performance and completion bonds, each bond to be in the full amount of the contract.
4. Schedule of Costs and Performance Guarantee. In accordance with the Approved Plans and Specifications (**Exhibit B**), Owner shall construct and install the Facilities as shown in the itemized list of materials, tasks, and estimated costs as shown in **Exhibit C**. Before commencement of construction, Owner shall deliver to City a performance guarantee in the form of cash, a letter of credit, a cash bond, a performance bond, or another security instrument acceptable to and approved in writing by the City Attorney to secure the performance and completion of the Facilities ("Performance Guarantee"). The Performance Guarantee must be in an amount equal to at least 125% of the estimated cost of construction, installation, and connection of the Facilities, including all materials, as shown in **Exhibit B**.

The total estimated cost of construction, installation, and connection of the Facilities, including materials, as shown in **Exhibit C** is \$173,360; therefore, the Performance Guarantee must be in an amount equal to at least \$216,700. The purpose of the cost estimates itemized in this paragraph is solely to determine the amount of the Performance Guarantee and may be revised from time to time to reflect actual costs. If a substantial amount of time elapses between the time of posting of the Performance Guarantee and actual construction, installation, and connection of the Facilities, the City reserves the right to require a reasonable increase in the amount of the Performance Guarantee based on estimated or actual increases in costs of materials and

construction. The Performance Guarantee may be partially released by the City in accordance with the terms and conditions of Section 16-2-60(m) of the Salida Municipal Code and the additional terms and conditions of this Agreement, including without limitation paragraph 8(iv) below.

5. Construction Schedule. Attached **Exhibit D**, which is incorporated herein by this reference, provides the schedule according to which construction will occur, including construction and installation of all Facilities (“Construction Schedule”). The Developer shall complete construction of each phase described in **Exhibit D** in compliance with the timetable included in the Construction Schedule.
  
6. Observation of Construction and Inspection of Facilities. The City Public Works Director or his designee may observe all construction, installation, and other work on the Facilities, and may inspect and test each component of the Facilities. Owner shall reimburse City for all costs associated with the City’s observation of construction on the Property and inspection of the Facilities, and the City shall not give its final approval and acceptance of the Facilities, as described in paragraph 11 below, until such costs have been reimbursed. Such observation and inspection may occur at any point before, during, or upon completion of construction, and also may occur at any time after the Facilities are operational at reasonable intervals as the City may request. The Public Works Director shall direct Owner to correct any deficiencies in the construction and installation of Facilities that are not in conformance with the Approved Plans and Specifications. Inspection, acquiescence, and/or verbal approval by any Public Works official of the construction of the Facilities, at any particular time, will not constitute the City’s final approval or acceptance of the Facilities as required hereunder. Such final approval and acceptance will be given by the City only in accordance with paragraph 11 below.
  
7. Conveyance of Facilities. Within twenty-eight days of the City’s final approval and acceptance of the Facilities in accordance with paragraph 10 below, Owner shall, at no cost to the City, do the following:
  - i. Execute and deliver to the City a good and sufficient bill of sale describing all of the Facilities constructed, connected, and installed by Owner pursuant to this Agreement, together with all personal property relating to the Facilities (“Bill of Sale”). In the Bill of Sale, Owner shall warrant the conveyance of the Facilities as free from any claim, demand, security interest, lien, or encumbrance whatsoever. Acceptance of the Bill of Sale must be authorized by City Council.
  
  - ii. Execute and deliver to the City a good and sufficient general warranty deed conveying to the City, free and clear of liens and encumbrances, all easements necessary for the operation and maintenance of the Facilities to the extent the Facilities are not constructed within dedicated easements or rights-of-way as shown on the Plat recorded as Reception No. 443234. All such easements conveyed to the City will be general utility easements and must have a total

width of at least twenty feet, lying ten feet on either side of the centerline of the Facilities. Owner further agrees to promptly convey to City, free and clear of lien and encumbrances, any and all other easements necessary for future expansion of City services on the Property.

- iii. Deliver to the City as-built drawings, surveys, and operation manuals for the Facilities or make reasonable provision for the same to be delivered to the City. The legal description of all utility service lines must be prepared by a registered land surveyor at Owner's sole expense.
  - iv. Maintain that portion of the Performance Guarantee deemed necessary by the City to insure warranty work for the warranty period described in paragraph 12 below and to insure maintenance of the Facilities for a period of one year from the date of their acceptance by the City as described in paragraph 10 below.
8. Payment of Consultant Fees and Costs. Owner shall reimburse the City for the reasonable costs paid by the City to its professional consultants, including without limitation legal and engineering consultants, for their work related to the drafting and performance of this Agreement. Owner shall reimburse such costs within 30 days of receiving the City's invoice for same, and the City shall not give its final approval and acceptance of the Facilities as described in paragraph 11 below until all such costs have been reimbursed; provided, however, that Owner shall reimburse City within 30 days of invoicing for any additional such costs incurred following the City's final approval and acceptance of the Facilities.
9. Water and Wastewater System Fees and Charges. Owner shall be responsible for the payment of water and wastewater system development fees, in the amounts then in effect, prior to connection of any structure on the Property to the Facilities. Owner acknowledges that nothing herein constitutes a guarantee by the City of adequate capacity in its water system to serve the Property until such time as the applicable fees and charges are paid in full.
10. Acceptance of Facilities by City. Upon Owner's completion of the construction, installation, and connection of the Facilities, the City's Public Works Director or his designee shall inspect the Facilities and certify with specificity the Facilities' conformity or lack of conformity to the Approved Plans and Specifications and to all applicable City, state, and federal standards. At the direction of the Public Works Director, Owner shall make all corrections necessary to bring the Facilities into conformity with the Approved Plans and Specifications and all applicable government standards. The City's final approval and acceptance of the Facilities must comply with the City of Salida Construction Standards and Specifications, must be memorialized in writing, and may not be given until Owner has met the requirements of paragraph 7 above and reimbursed City for all reimbursable costs described in paragraphs 8 above. Before the sale of any lot on the Property is closed, the Facilities must have been certified, in a signed writing of the City's Public Works Director or his

designee, to be substantially completed in accordance with the Approved Plans and Specifications.

11. Warranty. Owner shall warrant the Facilities to be free from defect in workmanship or quality for a period of one year after written acceptance of the Facilities by the City in accordance with paragraph 10 above (“Warranty Period”). In the event of any defect in workmanship or quality during the Warranty Period, Owner shall correct the defect in workmanship or material. In the event that any corrective work is performed by Owner during the Warranty Period, the warranty on said corrected work will be extended for one year from the date on which it is completed. Should Owner default in its obligation to correct any defect in workmanship or material during the Warranty Period, City will be entitled to draw on the Performance Security and/or to pursue any other remedy described in paragraph 12 below.
  
12. Breach by Owner; City's Remedies. In the event of a breach of any of the terms and conditions of this Agreement by Owner, and unless the City must act immediately to protect the health, safety, and welfare of City residents or City water users, the City Administrator shall give written notice to Owner of the nature of the default and an opportunity to be heard before City Council concerning such default before pursuing a remedy hereunder. If the default has not been cured within thirty (30) days of the date of Owner’s receipt of the written notice or the date of Owner’s hearing before City Council, whichever is later (or such reasonable time period as necessary to cure the default, provided that Owner has initiated such cure), the City may pursue one or more of the following remedies, none of which is exclusive:
  - i. The City Administrator may give written notice to Owner and to the issuer or holder of the Performance Guarantee that the City is proceeding with the task of constructing, installing, or connecting the Facilities in whole or in part, and that said Performance Guarantee will be expended by the City for the construction, installation, or connection of the Facilities required by this Agreement.
  - ii. The City may refuse to provide water services to the Property.
  - iii. The City may seek to enforce this Agreement at law or in equity, by injunction, by decree of specific performance or damages, or by such other legal or equitable relief as may be available. In the event of litigation in connection with the interpretation or enforcement of this Agreement, the prevailing party shall be entitled to its costs related to such litigation, including reasonable attorneys’ fees.
  
13. City Under No Obligation to Complete Facilities. Owner agrees that in the event that it fails to perform its obligations as set forth herein, the City shall be under no obligation to complete the Facilities or to perform any of Owner’s obligations hereunder. Other than the parties to this Agreement, no one, individually or



otherwise, shall acquire as a result of this Agreement any rights, claims, or obligations from or against the City, including without limitation its agents, employees, or officers. Actions by the City against the Owner to enforce any provision of this Agreement will be at the sole discretion of the City. No third party shall have any right to require action by the City pursuant to this Agreement; and this Agreement creates and will create no liability on the part of or any cause of action against the City for any personal or property damage that may result to third parties from the failure of Owner to complete the Facilities herein described.

14. Assignment. This Agreement may not be assigned by Owner without the prior written consent of the City, which consent will not be unreasonably withheld. In the event Owner desires to assign its rights and obligations herein, it shall so notify the City in writing together with the proposed assignee's written agreement to be bound by the terms and conditions contained herein.
15. Indemnification. The City, including without limitation any officer, agent, or employee thereof, shall not be liable or responsible for any accident, loss, or damage related to the work described in this Agreement, nor shall the City, including without limitation any officer, agent, or employee thereof, be liable for any persons or property injured by reason of the performance or nature of said work. Owner agrees to indemnify and hold harmless the City, and any of its officers, agents, or employees, from any and all claims or losses of any nature whatsoever incurred by the City, or any of its officers, agents, or employees, resulting from or arising out of construction, installation, or connection of the Facilities on the Property, or from any other obligation of Owner as stated in this Agreement. This indemnification includes actual attorneys' fees incurred in the event that any party brings an action against the City in connection with any term or condition of this Agreement or in connection with the construction, installation, or connection of the Facilities. The parties intend not to duplicate any legal services or other costs associated with the defense of any claims against either party as described in this section. Therefore, the parties agree to cooperate in full to prevent any duplicative expenses incurred as a result of the indemnification herein described.
16. Authority Liability. Each person signing this Agreement represents and warrants that he or she is fully authorized to enter into and execute this Agreement, and to bind the party he or she represents to the terms and conditions hereof.
17. Complete Agreement. This Agreement constitutes the entire and complete agreement of the parties on the subject matter herein. No promise or undertaking has been made by any party, and no understanding exists with respect to the transaction herein contemplated, except as expressly set forth herein. All prior and contemporaneous negotiations and understandings between the parties are embodied and merged into this Agreement. Any modification or amendment must be in a written form and executed in the same manner as this Agreement.

- 18. Severability. If a court of competent jurisdiction finds any provision of this Agreement void, all remaining provisions will remain in full force and effect.
- 19. Waiver of Defects. In executing this Agreement, Owner waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the City to impose conditions on Owner as set forth herein, and concerning the procedure, substance, and form of City Council’s resolution approving this Agreement.
- 20. Governing Law. The Laws of the State of Colorado govern the validity, performance, and enforcement of this agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action will be in Chaffee County.
- 21. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their assigns and successors in interest.
- 22. Counterparts. This Agreement may be executed in duplicate original counterparts, each of which constitutes an original, but all of which together constitute one and the same document.
- 23. Survival of Obligations. The provisions of this Agreement will survive any transfer of the Water Facilities to the City and are to be deemed to be covenants running with the Property.
- 24. Notice. All notices required under this Agreement must be in writing and must be hand-delivered or sent by facsimile transmission, email, or registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices by hand delivery will be effective upon receipt. All facsimile transmissions and transmissions by email will be effective upon transmission receipt. All notices by mail will be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either party by notice so given may change the address to which future notices must be sent.

Notice to City: City of Salida  
448 E. First Street, Suite 112  
Salida, CO 81201

Notice to Owner Harder-Diesslin Holdings, LLC  
112 F Street  
Salida, CO 81201

IN WITNESS WHEREOF, the City and Owner have caused this Agreement to be executed on the day and year adjacent to their respective signatures.

**Signature page follows.**  
**Remainder of this page intentionally left blank.**

CITY OF SALIDA, COLORADO

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

ATTEST:

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

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF CHAFFEE    )

Acknowledged, subscribed, and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021  
by \_\_\_\_\_, as Mayor, and by \_\_\_\_\_, as City  
Clerk/Deputy City Clerk, on behalf of the City of Salida, Colorado.

WITNESS my hand and official seal.

My Commission expires: \_\_\_\_\_.

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

HARDER-DIESSLIN, Inc.

By \_\_\_\_\_  
John Diesslin

STATE OF COLORADO    )  
                                  ) ss.  
COUNTY OF                )

Acknowledged, subscribed, and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021  
by Walt G. Harder as member of Harder-Diesslin, Inc.

WITNESS my hand and official seal.

My Commission expires: \_\_\_\_\_.

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

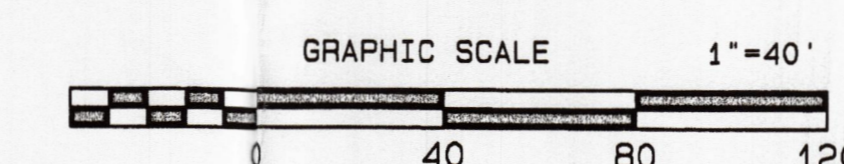
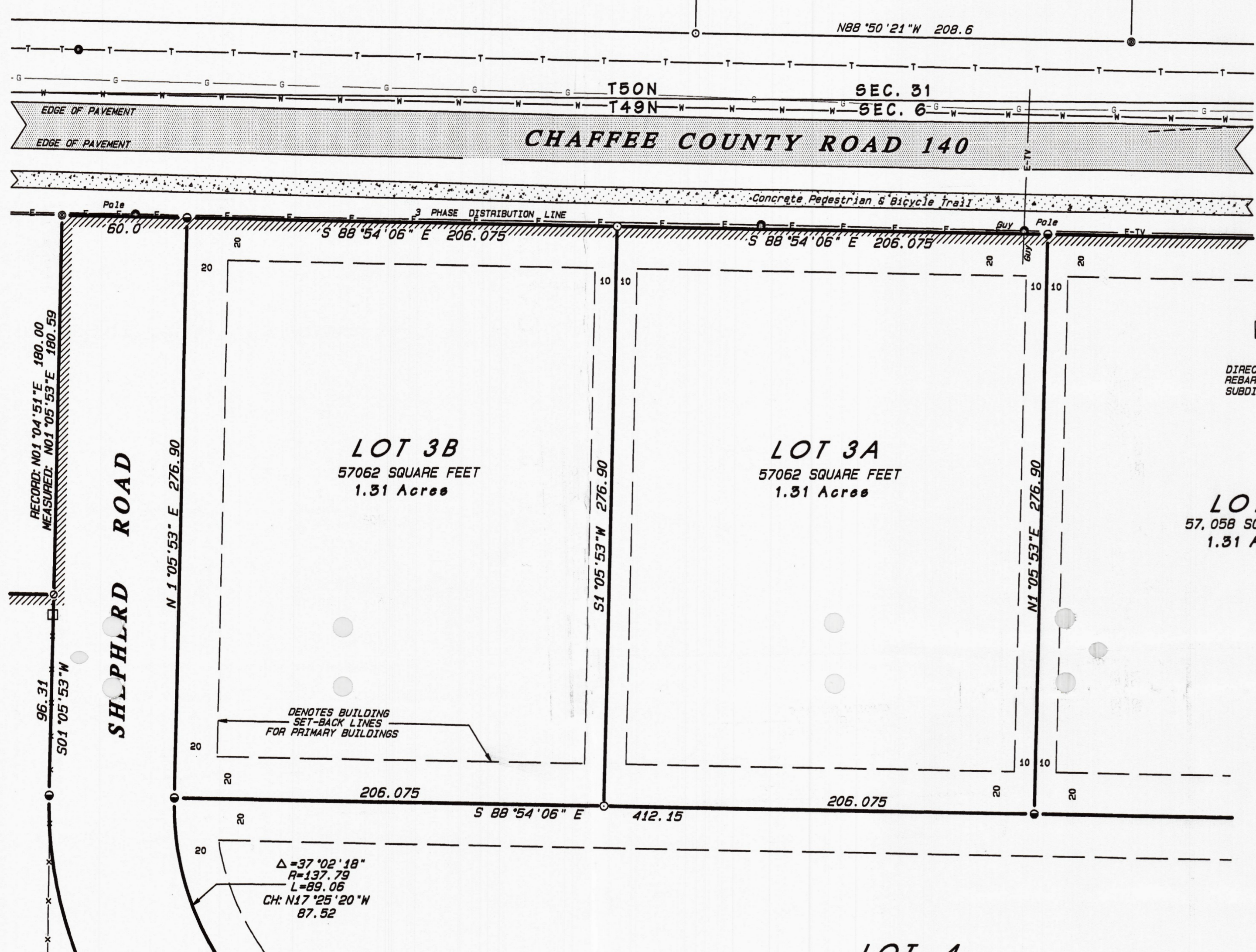
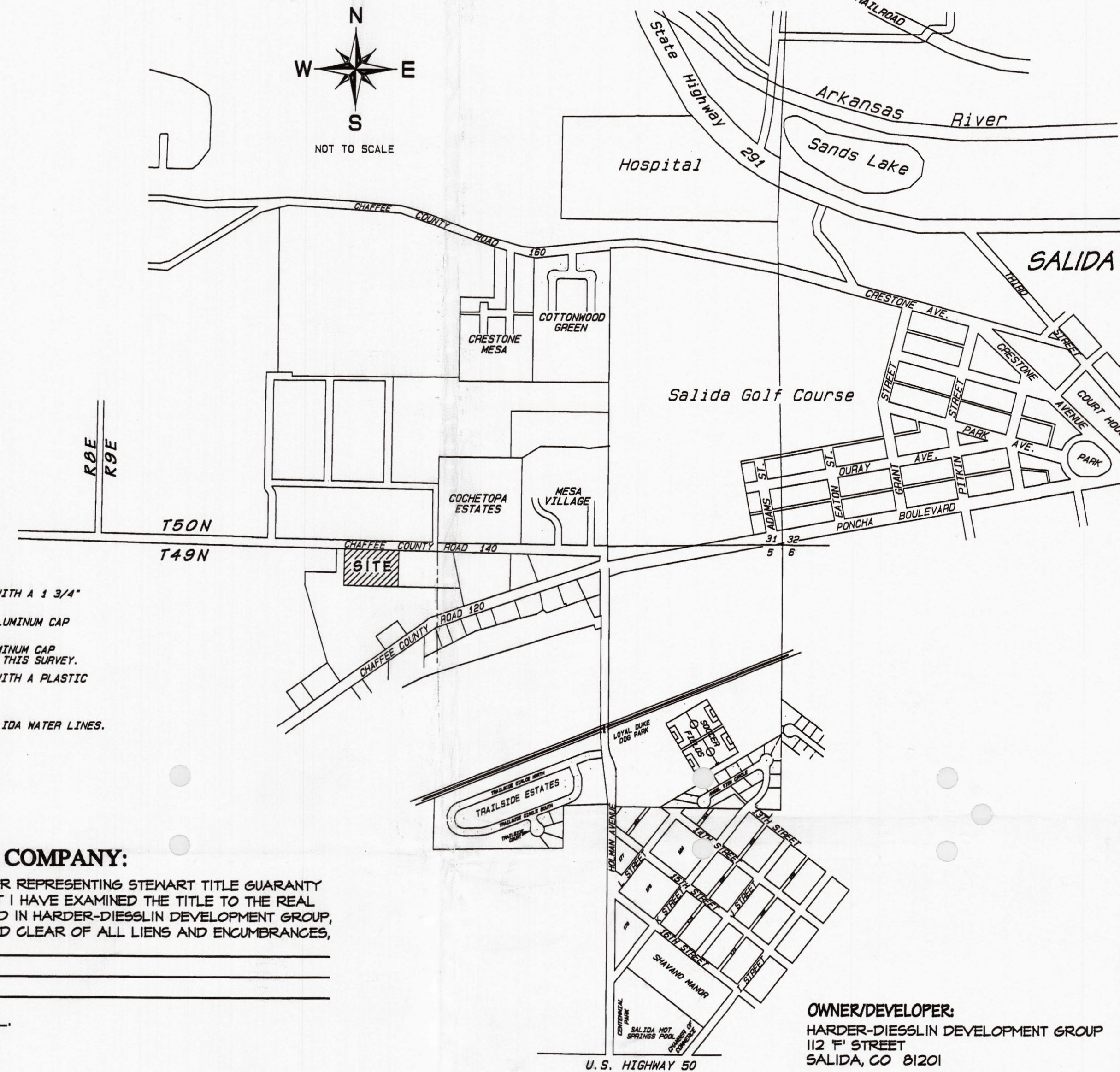
# Exhibit A

## REPLAT OF LOT 3, ANGELVIEW MINOR SUBDIVISION

LOCATED IN THE  
NORTH 1/2 of SECTION 6, T49N, R9E, N.M.P.M.  
IN THE  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO  
SHEET 2 OF 2

### VICINITY MAP

NOT TO SCALE



DIRECTIONS ARE BASED ON THE BEARING S12°05'04"E BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE NE AND SE CORNERS OF ANGELVIEW MINOR SUBDIVISION AS SHOWN AND DESCRIBED ON THE FILED PLAT THEREOF.

#### LEGEND:

- DENOTES A PREVIOUSLY RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED '6783'.
- DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED 'LS 16117', PREVIOUSLY SET
- DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED WITH LOT NOS. & 'LS 16117', SET FOR THIS SURVEY.
- DENOTES A PREVIOUSLY RECOVERED 1/2" REBAR WITH A PLASTIC STAMPED 'PROP CRN 34978'.
- DENOTES CITY OF SALIDA SEWER MAIN.
- DENOTES APPROXIMATE LOCATION OF CITY OF SALIDA WATER LINES.
- DENOTES APPROXIMATE LOCATION OF GAS LINES.
- DENOTES OVERHEAD ELECTRIC LINES.
- DENOTES OVERHEAD TELEPHONE LINES.
- DENOTES OVERHEAD TELEVISION LINES.
- DENOTES A FENCE.
- DENOTES CITY OF SALIDA CORPORATION LINE.

#### CERTIFICATE OF TITLE INSURANCE COMPANY:

I, JAMES L. TREAT, A LICENSED TITLE INSURANCE EXAMINER REPRESENTING STEWART TITLE GUARANTY COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DESCRIBED HEREON AND FOUND TITLE VESTED IN HARDER-DIESSLIN DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT: NONE

DATED THIS 29th DAY OF May, A.D., 2018.

*James L. Treat*  
JAMES L. TREAT

#### LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME AND IS BASED ON A LAND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 29th DAY OF May, A.D., 2018.



MICHAEL K. HENDERSON  
REG. L.S. NO. 16117  
STATE OF COLORADO

#### GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTION IS BASED ON WARRANTY DEED RECORDED AT RECEPTION NO. 428168 OF THE CHAFFEE COUNTY RECORDS.
- 2) RECORD EASEMENT RESEARCH BASED ON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 204320 ISSUED BY CHAFFEE TITLE & ESCROW EFFECTIVE OCTOBER 26, 2015.

#### DEVELOPMENT NOTES:

- 1) Pursuant to section 16-6-12G(8), Parks, Trails and Open Space, of the Salida Municipal Code, as may be amended, neither land dedication nor fees-in-lieu have been paid for this subdivision. At the time that residential dwelling units are constructed on any of the lots herein, either by further subdivision or building permit approval, land dedication and/or fees-in-lieu for parks, trails and open space in the amount then in effect shall be payable to the City prior to issuance of building permits.
- 2) Pursuant to section 16-6-144, 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.
- 3) At the time of development of Lot 5 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 a looped connection between municipal waterlines located in County Roads 120 and 140.
- 4) At the time of development of Lot 5 the developer shall be responsible for the cost to design and install arterial roadway improvements built to then current City of Salida construction standards and specifications.

#### CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS THAT HARDER-DIESSLIN DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

Lot 3, Angelview Minor Subdivision in the City of Salida, Chaffee County, Colorado  
Per Plat filed July 15, 2016 as Reception No. 428085.

HAS LAID OUT, SUBDIVIDED AND REPLATED THE ABOVE DESCRIBED PROPERTY INTO TWO (2) NEW LOTS, AS SHOWN ON THIS PLAT, TO BE KNOWN AS:

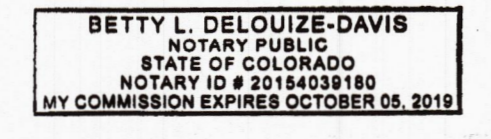
LOTS 3A AND 3B, ANGELVIEW MINOR SUBDIVISION  
LOCATED WITHIN  
LOT 3, ANGELVIEW MINOR SUBDIVISION, CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO

EXECUTED THIS 30th DAY OF MAY, 2018.

HARDER-DIESSLIN DEVELOPMENT, LLC  
A COLORADO LIMITED LIABILITY COMPANY

*Walter G. Harder IV*  
WALTER G. HARDER IV, MANAGING MEMBER  
STATE OF COLORADO  
COUNTY OF CHAFFEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF May, 2018.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 10/06/19



NOTARY PUBLIC: *Betty L. Davis*  
ADDRESS: 112 F Street Salida

#### PLANNING COMMISSION APPROVAL:

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS 22nd DAY OF May, 2018.

*John Duran*  
CHAIRMAN

#### CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT 9:24 A.M. ON THIS 13th DAY OF June, A.D., 2018 UNDER RECEPTION NO. 443234.

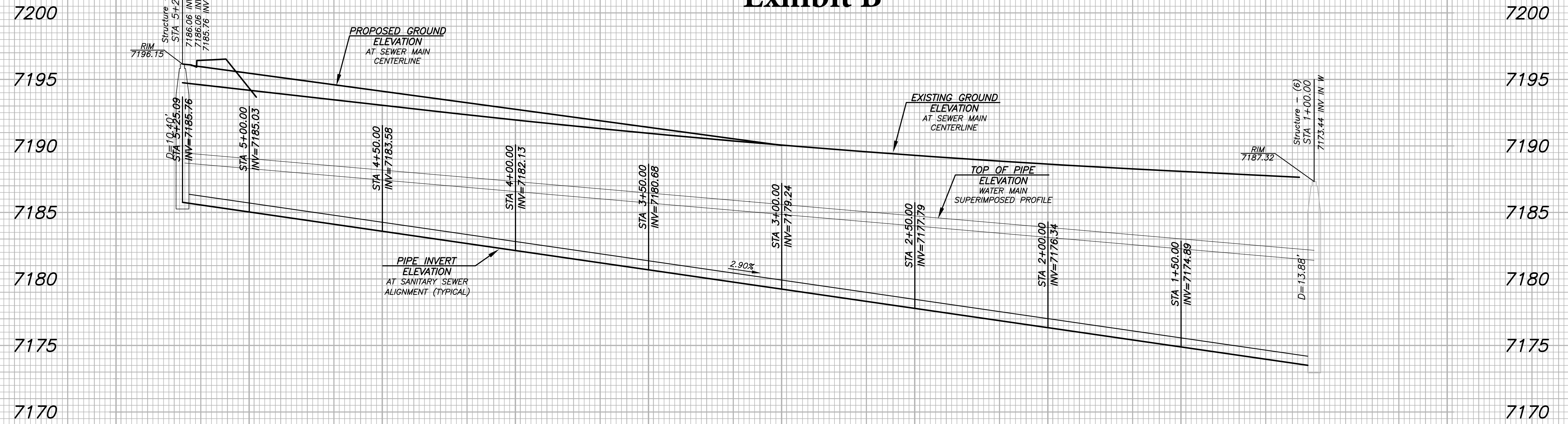
*Patricia Travnicek* (Deputy Recorder)  
CHAFFEE COUNTY CLERK & RECORDER

\*443234\*  
443234 6/11/2018 9:24 AM PLAT Lori A Mitchell  
1 of 1 RS10 DS0 NS0 SS3 MS0 ES0 Chaffee County Clerk

<b>SUB</b> <b>421</b>	<b>REPLAT OF LOT 3, ANGELVIEW MINOR SUBDIVISION</b> IN THE CITY OF SALIDA	
	CHAFFEE COUNTY Job Number: J-17-201 DESIGNED: M.K.H. DRAWN BY: THOD CAD CHECKED: Ptd. book:	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO DATE: 12/19/17 DRAWING NO. L-17-80

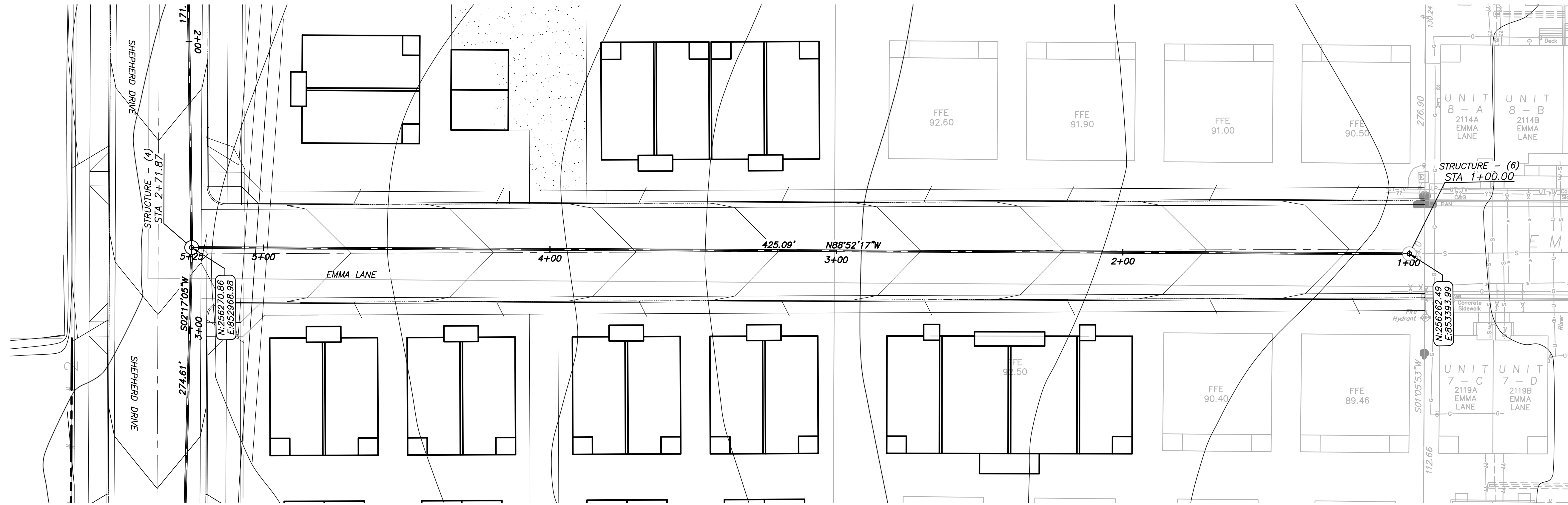
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S SIGNATURE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

# Exhibit B

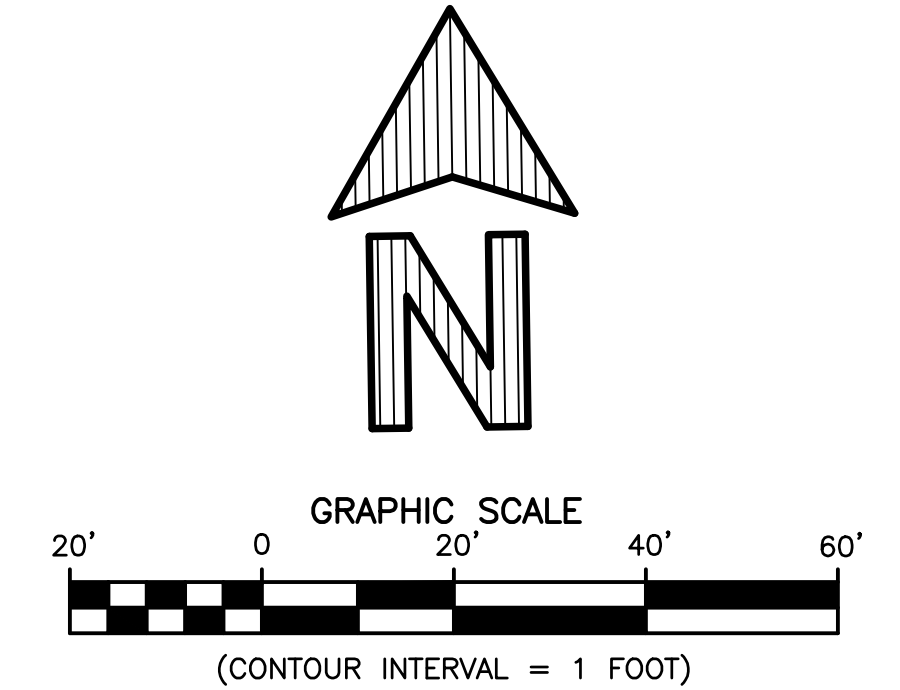


PROFILE SCALES:  
HORIZONTAL : 1"=20'  
VERTICAL : 1"=4'

5+50    5+00    4+50    4+00    3+50    3+00    2+50    2+00    1+50    1+00



**EMMA SEWER - (1)**  
STA 1+00.00 TO STA 5+30.78



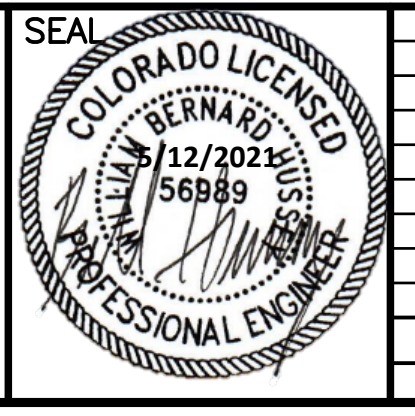
**CONSTRUCTION NOTES:**

REVIEW SET 5/12/21

**PRIVATE ENGINEER'S NOTES TO CONTRACTOR**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.  
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**PREPARED FOR:**  
PHONE: --  
**PREPARED UNDER THE DIRECTION OF:** \_\_\_\_\_ DATE \_\_\_\_\_  
WILLIAM B HUSSEY    CRABTREE GROUP, INC  
L.C.E. NO. 56989    EXP. DATE 10/31/21

**PREPARED BY:**  
  
**CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™  
328 D STREET    918 CUYAMA ROAD  
SALIDA, CO 81201    OJAI, CA 93023  
PH: 719-539-1875    PH: 719-221-1799

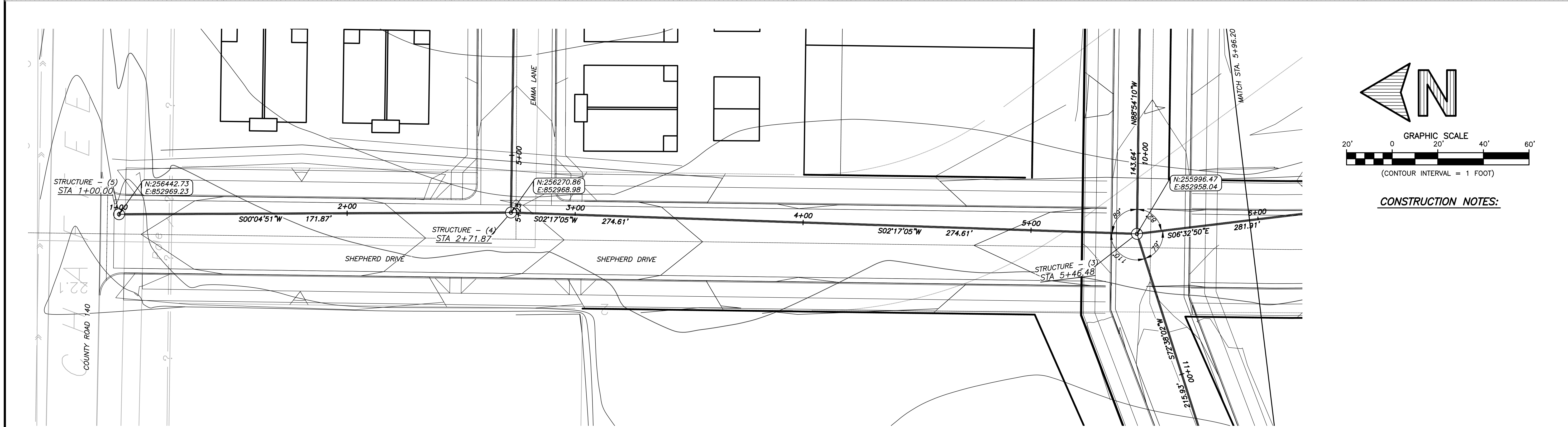
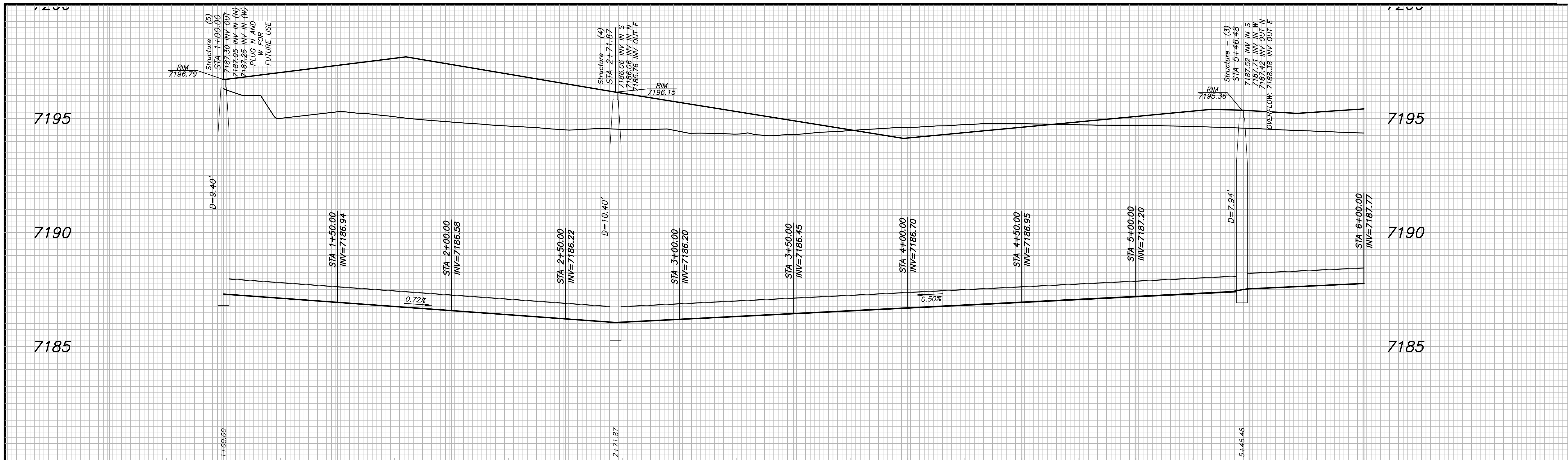


DATE	BY	MARK	REVISIONS	APPR.	DATE

**CITY OF SALIDA**  
DESIGNED BY: --  
DRAWN BY: --  
CHECKED BY: --  
SCALE 1"=20'  
DATE MAY. 2021  
APPROVED BY: \_\_\_\_\_  
AGENCY HEAD \_\_\_\_\_ DATE \_\_\_\_\_  
BENCHMARK: -

**ANGELVIEW**  
SALIDA, CO  
EMMA SEWER - (1)  
STA 1+00.00 TO STA 5+30.78

**SHEET NO.**  
1  
OF 3 SHEETS  
**PROJECT NO.**  
19032



**PONDEROSA SEWER - (3)**  
STA 1+00.00 TO STA 6+00.00

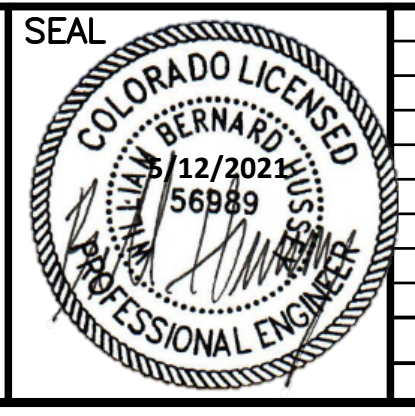
CONSTRUCTION NOTES:

REVIEW SET 5/12/21

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**PREPARED FOR:**  
PHONE: -  
**PREPARED UNDER THE DIRECTION OF:** \_\_\_\_\_ DATE \_\_\_\_\_  
WILLIAM B HUSSEY CRABTREE GROUP, INC  
L.C.E. NO. 56989 EXP. DATE 10/31/21

**PREPARED BY:**  
  
**CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™  
328 D STREET SALIDA, CO 81201 PH: 719-539-1875  
918 CUYAMA ROAD OJAI, CA 93023 PH: 719-221-1799



DATE	BY	MARK	ENGINEER

REVISIONS

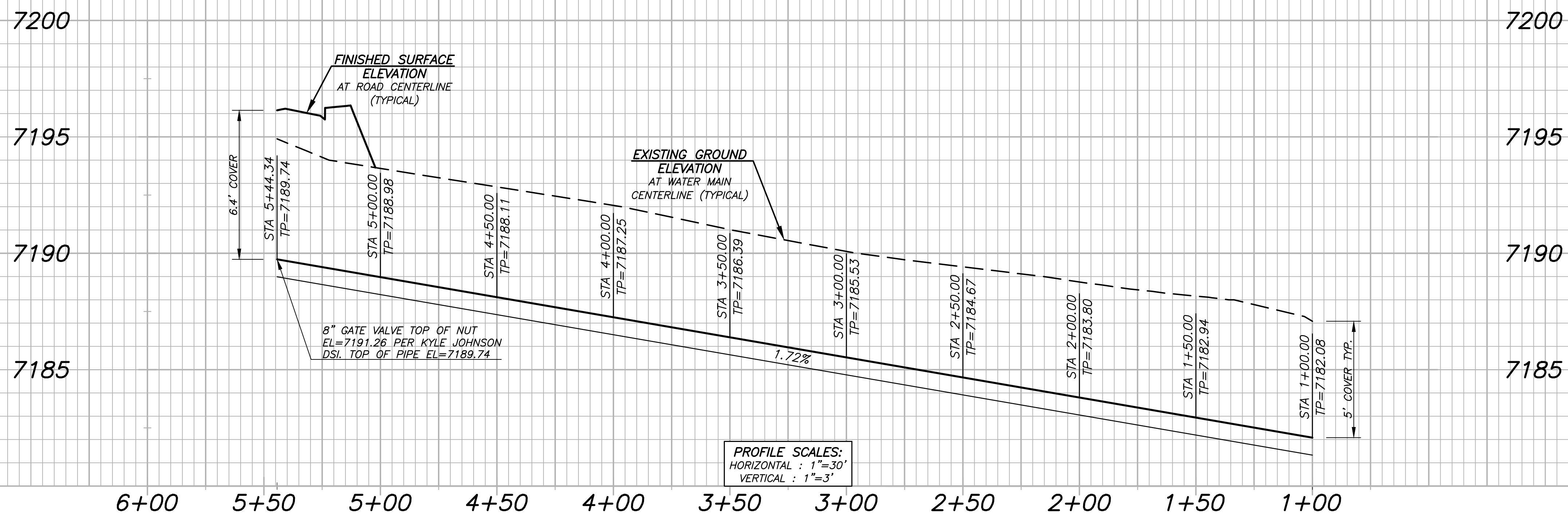
APPR.	DATE	REVISION AGENCY

**CITY OF SALIDA**  
DESIGNED BY -  
DRAWN BY -  
CHECKED BY -  
SCALE 1"=20'  
DATE MAY, 2021  
APPROVED BY: \_\_\_\_\_  
AGENCY HEAD \_\_\_\_\_ DATE \_\_\_\_\_  
BENCHMARK: -

**ANGELVIEW**  
SALIDA, CO  
-----  
**PONDEROSA SEWER - (3)**  
STA 1+00.00 TO STA 6+00.00

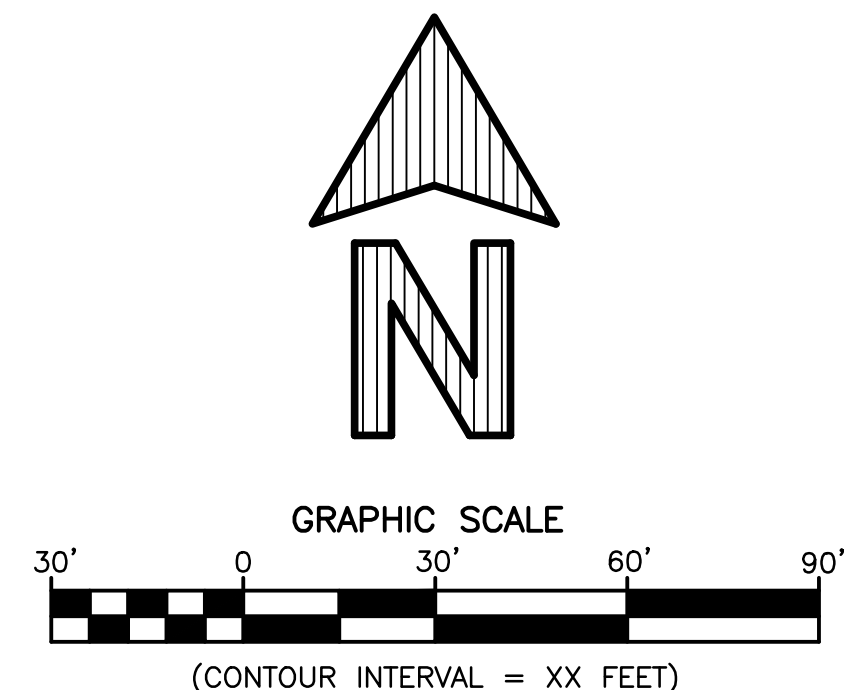
SHEET NO. **2**  
OF **3** SHTS.  
PROJECT NO. **19032**





PROFILE SCALES:  
HORIZONTAL : 1"=30'  
VERTICAL : 1"=3'

6+00 5+50 5+00 4+50 4+00 3+50 3+00 2+50 2+00 1+50 1+00



CONSTRUCTION NOTES:

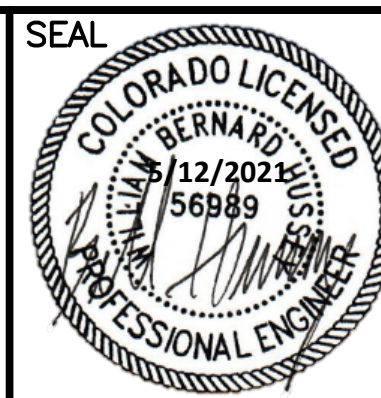
**WATER**  
19032-WATER - LAYOUT1

REVIEW SET 5/12/21

PRIVATE ENGINEER'S NOTES TO CONTRACTOR  
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PREPARED FOR:  
PHONE: -  
PREPARED UNDER THE DIRECTION OF:  
DATE  
WILLIAM B HUSSEY CRABTREE GROUP, INC  
L.C.E. NO. 56989 EXP. DATE 10/31/21

PREPARED BY:  
**CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™  
325 D STREET SALIDA, CO 81201 PH: 719-539-1675  
918 CUYAMA ROAD OJAI, CA 93023 PH: 719-221-1799



8/14/2018	NA	ISSUED FOR REVIEW SET
DATE	BY	MARK
ENGINEER		

REVISIONS

APPR. DATE  
REVISION AGENCY

CITY OF SALIDA

DESIGNED BY	APPROVED BY:
DRAWN BY	AGENCY HEAD
CHECKED BY	DATE
SCALE 1"=30'	BENCHMARK: -
DATE MAY, 2021	

**ANGELVIEW**  
SALIDA, CO  
**EMMA LANE WATER**  
**WATER**  
19032-WATER - LAYOUT1

SHEET NO. **3**  
OF 3 SHTS.  
PROJECT NO. 19032

### Exhibit C

Engineer's Opinion of Probable Cost Angelview Phase 3					
Prepared Using Unit costs from: Crabtree Group, Inc.					
Owner: Harder Diesslin Development Group LLC.					
Item	Qty	Unit	Description	Unit Cost	Total Cost
<b>Road</b>					
1	34	LF	Sawcut Asphalt To Provide Clean Edge For Paving	\$ 4.00	(Owned by HOA)
2	4	SY	Remove & Dispose of Existing (Sawcut) Asphalt	\$ 4.00	
3	392	LF	Furnish & Install 30" "Catch" Curb & Gutter	\$ 33.00	
4	0	EA	Construct Curb Opening	\$ 300.00	
5	0	LF	Furnish & Install 4' Wide Concrete Ribbon Gutter	\$ 35.00	
6	0	SY	Furnish & Install 6" Thick Patterned Concrete Crosswalk	\$ 125.00	
7	740	SY	Furnish & Install 3" Thick AC Paving Over 6" Class 6 Agg Base	\$ 32.00	
8	217	SY	Furnish & Install 4" Thick Concrete Sidewalk Over 4" Class 6 Agg Base	\$ 70.00	
			<b>Subtotal</b>	\$	-
<b>Sewer</b>					
9	0	EA	Furnish & Install 48" Diameter Manhole in existing 24" trunk main	\$ 6,000.00	\$ -
10	0	EA	Furnish & Install 48" Diameter Manhole	\$ 4,500.00	\$ -
11	196	LF	Furnish & Install 8" Diameter PVC Sewer Main	\$ 65.00	\$ 12,740.00
				\$	-
12	16	EA	Furnish & Install 4" Diameter PVC Sewer Service At 2%	\$ 1,200.00	\$ 19,200.00
			<b>Subtotal</b>	\$	<b>31,940.00</b>
<b>Water</b>					
13	1	EA	Connect To Existing Water Main With Appurtenances	\$ 500.00	\$ 500.00
14	2	EA	Furnish & Install 12" X 8" Tee	\$ 1,200.00	\$ 2,400.00
15	196	LF	Furnish & Install 8" Diameter PVC Water Main	\$ 60.00	\$ 11,760.00
65	0	EA	Furnish & Install 8" Gate Valve with box and concrete collar	\$ 1,200.00	\$ -
66	0	EA	Furnish & Install 8" X 8" Tee	\$ 1,000.00	\$ -
67	0	EA	Furnish & Install 6" Fire Hydrant Assembly	\$ 6,500.00	\$ -
68	0	EA	Furnish & Install 8" Plug	\$ 800.00	\$ -
70	8	EA	Furnish & Install 3/4" edge lot duplex water service tap assembly	\$ 2,500.00	\$ 20,000.00
70A	0	EA	Furnish & Install 3/4" single water service tap assembly	\$ 1,500.00	\$ -
71	0	EA	Furnish & Install Duplex Water Service Tap Assembly	\$ 2,500.00	\$ -
			<b>Subtotal</b>	\$	<b>34,660.00</b>
					Phase 1
Civil Construction Total				\$	66,600.00
Contingency (25%)				\$	16,650.00
Total with Contingency				\$	83,250.00

Engineer's Opinion of Probable Cost Angelview Phase 4					
Prepared Using Unit costs from: Crabtree Group, Inc.					
Owner: Harder Diesslin Development Group LLC.					
Item	Qty	Unit	Description	Unit Cost	Total Cost
<b>Road</b>					
1	34	LF	Sawcut Asphalt To Provide Clean Edge For Paving	\$ 4.00	Owned by HOA
2	4	SY	Remove & Dispose of Existing (Sawcut) Asphalt	\$ 4.00	
3	984	LF	Furnish & Install 30" "Catch" Curb & Gutter	\$ 33.00	
4	0	EA	Construct Curb Opening	\$ 300.00	
5	34	LF	Furnish & Install 4' Wide Concrete Ribbon Gutter	\$ 35.00	
6	19	SY	Furnish & Install 6" Thick Patterned Concrete Crosswalk	\$ 125.00	
7	1858	SY	Furnish & Install 3" Thick AC Paving Over 6" Class 6 Agg Base	\$ 32.00	
8	393	SY	Furnish & Install 4" Thick Concrete Sidewalk Over 4" Class 6 Agg Base	\$ 70.00	
			<b>Subtotal</b>	\$	-
<b>Sewer</b>					
9	1	EA	Furnish & Install 48" Diameter Manhole in CR 120 ROW	\$ 6,000.00	\$ 6,000.00
10	1	EA	Furnish & Install 48" Diameter Manhole	\$ 4,500.00	\$ 4,500.00
11	196	LF	Furnish & Install 8" Diameter PVC Sewer Main	\$ 65.00	\$ 12,740.00
				\$	-
12	16	EA	Furnish & Install 4" Diameter PVC Sewer Service At 2%	\$ 1,200.00	\$ 19,200.00
			<b>Subtotal</b>	\$	<b>42,440.00</b>
<b>Water</b>					
13	1	EA	Connect To Existing Water Main With Appurtenances	\$ 500.00	\$ 500.00
14	1	EA	Furnish & Install 12" X 8" Tee	\$ 1,200.00	\$ 1,200.00
15	492	LF	Furnish & Install 8" Diameter PVC Water Main	\$ 60.00	\$ 29,520.00
65	4	EA	Furnish & Install 8" Gate Valve with box and concrete collar	\$ 1,200.00	\$ 4,800.00
66	1	EA	Furnish & Install 8" X 6" Tee	\$ 1,000.00	\$ 1,000.00
67	1	EA	Furnish & Install 6" Fire Hydrant Assembly	\$ 6,500.00	\$ 6,500.00
68	1	EA	Furnish & Install 8" Plug	\$ 800.00	\$ 800.00
70	8	EA	Furnish & Install 3/4" edge lot duplex water service tap assembly	\$ 2,500.00	\$ 20,000.00
70A	0	EA	Furnish & Install 3/4" single water service tap assembly	\$ 1,500.00	\$ -
71	0	EA	Furnish & Install Duplex Water Service Tap Assembly	\$ 2,500.00	\$ -
			<b>Subtotal</b>	\$	<b>64,320.00</b>
					Phase 1
Civil Construction Total				\$	106,760.00
Contingency (25%)					26690
Total with Contingency				\$	133,450.00

# Exhibit D



## PROPOSED 3 WEEK CONSTRUCTION SCHEDULE - May 2021

DESCRIPTION	WEEK 1					WEEK 2					WEEK 3					COMMENTS
	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	
DATE	19	20	21	22	23	26	27	28	1	2	5	6	7	8	9	
<b>Angel View Phase 3 W&amp;S</b>																Complete Prior
Mobilize																"
Expose Sewer Main																"
Tie-in to Sewer Main																"
Run Sewer Main Emma																"
Install Sewer Taps Emma																"
Install Water Main Emma Ln																"
Install Water Taps Emma Ln																"
Final Acceptance																Testing complete Awaiting final sign off

## PROPOSED 3 WEEK CONSTRUCTION SCHEDULE - June 2021

DESCRIPTION	WEEK 1					WEEK 2					WEEK 3					COMMENTS
	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	
DATE	12	13	14	15	16	19	20	21	22	23	26	27	28	29	30	
<b>Angel View Phase 4</b>																
Install Sewer Main Emma Lane						Complete										
Install Sewer Main Sheperd	x	x	x	x	x											
Install Taps Emma Lane						Complete										
Install Taps Sheperd Rd						x	x	x	x	x						
Set & Connect MH CR 140				x	x											
Install Sewer South on Shepard																Wait for Final AV X Design
Install Water Main Emma Ln						Complete										
Install Water South on Sheperd																Wait for final AV X Design
Install Remaining Water Taps																Wait until foundations are complete phase 4
Final Acceptance Water/Sewer															x	Phase 4 Mains Complete



**CITY COUNCIL ACTION FORM**

<b>Department</b> Administration	<b>Presented by</b> Drew Nelson - City Administrator	<b>Date</b> May 18, 2021
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**ITEM**

**Funding Request – Central Mountain Resilient Entrepreneur Ecosystem Grant Application**

**BACKGROUND**

Attached you will find an Executive Summary prepared by the Chaffee County Economic Development Corporation (EDC) and the Central Mountain Small Business Development Center (SBDC) with regard to a grant application they anticipate making to the Colorado Department of Local Affairs (DOLA). Said grant application would be to DOLA as part of their Rural Economic Development Initiative (REDI) program. The project is described as the Resilient Entrepreneur Ecosystem (REE).

The program being constructed by the EDC and SBDC would aspire to create a network of resources to support new start-up companies and expand services around innovative approaches to housing, healthcare, childcare and workforce development. This would include new training programs, assistance with access to financial resources, mentoring for new start-ups, collaborative meetings, and an assessment of the infrastructure we have available for entrepreneurs and start-ups here in Chaffee County. The attached executive summary details deliverables that the REE would benchmark during a 2- and 5-year period.

**FISCAL NOTE**

The EDC and SBDC have requested \$15,087.50 in matching funds, which would unlock more than \$150,000 in grant dollars from DOLA. Chaffee County (\$55,000) and the Town of Buena Vista (\$11,537) have committed funding to this grant application as part of a collaborative effort.



**CITY COUNCIL ACTION FORM**

<b>Department</b> Administration	<b>Presented by</b> Drew Nelson - City Administrator	<b>Date</b> May 18, 2021
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**STAFF RECOMMENDATION**

Staff recommends that the City Council approve an expenditure of \$15,087.50 from the Economic Development Fund to support the EDC and SBDC’s application to DOLA’s REDI grant program for the Central Mountain Rural Entrepreneur Ecosystem program.

**SUGGESTED MOTION**

A City Councilperson should make a motion as follows:

“I move to approve the expenditure of \$15,087.50 from the City’s Economic Development Fund to support the Chaffee County Economic Development Corporation and the Small Business Development Center’s application to the Rural Economic Development Initiative program for the Central Mountain Rural Entrepreneur Ecosystem, and further instruct the Mayor and City Administrator to provide any necessary documentation to memorialize the City’s support of said grant application.”

Followed by a second and a roll call vote.

## Central Mountain - Resilient Entrepreneur Ecosystem (REE)

DOLA Grant Narrative: Executive Summary

### BACKGROUND

The Chaffee County Economic Development Corporation (EDC) and Central Mountain Small Business Development Center (SBDC) are leading an initiative to promote entrepreneurial growth in Chaffee County as a strategy for economic recovery, resilience to future disruptions, and the creation of greater wage diversity and economic diversification.



This plan, called the Central Mountain Resilient Entrepreneur Ecosystem (REE,) has broad support among community governments, business support organizations, the Chaffee Community Foundation, and numerous area entrepreneurs and business community members. To further the REE plan and its associated work, the EDC and SBDC are pursuing a Department of Local Affairs (DOLA) Rural Economic Development Initiative (REDI) grant.

### LOCAL MATCH REQUEST

The grant, due May 21, requires local matching funds of 25% the first year, 50% the second year, to be realized in the current year but funding a two year period of work. **Chaffee County has approved its contribution of \$55,000 and Buena Vista has approved its contribution of \$11,537.** County funds are contingent on approval of a funding request for Salida of \$15,087.50. Taken together, Salida's match will unlock just more than \$150,000 in DOLA REDI funds and more than \$220,000 in total non-City funding.

### PROJECT SUMMARY

The Central Mountain Resilient Entrepreneur Ecosystem (REE) is a programmatic network of resources to support growth-oriented early stage companies, rural innovation and **encourage private sector entrepreneurial activity to address community challenges including housing, healthcare, childcare, and workforce development.** This economic expansion and diversification strategy includes the creation of programs and events designed to increase economic opportunity and address community needs.

REE efforts will support economic recovery and resilience, diversification, new firm and job creation, and solutions to identified community challenges. This strategy includes tactics to drive the development and attraction of key resources needed to support new startup formation and existing business acceleration:

1. **Micro Accelerator Program** – Annual 8-week accelerator program. Cohorts of 10 companies per year receive intensive training around business growth strategies.
2. **Access to Capital** – Development of new and more capital sources, including a network of local angel investors and exploration of a community revolving loan fund.
3. **Mentorship Network** – Experts willing and available to support growing firms.

4. **Education & Training** – Curriculum including Lean Startup and Lean Canvas, as well as startup growth basics like investor pitch training, team structures, accounting, finance, and leadership development.
5. **Online Collaboration Platform for Entrepreneurs** –Startup Colorado Central Mountain platform to connect entrepreneurs with educational, financial, and collaborative resources.
6. **Meetups & Focus Groups** – Programs to build a culture of collaboration and innovation. A “center of gravity” for a geographically dispersed startup community.
7. **Economic Climate & Collaborative Infrastructure Assessment** – Needs assessment to evaluate business infrastructure (broadband, housing, childcare, coworking, local and county public policy) through the lens of entrepreneurship.

### PROJECT OUTCOMES/GOALS/DELIVERABLES

(2-year in black, 5-year in red)

- 10 new business starts (30)
- 10 Existing companies accelerated (20)
- 50 jobs created (300)
- \$3MM in Annual Earned Income/Wages (15MM)
- \$2MM in Capital Raised (6MM)
- 10 local angel investors defined
- 20 mentors defined and inventoried
- 1 new shared workspace venues and/or maker space/incubators (3)
- 250 Entrepreneur and/or Startup Client Consulting Sessions (1,250, SBDC)
- 450 attendees for Training Events annually
- Trusting, Connected Ecosystem
- Culture of Innovation
- Grow Tax Revenue to Cities, Counties
- National recognition as a Model for Rural Success

### PROJECT START/END DATES

August 2021 to June 31, 2023



**Resilient Entrepreneur Ecosystem (REE) - GRANT DRAFT BUDGET OPTIONS**

**NEW option - DOLA request of \$156,250**

Detailed Line Item: (2 years)	Total Cost:	REDI Request:	Cash Match:	Source
Chaffee County EDC - Exec. Dir. Oversight and Mgmt)	0	0		EDC
Personnel & Benefits (Program Director, year one)	60,000	45,000	15,000	Local
Personnel & Benefits (Program Director, year two)	60,000	30,000	30,000	Local
Micro Accelerator (2022) - Events & Mktg	30,000	22,500	7,500	Local
Micro Accelerator (2023) - Events & Mktg	25,000	12,500	12,500	Local
Ideas Fest & Pitch Competition (2022) - Events & Mktg	30,000	22,500	7,500	Local
Ideas Fest & Pitch Competition (2023) - Events & Mktg	25,000	12,500	12,500	Local
Revolving Loan Fund (One Time Admin, Setup, Modeling)	15,000	11250	3,750	Local
<b>TOTAL: (2 Years)</b>	<b>245,000</b>	<b>156,250</b>	<b>88,750</b>	

**Current Proposal - DOLA request of \$156,250**

<b>Plan Option A</b>	*cost reduction as a program of the EDC
<b>Total Program Year One: 135,000</b>	*\$35,000
<b>Total Program Year two: 110,000</b>	*\$35,000
<i>Total REDI Request: \$156,250</i>	*43,750
Total Local Govt Match two years: \$88,750	*26,250
Total County: \$55,025	*15,000
Total Salida: \$15,087.50	*4912.50
Total BV: \$11,537.50	*3462.50
Total Poncha: \$7,100	*2900





<b>Previous Proposal - DOLA request of \$200,000</b>				
<b>Detailed Line Item: (2 years)</b>	<b>Total Cost:</b>	<b>REDI Request:</b>	<b>Cash Match:</b>	<b>Match</b>
Personnel & Benefits (Exec Director, year one)	95,000	71,250	23,750	Local
Personnel & Benefits (Exec Director, year two)	95,000	47,500	47,500	Local
Micro Accelerator (2022) - Events & Mktg	30,000	22,500	7,500	Local
Micro Accelerator (2023) - Events & Mktg	25,000	12,500	12,500	Local
Ideas Fest & Pitch Competition (2022) - Events & Mktg	30,000	22,500	7,500	Local
Ideas Fest & Pitch Competition (2023) - Events & Mktg	25,000	12,500	12,500	Local
Revolving Loan Fund (One Time Admin, Setup, Modeling)	15,000	11,250	3,750	Local
<b>TOTAL: (2 Years)</b>	<b>315,000</b>	<b>200,000</b>	<b>115,000</b>	

<b>Plan Option A</b>
<b>Total Program Year One: 170,000</b>
<b>Total Program Year two: 145,000</b>
<i>Total REDI Request: \$200,000</i>
Total Local Match two years: \$115,000
Total County: \$70,000
Total Salida: \$20,000
Total BV: \$15,000
Total Poncha: \$10,000



### CITY COUNCIL ACTION FORM

Department Community Development	Presented by Bill Almquist - Comm. Dev. Director	Date May 18, 2021
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**ITEM**

First Reading of Ordinance 2021-08: An Ordinance of the City Council for the City of Salida, Colorado Approving a Major Impact Review for a .46 Acre Parcel Located at the Southwest Corner of Highway 291 and West Third Street, Currently Zoned Commercial (C-1) with a Highway 291 Established Commercial Overlay, to Place a Planned Development Overlay on the Property and Approve the Development Plan for a Four-Building Mixed-Use Development (Jane’s Place).

**BACKGROUND**

The applicants have requested a major impact review to approve a Planned Development overlay and development plan for a four-building, 17-unit “community housing” development with a variety of dwelling types, as well as some commercial and community space.

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 be possible under the application of standard zone districts.” The applicants are requesting flexibility in design/deviation from the following standards:

1. **Maximum allowable density.** The site area would generally allow a maximum of 7 residential units (8 with inclusionary housing units provided). The application proposes 17 units of varying sizes and affordable rent levels.
2. **Minimum off-street parking requirements.** The proposed number of units would generally require a minimum of 25 off-street parking spaces for multi-family housing (17 with inclusionary housing units provided), as well as approximately 3-5 spaces for the commercial components of the development (community room, possible coffee shop, etc.). The development is proposing (12) off-street parking spaces, along with two on-street spaces and a transit/vanpool stop in front of the development.
3. **Permanent deed-restriction or fee-in-lieu requirements of Section 16-13: Inclusionary Housing.** The project is focused on providing transitional housing for individuals and families earning between 20% AMI to 200% AMI at rental rates that will be capped at no greater than 30% of their income. The project is proposed to be owned and managed by the



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Chaffee Housing Authority (CHA). The applicant would like to waive the deed-restriction requirements given the nature of the development and purpose of the CHA.

A table of dimensional standards clarifying requested deviations is attached further below.

City Council and Planning Commission held a Conceptual Review meeting for this site on November 30, 2020. Planning Commission held a public hearing and review of the proposals on April 26, 2021 and recommended approval of the request with conditions.

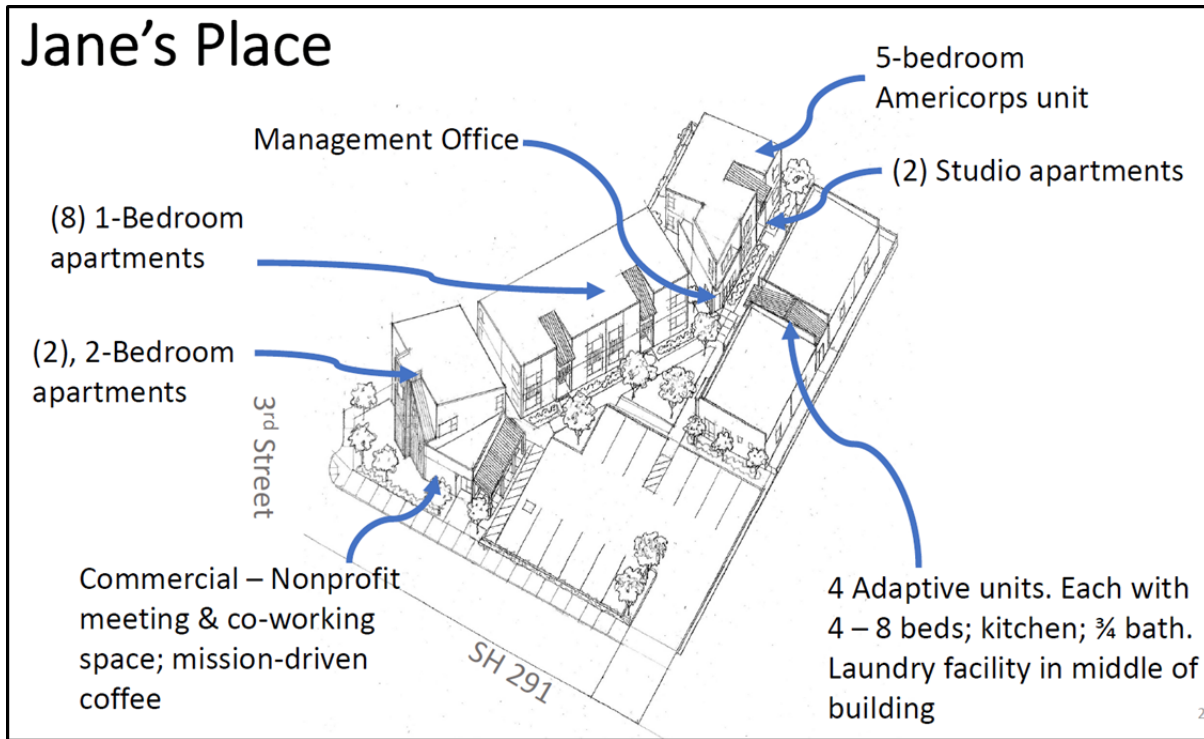
#### Vicinity Map and Site Plan





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### THE CITY OF SALIDA COMPREHENSIVE PLAN

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

**Policy LU&G-I.1.** – *New development within the city shall make the most appropriate use of the land using design standards that enhance and complement the historic built environment of the city.*

Given the location within a commercial zone, and the surrounding development, the proposed development does not conflict with this policy statement.



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**Action LU&G-I. 1.a.** – *Amend Salida’s Land Use Code and Zoning Map to advance the objectives of this plan and consider appropriate zoning designations, densities and overlays that utilize setbacks and promote the traditional historic built environment.*

The proposed PD amendment to the zoning map would accomplish the requested density without compromising anything regarding the traditional built environment.

**Action LU&G-I. 1.b.** – *New development should complement the neighborhoods’ mass and scale.*

The area is surrounded by a mix of one, two, and three-story buildings, as well as vacant lots. The proposed development would complement and in fact enhance the neighborhood from that perspective.

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

The proposed development would provide considerable residential infill to advance the objectives of this plan.

**Action LU&G-I.2a:** -- *Encourage projects to use maximum density allowances to make the best use of the available infrastructure.*

The applicants have requested a deviation in order to maximize potential residential density on the site, which would create efficiencies for using existing infrastructure.

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

The development proposes a significant mix of housing types targeting a variety of incomes and lifestyles.

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



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The development includes a variety of affordability levels, but are all intended to be rented out at no more than 30% of an individual’s income.

**Policy H-II.3:** -- *Work cooperatively with other agencies to provide affordable housing and home improvements.*

The applicant is the Chaffee County Community Foundation, working in concert with the Chaffee Housing Authority, an independent government entity devoted to more equitable housing opportunities.

**Action H-II.3.a** -- *Maintain and strengthen relationships with affordable housing providers in the community and examine ways the city can provide both monetary and non-monetary support for housing agencies in the community.*

Though not “deed-restricted” affordable housing, the development is of a nature that would meet the tenets of this action items. Additional forms of support will be considered upon request.

**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.” Staff comments and related recommended conditions of approval 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 and space between buildings as necessary to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and to ensure that the PD is compatible with other developments in the area.*

The only deviation to a specific dimensional standard being requested through the application is that regarding density, which is discussed in #5 below.



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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.

No trails are planned for the development, nor would be warranted given the location and size of the development. However, given the proposed density of the development and the proximity to Marvin Park and the Arkansas River, staff recommends the following condition of approval (PC recommended addition in red):

- The applicant shall be responsible for installing a thermoplastic or similar pedestrian crossing across Highway 291 and relevant safety signage (similar to that found roughly ¼ mile west of the site) in a specific location to be determined by Public Works Director and CDOT, prior to CO for any of the buildings. **The applicant shall also work with the City and CDOT to identify potential funding opportunities for a future signalized crosswalk in such location.**

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.

No HOA is proposed, however, the project is intended to be owned by the CCCF and managed by the newly-created Chaffee Housing Authority.

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

The developer intends to provide improvement plans that will include designs for sewer and water mains to serve the interior of the site; however, at this time, the applicant has not submitted plans that meet the requirements of Sec. 16-3-50 of the SMC. Due to the fact that the proposal does not include any subdivision of lands, nor public improvements on the parcel,



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staff feels comfortable moving forward with the request, with the following recommended condition of approval:

- The engineered plan submittal shall include the roadway, utility, and drainage details, and shall be submitted to Public Works for review and approval prior to processing of the development improvement agreement.

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 multi-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 proposed development is on a single lot. The project proposes a total of 17 residential units of varying types (within four buildings). The maximum allowable density, given the Commercial (C-1) zone district, would be 7 units (or 8 with Inclusionary Housing units provided).

This is a unique development that is largely focused on providing affordable, transitional housing for people in need of housing. The applicant contends that the deviation should be granted due to the smaller average unit size (575 SF), and the intent of the development. The applicant states that “At the time (the land use code) was written, the housing demand environment was much different from today’s severe affordability and demand-supply imbalance, especially in locations close to downtown with the kind of services that are critical to the demographics we are seeking to serve. In addition, there is very little vacant land near





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downtown available for development so it is important that, whenever possible, any development should make full use of the opportunity to serve the most critical housing needs.”

Given the unique nature of the project, the diverse types of housing that the applicant intends to provide, as well as the proximal location to downtown, staff is in support of the deviation request from the maximum allowable density. However, in order to ensure the long-term intent of the project, staff recommends that the following shall appear as a note on the development plan (PC recommended addition in red):

- The project shall remain managed by the Chaffee Housing Authority (CHA) or similar organization focused on affordable/attainable housing. **CHA is encouraged to include a land use restriction on the property to provide housing for individuals earning between 20% - 200% AMI at rates no higher than 30% of the household income.**
- No short-term rental licenses shall be allowed in the development.
- The total number of individuals housed in each building shall not exceed Fire Code requirements.

Otherwise, the buildings are clustered, spaced in conformance with standard setback requirements, adequate privacy is provided, and small common open spaces are proposed in various locations surrounding Buildings 1, 2, and 3.

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 provisions of these regulations concerning a Planned Development will not 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. No subdivision is requested.

7. Improvement Standards: *The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets,*



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*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.*

No public streets or ways are proposed with this development. Other public utility easements, stormwater management, and public infrastructural construction design will be submitted at a later date. As a recommended condition of approval,

- The engineered plan submittal shall include the roadway, utility, and drainage details and shall be submitted to Public Works for review and approval prior to processing of the development improvement agreement.

8. *The maximum height of buildings may be increased above the maximum permitted for like buildings in other zone districts. In no case shall a building exceed the maximum height requirement if the deviation shall result in:*

- a. Adverse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas or scale that is disproportionate to surrounding development or natural features.*
- b. Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.*
- c. Inability to provide adequate fire protection using equipment currently in use by the Fire Department.*

The maximum height proposed for any of the buildings is 27 feet for Building 4, which is well under the maximum height allowed in the zone. The buildings are not anticipated to create any issues addressed in a. - c.



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9. Gross Floor Area: *The gross building floor area of uses other than residential may be limited as required by the City Council upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses.*

The gross building floor area of the commercial spaces is approximately 1326 SF or approximately 12% of gross building floor area for the development. Considering that the majority of the development is intended for residential use and the relative amount of the commercial space is limited and fronting the street, staff does not feel that such a limitation is necessary.

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

The proposed residential and commercial office/community space and retail uses are uses by right within the existing zone district. The size of the development site is not large enough to justify the requirement of any amenities other than those already provided.

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 street design and circulation system must be adequate to support the anticipated traffic. The proposed land uses may not generate traffic volumes which exceed the capacity of existing transportation systems, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts. The internal street circulation system shall be designed for the type of traffic generated, safety and separation from living areas, convenience and access. Private internal streets may be permitted, provided that adequate*



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*access for police and fire protection is maintained, access for maintaining public infrastructure within the right-of-way is explicit and provisions for using and maintaining such streets are imposed upon the private users and approved by the Planning Commission and City Council. Bicycle lanes, paths and sidewalks shall be provided for all residential uses, retail establishments and public buildings and amenities. Nonmotorized transportation ways shall be adequate in terms of safety, separation, convenience and access to points of destination and attractiveness.*

The development provides direct access between the parking area and Highway 291. Public Works has no concerns regarding transportation design. Police and Fire Department staff also approved the design for emergency access. The development also provides safe and adequate pedestrian access from the development to nearby amenities.

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

The only deviation requested specifically from the Design Standards of Article VIII of the Land Use and Development Code regards parking for the residential and commercial portions of the development. The development proposes 12 off-street parking spaces. The proposed number of units would generally require a minimum of 25 off-street parking spaces for multi-family housing (17 with inclusionary housing units provided), as well as approximately 5 spaces for the commercial component of the development. The development also proposes to construct two additional identified on-street parking spaces and proposes a transit stop in that location. Although staff is generally in support of the deviation in parking spaces, given the parking analysis information provided and the nature of the development, there are some concerns about the availability of parking spaces especially for the commercial components of



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the use and the potential impact on the surrounding area. Therefore, staff recommends the following condition of approval (PC recommended addition in red):

- The applicant shall work with City staff to identify other off-site parking options and access in the immediate vicinity that may accommodate patrons and employees (or provide an offset for residents’ vehicles) of the commercial aspects of the development and thereby reduce potential impacts on the surrounding area in a safe and effective method. Such parking would need to be paved and have connection to the property via a sidewalk. **Ample bike parking/racks shall also be included in the development.**

13.Energy Efficient Design: *The PD provides for design that is energy-efficient and reduces the amount of energy consumption and demand of typical development.*

The construction of new buildings will have to meet the energy reducing standards of the building codes. The smaller, compact design of the buildings/units should also contribute to energy efficiency. The applicant also notes that, though the project does not currently anticipate incorporating any solar PV system, if funding becomes available, they would like to install such a system and several rooftop options would exist as feasible locations for installation.

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

This small development proposes a significant variety in housing types: from “adaptive housing” to studio apartments to a five-bedroom apartment, to one- and two-bedroom apartments. The development also proposes other facilities and some common open space.

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.*



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The driveway and parking area, utilities, and open space areas are to be maintained by the owner of the development. The City will provide the police and fire protection and serve the project with water and sewer through public mains. Water and sewer tap fees will help offset long-term costs of expanding those systems. The Fair Contributions for Public School Sites fees will be waived by the School District.

*16. Higher levels of amenities than would be achieved by using established zone districts, including open spaces, parks, recreational areas, trails and school sites, will be provided to serve the projected population.*

The project does provide a few small private open space area for residents of the development. Staff recommends the following condition of approval (PC recommended changes in red):

- The applicant shall provide a ~~childrens'~~ flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one of the open space areas on the site.

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

Providing affordable, transitional housing is the primary objective that would warrant a departure from the standard regulation requirements discussed. Under the Inclusionary Housing Section 16-13-20 of the Salida Municipal Code, any application brought under the planned development sections of the code is required to include at least 12.5% of the total number of residential dwelling units as affordable dwelling units. If followed strictly, this would equate to two (2) units required to be built and restricted as affordable at 80% AMI or less. Given the unique nature of this development, with an intent is to provide a significantly higher number of affordable units down to as low as 20% AMI in a variety of transitional and seasonal forms, staff feels the goal of the Inclusionary Housing standards is already satisfied. PC recommended the following additional conditions of approval, for clarity:

- The development shall be exempt from fees-in-lieu for both Inclusionary Housing and the Fair Contributions for Public School Sites.



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- System Development Fees shall be reduced or waived to the extent feasible, for instance by charging the amounts specified for Legally-Restricted Affordable Housing.

18. *The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval period.*

The proposed project locates the buildings well to the interior of the site, away from most existing development. The project is surrounded by commercial use to the west, industrial use (gravel operations and equipment storage) to the south, and a single-family home to the southeast (of which the development has the support of the owner). The applicant has provided a traffic impact report which shows moderate usage coming in and out of the site, but nothing too dissimilar to other commercial and residential uses in the vicinity.

**EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS**

Section 16-7-40(d) states that “In addition to the above evaluation standards in Subsection (a) of this Section that apply to all PD applications, the following standards or requirements shall govern the application of a minor planned development and shall be utilized by the Planning Commission and the City Council in evaluating any minor PD plan:

(1) Staging of Development: *There shall be no staging of development in a minor PD.*

The applicant does not indicate any phasing of the development of infrastructure for this project.

(2) Types of Uses: *A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses.*

The applicant is proposing some commercial retail and office use, totaling approximately ... % of the entire floor area of the development. Given the primarily residential use, orientation of the lot, and close proximity to other commercial uses/zoning, staff considers this percentage to be satisfactory.



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(3) Public Places. *Public gathering places should be provided to reinforce community identity and support civic engagement.*

There are a few small private open spaces provided within the development. Marvin Park is also located just a few hundred yards away and staff has recommended installation of a crosswalk across Highway 291 for ease of access to the park and river trail system for residents of the development.

(4) Economic Opportunity: *The PD provides a unique economic opportunity or provides a service, industry, or housing type that will benefit the City and would not be possible under the existing zone districts or dimensional standards of the City.*

This PD does provide a housing type (and service) that will benefit the City and would not be possible to offer to nearly as many individuals and families under the existing zone districts or dimensional standards of the City, specifically regarding density and parking.

(5) Open Space: *A Minor PD is not required to provide a dedication of open space on the site, however, it is required that any PD contribute to meeting the goals for open space through a negotiated fee-in-lieu of open space or other contribution.*

No public open space is dedicated through this development. The applicant will be required to pay open space fees-in-lieu prior to CO for each unit, unless waived by the City.

#### **RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:**

Requests to referral agencies and City departments were sent on April 14, 2021. Comments received are as follows:

- Salida Fire Department: Kathy Rohrich, Fire Plan Review responded “There are no concerns at this time from the Fire Department.”
- Salida Police Department: Russ Johnson, Police Chief responded “I have reviewed the plans that have been submitted and have no concerns at this time.”
- Chaffee County Planning Department: There has not been a response at the time of this writing.





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- Salida School District: David Blackburn, Superintendent responded “We waive all fees for this project.”
- Salida Utilities: Renee Thonoff, Senior Accountant stated “Regarding Jane’s Place, this property currently has one sewer tap. Development would require the purchase of water/sewer taps and meters.”
- Atmos Energy: No response by time of this writing.
- Salida Public Works Department: Public Works Director, David Lady, submitted the following comments: “The site plan included appears to provide necessary improvements for serving the proposed development. Engineered design drawings/plans have not been submitted as required per 16-3-50 of the city code. However, this PD does not include any subdividing or public improvement proposed on the parcel. The engineered plan submittal shall include the roadway, utility, and drainage details and shall be submitted for review and approval prior to processing of the developments improvements agreement.
- Xcel Energy: Sterling Waugh: “I have been working with the builder and the easements you state on the site plan will work for what is needed. We are good to go on my side.”

**RECOMMENDED FINDINGS:**

This application is consistent with the purposes and objectives of Planned Developments stated in Section 16-7-10 and because it meets the criteria of Section 16-7-40, with the conditions herein.

**PLANNING COMMISSION RECOMMENDATION:**

Based upon the criteria for a Planned Development, consistency with the Salida Comprehensive Plan, and the findings outlined below, Planning Commission recommends approval of the Planned Development request with the following conditions:

1. The applicant shall be responsible for installing a thermoplastic pedestrian crossing across Highway 291 and relevant safety signage (similar to that found roughly ¼ mile west of the site) in a specific location to be determined by Public Works Director and CDOT, prior to CO for any of the buildings. The applicant shall also work with the City and CDOT to identify potential funding opportunities for a future signalized crosswalk in such location.



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2. The engineered plan submittal shall include the roadway, utility, and drainage details and shall be submitted to Public Works for review and approval prior to processing of the development improvement agreement.
3. The project shall remain managed by the Chaffee Housing Authority (CHA) or similar organization focused on affordable/attainable housing. CHA is encouraged to include a land use restriction on the property to provide housing for individuals earning between 20%-200% AMI at rates no higher than 30% of the household income.
4. No short-term rental licenses shall be allowed in the development without appropriate Planned Development (or PD amendment) approvals.
5. The total number of individuals housed in each building shall not exceed Fire Code requirements.
6. The applicant shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one of the open space areas on the site.
7. The applicant shall work with City staff to identify other off-site parking options and access in the immediate vicinity that may accommodate patrons and employees (or provide an offset for residents' vehicles) of the commercial aspects of the development and thereby reduce potential impacts on the surrounding area in a safe and effective method. Such parking would need to be paved and have connection to the property via a sidewalk. Ample bike parking/racks shall also be included in the development.
8. The development shall be exempt from fees-in-lieu for both Inclusionary Housing and the Fair Contributions for Public School Sites.
9. System Development Fees shall be reduced or waived to the extent feasible, for instance by charging the amounts specified for Legally-Restricted Affordable Housing.



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**SUGGESTED MOTION**

“I move that the City Council approve Ordinance 2021-08 upon first reading and set a public hearing and second reading for June 1<sup>st</sup>, 2021.”

**Attachments:**

- Proposed Table of Dimensional Standards for PD
- Ordinance 2021-08
- Applicant Response to Planning Commission Recommended Conditions of Approval
- Application Materials
- Development Plan
- Parking Reduction Assessment
- Civil Drawings and Info
- Proof of Notice
- Letters of Support for Jane’s Place PD

Code Analysis of Proposed Planned Development - Jane's Place

	C-1 Zoning		Planned Development	Differences		Highway 291 Overlay Commercial	Planned Development	Differences	
	Allowed	Required	Proposed	Over	Under	Required	Proposed	Over	Under
Minimum Lot Size	-	5,625	19,820	14,195	-	-	19820	-	-
<b>Density: Minimum square foot per unit</b>	-	<b>2,800</b>	<b>1,101</b>	-	<b>1,699</b>	-	-	-	-
Minimum lot frontage	-	37.5	126.19	88.69	-	-	-	-	-
Maximum lot coverage	60%	-	40%	-	20%	-	-	-	-
Maximum lot coverage, including parking	90%	-	64%	-	26%	-	-	-	-
Minimum landscape areas (excluding pathways)	-	10%	23%	13%	-	-	-	-	-
Minimum side setback	-	5	Varies, 5 minum	-	Varies	5	Varies, 5 minum	-	Varies
Minimum rear setback	-	5	5	-	-	5	5	-	-
Minimum front setback	-	10	10	-	-	10	10	-	-
Maximum building height	35'	-	27'	-	8	Not to exceed 2 stories	27'	-	-

<b>Parking</b>	-	<b>18</b>	<b>13</b>	-	<b>5</b>	<b>24 Res + 3 Comm = 27</b>	<b>13</b>	-	<b>14</b>
Parking Notes:		<b>With Inclusionary Ordinance</b>	<b>Active and Public transportation; parking studies support reduced parking for lower income developments</b>			<b>Shared access encouraged; 24 spaces for residential plus 1 space for each 4005F Commercial (3 spaces) = 27 parking spots</b>	<b>Active and Public transportation; parking studies support reduced parking for lower income developments</b>		
Highway Access	-	-	-	-	-	Per CDOT access	-	-	-
Pedestrian Access	-	-	-	-	-	5' sidewalk	-	-	-
	-	-	-	-	-	4' parkway	-	-	-
Exterior Materials	-	-	-	-	-	2 or more materials	-	-	-
Multifamily Housing	-	-	-	-	-	Conditional Use	-	-	-

**ORDINANCE NO. 08**  
**(Series 2021)**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A MAJOR IMPACT REVIEW FOR A .46 ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF HIGHWAY 291 AND WEST THIRD STREET, CURRENTLY ZONED COMMERCIAL (C-1), TO PLACE A PLANNED DEVELOPMENT OVERLAY ON THE PROPERTY AND APPROVE THE DEVELOPMENT PLAN FOR A FOUR-BUILDING MIXED-USE DEVELOPMENT (KNOWN AS “JANE’S PLACE”)**

**WHEREAS**, the City of Salida Planning Commission conducted a duly noticed public hearing on the Planned Development application for the subject property on April 26, 2021, and forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a Planned Development overlay pursuant to the attached development plan included as Exhibit A, and the attached Conditions of Approval, included as Exhibit B; and

**WHEREAS**, the project is consistent with the purpose, conditions and evaluation standards for Planned Development districts; and

**WHEREAS**, the City Council held a public hearing on the proposal on June 1st, 2021; and;

**WHEREAS**, the proposals for the subject property are consistent with the policies and goals of the City’s land use regulations and Comprehensive Plan, and will advance the public interest and welfare.

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

**Section One**

That the entirety of the property legally known as a Tract in the NW ¼ SW ¼ of Section 32 T50N R9E of the N.M.P.M., Chaffee County, Colorado to wit, the .46 acres, be and is hereby approved as a Planned Development Overlay with the development plan, attached as Exhibit A, and the Conditions of Approval, which are attached to this ordinance as Exhibit B.

**Section Two**

Upon approval by the City Council of the Final Development Plan for the Jane’s Place Planned Development, it shall be considered a site-specific development plan and granted a vested property right. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

**Section Three**

Upon approval by the City Council, the applicant shall have one hundred eighty (180) days to submit a final Mylar of Exhibit A, and incorporating the conditions of approval attached as Exhibit B for the Mayor’s signature and recordation.

**Section Four**

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

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

**Section Five**

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

**Section Six**

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

**INTRODUCED ON FIRST READING, ADOPTED and ORDERED PUBLISHED IN FULL** in a newspaper of general circulation in the City of Salida by the City Council on May 18<sup>th</sup>, 2021 and set for second reading and public hearing on the 1<sup>st</sup> day of June, 2021.

**INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY**, by the City Council on the 1<sup>st</sup> day of June, 2021.

CITY OF SALIDA

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

ATTEST: \_\_\_\_\_ (SEAL)  
City Clerk

**PUBLISHED IN FULL** in the Mountain Mail after First Reading on the \_\_\_\_\_, 2021 and **BY TITLE ONLY**, after Final Adoption on the \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
City Clerk



## Jane's Place Planned Development Application

Chaffee County  
Community Foundation

May 12<sup>th</sup>, 2021

Dear City of Salida City Council members, Mayor, and staff,

We are honored to have a conversation with you at the 1<sup>st</sup> reading of the Planned Development application for the Jane's Place development proposed for the Southwest corner of Highway 291 and 3<sup>rd</sup> Street. As you know, this project represents not only a community-driven response to the need for transitional and workforce housing, but it also is proving to be an innovative model that is garnering state-wide attention and has exciting replication possibilities.

In addition to attending the meeting in person, our team offers this letter to you primarily to ensure we are able to articulate the impacts – both positive and potentially adverse – of the proposed conditions for the Planned Development as recommended by the Planning Commission. We humbly ask for your consideration of these factors and are excited to continue to partner with the City in our collective pursuit of solutions to our community's urgent housing challenges.

Planning Commission recommended conditions:

- 1) The applicant shall be responsible for installing a thermoplastic pedestrian crossing across Highway 291 and relevant safety signage (similar to that found roughly ¼ mile west of the site) in a specific location to be determined by Public Works Director and CDOT, prior to CO for any of the buildings. The applicant shall also work with the City and CDOT to identify potential funding opportunities for a future signalized crosswalk in such location.

Jane's Place impact: Additional costs of a crossing, if added to Jane's Place budget, will directly increase the cost of Jane's Place rents. We appreciate the goal that City Staff and Officials have to promote active transportation and we are happy to work with the Public Works Director and CDOT to ensure this pedestrian crossing gets established.

Our request of Council: We ask that the cost of this crossing is not added to Jane's Place development budget, but rather it be paid for through grant funding or other transportation-related funds as jointly identified and pursued by us and City staff.

- 2) The engineered plan submittal shall include the roadway, utility, and drainage details and shall be submitted to Public Works for review and approval prior to processing of the development improvement agreement.

Jane's Place impact: No adverse impact – we look forward to working with our engineers and City Staff to provide an adequate engineering plan.

Our request of Council: Adopt condition as worded.

- 3) The project shall remain managed by the Chaffee Housing Authority or similar organization focused on affordable/attainable housing. CHA is encouraged to include a land use restriction on the property to provide housing for individuals earning between 20%-200% AMI at rates no higher than 30% of the household income.

Jane's Place impact: No adverse impact – in line with current plans and intentions. We support this recommendation, as the project is envisioned to serve the people of Chaffee County in perpetuity.

Our request of Council: Adopt condition as worded.

*Simple idea. Lasting impact.*

- 4) No short-term rental licenses shall be allowed in the development.

Jane's Place impact: No adverse impact – in line with current plans and intentions. We support this recommendation and will not use any rental units as short-term vacation rentals. That said, several of our community partners have identified the need for very short-term transitional housing, for their employees and/or clients. Additionally, we envision the adaptive units as being appropriate locations to provide very short-term lodging to individuals who need temporary housing while they work to secure a more stable housing environment. Jane's Place will work to fill these community needs but will in no way market or rent any of the rental units as short-term vacation rentals.

Our request of Council: Adopt revised condition: “No short-term rental licenses shall be allowed in the development without appropriate Planned Development (or PD amendment) approvals. This condition does not set or seek to set a minimum lease length for the intended tenants of the project.”

- 5) The total number of individuals housed in each building shall not exceed Fire Code requirements.

Jane's Place impact: No adverse impact – in line with current plans and intentions. We support this recommendation and will work with the Fire Code enforcement official to understand this occupancy limitation.

Our request of Council: Adopt condition as worded.

- 6) The applicant shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one of the open space areas on the site.

Jane's Place impact: No adverse impact – in line with current plans and intentions. The spirit of the Jane's Place project embraces community engagement through play, and therefore we wholeheartedly support this recommendation. Furthermore, we will seek to increase engagement of the community as we build out this environment, to foster a sense of community ownership and pride of place.

Our request of Council: Adopt condition as worded.

- 7) The applicant shall work with City staff to identify other off-site parking options and access in the immediate vicinity that may accommodate patrons and employees (or provide an offset for residents' vehicles) of the commercial aspects of the development and thereby reduce potential impacts on the surrounding area in a safe and effective method. Such parking would need to be paved and have connection to the property via a sidewalk. Ample bike parking/racks shall also be included in the development.

Jane's Place impact: Ample bike parking is already a part of the project plan, therefore represents no adverse impact. However, the off-site parking could have a highly adverse impact – it *would most likely* directly increase project rents beyond the 30% affordability threshold. This condition could prevent Jane's Place from coming to fruition. As you know, the project already faces a high-cost construction environment, and our pro-forma is very sensitive to any increase in cost. The recommendation for the project to create additional off-site parking beyond the project frontage in unspecified amounts or ways adds uncertain costs and would most likely cause rents to increase.

We provided a professional analysis of the proposed parking plan by Wells and Associates, which not only looks at the parking but also the many other mitigating factors that would strike “a good balance



between land use and parking needs.” Please keep in mind that the City of Salida has never had a housing project like Jane’s Place proposed before. The dynamic demographic profile and wide variety of unit types create a unique set of conditions that were certainly not contemplated when parking standards were originally established. Therefore, the analysis provided by a professional transportation firm should take priority over community fears and arbitrary standards.

We understand that once Jane’s Place is in operation, there may need to be some adjustments in how the parking is managed as noted in the parking analysis. An example of this is the section in the parking analysis titled “Unbundled Parking”. Furthermore, we are certainly open to working with the City to apply for grants that may improve adjacent streets for both parking and pedestrian needs.

Our request of Council: Adopt condition as revised: “the applicant and Chaffee Housing Authority will be supportive of any efforts by the city to improve adjacent infrastructure, including participating in applications for grants, if necessary, to achieve to such improvements”.

- 8) The development shall be exempt from fees-in-lieu for both Inclusionary Housing and the Fair Contributions for Public School Sites.

Jane’s Place impact: Positive impact – in line with current plans and intentions. We appreciate the addition of this recommendation by the Salida Planning Commission and see a community-drive and community-owned project like Jane’s Place as the perfect place to dedicate any affordable housing funds the City may have access to.

Our request of Council: Adopt condition as worded.

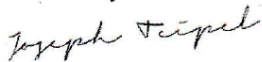
- 9) System Development Fees shall be reduced or waived to the extent feasible, for instance by charging the amounts specified for Legally-Restricted Affordable Housing.

Jane’s Place impact: Positive impact – in line with current plans and intentions. We appreciate the addition of this recommendation by the Salida Planning Commission. Any reduction in local regulatory or fee-based barriers will help keep the cost of development down and therefore make the project more fiscally secure.

Our request of Council: Adopt condition as worded.

Thank you all for your leadership in our community. Your time, consideration, and support of Jane’s Place will serve to make Jane’s Place a stronger development which serves the Salida and Chaffee community for many decades to come.

Sincerely,



Joseph Teipel  
Executive Director  
Chaffee County Community Foundation  
[joseph@chaffeecommunity.org](mailto:joseph@chaffeecommunity.org)  
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Robert Grether  
Architect

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Chaffee Housing Authority  
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# GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112  
Salida, CO 81201

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

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation                      | <input type="checkbox"/> Administrative Review:<br>(Type) _____                               |
| <input type="checkbox"/> Pre-Annexation Agreement        | <input type="checkbox"/> Limited Impact Review:<br>(Type) _____                               |
| <input type="checkbox"/> Variance                        | <input checked="" type="checkbox"/> Major Impact Review:<br>(Type) <u>Planned Development</u> |
| <input type="checkbox"/> Appeal Application              | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Certificate of Approval         |   |
| <input type="checkbox"/> Creative Sign Permit            |   |
| <input type="checkbox"/> Historic Landmark/District      |   |
| <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: Chaffee County Community Foundation

Mailing Address: PO Box 492, Buena Vista, Colorado 81211

Telephone Number: (719) 204-5071 FAX: \_\_\_\_\_

Email Address: joseph@chaffeecommunity.org

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

### B. Site Data

Name of Development: Jane's Place

Street Address: Grand Avenue (SW corner of 3rd Street and Highway 291)

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 \_\_\_\_\_ Date 3/29/21

Signature of property owner [Signature] Date 3/29/21



## LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

### 1. PROCEDURE (Section 16-3-80)

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

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

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

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

7. Developments involving construction shall provide the following information:

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

a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;

b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;

c. Parking spaces;

d. Utility distribution systems, utility lines, and utility easements;

e. Drainage improvements and drainage easements;

f. Roads, alleys, curbs, curb cuts and other access improvements;

g. Any other improvements;

h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and

i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

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

a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;

b. Plans and profiles for sanitary and storm sewers; and

c. Profiles for municipal water lines; and

d. Street plans and profiles.

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

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

9. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
10. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:
- (i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.
  - (ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.
  - (iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.
  - (iv) Engineering specifications for any improvements.
  - (v) A plan for erosion and sediment control, stabilization and revegetation.
  - (vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.
  - (vii) A storm drainage analysis consisting of the following:
    - (a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.
    - (b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.
    - (c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.
  - (viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of

gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

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

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

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

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

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

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

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

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

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

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

- 11. An access permit from the Colorado Department of Transportation; and
- 12. A plan for locations and specifications of street lights, signs and traffic control devices.

**2. REVIEW STANDARDS** (If necessary, attach additional sheets)

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

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

**See attachment**

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.

**See attachment**

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

**See attachment**

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.

**See attachment**

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.

**See attachment**

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.

**See attachment**

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.

**See attachment**



## ATTACHMENT – JANE’S PLACE PLANNED DEVELOPMENT

### 2. Review Standards

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

The proposed development is consistent with the applicable parts of the City of Salida’s 2013 Comprehensive Plan. Specifically, Jane’s Place aligns with the vision by creating a “multi-generational community with an eclectic range of housing.’

Moreover, this project aligns with “Policy LU&G-I. 2 – Infill and redevelopment should be encouraged and will advance the objectives of this plan,” and it’s associated Actions:

- Action LU&G-I.2.a - Encourage projects to use maximum density allowances to make the best use of the available infra-structure.”
- Action LU&G-I.2.b – Encourage and incentivize the provision of affordable units where they were removed to make room for new development.
- Action LU&G-I.2.c –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.

Community informational meetings were held March 4<sup>th</sup> and 18<sup>th</sup>, and invitations were sent to property owners within 350 feet of the proposed development site, which aligns with “Policy LU&G-I.4 – Respect rights of private landowners through open and inclusive public processes.”

Jane’s Place includes an outdoor courtyard and a commercial space that includes outdoor seating, which aligns with “Policy LU&G-III.1 – Ensure adequate public spaces as part of new development.” Specifically aligning with “Action LU&G-III.1.a – Public spaces should be inventoried and a requirement for providing additional space should be a condition of approval for new development,” and “Action LU&G-III.1.b – Encourage the creation of an eclectic range of infill recreation opportunities in existing neighborhoods for all residents of the community to enjoy.”

The proposed development will be on a currently vacant lot, and will improve the natural character of the neighborhood, aligning with “Policy LU&G-IV.1 – Development should not detract from the natural character in and around the city,” and specifically, “Action LU&G-IV.1.a – New development and infill/redevelopment should complement the natural environment and should not compromise identified natural and/or protected resources.”

Additionally, Jane’s Place will fit nicely into the Highway 291 Overlay Corridor and aligns with “Policy ES-I. 1 – Development and/or expansion of existing development should not encroach on important visual resources.”

The drainage plan for Jane’s Place is aligned with “Policy ES-III. 1 – Continue to actively protect and preserve groundwater and surface water resources, and it’s associated “Action ES-III. 1.a. – Require drainage/grading plans for new or expanded development to reduce non-point and point source pollution. Also encourage use of natural run-off filtration such as bio-swales, pervious pavement, etc. for on-site retention.”

Many of the design elements of this proposed development align with many items in the “Environmental Sustainability” section of the Comprehensive Plan.

With specific regard to the Housing section of the comprehensive plan, Jane’s Place supports “Policy H-I.1 – Provide a mix of housing types and densities throughout the city to address a variety of in-comes and lifestyles,” as well as “Policy H-II.1 – Promote new development projects that contain a variety of housing, including affordable units.”

Moreover, it provides the City opportunity to embrace “Policy H-II.3 – Work cooperatively with other agencies to provide affordable housing and home improvements,” and specifically addresses the following action items:

- “Action H-II.3.d – When affordable housing units are provided, ensure the city has a mechanism or partner organization to keep track of and enforce the deed restrictions or land ownership arrangements to ensure the housing remains attainable in the long-term for low and moderate income residents,” and
- “Action H-II.3.e – Facilitate discussions with major employers (e.g. R-32-J, Heart of the Rockies Regional Medical Center, Heart of the Rockies Chamber of Commerce, etc.) in the southern part of the County to understand the needs of their employees and possibly forge new partnerships to help meet employee housing needs,” as the Director of Housing and the Director of Chaffee County Community Foundation hosted several discussions with major employers, whose input directly impacted the design of the project.

The overall design of the project supports “Principle H-III. Energy Efficient, Safe & Sustainable Housing: Dwelling units should be built and maintained for safety and efficiency,” as well as “Principle T-I. Alternative Modes of Transportation: Promote the continued development of a safe and efficient transportation system that offers alternative modes of transportation options in addition to the automobile,” as Jane’s Place is designed to promote the use of the Chaffee Shuttle and alternate transportation options like walking and cycling.

**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.

Jane’s Place was designed to conform with the C-1 Commercial District as well as the Highway 291 Corridor Overlay District.

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

Jane’s Place was designed to align with the parking, landscaping, sign, and improvement standards contained within City code.

**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.

Jane's Place is compatible with the surrounding neighborhood, which has an eclectic mix of commercial and long and short term housing. The development will be complimentary to existing uses.

**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.

Jane's Place is a predominantly residential development, where the operating characteristics will be compatible to the existing residential elements in the neighborhood. The commercial aspect of the development is not anticipated to produce any nuisance in terms of noise, odor, vibrations, glare, or other 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.

There will be adequate facilities to serve the proposed use. The development includes a dedicated stop for the Chaffee Shuttle as well as a reconfigured intersection at 3<sup>rd</sup> and Highway 291. The design of the intersection has been influenced by Salida's Public Works Director.

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

The water drainage plan for Jane's Place ensures that the development will not cause significant deterioration to water resources. The project will have limited impacts to the environment.



### Jane’s Place Planned Development Application

Chaffee County  
Community Foundation

March 29, 2021

Dear City of Salida Planning & Zoning Commissioners and City Staff,

We are honored to submit this planned development application for your consideration. Since our joint session on November 30<sup>th</sup>, we have continued to refine the development called Jane’s Place through nonprofit and partner conversations, workforce housing discussions with local employers, engaging consultants, and two public informational meetings held on March 4<sup>th</sup> and March 18<sup>th</sup>. Jane’s Place continues to be an innovative and unique concept worthy of your consideration and support.

We look forward to meeting with you on April 26<sup>th</sup> and include here the following documents all contained within a single PDF. Please note the page numbers as shown below are shown in red on each page and sometimes overlap page numbers or formatting of files included herein.

- Planned Development Application .....1
- Site Plan .....6
- Building Floorplans & Elevations .....7
- Civil Engineering Plan.....14
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Thank you all for your leadership in our community. Your time, consideration, and support of Jane’s Place will serve to make Jane’s Place a stronger development which serves the Salida and Chaffee community for many decades to come.

Sincerely,

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## PD APPLICATION FOR JANE'S PLACE COMMUNITY HOUSING

### EXECUTIVE SUMMARY

Jane's Place is an innovative housing and nonprofit development space proposed on a currently vacant lot at the corner of Highway 291 and 3rd Street in Salida, Colorado. The project is named after, and honors the vision of, the late Jane Whitmer, who was integral in founding Family & Youth Initiatives within Chaffee County's Department of Human Services, among many other projects. Chaffee County Community Foundation is acting as a catalyst and convener and will own the property, and the Chaffee Housing Authority is envisioned to own and manage all aspects of the housing.

The project design includes the following four buildings:

- 1) **Adaptive Housing:** This four-plex is comprised of oversized studio units. Two units are on either side of a laundry facility, and can be connected by firewall doors, allowing the space to "adapt" and grow or shrink to meet the needs of the community at any given time. Each sleeping area in the building can hold up to four bunk beds, establishing a maximum occupancy of 32 individuals. These units are designed to meet the needs of emergency and temporary housing as well as seasonal housing for Chaffee County's public lands, food and beverage, and recreation workforce.
- 2) **Administrative/Americorps Housing:** This three-plex is designed based on community input, and includes two studio apartments, a five-bedroom apartment, and a centrally located administrative and management office. The studio apartments are in response to our employers need to have transitional or temporary housing for the recruitment of new professionals into our community, as well as respite housing for community members fleeing domestic violence. The five-bedroom unit was designed in response to our non-profit partners feedback on a need to house Americorps VISTA volunteers, who expressed a desire for group living as well as their own bedroom door. Lack of affordable housing has been one of the biggest barriers to bringing additional Americorps volunteers to serve with Chaffee County nonprofits.
- 3) **The Eight Plex:** This traditional eight-plex contains all one-bedroom apartments and is designed to fill the need for transitional housing for the Chaffee County workforce, or temporary housing for visiting professionals.
- 4) **The Commercial Building:** Two apartments are on the top floor of the commercial building, each containing two bedrooms. These apartments were designed in response to feedback from community partners at Chaffee County Department of Human Services, and their need to house families with children. The ground floor of this building will contain meeting space, a non-profit development/co-working space, which may include a mission-driven coffee bar employing youth and adults with disabilities operated by an existing Chaffee non-profit.

### DEVELOPMENT PLAN:

The Development Plan information required by the City of Salida is included in two attached plan documents – the Site Plan and the Engineering Plan. The Site Plan shows the building outlines, setbacks, building square footages, unit types, parking lot, pathways, offsite improvements, and proposed paving and building floor elevations as well as the existing contour lines. The Engineering Plan, created by The Crabtree Group, provides additional required information for this application. In addition, separate

drawings of each building's floor plan and elevation are included, providing the types and sizes of the apartment units and the ground floor plan of the commercial space in Building #4.

### **CODE ANALYSIS**

The site area under C-1 zoning would allow 7 residential units by right, and this project proposes 17 units. Several considerations justify the proposed number of units, based on density considerations. First is that the average unit size is 575 square feet which is much smaller than a market driven project would typically build. The requirement for 2800 square feet per unit seems unreasonable for units that are only an average of 575 square feet and the ordinance was likely not written with this kind of project in mind. At the time it was written, the housing demand environment was much different from today's severe affordability and demand-supply imbalance, especially in locations close to downtown with the kind of services that are critical to the demographics we are seeking to serve. In addition, there is very little vacant land near downtown available for development so it is important that, whenever possible, any development should make full use of the opportunity to serve the most critical housing needs.

The proposed use of the commercial space is permitted under the C-1 zoning as indicated in Table 16-D.

It is important to note that the building coverage is only 40.4%, including the 1362 square foot commercial space, whereas the allowable coverage for C-1 zoning is 60%.

The project does meet or exceed the setbacks required for C-1 zoning and is well under the height limitations.

In addition, the minimum landscape area required by C-1 zoning is 10% whereas the project provides 23% of the site area in landscaping or more than double the requirement. If the landscape area was 10% of the lot size it would require 1982 square feet and would then require 6.6 trees. The actual landscape area is 4559 square feet which would require 15 trees. The project will provide 20 trees or 5 more than required.

A table demonstrating a thorough analysis of Jane's Place as compared to the code is included with this application.

### **SH 291 CORRIDOR OVERLAY (the Overlay):**

Given the location, this project falls under the requirements for Established Commercial within the Highway 291 Corridor, and is surrounded on all sides by properties zoned C-1. Following is an analysis of this Planned Development (PD) Project's compliance with the Overlay.

Even though this is a PD application, this project meets the setback requirements of C-1 zoning as required by the Overlay.

The project embraces the Overlay recommendation for shared parking, and therefore does not meet the parking standard of Section 16-8-80. The proposed parking reduction for this PD is analyzed in an attached memorandum prepared by a transportation consultant, Wells and Associates, and concludes that "this project strikes a good balance between land use and parking needs." The proposed parking for this PD is further supported by a recent study of affordable housing projects in Colorado, which found that 50% of the required parking for the studied projects go unused.

An Access Permit from CDOT for the parking lot has been applied for and may be available at the time of the Planning Commission Hearing. Preliminary discussions with the CDOT engineer indicate that the proposed location for access is likely the only possible access point. Based on the Overlay preference, an attempt was made to create a shared driveway with the adjacent property owner to the West but there was no a response.

The Project meets the requirement of the Architectural Standards that require two materials for the exterior finishes as demonstrated in the attached drawings of the building elevations.

The uses of the commercial building will comply with Table 16-D.

The one and two-story buildings in the PD are compatible in scale with the neighboring structures.

The proposed Project includes an 8-foot-wide sidewalk on the SH 291 frontage, suggested by the Public Works Director, along with a modification of the intersection which will increase public safety and reduce the speed of traffic coming eastbound on SH 291 traffic and making a right turn on to W. 3<sup>rd</sup> Street. Also proposed is a 4-foot-wide planting strip along the parking lot frontage, split half on the highway Right of Way (ROW) and half on the property to allow for a planting screen as show on the Landscape Plan.

The requirement for a Conditional Use Permit for Multi-Family units in the Overlay is addressed by the PD application process.

### **INCLUSIONARY ZONING REQUIREMENT**

The City of Salida; Inclusionary Housing Ordinance requires that 12.5% of all units constructed be held permanently affordable at 80% AMI. This Project aims to meet a variety of community needs, based on input from community partners, and tenants will pay no more than 30% of their income for rent. The Project is anticipated to serve tenants earning from 20% AMI to 200% AMI.

The following is a summary of the Project's primary tenant base:

- People without housing: Our community partner, Chaffee Hospitality Inc., provides overnight shelter for people experiencing homelessness from November through April. We are estimating maximum of 16 people per night, based on their historic shelter numbers. The guests themselves would stay at no charge, but Chaffee Hospitality will be paying on a lease for the units involved. This tenant profile is likely earning 30% AMI or less.
- People working entry-level seasonal jobs: This includes Americorps volunteers (year-round), Colorado Fire Camp participants (summer), Southwest Conservation Corps (summer), river raft guides (summer), Monarch Mountain employees (winter), and service industry workers (both summer and winter). These tenants will pay no more than 30% of their income (and perhaps less for the Americorps Volunteers, depending on their sponsor organization's commitment), and their AMI range is estimated to be between 30% - 70 % AMI.
- Temporarily displaced households: This includes persons leaving domestic violent situations, persons experiencing a natural disaster (fire, flood, loss of electricity), and persons transitioning from one housing situation to another. This tenant group is expected to pay up to 30% of their income, and the remainder of rent costs (if any) may be picked up by a partnering agency or

employer working with the household. This tenant population's AMI can range from 20% to 200%.

- Temporary or newly recruited employees: This includes newly recruited professionals to the community who need a place to rent before making a long-term housing commitment as well as visiting employees, such as medical professionals who work for a number of months in our location, then return to their long-term home. This is a need we heard from the US Forest Service, the Buena Vista Correctional Facility (DOC), the Heart of the Rockies Regional Medical Center, as well as local governments. Again, this population would pay no more than 30% of their income on rent, and we estimate their AMI range to be 80% -200% AMI.
- Households with support: This includes households working with the Chaffee County Department of Human Services, Full Circle Restorative Justice, the Alliance against Domestic Violence, or any other partner organization who provides supportive services to the household. Again, the tenants will pay no more than 30% of their income for rent, and this population's AMI range is estimated to be 50% - 150% AMI.

Because of this community-based approach and the maximum rent a tenant will pay being capped at 30% of their income, which is by definition affordable, this Project should be exempt from the City of Salida's Inclusionary Housing Ordinance. An additional reason to exempt this property is that it will be owned and managed by the Chaffee Housing Authority, a public entity partially controlled by the City of Salida itself.

#### **SOIL AND GEOLOGIC CHARACTERISTICS**

Per discussion with the Public Works Director, the Project proposes to wait until the construction document Phase to obtain the necessary soil studies for the use of the structural engineer. It is possible that this location is within the 3rd Street sand area which would then be reflected in the foundation designs.

#### **TRAFFIC ANALYSIS**

The CDOT Access Permit required an estimate of traffic volume expected to use the access. Attached is an analysis identified as Table 1, Adaptive Housing Project, done by Wells and Associates that concluded there would be an average of 71 trips in and out of the PD per day.

#### **STORM DRAINAGE ANALYSIS**

This analysis and plan is provided as an attachment by The Crabtree Group.

#### **WATER AND SANITARY SEWER**

Attached are the AAWA M31 calculations by The Crabtree Group.

Water and sewer services will be provided as shown in the Crabtree Plan from the existing City of Salida utilities in the SH 291 R.O.W.

#### **COST OF PUBLIC IMPROVEMENTS**



The curb and gutter, sidewalk, ADA ramp and driveway apron on the SH 291 and W. 3<sup>rd</sup> Street R.O.W. are estimated to cost \$91,000 based on recent unit costs provided by the City Public Works Director.

### **SOLAR DESIGN**

At this time, the project does not anticipate incorporating any solar photovoltaic system; however, should the opportunity arise during the course of the development to obtain funding or in-kind donations to support the installation of a solar system, the Project design contains several roof-top options that would be feasible locations for such a system.

### **FLOOD PLAIN AND WETLANDS**

The project is not in a 100-year flood plain and does not have any wetlands.

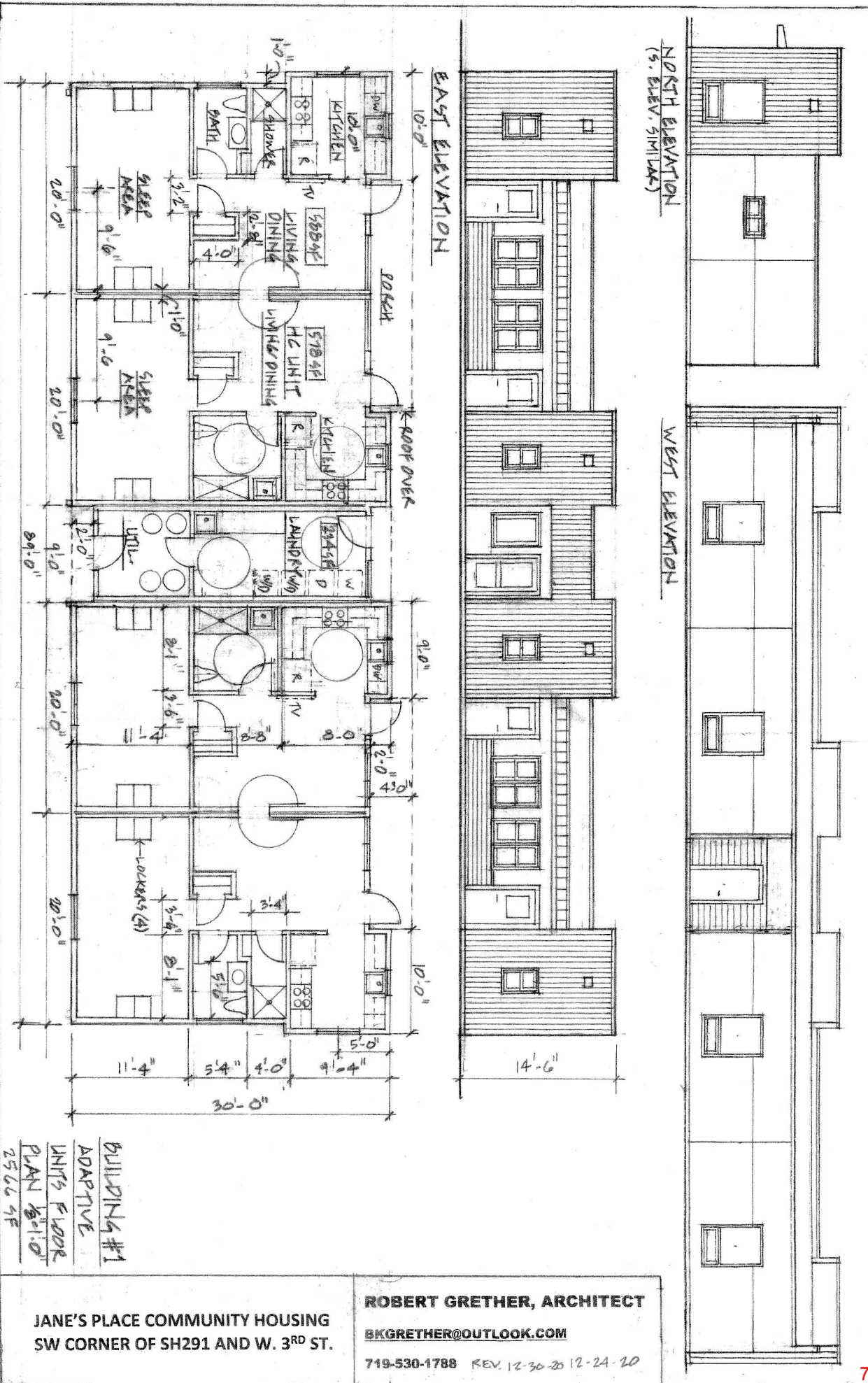
### **LANDSCAPE PLAN**

Attached is a Landscape Plan by landscape architect Evan Brady of Mountain Aspect.

### **STREETLIGHTS, SIGNS AND TRAFFIC CONTROLS**

The stop sign and street sign are on the opposite corner and the streetlight is on the existing power pole which Xcel will be required to move as the existing guy wires encroach on the Building envelope. The request to move the pole has been submitted to Xcel and the project will provide a 10-foot-wide utility easement on both street frontages per a request from Xcel. The project has provided locations for two transformers that meet Xcel clearance requirements.



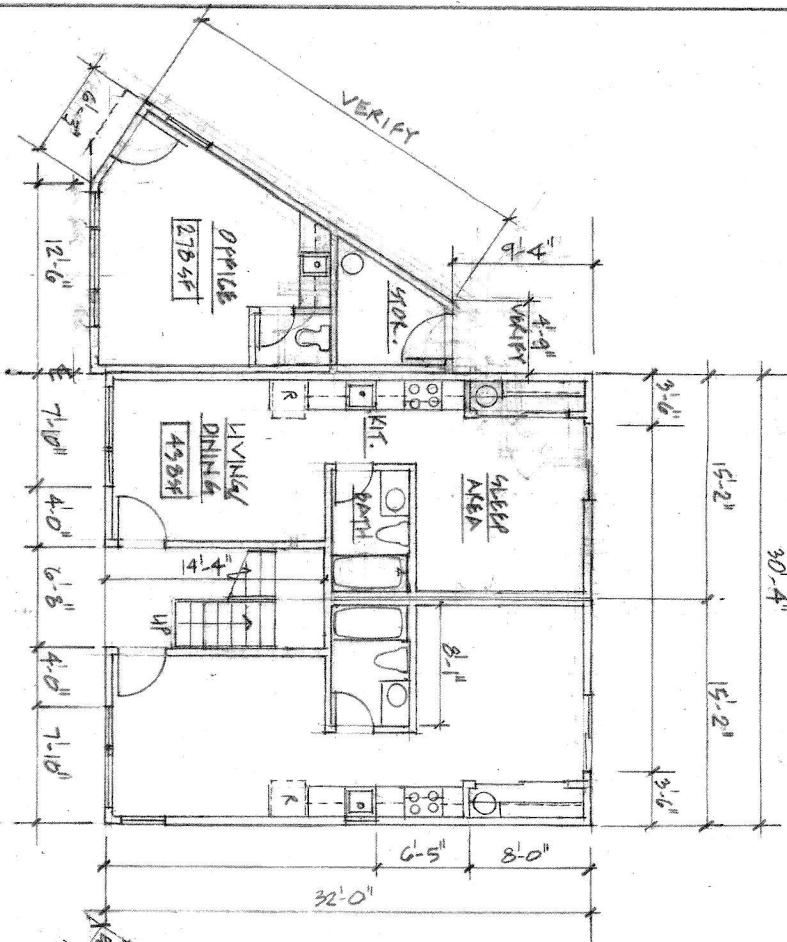


BUILDING #1  
ADAPTIVE  
UNITS FLOOR  
PLAN 8'-1.0"  
2566 SF

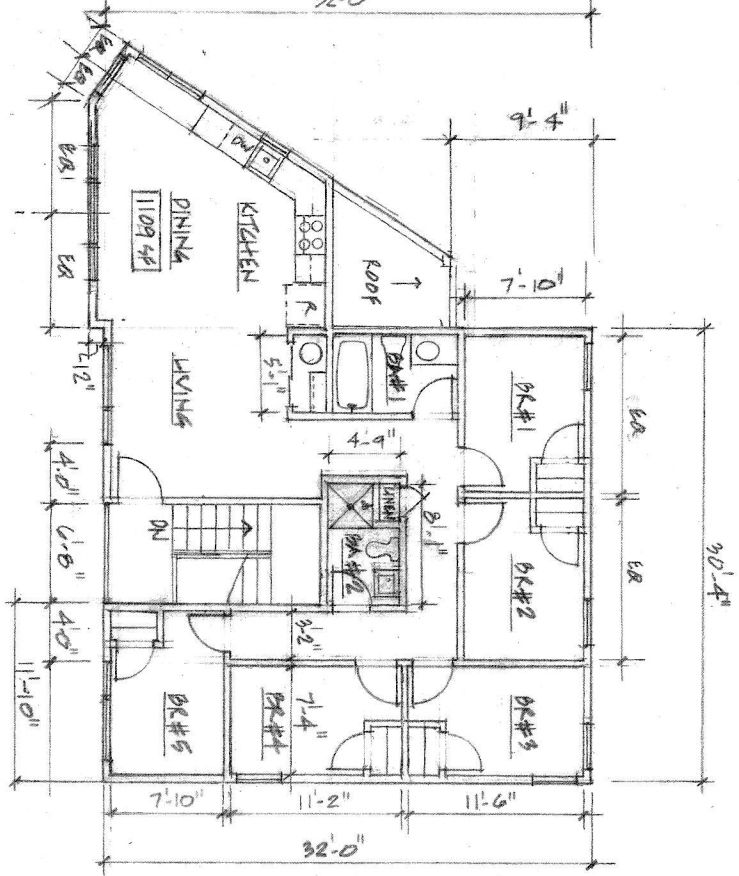
JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

ROBERT GREYER, ARCHITECT  
BKGREYER@OUTLOOK.COM  
719-530-1788 REV. 12-30-20 12-24-20

GROUND FLOOR PLAN BUILDING # 2



SECOND FLOOR PLAN

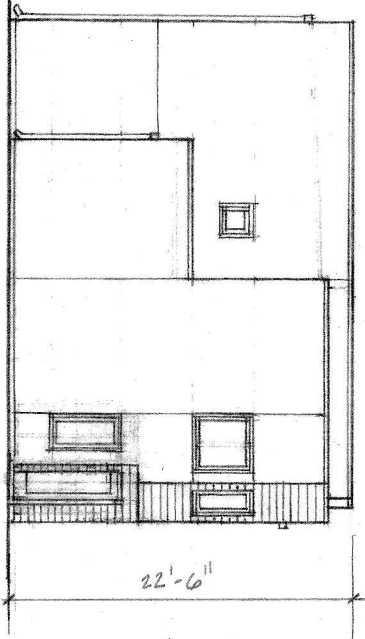


JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

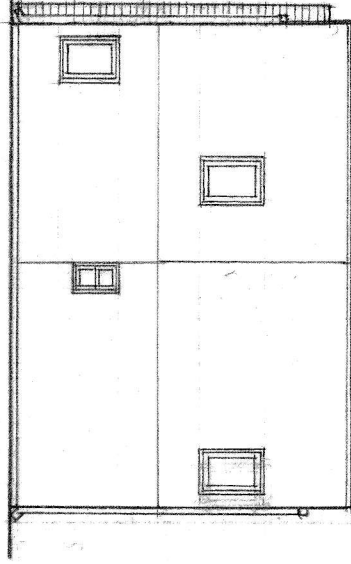
**ROBERT GREYER, ARCHITECT**  
BKGREYER@OUTLOOK.COM  
719-530-1788

TITLE:  
FLOOR PLANS  
BUILDING 2  
DATE: 12-24-20  
REV. 12-26-20  
REV. 1-18-21

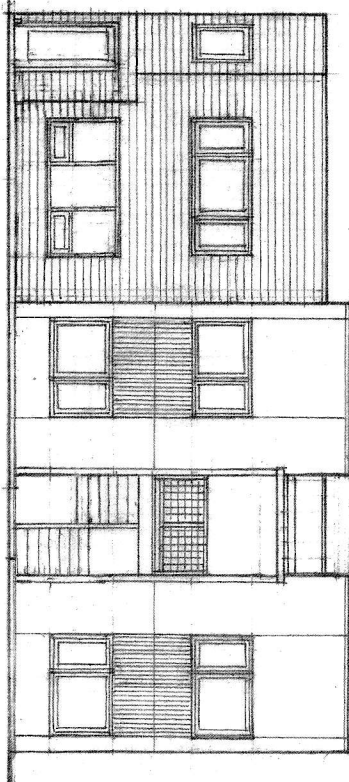
NORTH ELEVATION BUILDING #2



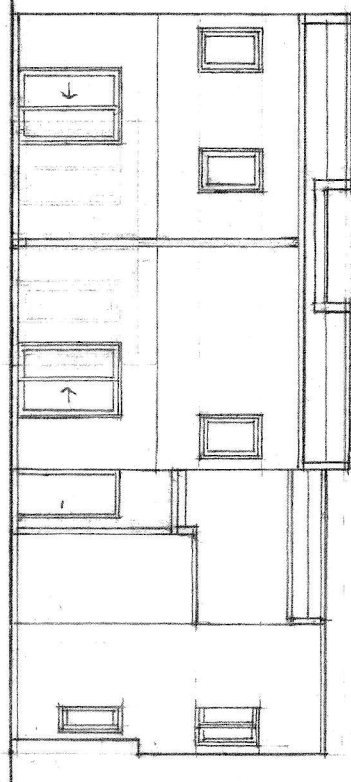
SOUTH ELEVATION



WEST ELEVATION BUILDING #2



EAST ELEVATION



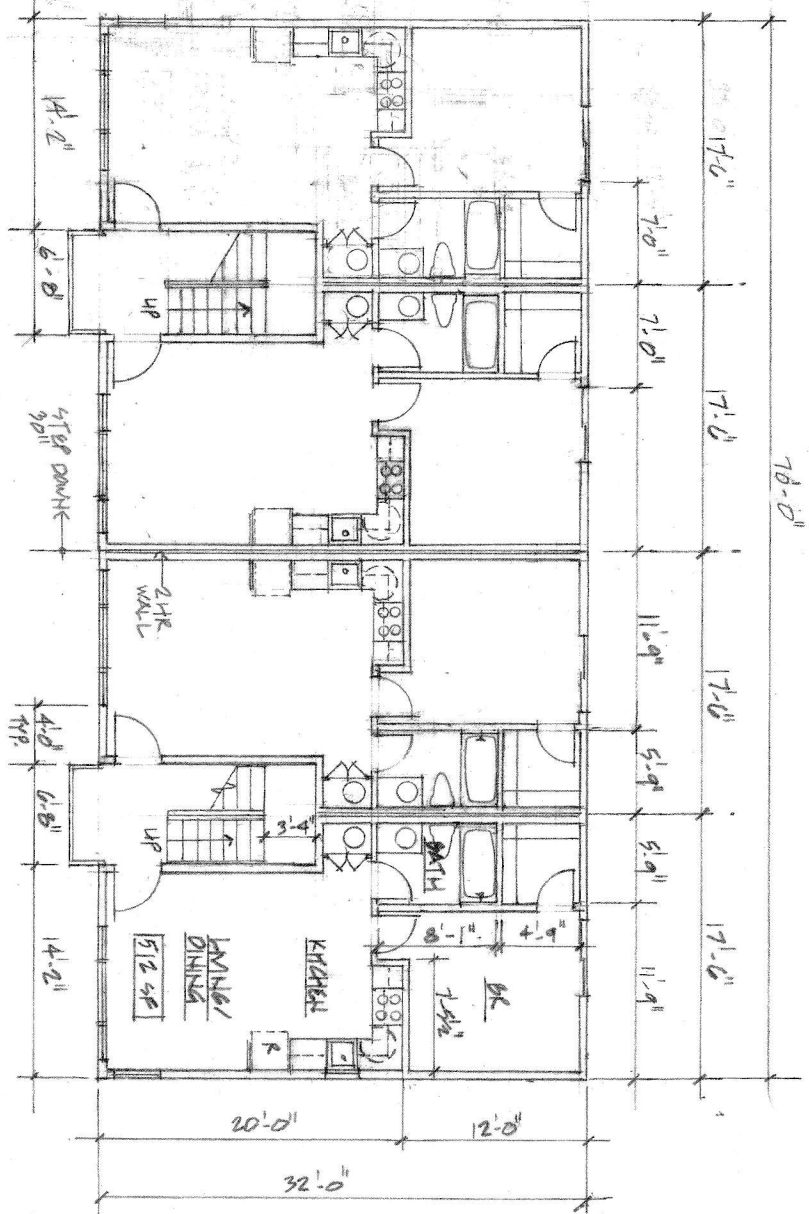
JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

**ROBERT GREYER, ARCHITECT**  
[BKGREYER@OUTLOOK.COM](mailto:BKGREYER@OUTLOOK.COM)  
719-530-1788

TITLE:  
ELEVATIONS  
BUILDING #2

DATE: 12-24-20  
REV: 12-22-20  
REV: 1-15-21

BUILDING #3 FLOOR PLAN - TWO FLOORS  
1/8" = 1'-0"



JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

**ROBERT GREYER, ARCHITECT**

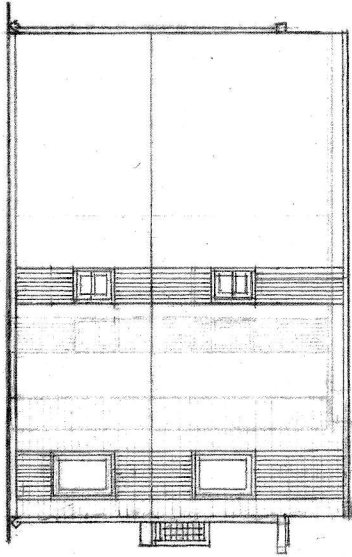
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719-530-1788

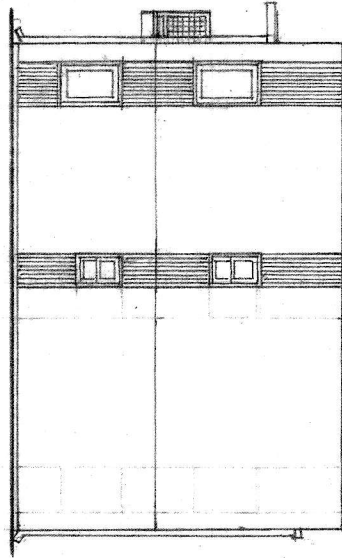
TITLE:  
BUILDING #3  
FLOOR PLAN

DATE: 12-24-2018  
 REV. 12-26-20  
 REV. 2-26-21

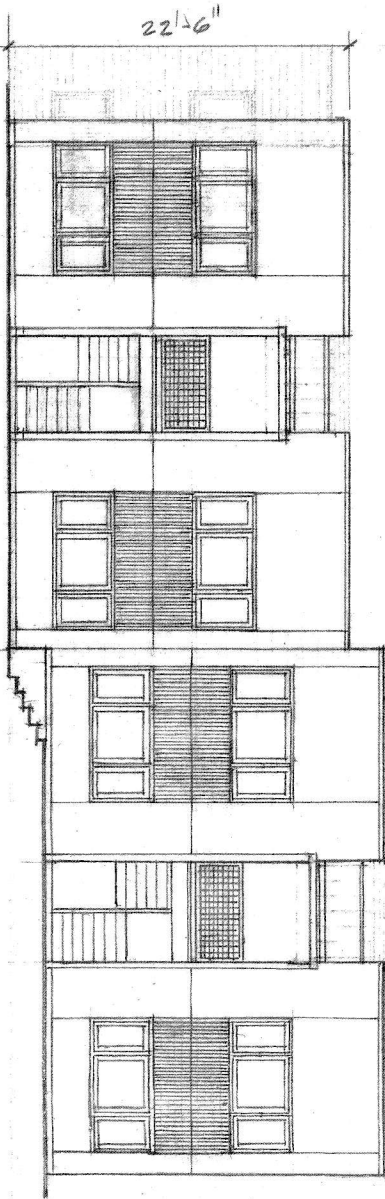
NORTH ELEVATION BUILDING #3



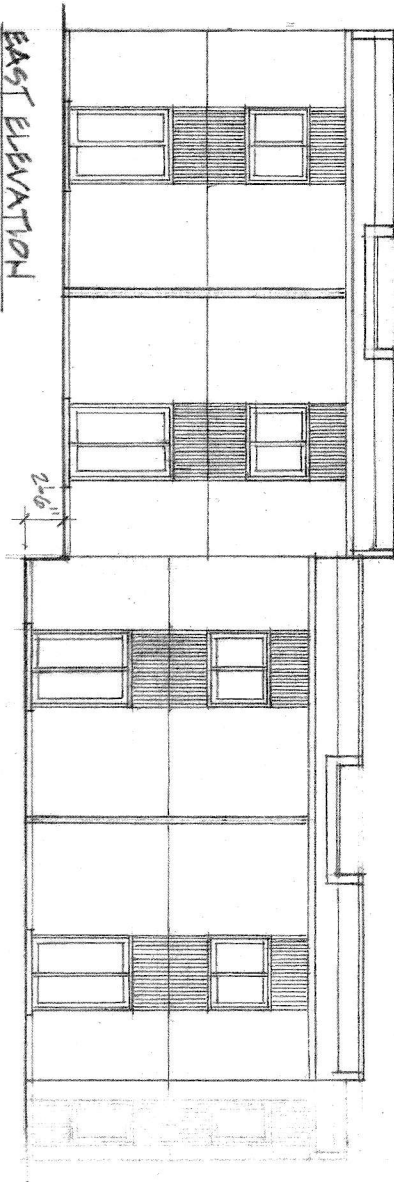
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



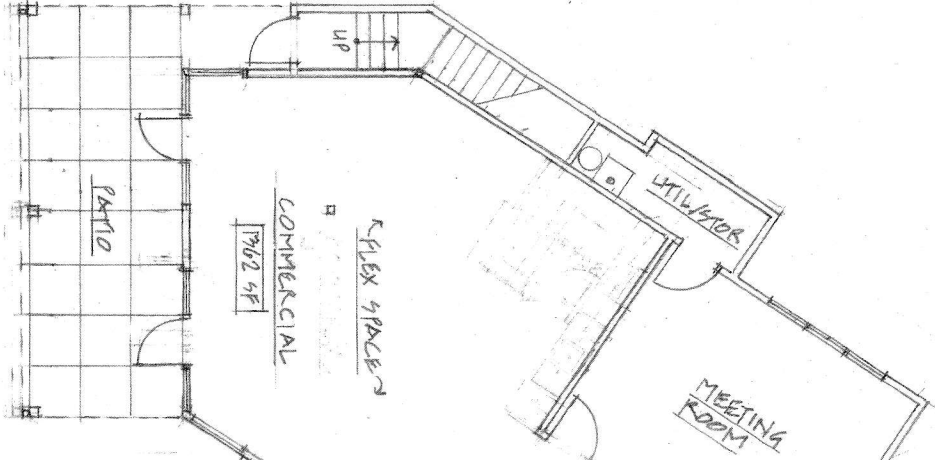
JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

**ROBERT GREYER, ARCHITECT**  
[BKGREYER@OUTLOOK.COM](mailto:BKGREYER@OUTLOOK.COM)  
719-530-1788

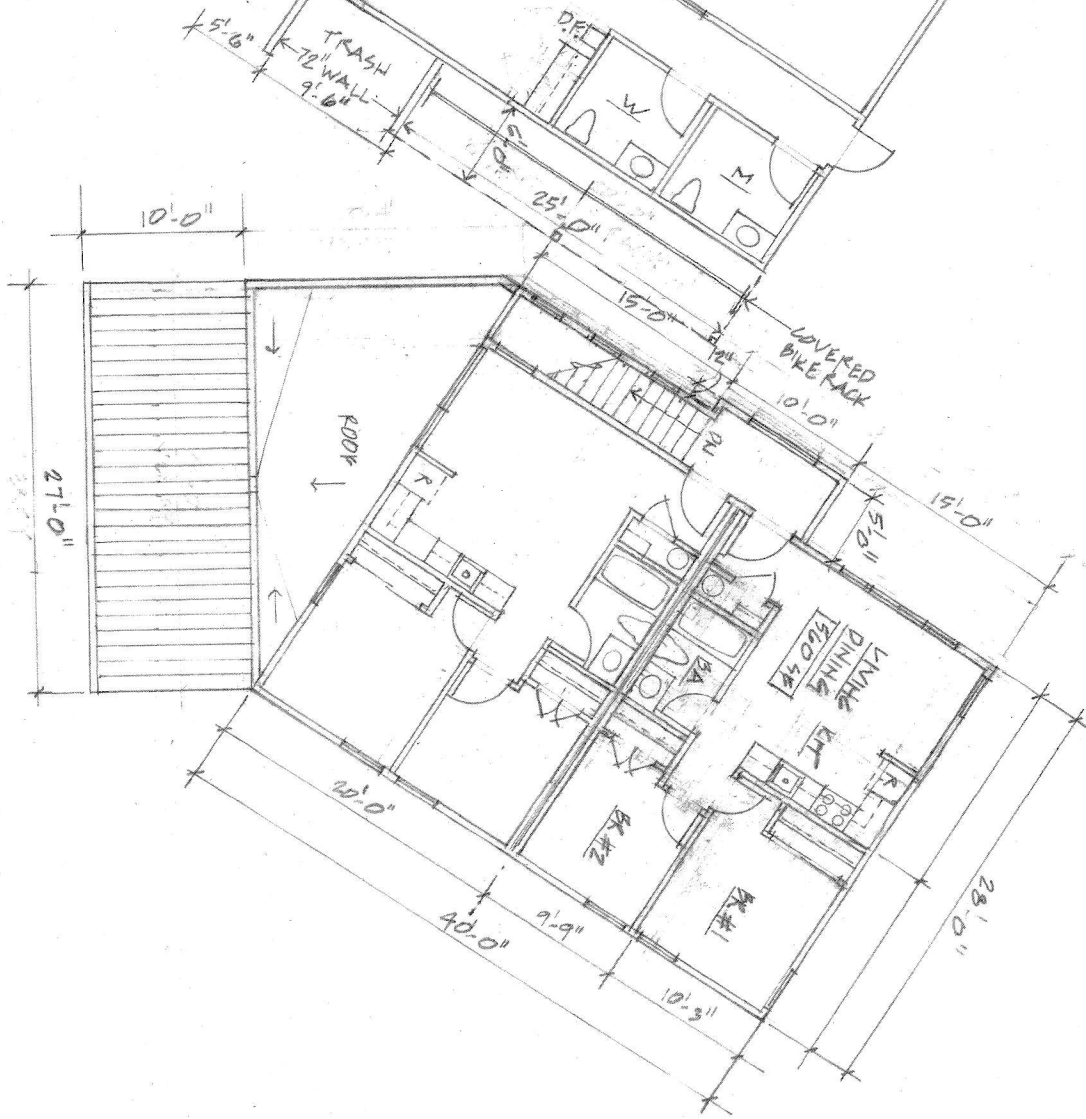
TITLE:  
BUILDING #3  
ELEVATIONS

DATE: 12-24-20  
REV. 12-26-20  
REV. 2-26-21

BUILDING #5 COMMERCIAL FLOOR PLAN  
10' x 11'0"



BUILDING #5 SECOND FLOOR 2 BK APT. PLANS



JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

**ROBERT GREYER, ARCHITECT**

[BKGREYER@OUTLOOK.COM](mailto:BKGREYER@OUTLOOK.COM)

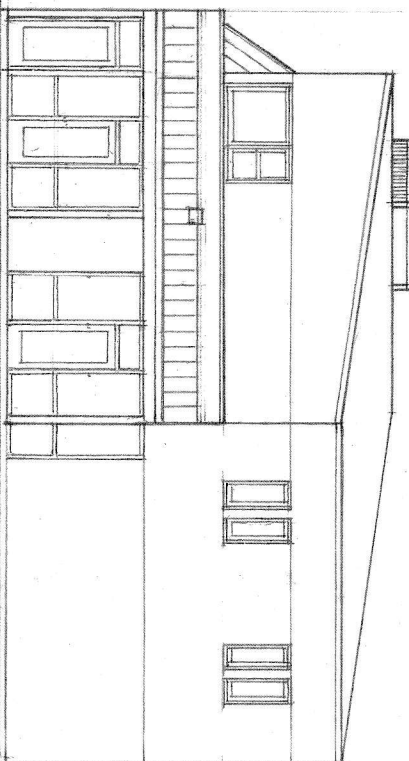
719-530-1788

TITLE:  
BUILDING #5  
FLOOR  
PLANS

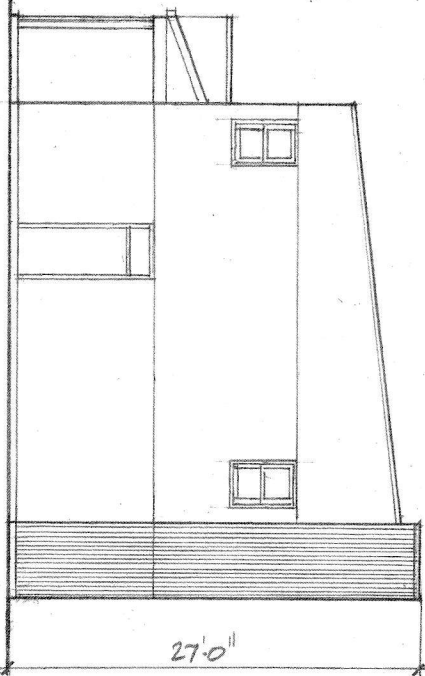
DATE: 2-20-21



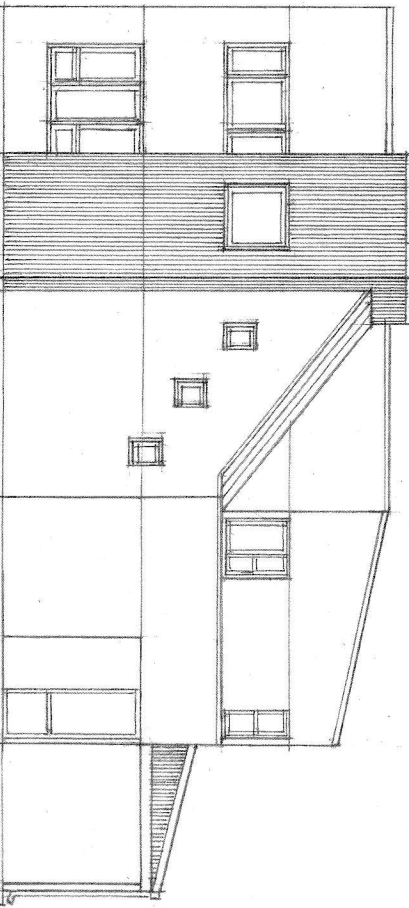
WEST ELEVATION



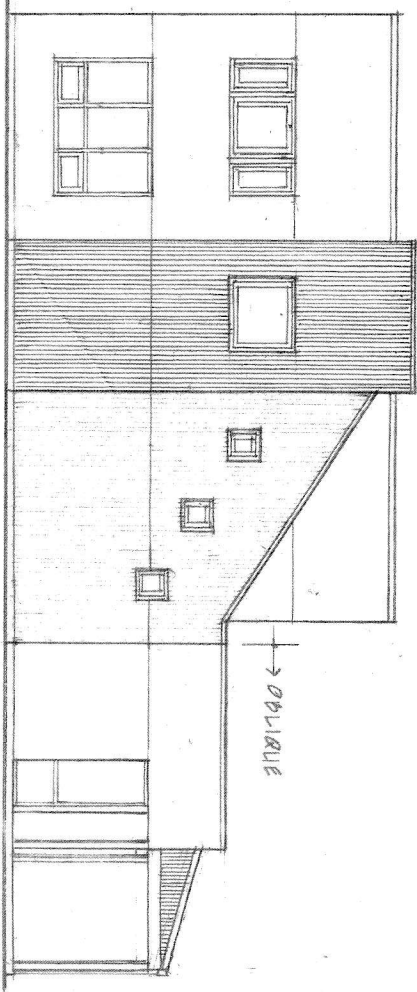
SOUTHEAST ELEVATION



NORTH ELEVATION BUILDING #4



NORTHEAST ELEVATION

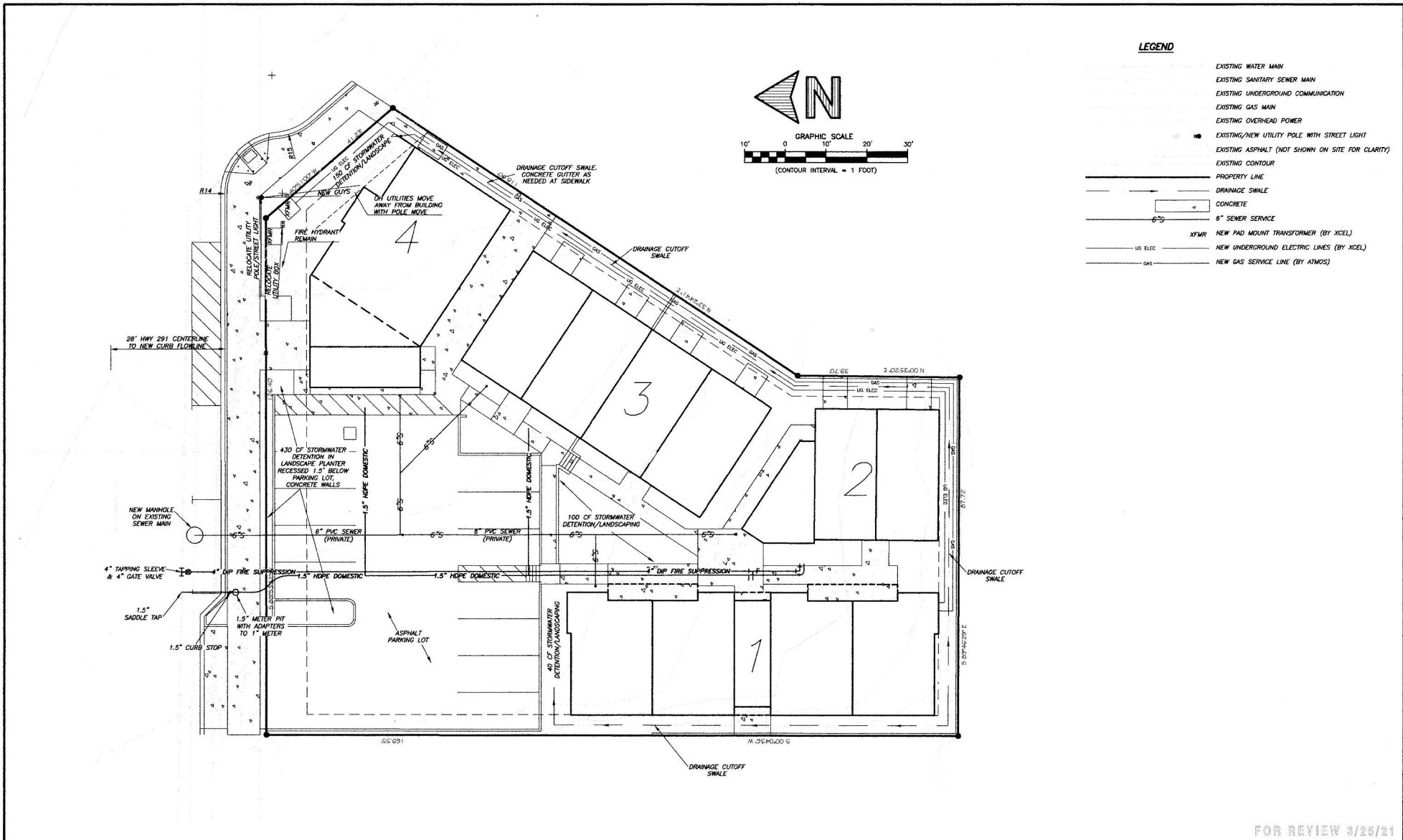


JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

**ROBERT GREYER, ARCHITECT**  
[BKGREYER@OUTLOOK.COM](mailto:BKGREYER@OUTLOOK.COM)  
719-530-1788

TITLE:  
BUILDING #4  
ELEVATIONS

DATE: 2-24-09



FOR REVIEW 3/25/21

<p><b>PRIVATE ENGINEER'S NOTES TO CONTRACTOR</b></p> <p>THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE ASSUMED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO UTILITIES IDENTIFIED AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONS NECESSARY TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THIS DRAWING ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY. THE CITY ENGINEER SHALL APPROVE THE PLANS AND SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORK OR THE PERFORMANCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AND THE PERFORMANCE OF THE CONTRACTOR.</p>	<p><b>PREPARED FOR:</b>                  CCCFC                  PO BOX 492                  BUENA VISTA                  PHONE: 303-985-3595</p> <p><b>PREPARED UNDER THE DIRECTION OF:</b>                  DATE</p> <p>WILLIAM HUSSEY                  L.C.E. NO. 58899                  EXPI. DATE 12/31/21</p>	<p><b>PREPARED BY:</b></p> <p><b>CRABTREE GROUP INC</b>                  ENGINEERING SMART GROWTH</p> <p>314 S STANLEY                  SALIDA, CO 81201                  PH: 719-824-1458</p> <p>314 CUYAMA ROAD                  SALIDA, CO 81201                  PH: 719-281-1784</p>	<p><b>SEAL</b></p> <table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>MARK</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table> <p style="text-align: center;">REVISIONS</p> <table border="1"> <tr> <td>APPR.</td> <td>DATE</td> <td>REVISION</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	DATE	BY	MARK				APPR.	DATE	REVISION				<p><b>CITY OF SALIDA</b></p> <p>DESIGNED BY: WBH          DRAWN BY: WBH          CHECKED BY: -</p> <p>APPROVED BY: _____          AGENCY HEAD: _____          DATE: _____</p> <p>SCALE: 1"=20'          BENCHMARK: DOCK SPIKE WHERE SHOWN ON PLAN. ELEV=7071.97</p> <p>DATE: MAR. 2021</p>	<p><b>JANE'S PLACE</b>          SALIDA, CO          PLANNED DEV. &amp; MIR  <b>CIVIL ENGINEERING PLAN</b>          UTILITIES AND DRAINAGE</p>	<p>SHEET NO. 1          OF 1 SHTS.          PROJECT NO. 21005</p>
DATE	BY	MARK																
APPR.	DATE	REVISION																



11220 Assett Loop  
Suite 202,  
Manassas, VA 20109  
703-365-9262  
[WellsandAssociates.com](http://WellsandAssociates.com)

**TO:** Robert Grether

**FROM:** Kevin R. Fellin, P.E.  
Lester E. Adkins, P.E.

**SUBJECT:** Parking Reduction Assessment

**RE:** Adaptive Housing Project  
City of Salida, Colorado

**DATE:** December 17, 2020

---

The purpose of this memorandum is to submit a formal parking reduction request to the City of Salida, Colorado in support of the proposed Adaptive Housing Project. The subject site is located in the southwest corner of the 3<sup>rd</sup> Street/State Highway (SH) 291 intersection and is currently undeveloped. The proposed Adaptive Housing project seeks to construct four (4) new buildings that would provide a total of 17 affordable/workforce dwelling units and approximately 1,375 square feet (SF) of commercial space. The commercial space would operate as a non-profit resource center for low-income individuals.

The demand for on-site parking for a particular project depends on a wide variety of factors and this parking assessment evaluates those factors that may impact this project based on the on-site parking supply that is being proposed. The proposal would provide 12 off-street spaces without a shared access driveway off of SH 291, but could increase the supply to a total of 13 spaces if a shared driveway is obtained (see Exhibit A). In addition, one designated motorcycle parking space would be provided.

The baseline minimum number of required parking spaces is based on the assumption that the residential units are considered inclusionary, which, under the zoning ordinance would require one (1) space per unit or 17 spaces. When classifying the commercial space as a community building, this use would require 3.44 spaces or three (3) spaces after rounding for a total of 20 spaces required for the entire project. As summarized in Table 1, the shortfall would either be seven (7) or eight (8) spaces below the City's minimum parking requirement depending on the driveway location.

**MEMORANDUM**

Table 1  
Parking Tabulation Summary

Use	Amount	Minimum Parking Requirements (1)	Minimum Required Spaces
Residential (2)	17 units	1 spaces per unit	17 spaces
Commercial (3)	1,375 SF	1 spaces per 400 SF	<u>3 spaces</u>
Total Required Spaces			20 spaces
Total Provided Spaces (without shared driveway)			12 Spaces <i>(8 fewer spaces than Code or 40.0% parking reduction)</i>
Total Provided Spaces (with shared driveway)			13 Spaces <i>(7 fewer spaces than Code or 35.0% parking reduction)</i>

Note(s):

- (1) Minimum parking requirements based on the Table 16-J of the Zoning Ordinance.
- (2) Standards for inclusionary housing developments (Section 16-13-50) permit one (1) space per unit.
- (3) The commercial space is assumed parked according to the "Community Building" land use standard.

A reduction in the required parking supports making the apartments more affordable by reducing the cost impact per unit. A policy issue arising out of the requirement for one (1) parking space per unit adds approximately 12% to the cost of the unit according to a study by the Victoria Transport Policy Institute. This percentage is likely even higher when the units are small and certainly increases the rents that the project must charge to be viable. Based on the same study, when land cost is based on \$500,000 per acre which applies to this project, the land cost alone per parking space is approximately \$4,200. Added to that would be constructions costs and long-term maintenance costs.

The following is a summary key factors that would further support reducing the required parking by mitigating the on-site parking demand to a proposed parking supply that would be adequate for this project.

**VEHICLE OWNERSHIP BASED ON INCOME**

According to the Victoria Transport Policy Institute study referenced above, it indicates that vehicle ownership rates drop with income. Given the fact that on an average basis the incomes of the targeted residents for this project would be lower than what is typical for a conventional market rate apartment project, it would be anticipated some residents would not own a vehicle.

# WELLS + ASSOCIATES

## MEMORANDUM

This is especially true when the surrounding community provides opportunities (e.g. walking, biking, shuttle service) to make ancillary trips without the need of a vehicle.

In Chaffee County, government statistics indicate approximately 22% of households or 46% of non-family households make less than \$30,000 and are at less than 50% of the Area Median Income (AMI). This segment of the population represents a category of people who need either emergency shelter, transition housing or supportive housing. This project would provide seven (7) of its 17 units (or 41%) that would be designed to serve this target population. One can safely assume that vehicle ownership rates associated with those seven (7) units will be lower than average. One or more of these units will be occupied by tenants such as the Southwest Conservation Corps, Americorps Volunteers, and other seasonal workers that have lower parking needs than typical tenants.

### UNBUNDLED PARKING

The project is planning to unbundle the residential parking from the cost to lease the residential unit where residents will be offered parking at a separate/additional cost. Those residents who do not have a vehicle are in effect paying a portion of the parking cost for those who do have a vehicle when the parking is free. To unbundle the parking cost, the project proposes to charge tenants with a vehicle on a sliding scale based on income, thus reducing the incentive to have a vehicle. Figures from 2002 in the previously noted study indicate that lower income tenants spend approximately \$3,000 annually on a vehicle that is undoubtedly much higher today. The fee for parking would be coupled with a limit of 11 maximum issued permits that would allow residents to park on-site. This would be enforced by a dashboard permit as available on a first come first serve basis.

### BICYCLE PARKING AND PEDESTRIAN ACCESS

The project would provide 10 covered bicycle parking spaces as a supporting alternative to vehicle ownership. The tenant demographic and local bicycle amenities/culture anticipates a substantial proportion of younger workers who would bike to work as well as to other necessary services. The downtown, with two (2) grocery stores, post office, recreational parks, entertainment, library, and many clothing stores, is about a half a mile to the east and the hospital is about one third of a mile to the west. Those distances are within a reasonable 10 to 15- minute walks and less via a bicycle trip. Again, the on-site bicycle parking would further support bicycle versus vehicle ownership. Salida is a relatively compact city with numerous bicycle trails and a strong bicycle culture that supports a higher than average use.

**MEMORANDUM****SHUTTLE SERVICES**

The Chaffee Shuttle is a free shuttle service available by appointment or, possibly, with a regular scheduled stop that provides transportation to shopping, work, medical services, and social activities throughout the County. In addition, there is a shuttle service that for a fee provides service to other cities in the state. The Shuttle is a viable alternative for many people who do not have a vehicle, do not have a driver's license, or choose not to drive to function in a normal fashion. This project is proposing to improve its SH 291 frontage with a sidewalk and a dedicated shuttle stop space to support non-auto trips. Alternatives to vehicle ownership would reduce the need for on-site parking and represents a significant savings in cost of living for future residents.

**SHARED PARKING**

Shared parking is especially useful in cases such as the subject property where a single parking space may be used by either a residential or commercial user. Because each land use within the development may experience a peak parking demand at different times of day or different months of the year relative to each other, the actual peak parking demand of the subject development may be less than if the peak parking demand of each land use was considered separately. For example, the commercial use would experience peak parking demands during the midday hours while the residential use experiences peak demands during late evening and overnight. It is anticipated that residents of the subject site would have varying work schedules and shifts that also include the working shifts during the weekends. Assuming a baseline condition that reduces the residential parking requirement by six (6) spaces (17 – 6 = 11 residential spaces) based on the attributes described previously, it would be safe to assume that at least half of the residential spaces would be available during the day, leaving seven (7) to eight (8) spaces available for the commercial use. This would exceed the three (3) space commercial parking requirement that would be needed during the important daytime hours.

As shown with the shared parking analysis presented in Table 2, the inherent characteristics of the site and shared parking would suggest an overall 12 to 13 space parking supply would serve typical conditions.

**MEMORANDUM**

Table 2  
Shared Parking Analysis (1) (2) (3) (4)

Hour	Residential		Commercial (Required = 3 spaces)				Total
	Hourly Demand		Visitor Hourly Demand		Employee Hourly Demand		
	(%)	(Spaces)	(%)	(Spaces)	(%)	(Spaces)	
	Required = 17 spaces (Adjustment = 6 fewer spaces) <b>Adjusted Req = 11 spaces</b>		<b>Visitor Req. = 2 spaces</b>		<b>Employ Req = 1 spaces</b>		
6 AM	95%	11	0%	0	0%	0	11
7 AM	80%	9	0%	0	0%	0	9
8 AM	67%	8	15%	1	25%	1	10
9 AM	55%	7	35%	1	45%	1	10
10 AM	50%	6	60%	2	75%	1	9
11 AM	45%	5	75%	2	95%	1	9
12 PM	40%	5	100%	2	100%	1	9
1 PM	40%	5	100%	2	100%	1	9
2 PM	40%	5	95%	2	100%	1	9
3 PM	40%	5	85%	2	100%	1	9
4 PM	45%	5	85%	2	100%	1	9
5 PM	50%	6	85%	2	100%	1	10
6 PM	60%	7	90%	2	100%	1	11
7 PM	70%	8	80%	2	100%	1	12
8 PM	80%	9	65%	2	90%	1	12
9 PM	85%	10	45%	1	60%	1	12
10 PM	95%	11	0%	0	0%	0	11
11 PM	97%	11	0%	0	0%	0	11
12 AM	100%	11	0%	0	0%	0	11

Note(s):

- (1) Hourly distributions obtained from the Urban Land Institute (ULI) "Shared Parking" 3<sup>rd</sup> Edition.
- (2) A residential adjustment of 6 fewer spaces than Code parking was applied as a baseline condition to account for anticipated reduced auto ownership, availability of a shuttle, unbundled parking, and access to pedestrian/bicycle facilities.
- (3) ULI's hourly percent distribution for a typical retail use was utilized for the commercial use and broken down by visitors (customers) and employees.
- (4) The published ULI hourly percent distributions for the commercial use were adjusted to 0% before 8 AM and after 9 PM when anticipating the commercial uses future operating hours.

**ON-STREET PARKING**

This project proposes to provide a new sidewalk along its SH 291 frontage that would allow for two (2) additional parallel on-street parking spaces. As mentioned above, if a shared driveway or a modified right angle corner street intersection is achieved, the parallel parking could be increased to three (3) spaces. This segment of highway frontage currently has little to no demand for on—street parking. For all intents and purposes, this project would likely provide the only parking demand for those spaces. The property across the street has far more parking available that it ever uses and is more convenient than the proposed on-street parking spaces. Although not counted to meet the site’s parking requirements, in effect the on-street parking would serve

## MEMORANDUM

as additional project parking that further supports the requested parking reduction (see Exhibits A and B). Third Street, which is primarily residential in the block to the east, has little to no on-street parking demand as seen in the below photo taken on a Sunday afternoon when people are most likely to be home. Though unlikely needed, it would be available for any small overflow parking needs that may occur.



Note: Third Street on Sunday evening, December 6, 2020.

## CONCLUSIONS

Given the nature of the project and the wide variety of alternatives listed above that would either reduce or mitigate the number of on-site parking spaces required by the Zoning Ordinance, it is reasonable to conclude that the project as proposed can function adequately with proper management. There would be on-site management that would address any issue that may arise and enforce solutions. This project strikes a good balance between land use and parking needs. It is this balance that further supports affordable housing and is more environmentally sound by taking advantage of underutilized on-street parking spaces that otherwise are underutilized. We feel confident that this project would function at a high level and be a positive prototype for other future developments.



Table 1  
Adaptive Housing Project: Salida, Colorado  
Trip Generation Analysis (1) (2) (3)

ITE Land Use	Land Use Code	Amount	Units	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Average Daily Trips
				In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise) 1-2 Stories	220	17	DU 35% Net New Trips	2 (1)	7 (2)	9 (3)	8 (3)	5 (2)	13 (5)	88 (31) 57
Small Office Building/Community Space	712	1,375	SF 35% Net New Trips	2 (1)	1 0	3 (1)	1 0	3 (1)	4 (1)	22 (8) 14
<b>Total</b>				<b>2</b>	<b>6</b>	<b>8</b>	<b>6</b>	<b>5</b>	<b>11</b>	<b>71</b>

Note(s):

- (1) Trip generation based on the Institute of Transportation Engineers' Trip Generation, 10th Edition.
- (2) GFA = Square Feet of Gross Floor Area, DU = Dwelling Unit
- (3) A 35% trip reduction is assumed to account for the affordable housing character of the development and bike friendly nature of the community where residents may not own a vehicle. The site is supported by a parking reduction that reflects the intended non-auto users.



State Highway 291

W 3rd Street

Bldg. 4

Bldg. 3

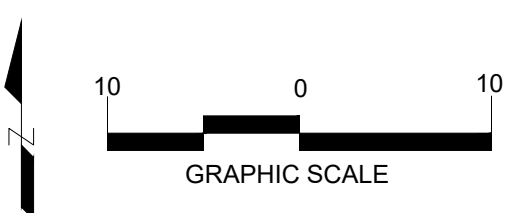
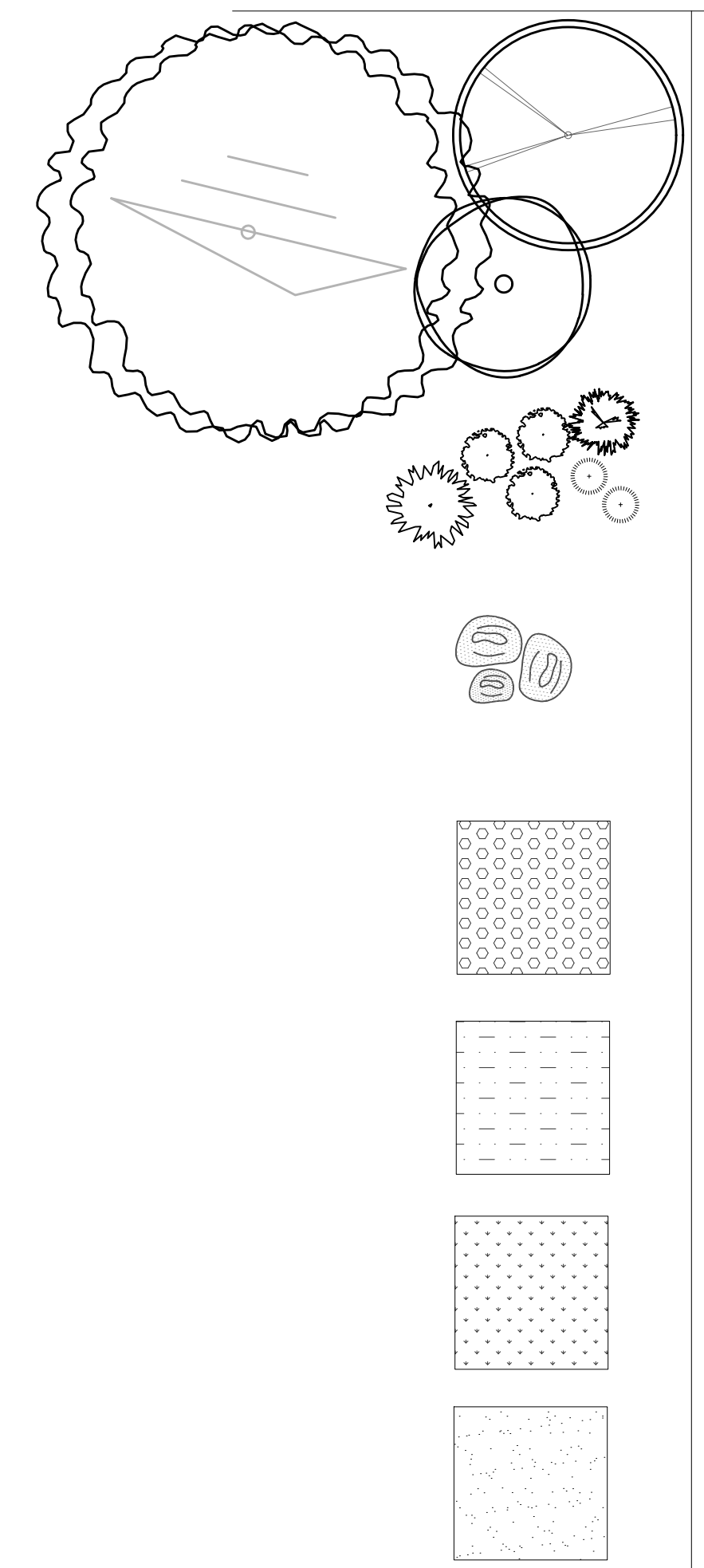
Bldg. 1

Bldg. 2

Jane's Place Conceptual Plant Schedule						
Key	Botanical Name	Common Name	Size	Root	Spacing	Cultivars
<b>Deciduous Trees</b>						
AN	Acer negundo 'Sensation'	Sensation Box Elder	2"	B&B	As Shown	'Sensation'
CA	Crataegus ambigua	Russian Hawthorn	2"	B&B	As Shown	
GT	Gleditsia triacanthos	Common Honeylocust	2"	B&B	As Shown	'Shademaster', 'Skyline'
MR	Malus x 'Radiant'	Radiant Crabapple	2"	Cont.	As Shown	'Radiant'
PN	Prunus cerasifera 'Newport'	Newport Plum	2"	Cont.	As Shown	'Newport'
ST	Sorbus x thuringiaca	Oakleaf Mountain Ash	2"	B&B	As Shown	
TC	Tilia cordata	Littleleaf Linden	2"	B&B	As Shown	'Greenspire'
<b>Evergreen Shrubs</b>						
Jp	Juniperus x pfitzeriana 'Monsan'	Sea of Gold Juniper	3 gal.	Cont.	As Shown	
Ma	Mahonia aquifolium	Oregon Grape	5 gal.	Cont.	As Shown	
<b>Deciduous Shrubs</b>						
Bt	Berberis thunbergii	Japanese Barberry	5 gal.	Cont.	As Shown	'Rose Glow'
Cb	Caryopteris x clandonensis	Blue Mist Spirea	5 gal.	Cont.	As Shown	'Dark Knight'
Ch	Chamaebatiaria millefolium	Fernbush	5 gal.	Cont.	As Shown	
Ca	Cotoneaster apiculatus	Cranberry Cotoneaster	3 gal.	Cont.	As Shown	'Tom Thumb'
Fp	Fallugia paradoxa	Apache Plume	5 gal.	Cont.	As Shown	
Pl	Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange	5 gal.	Cont.	As Shown	'Cheyenne'
Pg	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5 gal.	Cont.	As Shown	'Goldfinger'
Sa	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal.	Cont.	As Shown	'Anthony Waterer'
<b>Ornamental Grasses</b>						
ca	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Cont.	As Shown	'Karl Foerster'
bg	Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass	1 gal.	Cont.	As Shown	'Blonde Ambition'
<b>Seed Mixes</b>						
1	Pinon Juniper Meadow Mix					
As supplied by Western Native Seeds, Coaldale, CO, 719-942-3935						

City of Salida - Landscape Design Guidelines	
Landscape Area Calculations - C1 Zoning	
Total Project Area	19812 SF
Minimum Required Landscaped Area (10%)	1981 SF
<b>Total Landscaped Area / Open Space Provided: 23%</b>	<b>4455 SF</b>
Trees Required Per Landscaped Area	Provided:
1 Tree Required per 300 SF (1981/300=7 Trees)	<b>20 Trees</b>
<b>Parking Lots</b>	
Minimum Required Landscaping (6 plants per 15 spaces, 1 tree)	
12 Spaces: 1 tree, 5 shrubs	Provided:
<b>Trees (included in above total)</b>	<b>5</b>
<b>Shrubs</b>	<b>18</b>

Legend



Sheet Title: Concept Plan  
Scale: 1" = 10'-0"  
Date: 3/25/2021  
Drawn By: EWB  
File: 21.01 L Working.dwg  
Job Number: 21.02

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

Revisions	By:
Date:	

Overall Landscape Concept Plan

**Jane's Place**

H 291 / W 3rd Street Salida, CO 81201

**Mountain Aspect**  
Landscape Architecture, LLC  
1291 W 3rd Street Suite 3  
Salida, CO 81201  
719-842-2162  
www.mountainaspect.com

SHEET  
**L100**

**Water Demand Estimate and Meter Sizing Using Fixture Values**

(Based on AWWA M22 Manual, Second Edition)

Date 3/25/2021  
By Bill Hussey

Project **Jane's Place**

Residential, Non-Residential, M.F. Residential Multi-Family

Pressure Zone at Project 80

Fixture or Appliance	Fixture Value (at 60 psi)	Number of Fixtures	Subtotal Fixture Value
Toilet (tank)	4	21	84
Toilet (flush valve)	35	0	0
Urinal (wall or stall)	16	0	0
Urinal (flush valve)	35	0	0
Shower (single head)	2.5	5	12.5
Sink (lavatory)	1.5	21	31.5
Kitchen Sink	2.2	17	37.4
Utility Sink	4	1	4
Dishwasher	2	17	34
Bath tub	8	14	112
Clothes Washer	6	3	18
Hose connections (with 50 ft of hose)			
1/2 in.	5	0	0
5/8 in.	9	0	0
3/4 in.	12	2	24
Miscellaneous			
Bedpan washers	10	0	0
Drinking fountains	2	0	0
Dental units	2	0	0
Combined Fixture Value			357.4
Demand (gpm) - See Curves			39
Pressure Adjustment Factor			1
Total Adjusted demand (gpm)			39
Minimum Meter Size			1"
Service Line Velocity (fps)			5.8
<b>Minimum Service Size (HDPE)</b>			<b>1.5"</b>

Approved by: \_\_\_\_\_

calculated  
user inputted

Sewer Service Sizing per UPC

bldg 1	bldg 2	bldg 3	bldg 4	upc dfu	upc dfu total
4	5	8	4	4	84
					0
					0
					0
4	1			2	10
4	5	8	4	1	21
4	3	8	2	2	34
1				2	2
4	3	8	2	2	34
	4	8	2	2	28
3				3	9
					0
					0
					0
		1	1		0

222  
6" sewer service at 1% ok up to 700 dfu



MARCH 25, 2021



# DRAINAGE REPORT

JANE'S PLACE

BILL HUSSEY, PE  
Crabtree Group Inc.  
Salida, Colorado  
Project #21005



719.539.1675  
719.221.1799

325 D Street, P.O. Box 924, Salida, CO 81201  
422 Main Street Ventura, CA 93001



Contents

1 Introduction..... 1

2 Existing Conditions..... 1

3 Soils..... 1

4 Precipitation ..... 1

5 Runoff Analysis ..... 1

6 Conclusion ..... 2





# 1 INTRODUCTION

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Jane's Place is a proposed development in the City of Salida, at the southwest corner of Highway 291 and 3<sup>rd</sup> Street. Improvements to the site will include asphalt parking lot, concrete sidewalk, and four buildings.

# 2 EXISTING CONDITIONS

---

The subject site contains deteriorating asphalt and sparse vegetation. Existing stormwater flow on site consists of sheet flow from southwest to northeast. There is no evidence of significant off-site generated stormwater runoff entering the site. Existing stormwater outfall to the site is to Highway 291, which slopes downhill to the east.

# 3 SOILS

---

Information for the on-site soils was obtained from the USDA Web Soil Survey (U.S. Department of Agriculture, n.d.). The soils consist of Dominson gravelly sandy loam, which is assigned to Hydrologic Soils Group A. Web Soil Survey data is included in Appendix A.

# 4 PRECIPITATION

---

Precipitation amounts for the Design Storms was obtained from the NOAA precipitation frequency estimates for the subject area. The Design Storms utilized in the analysis are summarized in 1 below.

TABLE 1

Storm Return Period (yr)	24-hour Rainfall Amount (in.)
2	1.34
5	1.64
10	1.89
25	2.26
50	2.55
100	2.85

# 5 RUNOFF ANALYSIS

---

The runoff Analysis was performed utilizing the methods described in the Natural Resources Conservation Service (NRCS) Technical Release #55 (TR-55), with a Type II storm distribution. Predevelopment peak site runoff for the 25-year, 24 hour is 0.32 cfs. Postdevelopment peak site runoff for the 25-year, 24 hour storm is 0.76 cfs.

Therefore, per TR-55 Figure 6-1, a minimum of 720 cubic feet of stormwater detention is needed to mitigate the additional runoff caused by development of the site. Surface detention will be provided per the civil engineering plans.

TR-55 calculations are included in Appendix C

## 6 CONCLUSION

---

The development of the site is expected to increase the on-site generated stormwater flows after completion of construction. To mitigate this impact, a minimum of 720 cubic feet of on-site stormwater detention is incorporated in the site plan. Incorporation of the stormwater storage into the site design will mitigate the impact of the development to the stormwater flows in the area.

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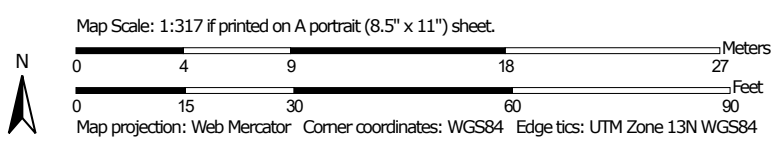
## APPENDIX A: SOILS REPORT

Soil Map—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

Item 17.




Soil Map may not be valid at this scale.



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**





 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.  
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties  
 Survey Area Data: Version 13, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	0.4	100.0%
<b>Totals for Area of Interest</b>		<b>0.4</b>	<b>100.0%</b>

---

## APPENDIX B: NOAA PRECIPITATION ESTIMATES



**NOAA Atlas 14, Volume 8, Version 2**  
**Location name: Salida, Colorado, USA\***  
**Latitude: 38.5395°, Longitude: -105.9994°**  
**Elevation: 7085.8 ft\*\***  
\* source: ESRI Maps  
\*\* source: USGS



Item 17.

**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF\\_tabular](#) | [PF\\_graphical](#) | [Maps & aeriels](#)

**PF tabular**

<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup></b>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
<b>5-min</b>	<b>0.174</b> (0.137-0.227)	<b>0.207</b> (0.163-0.270)	<b>0.277</b> (0.217-0.362)	<b>0.350</b> (0.272-0.460)	<b>0.472</b> (0.365-0.674)	<b>0.584</b> (0.435-0.837)	<b>0.711</b> (0.510-1.04)	<b>0.855</b> (0.586-1.29)	<b>1.07</b> (0.703-1.66)	<b>1.25</b> (0.791-1.94)
<b>10-min</b>	<b>0.255</b> (0.200-0.332)	<b>0.304</b> (0.238-0.395)	<b>0.406</b> (0.317-0.530)	<b>0.513</b> (0.398-0.673)	<b>0.692</b> (0.534-0.987)	<b>0.855</b> (0.637-1.23)	<b>1.04</b> (0.746-1.53)	<b>1.25</b> (0.859-1.89)	<b>1.57</b> (1.03-2.43)	<b>1.83</b> (1.16-2.84)
<b>15-min</b>	<b>0.311</b> (0.244-0.405)	<b>0.370</b> (0.291-0.482)	<b>0.495</b> (0.387-0.647)	<b>0.625</b> (0.486-0.821)	<b>0.844</b> (0.652-1.20)	<b>1.04</b> (0.777-1.49)	<b>1.27</b> (0.910-1.87)	<b>1.53</b> (1.05-2.31)	<b>1.91</b> (1.25-2.96)	<b>2.23</b> (1.41-3.46)
<b>30-min</b>	<b>0.394</b> (0.309-0.512)	<b>0.494</b> (0.388-0.643)	<b>0.685</b> (0.535-0.894)	<b>0.867</b> (0.673-1.14)	<b>1.15</b> (0.881-1.62)	<b>1.40</b> (1.04-1.99)	<b>1.68</b> (1.20-2.44)	<b>1.98</b> (1.35-2.97)	<b>2.42</b> (1.58-3.73)	<b>2.78</b> (1.76-4.31)
<b>60-min</b>	<b>0.458</b> (0.359-0.595)	<b>0.600</b> (0.471-0.781)	<b>0.851</b> (0.665-1.11)	<b>1.08</b> (0.836-1.41)	<b>1.41</b> (1.07-1.96)	<b>1.69</b> (1.24-2.37)	<b>1.98</b> (1.41-2.87)	<b>2.30</b> (1.56-3.43)	<b>2.75</b> (1.79-4.22)	<b>3.11</b> (1.97-4.82)
<b>2-hr</b>	<b>0.522</b> (0.415-0.669)	<b>0.706</b> (0.561-0.906)	<b>1.02</b> (0.805-1.31)	<b>1.29</b> (1.01-1.66)	<b>1.67</b> (1.27-2.26)	<b>1.98</b> (1.47-2.72)	<b>2.29</b> (1.64-3.24)	<b>2.62</b> (1.80-3.83)	<b>3.08</b> (2.03-4.63)	<b>3.43</b> (2.20-5.24)
<b>3-hr</b>	<b>0.572</b> (0.458-0.728)	<b>0.765</b> (0.612-0.974)	<b>1.09</b> (0.867-1.39)	<b>1.36</b> (1.08-1.75)	<b>1.75</b> (1.34-2.35)	<b>2.06</b> (1.54-2.81)	<b>2.38</b> (1.72-3.33)	<b>2.71</b> (1.87-3.91)	<b>3.16</b> (2.09-4.70)	<b>3.50</b> (2.26-5.30)
<b>6-hr</b>	<b>0.713</b> (0.579-0.895)	<b>0.903</b> (0.732-1.14)	<b>1.22</b> (0.987-1.54)	<b>1.49</b> (1.20-1.89)	<b>1.88</b> (1.46-2.48)	<b>2.19</b> (1.65-2.93)	<b>2.50</b> (1.83-3.45)	<b>2.83</b> (1.98-4.01)	<b>3.27</b> (2.19-4.79)	<b>3.61</b> (2.36-5.38)
<b>12-hr</b>	<b>0.928</b> (0.763-1.15)	<b>1.11</b> (0.907-1.37)	<b>1.40</b> (1.15-1.75)	<b>1.66</b> (1.35-2.08)	<b>2.03</b> (1.60-2.64)	<b>2.32</b> (1.78-3.07)	<b>2.63</b> (1.95-3.57)	<b>2.95</b> (2.09-4.12)	<b>3.38</b> (2.30-4.88)	<b>3.72</b> (2.46-5.45)
<b>24-hr</b>	<b>1.16</b> (0.966-1.42)	<b>1.34</b> (1.11-1.63)	<b>1.64</b> (1.36-2.01)	<b>1.89</b> (1.56-2.33)	<b>2.26</b> (1.80-2.89)	<b>2.55</b> (1.98-3.31)	<b>2.85</b> (2.14-3.80)	<b>3.16</b> (2.27-4.35)	<b>3.59</b> (2.47-5.09)	<b>3.92</b> (2.63-5.65)
<b>2-day</b>	<b>1.35</b> (1.14-1.63)	<b>1.57</b> (1.32-1.89)	<b>1.92</b> (1.61-2.31)	<b>2.21</b> (1.84-2.68)	<b>2.61</b> (2.10-3.27)	<b>2.92</b> (2.29-3.72)	<b>3.23</b> (2.45-4.22)	<b>3.54</b> (2.57-4.78)	<b>3.96</b> (2.76-5.50)	<b>4.27</b> (2.90-6.05)
<b>3-day</b>	<b>1.46</b> (1.24-1.74)	<b>1.70</b> (1.44-2.03)	<b>2.09</b> (1.77-2.50)	<b>2.41</b> (2.02-2.89)	<b>2.84</b> (2.30-3.53)	<b>3.18</b> (2.51-4.01)	<b>3.51</b> (2.68-4.55)	<b>3.84</b> (2.81-5.13)	<b>4.28</b> (3.01-5.90)	<b>4.61</b> (3.16-6.47)
<b>4-day</b>	<b>1.55</b> (1.33-1.84)	<b>1.80</b> (1.54-2.14)	<b>2.21</b> (1.88-2.63)	<b>2.54</b> (2.15-3.04)	<b>3.00</b> (2.44-3.70)	<b>3.35</b> (2.67-4.20)	<b>3.70</b> (2.84-4.77)	<b>4.06</b> (2.98-5.38)	<b>4.52</b> (3.19-6.18)	<b>4.87</b> (3.35-6.78)
<b>7-day</b>	<b>1.77</b> (1.53-2.07)	<b>2.03</b> (1.75-2.38)	<b>2.46</b> (2.12-2.89)	<b>2.82</b> (2.41-3.33)	<b>3.31</b> (2.73-4.03)	<b>3.68</b> (2.97-4.56)	<b>4.06</b> (3.16-5.16)	<b>4.44</b> (3.31-5.82)	<b>4.95</b> (3.54-6.68)	<b>5.34</b> (3.71-7.33)
<b>10-day</b>	<b>1.97</b> (1.71-2.29)	<b>2.25</b> (1.95-2.62)	<b>2.70</b> (2.34-3.15)	<b>3.08</b> (2.65-3.61)	<b>3.60</b> (2.99-4.35)	<b>4.00</b> (3.25-4.92)	<b>4.41</b> (3.45-5.55)	<b>4.81</b> (3.61-6.25)	<b>5.35</b> (3.85-7.16)	<b>5.76</b> (4.04-7.85)
<b>20-day</b>	<b>2.55</b> (2.25-2.92)	<b>2.92</b> (2.57-3.34)	<b>3.51</b> (3.08-4.03)	<b>3.99</b> (3.48-4.60)	<b>4.64</b> (3.90-5.50)	<b>5.13</b> (4.21-6.18)	<b>5.61</b> (4.44-6.93)	<b>6.08</b> (4.61-7.74)	<b>6.70</b> (4.88-8.79)	<b>7.16</b> (5.08-9.57)
<b>30-day</b>	<b>3.03</b> (2.69-3.43)	<b>3.47</b> (3.09-3.94)	<b>4.18</b> (3.70-4.75)	<b>4.74</b> (4.17-5.42)	<b>5.49</b> (4.64-6.43)	<b>6.04</b> (4.99-7.19)	<b>6.57</b> (5.24-8.03)	<b>7.09</b> (5.41-8.91)	<b>7.74</b> (5.67-10.0)	<b>8.20</b> (5.87-10.9)
<b>45-day</b>	<b>3.62</b> (3.25-4.07)	<b>4.15</b> (3.72-4.67)	<b>4.98</b> (4.44-5.61)	<b>5.63</b> (4.99-6.38)	<b>6.47</b> (5.51-7.49)	<b>7.08</b> (5.90-8.34)	<b>7.65</b> (6.15-9.24)	<b>8.20</b> (6.30-10.2)	<b>8.86</b> (6.54-11.3)	<b>9.31</b> (6.72-12.2)
<b>60-day</b>	<b>4.11</b> (3.71-4.59)	<b>4.70</b> (4.24-5.26)	<b>5.62</b> (5.05-6.30)	<b>6.33</b> (5.65-7.13)	<b>7.24</b> (6.19-8.30)	<b>7.88</b> (6.59-9.19)	<b>8.47</b> (6.84-10.1)	<b>9.01</b> (6.97-11.1)	<b>9.66</b> (7.17-12.2)	<b>10.1</b> (7.32-13.1)

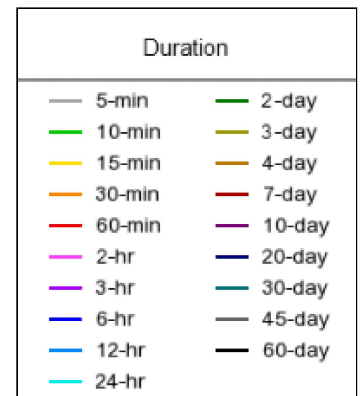
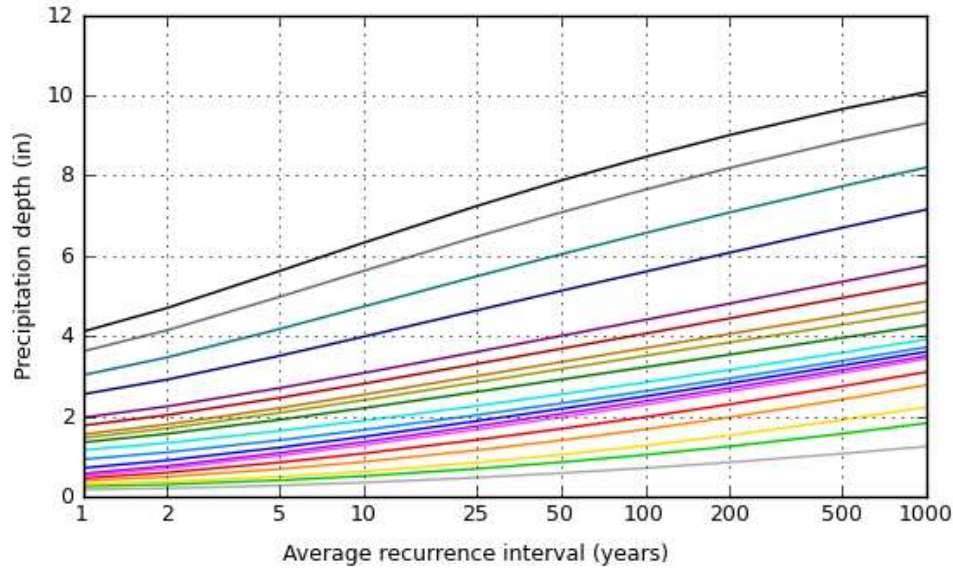
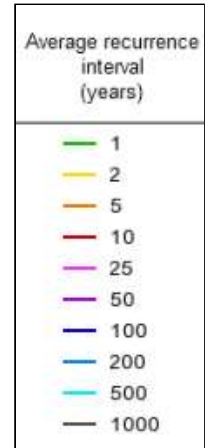
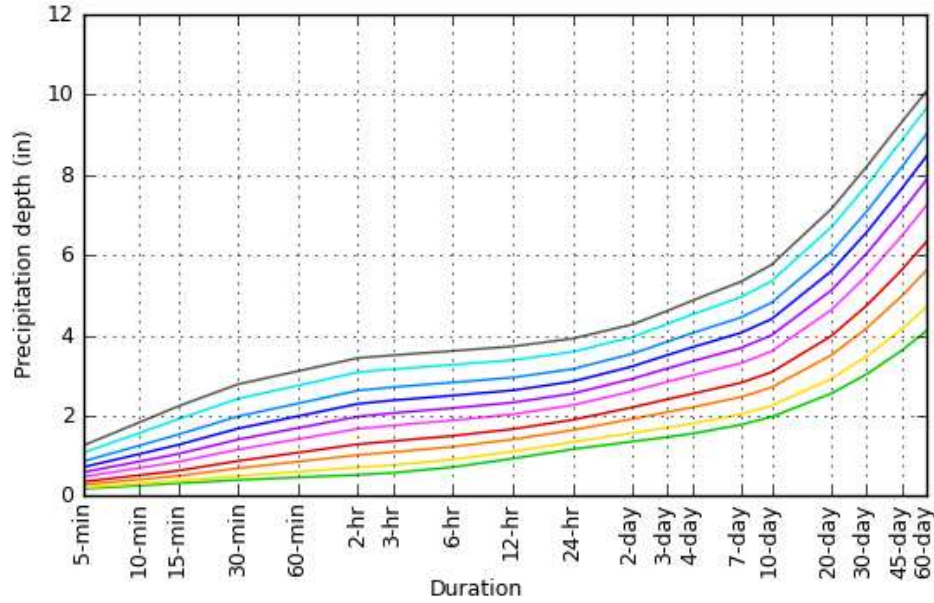
<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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**PF graphical**



PDS-based depth-duration-frequency (DDF) curves  
Latitude: 38.5395°, Longitude: -105.9994°

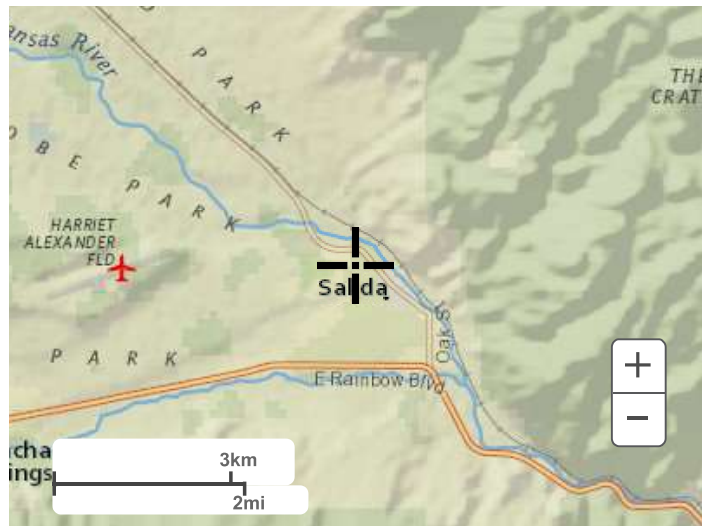


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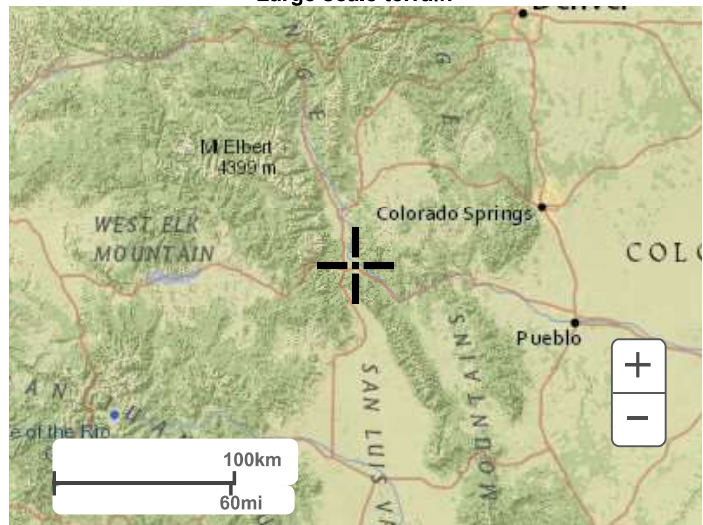
**Maps & aerials**

**Small scale terrain**

Item 17.



Large scale terrain

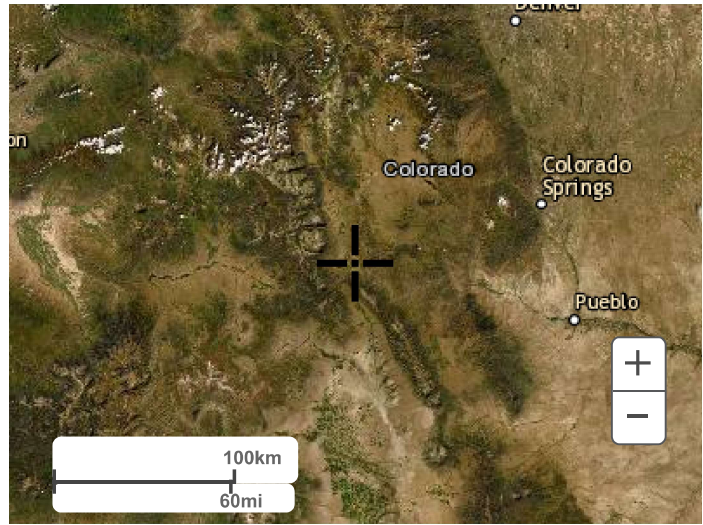


Large scale map



Large scale aerial

Item 17.



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[US Department of Commerce](#)  
[National Oceanic and Atmospheric Administration](#)  
[National Weather Service](#)  
[National Water Center](#)  
1325 East West Highway  
Silver Spring, MD 20910  
Questions?: [HDSC.Questions@noaa.gov](mailto:HDSC.Questions@noaa.gov)

[Disclaimer](#)

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# APPENDIX C: HYDROLOGIC ANALYSIS



## PRE-DEVELOPMENT RUNOFF CALCULATIONS

### Pre-Developed Curve Number

Land Use Description	HSG	Curve No.	Area (acres)	Area (%)
Impervious	A	98	0.17	38%
Open space (grass cover <50%)	A	68	0.28	62%
<b>Totals</b>			<b>0.45</b>	<b>100%</b>

**Weighted Curve Number      79**

### Time to Concentration

#### Sheet Flow

Surface Cover	Length (ft)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	Manning's n	T <sub>t</sub> (hrs)
Range (natural)	100	0.020	0.130	0.225

#### Shallow Flow

Surface Cover	Length (ft)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	Velocity Coefficient	T <sub>t</sub> (hrs)
Paved	100	0.020	20.328	0.010

#### Channel Flow

Length (ft.)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	n-Value	Flow Area (ft <sup>2</sup> )	Wetted Perimeter (ft)	Tt (hrs)

**Total Travel Time      0.235**

### Peak Discharge

Storm	2-yr	10-yr	25-yr	50-yr	100-yr
24-hr Precipitation (P)	1.34	1.89	2.26	2.55	2.85
Initial Abstraction (I <sub>a</sub> )	0.532	0.532	0.532	0.532	0.532
I <sub>a</sub> /P	0.397	0.281	0.235	0.208	0.187
Unit Peak Discharge (q <sub>u</sub> )	513	631	659	677	691
Runoff (Q)	0.19	0.46	0.68	0.87	1.08
<b>Peak Discharge (q<sub>p</sub>)</b>	<b>0.068</b>	<b>0.204</b>	<b>0.316</b>	<b>0.415</b>	<b>0.526</b>

## POST-DEVELOPMENT RUNOFF CALCULATIONS

### Post-Developed Curve Number

Land Use Description	HSG	Curve No.	Area (acres)	Area (%)
Natural Desert Landscaping	A	63	0.09	20%
Impervious	A	98	0.36	80%
<b>Totals</b>			<b>0.45</b>	<b>100%</b>

**Weighted Curve Number      91**

### Time to Concentration

#### Sheet Flow

Surface Cover	Length (ft)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	Manning's n	T <sub>t</sub> (hrs)
Range (natural)	100	0.020	0.130	0.225

#### Shallow Flow

Surface Cover	Length (ft)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	Velocity Coefficient	T <sub>t</sub> (hrs)

#### Channel Flow

Length (ft.)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	n-Value	Flow Area (ft <sup>2</sup> )	Wetted Perimeter (ft)	Tt (hrs)

**Total Travel Time (hrs)      0.225**

### Peak Discharge

Storm	2-yr	10-yr	25-yr	50-yr	100-yr
24-hr Precipitation (P)	1.34	1.89	2.26	2.55	2.85
Initial Abstraction (I <sub>a</sub> )	0.198	0.198	0.198	0.198	0.198
I <sub>a</sub> /P	0.148	0.105	0.088	0.078	0.069
Unit Peak Discharge (q <sub>u</sub> )	729	760	773	780	786
Runoff (Q)	0.61	1.07	1.39	1.66	1.93
<b>Peak Discharge (q<sub>p</sub>)</b>	<b>0.314</b>	<b>0.571</b>	<b>0.757</b>	<b>0.908</b>	<b>1.068</b>

## MINIMUM DETENTION CALCULATIONS

1. Data:

Drainage area  $A_m = 0.0007$  mi.<sup>2</sup>

Rainfall distribution II

1st Stage	2nd Stage
-----------	-----------

2. Frequency  $\dots$  yr

25	100
----	-----

3. Peak Inflow

discharge  $q_i$   $\dots$  cfs 

0.757	1.068
-------	-------

  
(from Post-Developed worksheet)

4. Peak outflow

discharge  $q_p$   $\dots$  cfs 

0.316	0.526
-------	-------

  
(from Pre-Developed worksheet)

5. Compute  $q_p/q_i$

0.42	0.49
------	------

6.  $V_s/V_r$

$$(V_s/V_r = C_0 + C_1(q_0/q_i) + C_2(q_0/q_i)^2 + C_3(q_0/q_i)^3)$$

0.31	0.28
------	------

7. Runoff, Q

(from Post-Developed worksheet)

1.39	1.93
------	------

8. Runoff Vol.  $V_r$

$$(V_r = QA_m 53.33)$$

$\dots$  cu-ft 

2,281	3,162
-------	-------

9. Storage vol,  $V_s$

$\dots$  cu-ft 

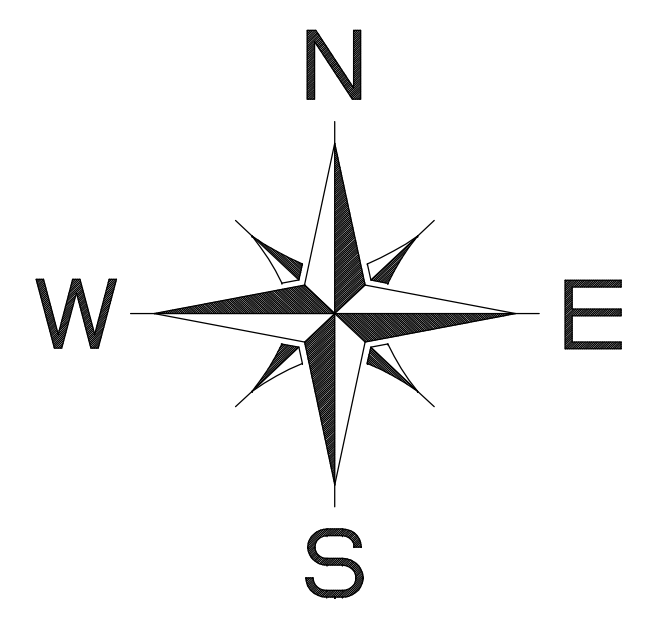
712	884
-----	-----

10. Maximum storage  $E_{max}$

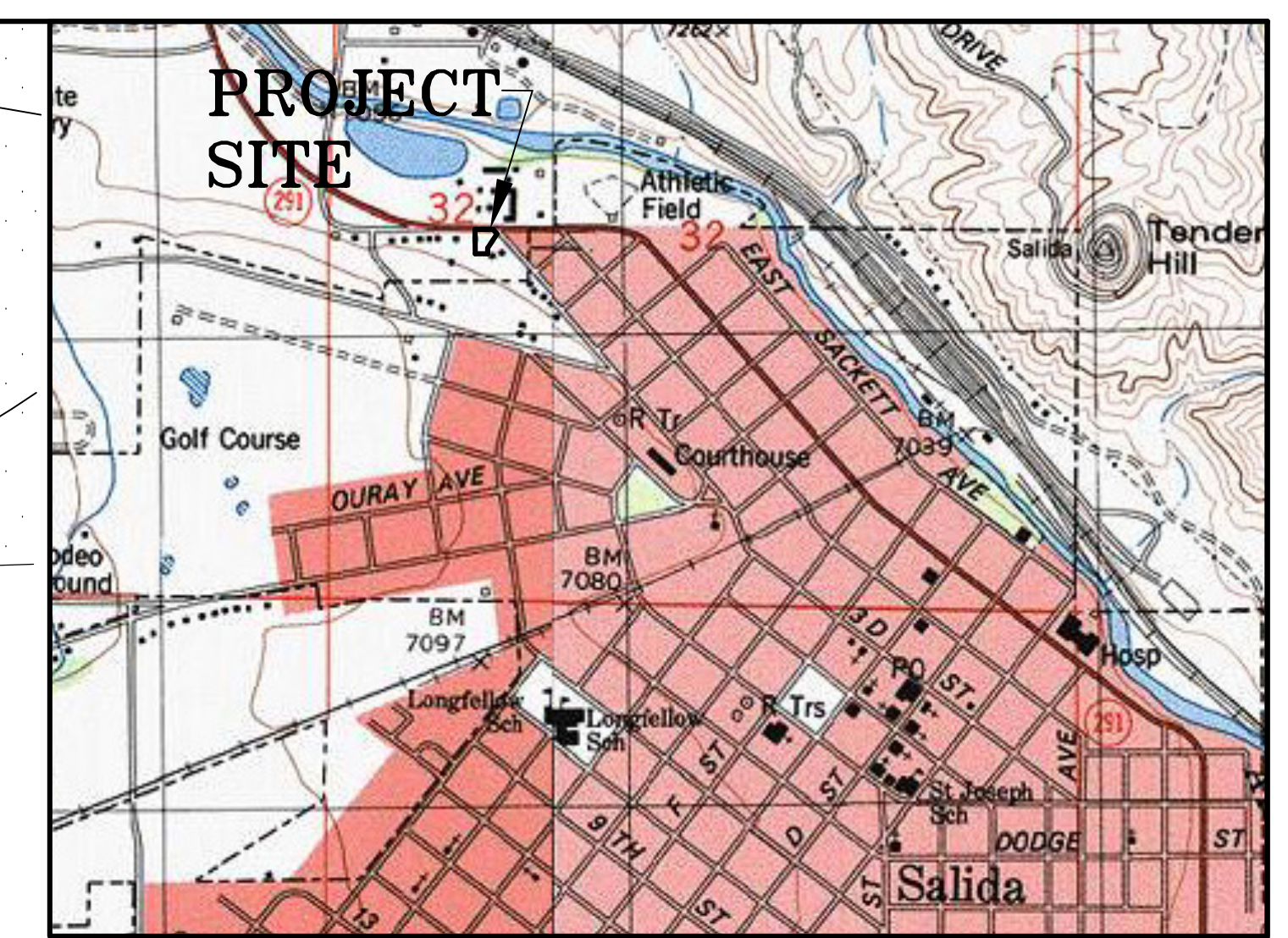
(from plot)

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SCALE  
1" = 10'



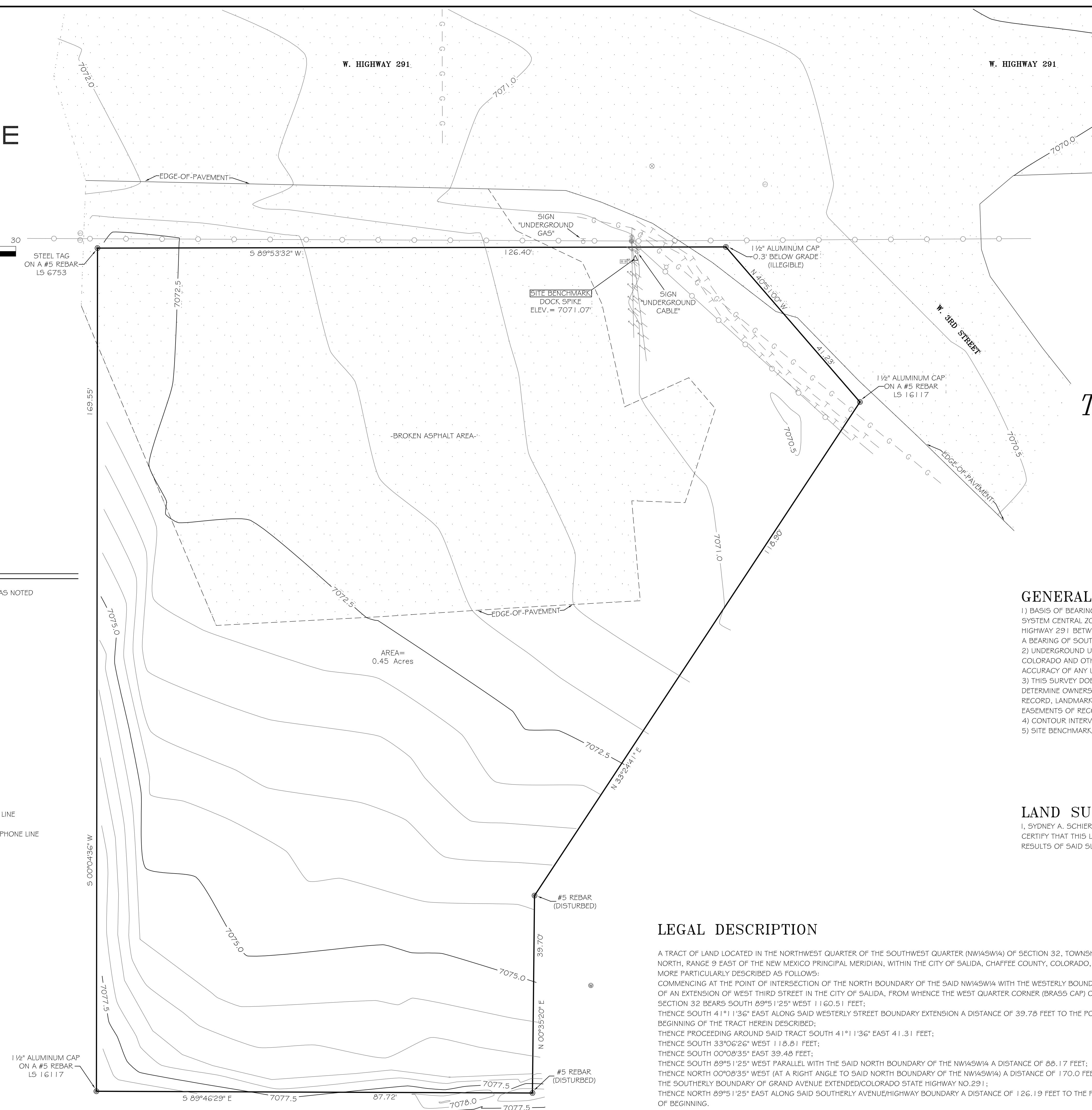
VICINITY MAP  
NOT TO SCALE

# TOPOGRAPHIC SURVEY

HIGHWAY 291  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO

## LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ WATER VALVE
- ⊙ WATER METER
- POWER POLE
- ⊕ SIGN
- ⊕ FIRE HYDRANT
- \* LIGHT POLE
- ⊕ SEWER MAN HOLE
- ⊕ UTILITY BOX
- WELL
- OVERHEAD UTILITY
- G — UNDERGROUND GAS LINE
- T - T - UNDERGROUND TELEPHONE LINE
- //// GUY WIRE



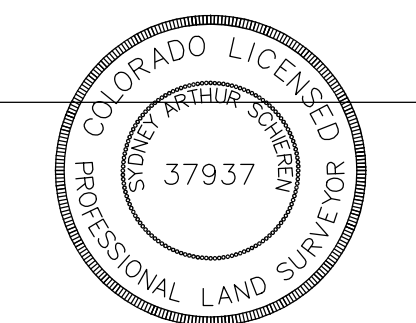
## GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTHERN RIGHT-OF-WAY OF W. HIGHWAY 291 BETWEEN A STEEL TAG STAMPED "LS 6753" AND A 1 1/2" ALUMINUM CAP (ILLEGIBLE) HAVING A BEARING OF SOUTH 89°53'32" WEST.
- 2) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK SURVEYING AND MAPPING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, LANDMARK SURVEYING AND MAPPING RELIED UPON DOCUMENTS PROVIDED BY THE CLIENT. EASEMENTS OF RECORD WERE NOT SHOWN PER CLIENTS REQUEST.
- 4) CONTOUR INTERVAL = 0.5'
- 5) SITE BENCHMARK IS A DOCK SPIKE SET WITH AN ELEVATION OF 7071.07'

## LAND SURVEYOR'S CERTIFICATE

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

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



## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION 32, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY OF THE SAID NW1/4SW1/4 WITH THE WESTERLY BOUNDARY OF AN EXTENSION OF WEST THIRD STREET IN THE CITY OF SALIDA, FROM WHENCE THE WEST QUARTER CORNER (BRASS CAP) OF SAID SECTION 32 BEARS SOUTH 89°51'25" WEST 1160.51 FEET;

THENCE SOUTH 41°11'36" EAST ALONG SAID WESTERLY STREET BOUNDARY EXTENSION A DISTANCE OF 39.78 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE PROCEEDING AROUND SAID TRACT SOUTH 41°11'36" EAST 41.31 FEET;

THENCE SOUTH 33°06'26" WEST 118.81 FEET;

THENCE SOUTH 00°08'35" EAST 39.48 FEET;

THENCE SOUTH 89°51'25" WEST PARALLEL WITH THE SAID NORTH BOUNDARY OF THE NW1/4SW1/4 A DISTANCE OF 88.17 FEET;

THENCE NORTH 00°08'35" WEST (AT A RIGHT ANGLE TO SAID NORTH BOUNDARY OF THE NW1/4SW1/4) A DISTANCE OF 170.0 FEET TO THE SOUTHERLY BOUNDARY OF GRAND AVENUE EXTENDED/COLORADO STATE HIGHWAY NO.291;

THENCE NORTH 89°51'25" EAST ALONG SAID SOUTHERLY AVENUE/HIGHWAY BOUNDARY A DISTANCE OF 126.19 FEET TO THE POINT OF BEGINNING.

REVISED:
JOB # 20192
DATE: DECEMBER 3, 2020
SHEET 1 OF 1

**TOPOGRAPHIC SURVEY**  
  
HIGHWAY 291  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO



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.

**PAGE 24 – THE MOUNTAIN MAIL – SALIDA, COLORADO – FRIDAY, APRIL 9, 2021**

through the GoToWebinar application via the following direct link: <https://register.gotowebinar.com/r/1909092342220683277>. Additionally, depending on which "Tier" of its COVID-19 Action Plan the City of Salida is in on April 26th, 2021, based upon Public Health Department guidance, the hearing may also take place in person in the City Council Chambers, 448 East 1st Street, Salida, Colorado. The hearing concerns an application for a Planned Development known as "Jane's Place" located on a .46 ac parcel at the southwest corner of Highway 291 and W. 3rd Street. The lot is currently zoned Commercial (C-1) and legally known as a Tract in the NW ¼ SW ¼ of Section 32 T50N R9E of the N.M.P.M., Chaffee County, Colorado. The application has been submitted by the Chaffee County Community Foundation.

The general purpose of the hearing is to review and consider the applicant's proposal for a four-building, 17-unit "community housing" development with a variety of dwelling types, a coffee shop, community meeting room, and administrative offices, plus other amenities. Any recommendation by the Planning Commission for the Planned Development shall be forwarded to the City Council for review and a public hearing, currently scheduled for June 1st, 2021, at or about the hour of 6:00 p.m., to be conducted remotely through the GoToWebinar application via the following direct link: <https://attendee.gotowebinar.com/register/6382995264411204366>. Additionally, depending on which "Tier" of its COVID-19 Action Plan the City of Salida is in on June 1st, 2021, based upon Public Health Department guidance, the hearing may also take place in person in the City Council Chambers, 448 East 1st Street, Salida, Colorado.

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the Community Development Department, (719) 530-2634. Public comment can be submitted via mail to the City of Salida at the address above (attn: Community Development Department) or via email at [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com) until 12:00PM the days of the hearings.

\*Please note that it is inappropriate to personally contact individual Planning Commissioners or City Councilors outside of the public hearings 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 meetings via the above GoToWebinar link so your comments can be made part of the record. To review the City's social distancing policy and other regulations, please visit: <https://cityofsalida.com/administration/page/covid-19-information>  
Published in The Mountain Mail April 9, 2021

or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.  
Published in The Mountain Mail April 9, 2021

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARINGS BEFORE  
THE PLANNING COMMISSION AND  
CITY COUNCIL FOR THE CITY OF  
SALIDA CONCERNING A MAJOR IMPACT  
REVIEW APPLICATION FOR A PLANNED  
DEVELOPMENT  
TO ALL MEMBERS OF THE PUBLIC  
AND INTERESTED PERSONS: PLEASE  
TAKE NOTICE that on April 26th, 2021, at  
or about the hour of 6:00 p.m., a public  
hearing will be conducted by the City of  
Salida Planning Commission remotely**



3/8/2021

City of Salida Planning & Zoning Commission and Salida City Council members,

Please accept this letter in support of the Chaffee County Community Foundation and Chaffee County Housing Office workforce housing planned development in Salida.

The cost of housing in Chaffee County has increased so rapidly that many of our future students, neighbors and friends, essential workers in our businesses, and seasonal workers supporting our industries, are unable to afford to live here. The proposed planned development at the corner of 3rd Street and Colorado Highway 291 will provide much needed housing for current and future Chaffee County residents, offer our businesses secure housing as a tool for recruiting new talent, and provide seasonal housing opportunities for employees of the education, rafting, skiing, and public land management industries.

As Colorado Mountain College expands in Salida and Poncha Springs, the college expects to bring on additional employees and attract students to the area and a focus on housing for these individuals will be necessary. The college hopes to build on the success of efforts like this one and fully supports the project.

The college is pleased to see this type of community-based development occurring in Salida and it fully supports the work of the Chaffee County Community Foundation and the Chaffee County Housing office to increase the vibrancy of the community and local economy.

Sincerely,

Rachel Pokrandt  
Vice President and Campus Dean, Leadville and Chaffee County Campuses



GO GREEN! RIDE THE SHUTTLE!

**A Division of Neighbor to Neighbor Volunteers**

City of Salida Planning & Zoning Commission and  
Salida City Council Members

Dear Planners and Council Members:

Neighbor to Neighbor dba The Chaffee Shuttle understands the need for low-cost housing in Salida. Not only is flexible and affordable housing sorely needed to sustain our amazing community, I am very pleased the development and design team for Jane's Place has thoughtfully acted on my advocacy to include a proposed shuttle stop and ample covered bike parking in their site plan. This demonstrates their commitment to truly listening to input, as well as investing in multi-modal transportation for the community and project residents.

As Executive Director of Chaffee Shuttle, I am constantly on the search for opportunities to design and install multi-modal transportation infrastructure. As we work to build permanent routes to serve the Salida and Chaffee community, having a shuttle stop at Jane's Place will be an important milestone. In addition, it is crucial to achieving the Council's vision of a vibrant, walkable, and sustainable City of Salida.

Not only is Jane's Place commitment to multi-modal transportation admirable, the development itself represents a crucial link in our housing and nonprofit community. Investing in Americorps volunteer housing will build nonprofit capacity throughout the county. In addition, having additional nonprofit drop-in working space and meeting space will be of great benefit to Chaffee Shuttle and the numerous other organizations working in and for this community.

The community has made a commitment to helping facilitate affordable housing, and this development presents exactly the type of project we need to encourage.

Regards,

Sincerely,

Hank Martin MA LPC  
Executive Director  
Neighbor to Neighbor/The Chaffee Shuttle  
hank@chaffeeshuttle.com

54 Jones Avenue, Salida CO 81201  
Salida & Buena Vista 719-530-8980  
neighborsalida@yahoo.com www.chaffeeshuttle.com

# Alpine Achievers Initiative

**Megan Strauss – Executive Director**

PO Box 399 Saguache, CO 81149

(719) 221-9480

May 3, 2021

Dear Council Members:

I am writing to voice my strong support for the housing and nonprofit development Jane's Place. The flexible and affordable housing is sorely needed to sustain our amazing community. In addition, I am very pleased the development and design team thoughtfully acted on my advocacy to include dedicated AmeriCorps member housing in their building plans. This demonstrates their commitment to truly listening to input, as well as investing in the capacity of our local nonprofits through ensuring access to housing for these much-needed service-oriented community members.

As Executive Director of Alpine Achievers, part of my mission is to help identify, recruit, and place AmeriCorps members with local nonprofits. AmeriCorps members commit to a year of service and live in extremely meager stipends (about \$1,200 a month that needs to cover all living expenses, including housing). While Chaffee nonprofits have been able to attract between 5 and 8 volunteers annually, more could be recruited if housing were available within their price range. Having a 5-bedroom unit reserved for these members at Jane's Place will be a boon to our recruitment efforts and I hope it will result in additional support in Chaffee which means additional staff capacity for our organizations!

Not only is Jane's Place commitment to AmeriCorps members admirable, the development itself represents a crucial link in our housing and nonprofit community. Investing in drop-in and shared working/meeting space for local organizations will build nonprofit capacity throughout the county.

Thus, I want to encourage you to approve and expedite this development. The need is great. The community has expressed a commitment to helping facilitate affordable housing, and this development presents exactly the type of project we need to encourage.

Thank you!

Sincerely,



Megan Strauss  
Executive Director  
Alpine Achievers Initiative

**GREAT FUTURES START HERE.**



Boys & Girls Clubs  
Of Chaffee County  
Salida Branch  
P.O. Box 1430  
Salida, CO 81201  
Tel 719-539- 9500

Boys & Girls Clubs of  
Buena Vista Branch  
P.O. Box 5148  
Buena Vista, CO 81211

Item 17.

Dear Council Members:

I write today to express enthusiastic support for the housing and nonprofit development Jane's Place. There is no greater need in Chaffee County than flexible and affordable housing. I greatly appreciate the design and development team's interest in considering the needs of AmeriCorps members in their building plans. This demonstrates their commitment to listening to input, as well as investing in the capacity of our local nonprofits.

As Executive Director of the Boys & Girls Club of Chaffee County, we rely heavily on the AmeriCorps volunteer program to provide high quality staff at a cost that fits within our budget. We strive every year to reach more youth, more often, especially those that need us most. Our AmeriCorps members bring skills, commitment and engagement, changing the trajectory of hundreds of kids' lives every year. But they cannot help others if they cannot help themselves; and, like many young professionals, affordable housing is consistently their greatest hurdle. In just the past 8 years we have lost out on no fewer than 9 AmeriCorps members because they were unable to locate affordable housing.

Jane's Place represents a crucial link in our housing and nonprofit community. Investing in drop-in and shared working/meeting space for local organizations will build nonprofit capacity throughout the county. AmeriCorps housing will benefit not only the Boys & Girls Club but will in turn increase Chaffee's competitiveness in overall AmeriCorps recruitment. Working families can once again thrive in our community when housing burdens are alleviated.

As the most vital (and largest) youth development organization in Chaffee County, we appreciate the Jane's Place endeavor. Successful housing projects need everyone's support. I appreciate the challenge and admire the work of those who are working tirelessly on our county's most pressing need.

Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Beaulieu". The signature is fluid and cursive.

Brian Beaulieu

Executive Director

Boys & Girls Club of Chaffee County

719-539-9500

[director@bgcchaffee.org](mailto:director@bgcchaffee.org)

April 22<sup>nd</sup>, 2021

City of Salida Planning & Zoning Commission and  
Salida City Council Members

Dear Planners and Council Members:

I am writing as an adjacent property owner to the proposed new, adaptive housing project: Jane's Place. I strongly support this development concept for multiple reasons. Principal among them is the fact that this proposal addresses the dire need for affordable housing in this ever-growing community.

I'm excited about this innovative project to help meet one of the most pressing needs in our community, and delighted that it is being proposed to honor Jane Witmer. As a family physician, I share a commitment to the health and wellbeing of this city, and the fact is, individuals and families cannot be healthy without a safe place to call home. Likewise communities cannot be healthy, resilient, and vibrant places without multiple options and styles of attainable housing.

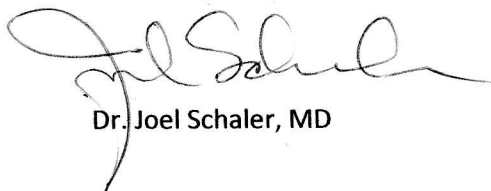
I just viewed the video describing the proposed plan for multiple, small units of affordable housing, including a dedicated residence for AmeriCorps volunteers. The project clearly addresses those in our community who have the greatest need: young adults, local service workers, temporary workers in our recreational and tourist positions, and others in real need, such as survivors of domestic violence and individuals and families in crisis.

Further, I like the thoughtful layout and proposed positive influence this development would likely have on the immediate area, where affordable housing makes a lot of sense. Developing small, affordable units close to downtown would allow foot and bicycle transportation to work places and shops. As an adjacent property owner, I know this development will lend itself to a transformation of the 3<sup>rd</sup> & 291 intersection to the benefit of all.

Thus, I want to encourage you to approve and expedite this development. The need is great. The community has made a commitment to helping facilitate affordable housing, and this development presents exactly the type of project we need to encourage.

Thank you!

Sincerely,



Dr. Joel Schaler, MD



## THE ALLIANCE

*Empowering Individuals beyond  
domestic and sexual violence*

May 12, 2021

Dear Council Members:

I am writing to voice my strong support for the housing and nonprofit development Jane's Place. Not only is flexible and affordable housing sorely needed to sustain our amazing community, I am very pleased the development and design team is proactively engaging me and my team to consider not only how The Alliance could partner on providing services to Jane's Place tenants, but also how the units could be designed and used for our clients and others in crisis. This demonstrates their commitment to listening to input, and designing a project that truly serves diverse local needs.

We all know the old adage "Why doesn't she just leave?" doesn't address the enormous challenges that survivors face when trying to move beyond abuse. Imagine being someone who is experiencing domestic abuse - you want to leave, but where will you go? Suddenly, you've gone from two incomes to one and are trying to find a safe, sustainable place for you, your children, and your pets to live - all in Chaffee County's extraordinarily competitive and expensive housing market. Without housing, confronting the myriad of physical, emotional, and mental health struggles that come along with experiencing domestic and sexual violence is nearly impossible. After running into one barrier after another, going back and enduring abuse doesn't just seem like an acceptable option for survivors, it seems like the only option.

Jane's Place represents a crucial link in our housing and nonprofit community. Investing in drop-in and shared working/meeting space for local organizations will build nonprofit capacity throughout the county. Americorps housing will increase Chaffee's competitiveness in overall Americorps recruitment. Transitional housing units will ensure those in crisis, new recruits to our workforce, and seasonal workers will have a safe and affordable place to land.

Thus, I want to encourage you to approve and expedite this development. The need is great. The community has expressed a commitment to helping facilitate affordable housing, and this development presents exactly the type of project we need to encourage.

Thank you!

Sincerely,

Shelley Schreiner

Executive Director

The Alliance Against Domestic Abuse

719-539-7347

[director@alliancechaffee.org](mailto:director@alliancechaffee.org)



**CITY OF SALIDA, COLORADO**  
**CITY SALES, COUNTY SALES, AND RETAIL MARIJUANA TAX REPORT**  
**MARCH 2021**



The City of Salida Sales Tax, Chaffee County Sales Tax, and Retail Marijuana Tax Report examines tax collections for the month of March 2021, which were remitted to the City of Salida in May 2021

**Summary Results for City Sales, Chaffee County Sales, and Retail Marijuana Taxes**

March City sales tax collections increased by \$204,567 (39.1%) as compared to March 2020. The City’s portion of Chaffee County sales tax collections was up \$96,380, a 58.8% increase over March 2020. The State allocation of the 15% Marijuana Tax was down by \$1,393 (-13.3%). In total, sales tax receipts are 42.9% higher for March and 29.2% higher year to date and are exceeding the conservative budget projections by \$736,340 or 38.4% year to date. The budget in this presentation is spread throughout the year in the same (seasonal) proportion as actual collections in previous years (not evenly throughout the year).

<b>Current Month</b>							
	March 2021	March 2020	2021 - 2020 \$ Change	2021 - 2020 % Change	March 2021 Budget	2021 Budget \$ Variance	2021 Budget % Variance
3% Sales Tax	\$ 727,635	\$ 523,068	\$ 204,567	39.1%	\$ 512,061	\$ 215,574	42.1%
Shared County Tax	\$ 260,389	\$ 164,008	\$ 96,380	58.8%	\$ 185,990	\$ 74,399	40.0%
Marijuana	\$ 9,077	\$ 10,469	\$ (1,393)	-13.3%	\$ 7,362	\$ 1,715	23.3%
<b>Total</b>	<b>\$ 997,100</b>	<b>\$ 697,546</b>	<b>\$ 299,554</b>	<b>42.9%</b>	<b>\$ 705,413</b>	<b>\$ 291,688</b>	<b>41.3%</b>
<b>Year to Date</b>							
	YTD 2021	YTD 2020	2021 - 2020 \$ Change	2021 - 2020 % Change	YTD 2021 Budget	2021 Budget \$ Variance	2021 Budget % Variance
3% Sales Tax	\$ 1,946,396	\$ 1,537,229	\$ 409,167	26.6%	\$ 1,388,440	\$ 557,957	40.2%
Shared County Tax	\$ 680,293	\$ 487,941	\$ 192,352	39.4%	\$ 507,024	\$ 173,269	34.2%
Marijuana	\$ 25,184	\$ 27,142	\$ (1,957)	-7.2%	\$ 20,070	\$ 5,115	25.5%
<b>Total</b>	<b>\$ 2,651,874</b>	<b>\$ 2,052,312</b>	<b>\$ 599,561</b>	<b>29.2%</b>	<b>\$ 1,915,533</b>	<b>\$ 736,340</b>	<b>38.4%</b>

**CITY OF SALIDA, COLORADO**  
**CITY SALES, COUNTY SALES, AND RETAIL MARIJUANA TAX REPORT**  
**MARCH 2021**

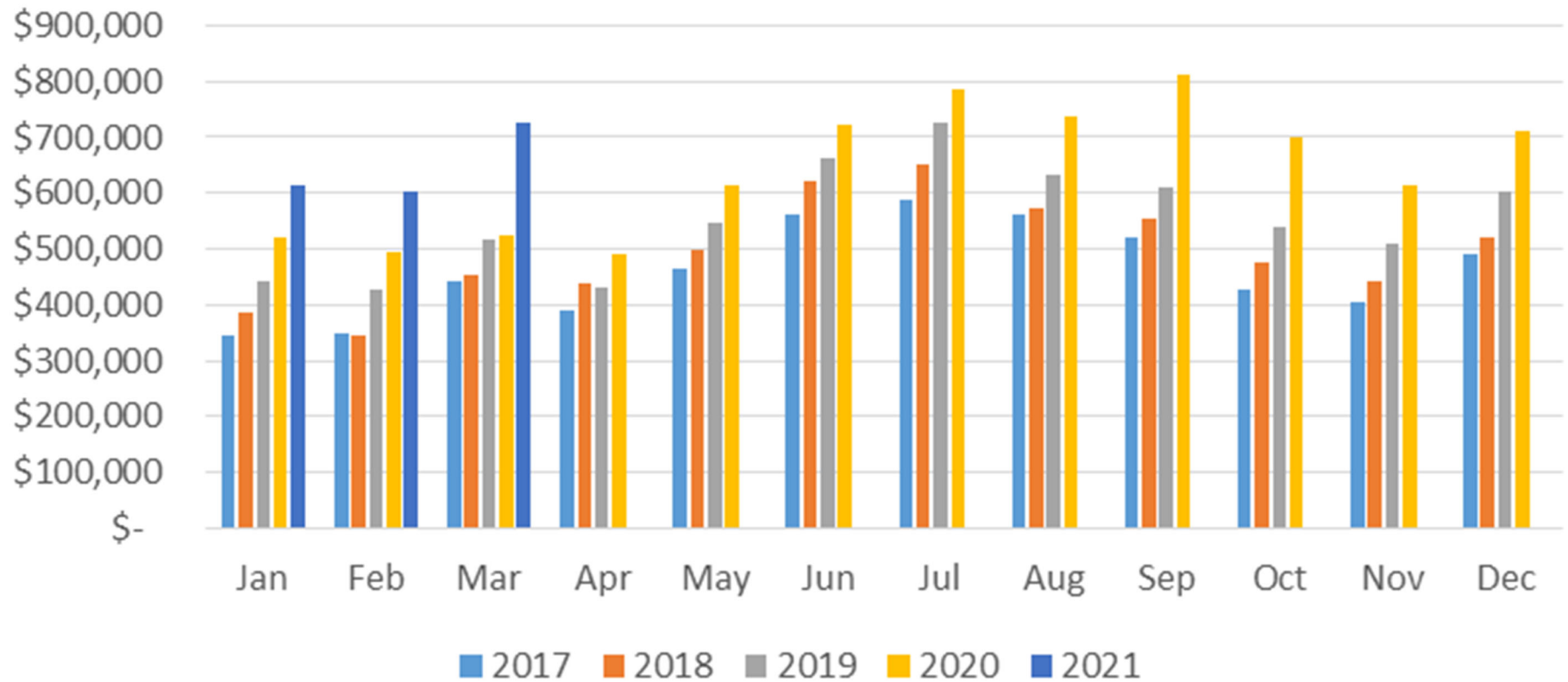


In the tracking by NAICS industry sector report, all of the significant sectors driving Salida’s sales tax were up for the month. Accommodations and Food Services had the most robust growth, this industry had strict COVID restrictions in place during March of 2020.

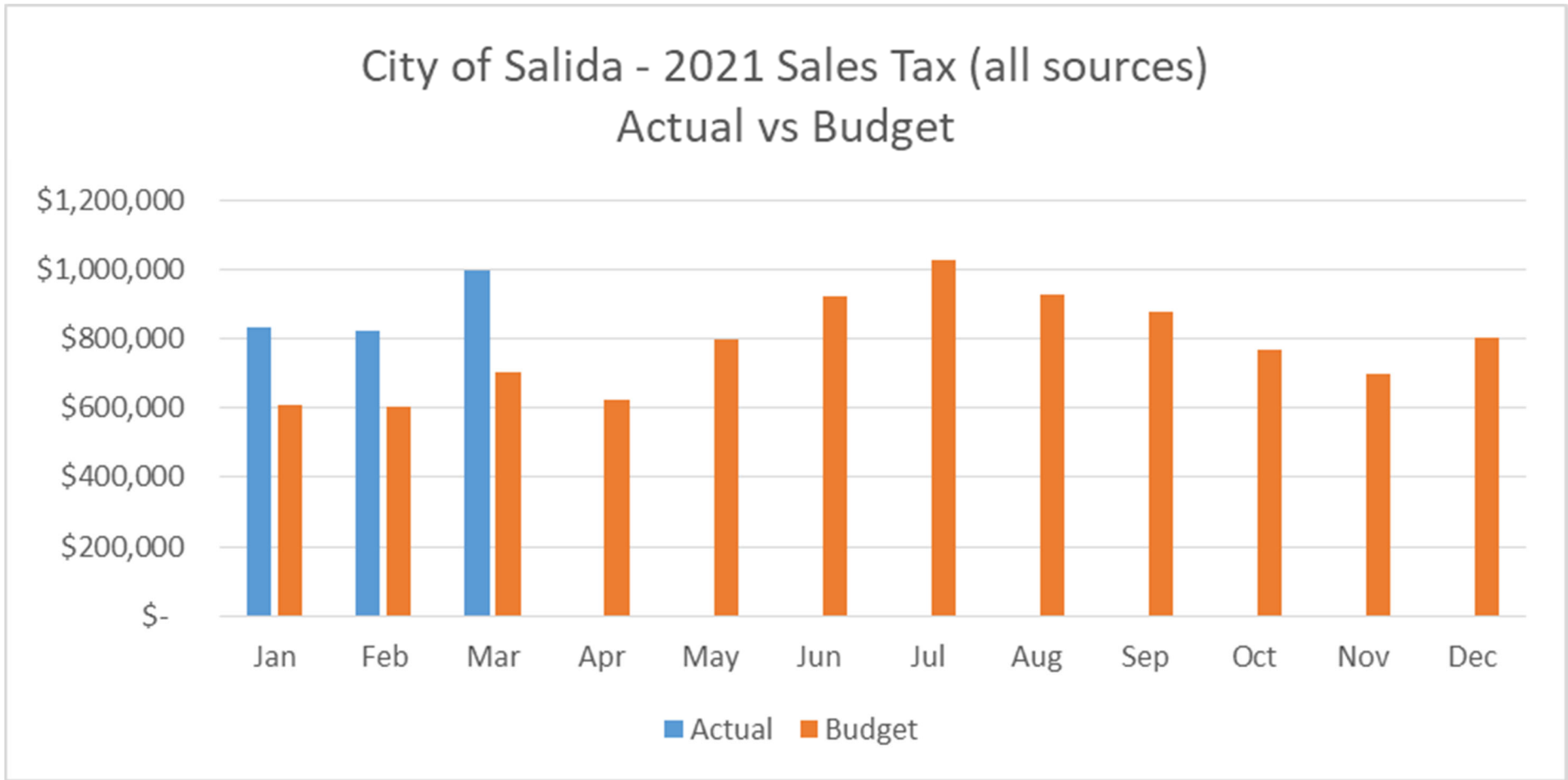
<b>3% City Sales Tax by Industry Sector</b>								
NAICS Sector	<b>Current Month</b>				<b>Year to Date</b>			
	March 2021	March 2020	2021-2020 \$ Change	2021-2020 % Change	YTD 2021	YTD 2020	2021-2020 \$ Change	2021-2020 % Change
Retail Trade	\$ 488,442	\$ 390,514	\$ 97,928	25.1%	\$ 1,349,335	\$ 1,108,814	\$ 240,521	21.7%
Accommodation and Food Services	\$ 123,285	\$ 58,823	\$ 64,462	109.6%	\$ 313,554	\$ 216,313	\$ 97,241	45.0%
Manufacturing	\$ 25,748	\$ 15,241	\$ 10,507	68.9%	\$ 63,216	\$ 43,814	\$ 19,402	44.3%
Wholesale Trade	\$ 18,431	\$ 14,546	\$ 3,885	26.7%	\$ 53,652	\$ 35,659	\$ 17,993	50.5%
Construction	\$ 13,542	\$ 10,006	\$ 3,536	35.3%	\$ 31,707	\$ 31,010	\$ 697	2.2%
Information	\$ 6,293	\$ 5,422	\$ 872	16.1%	\$ 18,350	\$ 27,699	\$ (9,349)	-33.8%
Real Estate, Rental & Leasing	\$ 3,808	\$ 3,149	\$ 659	20.9%	\$ 8,457	\$ 17,864	\$ (9,407)	-52.7%
All Other	\$ 48,086	\$ 25,368	\$ 22,718	89.6%	\$ 108,125	\$ 56,057	\$ 52,068	92.9%
<b>Total</b>	<b>\$ 727,635</b>	<b>\$ 523,068</b>	<b>\$ 204,567</b>	<b>39.1%</b>	<b>\$ 1,946,396</b>	<b>\$ 1,537,229</b>	<b>\$ 409,167</b>	<b>26.6%</b>



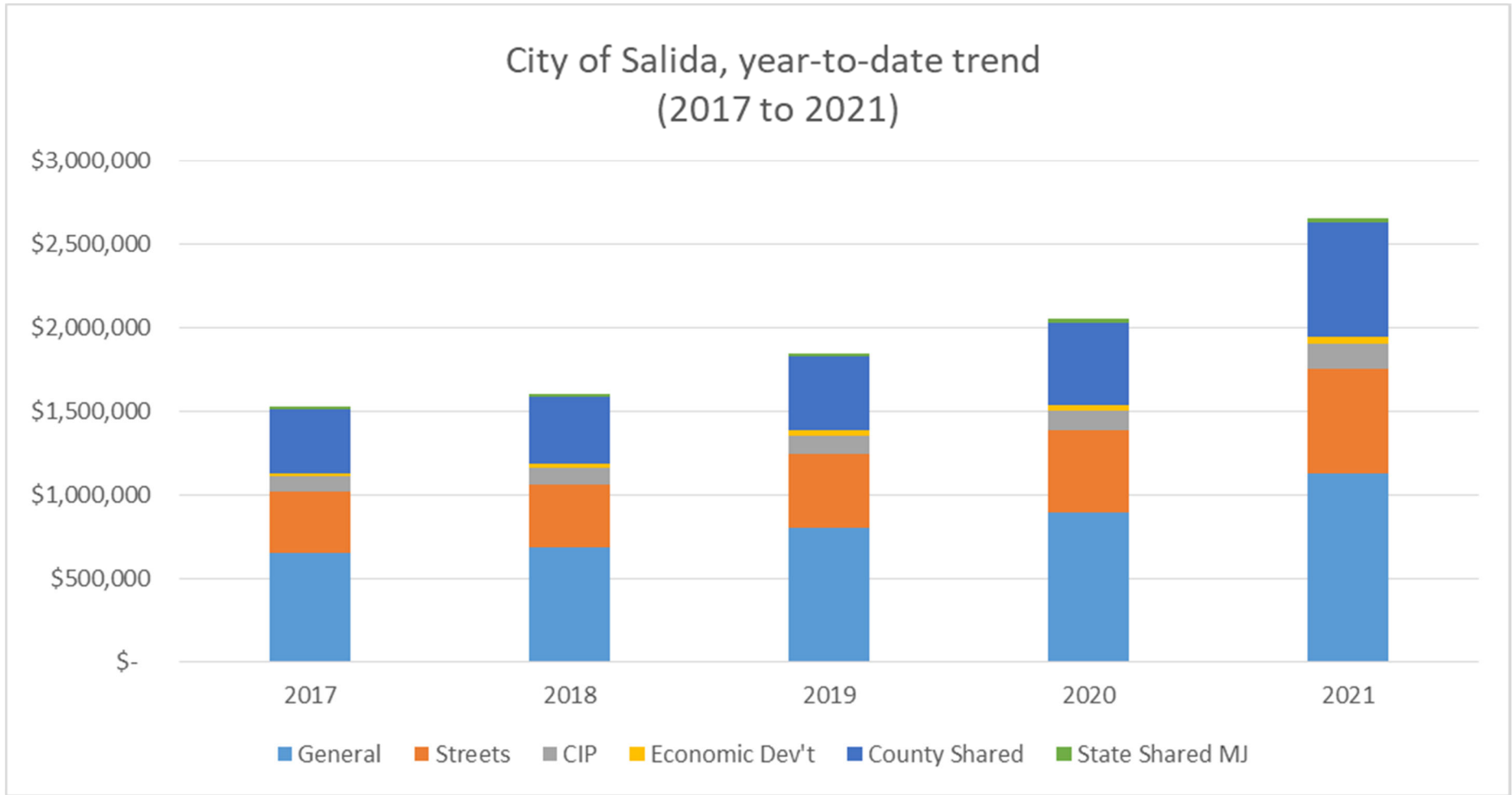
City of Salida - Monthly 3% Sales Tax Performance  
 (2017-2021)



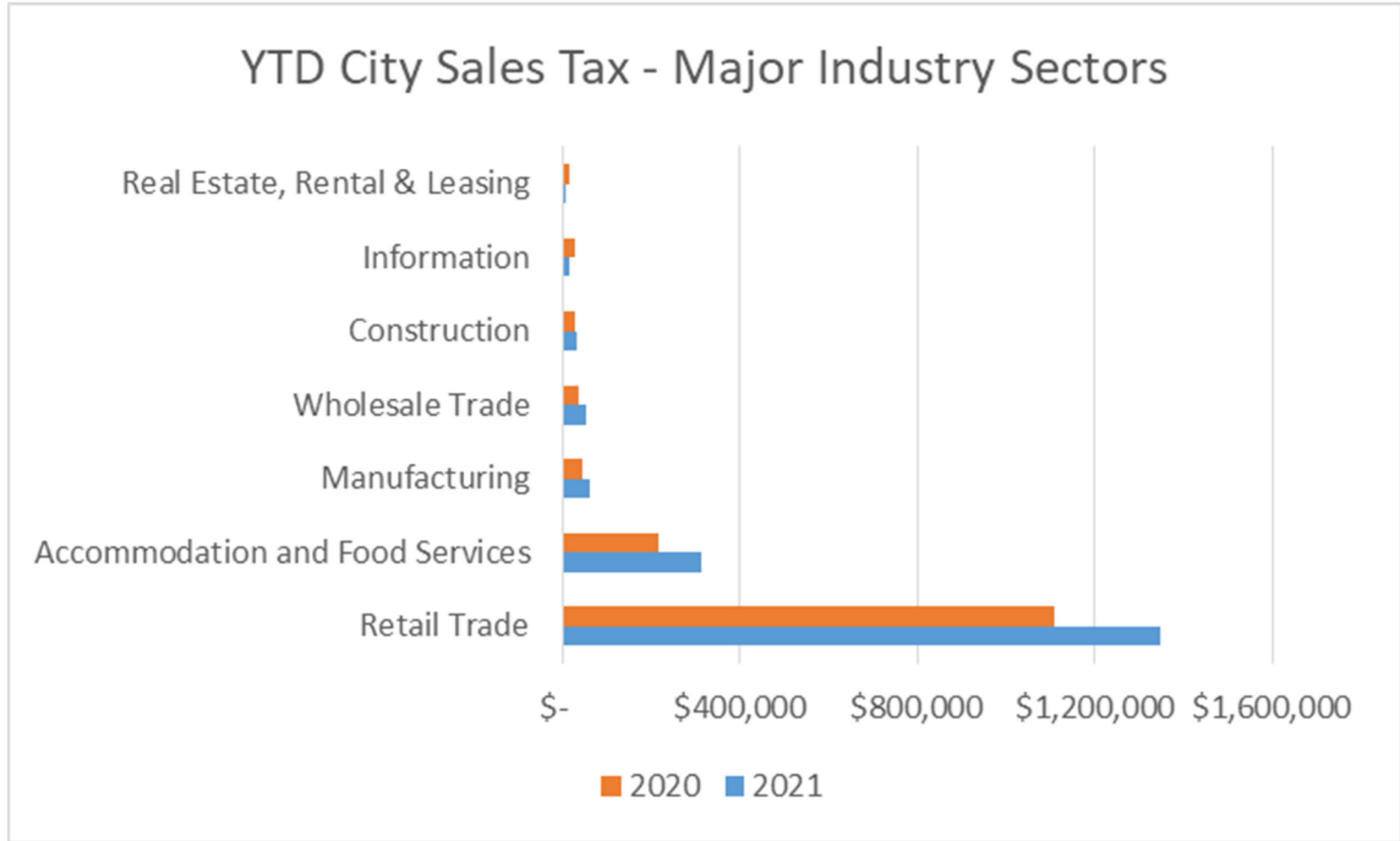
**CITY OF SALIDA, COLORADO**  
**CITY SALES, COUNTY SALES, AND RETAIL MARIJUANA TAX REPORT**  
**MARCH 2021**



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**MARCH 2021**



**CITY OF SALIDA, COLORADO**  
**CITY SALES, COUNTY SALES, AND RETAIL MARIJUANA TAX REPORT**  
**MARCH 2021**





## **MAY 2021 STAFF REPORTS**

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### **Police Department –**

- For the month of April, Salida PD 598 calls for service. That is a 77% increase over April of last year.
  - K-9 Sarge had been active his first month on the job. We recovered person who ran from a DUI crash and arrested a drug dealer that was carrying 30 grams of methamphetamine, pills, baggies, a scale and over \$2000 in cash.
  - We switched SRO's during the month of April. We now have a female officer in the school. This is the first time we have had a female SRO so I am interested to see if there are any difference with the interaction between the SRO, staff and students.
  - We received an award from Lexipol for achieving a "Lexipol Gold Standard" in Policy Management.
- 

### **Finance Department –**

- Staff has made significant progress on preparing the various reports required for the Comprehensive Annual Financial Report necessary for qualifying for the Government Finance Officers Association excellence in financial presentation award. This is a coveted award that we plan to apply for but recognize that it may not be achieved this first year of submittal.
- Budget kick off has begun. Departments are working on Mission Statements and goals tied to Council goals that were developed at their retreat. Next step will be to build the numbers for a budget request tied to these goals. Council reviews of the resulting 2022 budget will begin in August.
- A first amendment to the 2021 budget was prepared and council will be asked to adopt it at the May 18 meeting.
- The Accounts Receivable software upgrade is complete and has been deemed successful.

- Discussions are underway with Ehlers to determine if any debt refinancing opportunities exist which could save money. The Finance Committee will be updated at their May 18 meeting.
  - Kristen Hussey, Staff Accountant, did an excellent job developing a model to prevent pay compression as the City makes plans to move our lowest paid employees to a \$15 minimum pay level.
  - Heather Wright, Administrative Coordinator, did her usual excellent job with the annual open enrollment process for staff insurance benefits. Medical insurance premiums increased 3.5%. We plan to switch our plan period to a calendar year period versus renewing in July of every year. This should make budgeting cleaner.
  - The daily work in the office continues to keep staff busy (bill paying, payroll processing, billing, reporting, reconciling, payment processing, etc).
- 

### **Community Development –**

- As of May 11, we have reviewed 101 building permits with a total of 101 residential units (inc. ADUs) in 2021 alone. At the same time last year, we had reviewed just 45 permits with just 14 residential units. In 2019, we had reviewed just 75 permits with just 21 residential units (inc. ADUs). This is the first time we have ever eclipsed 100 building permits prior to July in a calendar year. Go Kristi and Kathryn!
  - Kathryn and Bill have been working with David Lady to submit a Revitalizing Main Streets Grant through CDOT for up to \$2 million for the planned Oak St/291 multimodal streetscape improvements. Application submitted on 5/14. We should know if we are awarded funds sometime this summer.
  - Community Development and Public Works have been working with CDOT on securing additional funds to complete most or all of the elements of the Future 50 plan. We will provide an update on that at a later date.
  - Starting to put together an RFP for a consultant to assist with Vandaveer Master Planning. Goal of sending that out prior to the end of June.
  - Completing SIAs and DIAs for several recently approved projects.
  - Discussions/pre-application conferences regarding numerous forthcoming Annexations, Planned Developments, Subdivisions, and more. Stuff is happening.
-



**Recreation Department –**

- See Attached.
- 

**Public Works –**

- See Attached.
- 

**Arts & Culture –**

- The newest art exhibit from artist Dale Barth was installed in the Paquette Gallery and online at Paquette Gallery Arts; monthly in-person attendance for the exhibition for the month was (55) visitors (Public health safety protocols continuously in place to limit number of guests in the Gallery at any one time).
  - Rehearsals of two-person play Love Crumbs continued weekly through end of April.
  - Conducted two Arts Education classes - Mixed Media Arts (10 students), Beginning Guitar (6 students) - in April.
  - Conducted two Public Art Commission Zoom meetings plus a Project Vision presentation at City Council Work Session on 4/19.
  - Finalized Request for Entries for upcoming F Street Pedestrian area blocks.
  - Screened the Oscar Nominated Shorts packaged on three consecutive days to limited capacity audiences - Animation (27), Live Action (43) and Documentary (40)
  - Screened a Songs OnScreen film called Chuck Leavell: The Tree Man (12)
  - TOTAL GUESTS Attending Events/Meetings for April = 739
- 

**Fire Department –**

- We continue to have multiple issues with Engine 11. It is currently out of service and parts are on order.
- Five of the staff successfully completed their State Firefighter II practical testing and will be challenging the written test soon.

- Asst. Chief Rohrich successfully completed her Fire Officer II Job Performance Requirements and will be challenging the written test in early June.
  - Nine staff members attended the two day Swift Water Recertification training that was held in late April and one class that is currently taking place. Due to COVID-19 we were unable to have a class last spring.
  - All of the staff have completed their annual wildland refresher training in preparation for fire season.
- 

## **Clerk's Office –**

### Courtside:

- Preparing court to go from virtual court to in-person court in May.
- Training Sara Law on all things court, morning and afternoon court packets, preparing cases and dismissals, sending out texts defendants with court updates and reminder payment details.
- Prepared background checks, PD reports, citations for May docket.
- Mailed court letters to all those with no proof of insurance and no Registration charges on May docket and working to do the same for June docket.
- Processed citations paid in full.
- Processed paid citations; sent DMV reports.
- Began preparing the June docket.

### Clerk-side:

- Finished processing Quarter 1 Short Term Rental licenses and working on June 1st renewal Short Term Rental Licenses (roughly 40 have been processed, renewal deadline is June 1).
- Training Sara on Liquor, Tobacco and Arborist Licenses.
- Training on taking minutes for the Planning Commission.
- Working with Kathryn Dunleavy on the F street plaza by communicating with businesses, updating the application and releasing a PSA with pertinent information.
- Processing a new liquor application and finalizing a transfer.
- Training Sara to Municode to prepare agendas and packets, will focus on using the software to create minutes in the future.

- It was found that some old packets and agendas were never integrated into the website. Looking to identify them and update.

## **5/18/21 City Council Parks and Recreation Department Report**

### **General**

- Onboarding new Manager
  - Draft 1 of the Chaffee County Rec plan is complete
  - Administration moved offices to the Touber building
  - Hiring seasonal employees
  - Department level data collection and budget discussions
- 

### **Aquatics**

- Silver Sneaker is up and running- We have had about 100 members signed up
  - We have a lifeguarding class taking place this month
  - Swim Team is practicing Monday, Wednesdays and Fridays from 6-8pm and 7-9am on Saturdays- They have about 60 kids signed up
  - Open swim - amenities are available and users can go back and forth between the lap and leisure - max amount is 54
  - Swim Lesson registration opens up May 24 at 9am
  - Looking for more staff to cover the front desk - only had one person apply
- 

### **Facilities**

- Radon Mitigation work is scheduled at the Community Center Building for May 20th and 21st.
  - Spring shutdown at the aquatic center
  - Replaced all underwater lights
  - Power washed pools, deck, lobby, and locker rooms.
  - Sandfilter maintenance
  - Chlorinator maintenance
  - Replace all rusty bolts with new stainless steel bolts on the vacuum side of all three pump assemblies.
  - Installed a float for the sump pump in the effluent manhole
  - Discharge Monitoring Report
  - CDPHE discharge permit renew application
  - Deployed new temperature data monitoring equipment for effluent water and receiving stream
  - Fire mitigation on the hot spring source property
  - Engineering new boiler design for the aquatic center
  - Investigating a more automated control system for pool temperatures
  - Getting a structural analysis scheduled for the west wing
  - Monitored the effluent vault/parshall flume during the draining of the pools to make sure it was performing properly under maximum flows
- 

### **Parks, Trails and Open Space**

- Staff installed a new scoreboard on the Softball Field at Marvin Park
- Parks, Open Space and Trails Supervisor position has been filled by Sean Clark.

- Started interviewing for Seasonal Maintenance Worker positions.
  - Riverside Trail rock work was completed by Lowry Contracting.
  - Fencing has been completed at Sonia's Garden.
  - Heritage Mountain Park Project went out to bid.
  - Staff began turning on the irrigation systems in the parks.
  - Collaborated on Chaffee County Recreation Infrastructure Tool.
  - Hosted a largely successful Recycling Event at Marvin Park.
  - Worked with Babe Ruth Baseball on a ballfield cleanup event.
- 

#### **Recreation**

- Anissa Caiazza Started 5/5 as the new Recreation and Aquatics Manager
  - Touch-a-Truck event was held on May 15th.
  - Team is working on KPI's and improving efficiencies.
-

## **Public Works Department Report**

**May 2021**

### **Planning/Engineering/Construction**

- Planning
  - Streets
    - CO 291 Intersection Control Evaluation and Corridor Plan – prepared and reviewed Resolution with Council to proceed with grant app. Grant app complete and to be submitted 5/14/21.
    - Two additional EV charging locations – Stations delivered. Waiting on electrical sub for installation.
    - Review street lighting master plan – postpone to fall
  - Utilities
    - CRPWA/SRF financing being finalized
    - Site surveys completed for resiliency assessment.
- Capital Projects
  - US-50 Phase IV Streetscape/CDOT ADA
    - 291 ADA Ramp Work underway
    - CDOT / City started curb, gutter sidewalk from G St. to Spur Trail
    - US-50 Phase IV underway – south side lighting near complete
  - Project planning, contracting, and project management for the 2021 capital projects.
    - Stormwater Improvements by F St./Riverside Park – Delay with precast concrete necessary to complete work. Currently being discussed that the project be postponed to fall to prevent F St. impacts during peak season.
    - Bio-solids concrete slab expansion at WWTP 95% complete. Waiting on asphalt availability to complete remaining work.
    - Bar Screen Replacement Project – Equipment procurement underway
    - 2021 Street Reconstruction,
      - E Crestone – utilities and concrete completed. Paving next week.
      - Poncha Blvd – demo underway
      - B St. and I St. – work to start in the summer.
    - 2021 Sewer Reconstruction Project – precon complete. Work to start late May on mesa.
    - 2021 CIPP – Work complete.
    - Gallery Line Project – Bidding stage and loan finalization



Figure 1 – CDOT ADA and US-50 Phase IV Projects



Figure 2 - Poncha Blvd and 3rd St.



Figure 3 - E Crestone



Figure 4 - E Crestone



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## **Operations**

- Streets
  - Stenciling of Walk – Your – Wheels, crosswalks, downtown curb painting
  - Street sign replacements
  - Tree Pruning
  
- Utilities
  - Field Utilities
    - Continue with CCTV inspection of city sewer mains. Starting 2021 project work area (1/3 of service area)
    - Ongoing inspections for development related work (Confluent Park and other smaller projects/permits)
    - Smart meter upgrades
  - Water Treatment
    - Routine repairs and maintenance.
    - Help with resiliency plan
    - Pasqualle site ready for summer demand
    - New turbidimeters installed
  - Wastewater Treatment
    - Routine testing
    - Sludge line maintenance and septage pit pumped
    - Started yard irrigation system, working on minor issues with system. Replaced valve on zone one.
    - Jetted centrate line
    - Punchlist repairs from utility work associated with RV Park construction



- **27700 CR 303:** Permits were issued for an alteration at the KOA campground.

#### **Poncha Springs**

- **1010 Tailwinds:** 8 plan changes were approved to modify the floor plans of 8 apartment buildings.

#### **Salida**

- **785 E. Hwy 50:** Permits were issued to replace water heater vents and structural modification to the foundation at the Salida Hotel.
- **7595 W. Hwy 50:** Permits were issued for a remodel of this building which will house the Pure Greens retail center.

### **C. Inspection Totals**

- We performed 1,174 field inspections in the month of April.
- We issued 39 certificates of occupancy in April.

### **D. Personnel Updates**

- Gary Barnthouse passed the ICC Residential Building Inspector certification exam in April.
- Gary Greiner took the PE exam in April. He will not know if he passed for a couple of months.
- I graduated from the NACo/Professional Development Academy 12-week High Performance Leadership program in April. This was a very worthwhile course which I plan to send some of my staff through.

## **II. Planning & Zoning**

### **A. Land Use Code:**

- The amendment to Article 7.7.2, the Airport Overlay District was heard at the September 29, 2020 regular meeting and was recommended for approval. The amendment was heard by the BoCC on October 13, 2020 and approved. The Resolution was to be heard by the BoCC on November 4, 2020 when staff noted an error in the densities shown in Table 7.7.2 necessitating re-review by the Planning Commission. This was to be heard by the PC on January 5, 2021 but was continued to January 26, 2021, February 23, 2021, March 02, 2021 and March 30, 2021. At the March 30 meeting the amendment was approved. Staff is sending the amendment to the FAA and adjoining property owners for comment. The application was scheduled to be heard by the BoCC on April 13, 2021 but the application was continued until May 4 to add the FAA comments. The application was continued at staff request on May 4. The application is currently scheduled to be heard by the Planning Commission on **May 25, 2021** and the BoCC on **June 15, 2021**.
- An amendment to LUC Article 4.2.6, Special Events Permits has been proposed by a member of the general public. This amendment proposes that permits be required for all special events that involve amplification, admission or a commercial use. This application was heard by the Planning Commission in a joint work session on February 23, 2021. The application was heard by the PC on March 30, 2021 and determined that the change would have no net effect. The applicant will send staff new proposed language.

## B. CWCB/FEMA activity in Chaffee County

- On April 22, 2021 Chaffee Planning and OEM Managers attended a Base Level Engineering Review and Phase 2 Risk Map kickoff meeting with CWCB, FEMA, Wood Engineering and area floodplain managers. The purpose of the meeting was to discuss availability of the new 2D Base Engineering, progress of the CWCB Hazard Mitigation Plan, kickoff of the FEMA Risk Map Study and scope of eventual FEMA FIRM Map update. The study will provide Base Flood Elevations along some portions of the Arkansas River and review data utilized along Cottonwood Creek for the December, 2017 FIRM update. Staff will provide the presentations and scope data as they become available from CWCB.

## C. Land Use Current / Pending / in progress:

### Applications Scheduled for Public hearing:

- The Cooper Property Minor Subdivision Final Plat at 9325 CR 160 and 9693 CR 163 proposes to divide 16.73 acres into 3 – 2 acres lots and a 10.73 acre lot. The sketch plan was approved for agency review by the Planning Commission on September 29, 2020. The applicant appealed elements of the approval and this was heard by the BoCC on December 8, 2020 and approved in part. The Final Plat application was before the Planning Commission on February 23, 2021 and continued to a date uncertain to allow the applicant to prepare a drainage report and engineering plans for the roadway. The additional materials were received and the application was scheduled before the Planning Commission on April 27, 2021 at which date the applicant requested continuation to prepare additional materials. The application is currently scheduled before the Planning Commission on **June 1, 2021** and the BoCC on **June 15, 2021**.
- Public Service Company of Colorado (dba XCEL Energy) has applied for a height variance to facilitate re-construction of the 6905 transmission line which runs (in Chaffee County) from near the top of Poncha Pass to the Xcel substation west of Poncha Springs. The line is noted as over 100 years old, with the last re-construction in 1945. This line is considered existing critical local infrastructure and is not subject to the requirements of LUC Table 2.2. The existing poles range from 30-55 feet. The height variance request is for 40 to 115 feet ( a 5-90 foot variance) with the most common height to be 75 feet (a 40 foot variance). This Application was to be before the BOARD OF ADJUSTMENT on March 10, 2021 but was continued to March 31, 2021 due to a potential conflict with one of the Board member. At the March 31, 2021, the applicant requested a continuance and was re-scheduled to April 13, 2021 with an additional request to continue until **May 10, 2021**.
- The Meadows Farm on Crossman Ave., west of Buena Vista, has made application for an outdoor theater which is a Major Impact Review in the Residential Zone. This application was before the the Planning Commission on April 6, 2021 and after presentation of the staff report and the applicant's presentation the applicant requested continuance to **July 27, 2021**. This tentatively will have the application before the BoCC on **August 10, 2021**.

- The Sage Heights Major Subdivision Sketch Plan at 12500 CR 190 E proposes to divide the 32.9 acre remainder parcel of the Bainbridge HWSE into 15 lots of 2.0-2.2 acres. This application was before the Planning Commission on April 27, 2021 and recommended for approval. The application will be before the BoCC on **May 11, 2021**.
  - The Cogswell and Craft Enterprises Boundary Line Adjustment at 15099 CR 350 proposes the dissolution of Lot 3 of Harvard Lakeside Acres and the division of the parcel designated as Recreation Lake for non-residential purposes. This application will be before the BoCC on **May 18, 2021**.
  - The Longmire Plat Amendment of Lot 2-OS of Broadview ROSI proposes the use of a portion of this open space for a septic system soil treatment area. This application will be before the BoCC on **May 18, 2021**.
  - A new sketch plan of Larks Perch Major Subdivision at 9479 Hutchinson Lane proposes to divide 36.9 acres into 7 lots of 2.1 to 19.4 acres. This application will be before the Planning Commission on **May 25, 2021** and the Board of Commissioners on **June 15, 2021**.
  - The McFarland Heritage Water Subdivision Exemption at 22865 Maud Land proposes the division of 41.2 acres into two lots of 36.2 and 5.0 acres. This application will be before the BoCC on **June 1, 2021**.
  - The Farney Heritage Water Subdivision Exemption at 8309 and 8509 CR 250 proposes the division of 73.6 acres into two lots of 10.3 and 63.2 acres. This application will be before the BoCC on **June 1, 2021**.
  - The Martellaro-Veltri Minor Subdivision Sketch Plan proposes the division of 16.9 acres into 4 lots of 3.6 to 5.5 acres. This application will be before the Planning Commission on **June 1, 2021**.
  - The Nighthawk Heritage Water Subdivision Exemption at 9395 CR 160 proposes the division of 7.58 acres into 2 lots of 4.04 and 3.54 acres. This application will be before the BoCC on **June 15, 2021**.
  - The Lofgren Heritage Water Subdivision Exemption at 9245 CR 156 proposes the division of 9.41 acres into 2 lots of 4.42 and 4.99 acres. This application will be before the BoCC on **June 15, 2021**.
  - The Ortiz application to vacate certain roads and alleys in the Townsite of Nathrop at 11225 CR 198 was received prior to the BoCC moratorium on April 6, 2021. The application will be heard by the BoCC on **June 22, 2021**.
  - The Williams-O'Hare Heritage Water Subdivision Exemption at 12770 CR 190E proposes to divide 35.04 acres into 2 lots of 6.89 and 27.14 acres. This application will be heard by the BoCC on **June 22, 2021**.
  - The Ludwig heritage Water Subdivision Exemption at 504 S. Pleasant Ave proposes the division of 4.51 acres into 2 lots of 2.03 and 2.48 acres. This application will be before the BoCC on **June 22, 2021**.
- Recently Approved, Denied or Withdrawn Applications:**
- Changes to the Marijuana Optional Premises Cultivation setbacks in Article 7.8.22 have been requested by the owner of a facility. This was discussed by PC & BoCC in a joint work session on February 25, 2020 with consensus for a change and never scheduled for public hearing. The amendment was to be heard by the PC in work session on January 5, 2021 but was continued

to January 26, 2021 and February 23, 2021 and March 2, 2021. The PC voted to recommend approval of the proposed LUC text amendment to the BoCC which was heard by the BoCC on March 9, 2021 and continued to April 20, 2021 at which the amendment was approved.

- The Broadview ROSI plat amendment proposes changes to notes regarding uses in and adjacent to the building envelopes in the building lots. This application was before the BoCC on April, 13, 2021 and approved.
- The Held Brothers Minor Subdivision on CR 240 north of Maysville proposes the division of 29.4 acres into 3 lots and an outlot. This application was before the Planning Commission on April 27, 2021 and approved.
- The Dvorak HWSE at 17921 Hwy 285 proposes the division of 6.9 acres into 2 lots of 2.8 and 4.1 acres. This application will be before the BoCC on May 4, 2021 and approved.

#### Applications Requiring Applicant Action:

- The Peak View Major Subdivision Sketch Plan at 11415 CR 190 W is being done in conjunction with the Sunnyside CR 190, LLC Heritage Water Subdivision Exemption to create a total of 8 lots. This application was before the Planning Commission on March 30, 2021 and recommended for approval. This application was before the BoCC on April 13, 2021 and approved.
- The Sunnyside CR 190, LLC Heritage Water Subdivision Exemption at 11415 CR 190 W was to be done in conjunction with the Peak View Major Subdivision until staff determined that the HWSE would be in conflict with Article 5.2.3.K of the LUC. The application was to be before the BoCC on April 6, 2021 and the applicant spoke in public comment. The BoCC agreed that the applicant can submit materials for a HWSE to be considered for a variance.
- The Shaw Ranch Major Subdivision Sketch Plan at 7380 CR 221, east of Maysville, proposes 8 Lots on 74.4 acres. Lots will range from 2.4 to 34.7 acres. This application was to be heard by the Planning Commission on January 5, 2021 and by the BoCC on January 19, 2021. The application was continued by the Planning Commission to January 26, 2021 to allow review of the late submittal of a large document containing technical information by the applicant. At the January 26, 2021 meeting the Sketch Plan was recommended for approval by the Planning Commission. The application was heard by the BoCC on February 9, 2021 and approved.
- The Aspire Tours application for Limited Impact Review at 11302 CR 190W proposes an Outfitting Facility, a Commercial Campground and a Seasonal Employee Campground on a 44-acre parcel. This application was to be heard by the Planning Commission on February 25, 2020 but was continued to March 31, 2020 at the applicant's request. The application was before the Planning Commission on July 7, 2020 and further **continued to a date uncertain** to allow the applicant to provide a water supply study and traffic study of the property.
- The Morrison Heritage Water Subdivision Exemption at 15974 CR 306 proposes the creation of one lot and one outlot in conjunction with a Minor

Subdivision. The HWSE was heard by the BoCC on November 19, 2019 and approved. The Minor Subdivision was heard by the PC on November 19, 2019 and was recommended for approval.

- Ruby Mountain Minor Subdivision sketch plan, located east of the Arkansas River adjacent to the Ruby Mountain campground, proposes to divide a 19.7-acre parcel into two lots. This application was before the PC on January 29, 2019 and recommended for approval. The application will be sent for agency review upon receipt of the final submittal.
- El Rancho Vaquero Minor Subdivision north of the Buena Vista rodeo grounds proposes to divide the outlot created by the Heritage Water Subdivision into 3 lots of 9.6 to 9.8 acres. The Minor Subdivision was before the Planning Commission on February 26, 2019 and recommended for agency review. Road dedication issues are trying to be resolved with BV.

#### Out of Compliance Applications:

- Estates at Mt. Princeton Phase II & III (OLD) are required to be completed by 06/08/2015 (sketch plans for multiple filing subdivisions are valid for a maximum of 5 years under the old regulations). The PUD development agreement also refers to a five-year term, requiring that all phases have final approval within 5 years. Staff had a pre-application meeting with the applicant on 6/4/15. This subdivision is out of compliance. Staff met with representatives of Mt. Princeton Holdings and Phelps Engineering on September 30, 2019 and it was agreed that Phases II & III will need to be considered as a new application. A replat of lots in Phase I was also discussed. Although staff has been in contact with Phelps Engineering, no application has been submitted to date.

**D. Nestle Waters:** On September 3, 2019 Nestle submitted an application for extension of their 1041 permit without amendment. The BoCC considered a continuance of this hearing on April 7, 2020, and eventually, hearing dates of October 20, and 22, 2020 were set for the Fairgrounds. At the meetings staff reports, expert testimony, opposition presentation, public comment and applicant rebuttal took approximately 13 hours after which, the public comment portion of the application was closed. Deliberation by the BoCC occurred on November 5, 10, and 17, 2020 at which time the BoCC determined a need for an economic impact study. The contract for the study was considered at the December 8, 2020 meeting and approved for signature at the December 15 meeting. The hearing was continued to January 19, 2021 for Nestle to respond regarding biodegradable bottles and the permit was extended to August 4, 2021 to allow for submittal, review and comment on the economic impact study.

#### **E. Subdivisions subject to SIA with Lot Sales Restrictions:**

1. Estates at Mt. Princeton: LSR on Phase 1, Lots 10 and 16-27; was extended through June 27, 2019. Staff met with the applicant on September 30, 2019, see out of compliance applications.
2. River Meadow Estates Addition, Fil. 1-4; LSR was extended through October 20 2029
3. Shikoba Acres Fil. 2: LSR was extended through July 6, 2023.

4. Bos Minor Subdivision: LSR on all 4 lots through November 11, 2019. This will require extension.
5. Chipeta Meadows Minor Subdivision: LSR on Lot 1 through July 13, 2019. This requires extension
6. Longhorn Ranch: Chaffee County holds an escrow account of \$10,000 for completion of improvements.
7. Oak Leaf Solar Farm: Improvements and Maintenance Agreement through July 27, 2019. The applicant has submitted the funds required by the Improvements Agreement and has submitted an application for the building permit. Construction is complete. The landscaping of the property has been completed and staff inspected the improvements on July, 16 2020 at which time it was noted that the irrigation system was not functional and that some of the plantings did not look healthy or were dying. The release of funds was before the BoCC on July 21 and this item was continued to August 11, 2020 and then September 8, 2020 to allow the applicant to repair the irrigation system, attend to the plantings and allow staff to do another site visit. Staff visited the site again on September 4, 2020 and found the plantings to be taking hold and the irrigation system to be functional. At the September 8 hearing the BoCC approved release of one-half of the escrow funds and set another review of the landscaping at the first meeting in May of 2021.
8. Rafter's Roost: Improvements and Maintenance Agreement through October 31, 2021 for Phase I and through October 31, 2024 for Phase II.
9. Strother Minor Subdivision: LSR through July 7, 2023.

#### **F. Violation Investigations**

1. Staff continues to research numerous possible violations of ADU short term rental regulations.

### **III. Engineering**

#### **A. Road and Bridge**

1. Granite Bridge: See section E. Engineering projects.

#### **B. Plan Review**

1. Staff reviewed the following plans:
  - a. Staff reviewed the Meadows Major impact review,

#### **C. OWTS Program**

1. In April, staff reviewed 23 OWTS designs. Issued 23 OWTS permits and 1 are on hold. Total permits issued in 2021: 66, 37 more than in 2020,
2. Forest Creek Cabins on CR 330 in Buena Vista: staff met with CDPHE and the owner to discuss derating the septic system to local jurisdiction. Staff is confident that the system can get derated below 2000 gallons. If derating is approved by CDPHE and the engineering shows that the waste water flows are below 2000 gallons and the system has been updated to meet the 2017 reg 43. Staff will accept the septic system into the county's jurisdiction.
3. Staff received a complaint that the "cabins" on cr 306 were pumping sewage from their septic tank in to Cottonwood Creek. After speaking to the owner, and the septic pumper no violation appears to have occurred. Staff has setup a meeting to witness the pumping the next time it is pumped. The complaint came from a tent that is being evicted from the property.

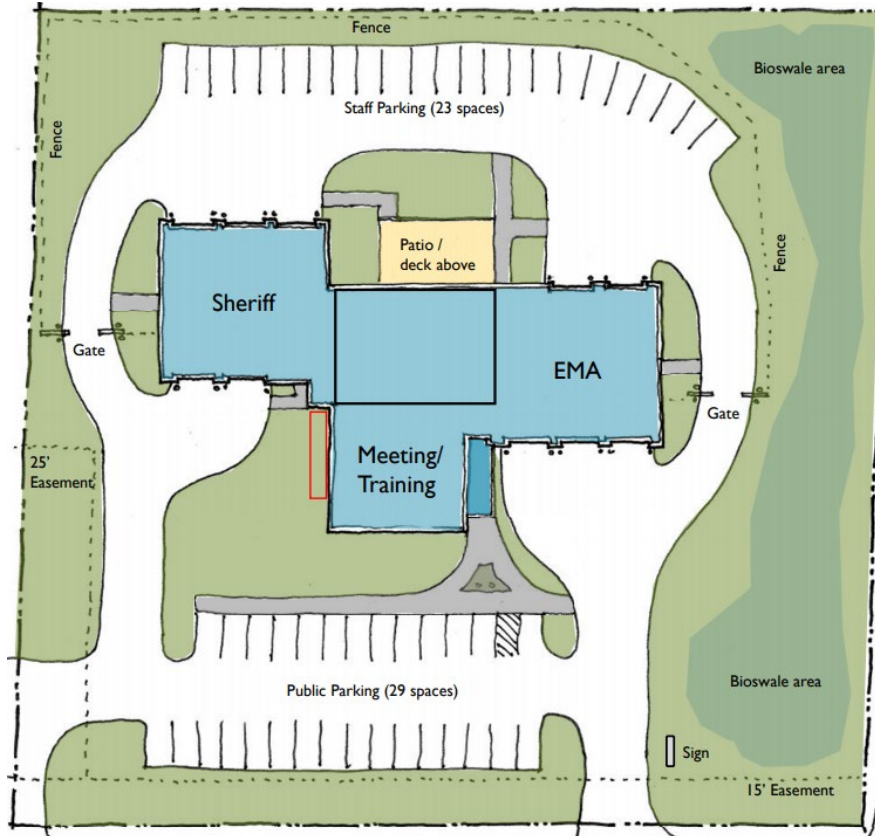


#### **D. Regional engineering plan review and inspection**

1. Staff reviewed the Moon stream RV park sewer and water distribution design,
2. Midland Subdivision Road final inspection,
3. The county received a complaint of illegal camping and staff performed site visits at 3 location regarding illegal camping and only one location actually had a camper. The county Attorney will send a letter of violation to the land owner.
4. Staff received complaints from residents cr 302 regarding illegal construction on another property on cr 302. Staff investigated and concluded that there was no illegal construction going on.

#### **E. Engineering Projects**

1. Army Corp Of Engineers, "Waters of the USA", violations:
  - b. 30450 CR 371; Staff contacted the owners and the analysis of the base flood elevation will be started by the owners.
  - c. CR 221 (Shaw's): Staff received a complaint that the river at this location has been crossed by heavy equipment. Staff has not confirmed the validity of the complaint.
  - d. Staff investigate a complaint regarding dirt being dumped in the floodplain on Buck Run. There was dirt appeared to be years old and was on the property side of the complaint. No further action was taken.
2. Salida Airport Beacon Tower:
  - a. The county has been contacted by local providers to place antennas on the tower. County attorney is aware and is working with staff and the provider.
3. Fair grounds:
  - a. North building:
    - i. Heating/cooling units: no new news to report.
    - ii. Remodel the North Building: no new news to report.
  - b. Master plan update: Staff received a revised quote and staff will discuss with the scope with the fairgrounds event manager, County Administrator, and the County Finance Director.
  - c. Generator: The generator has been ordered. Staff will prepare an RFP for the installation in the following months.
  - d. The ditch owners of the Northerly ditch complained that a fence was constructed over their ditch without permission. To resolve the situation a permit has been submitted to the ditch owners by the fairground manager. This should be sufficient to resolve the situation.
4. Chaffee County Administration Building:
  - a. The new driveway project has been restarted and the contractor has been informed. The project is projected to be completed by September 2021
5. Public safety Building BV:
  - a. The survey has been completed,
  - b. Profile holes have been dug and the Geotech report has begun.
  - c. The project preliminary design is at 80%.
  - d. User meetings with EMS and Sheriff staff have taken place.



6. Assessor's remodel: The project has been awarded to Kersting LLC and construction has been moved to the fall of 2021.
7. Granite Bridge rehabilitation: A project restart meeting with CDOT, and OTAK took place. Issues that are currently being discussed are as follows:
  - a. Union Pacific Railroad ROW,
  - b. Historical / Cultural review,
8. Chaffee County EMS/911 communication tower fencing:
  - a. Staff met with CCT to discuss this incident and discussed how to continue going further.
9. Short term rentals (STR):
  - a. No new news to report.



## Directors Report to the Board of County Commissioners

for activities in March 2021

- Chaffee Housing Authority
  - Executive Board officers have been elected, and include the following:
    - Craig Nielson, President
    - Joseph Teipel, Vice President
    - Patrick Post, Treasurer
    - Janie Hayes, Secretary
  - Committees have been formed, including the following:
    - Organizational Structure
    - Education and Outreach
  - Strategic Planning and Housing Needs Assessment Update are two major activities that will take place this year.
  - Poised to move offices within the Touber Building from suite 225 to suite 209.
  
- Salida Housing Development Corporation
  - Director Gray and members of Cardinal Capital Management meet with the Colorado Housing Finance Authority tax credit allocation panel on April 28<sup>th</sup> to present the project and answer questions.
    - Questions from the reviewers continued to demonstrate the need to formalize Chaffee County’s own Continuum of Care as well as increase participation in the Balance of State Regional Continuum of Care.
  
- Health Disparities Grant Program
  - FY 20 – 21:
    - Recent Event:
    - GIS Evaluation :
    - “We Are Chaffee” Storytelling Initiative:
      - May 12<sup>th</sup>, 6:30 – 7:30 pm: Dinner & A Movie
    - May 6<sup>th</sup>: Developer’s Forum facilitated by Root Policy research
    - Upcoming Educational Events:
    - GIS training by Colorado Mountain College;
  - FY 22-25: Application Due May 11<sup>th</sup>, 2021
    - FY 22: January 1, 2022 – June 30, 2022 = \$200,000
    - FY 23: July 1, 2022 – June 30, 2023 = \$400,000
    - FY 24: July 1, 2023 – June 30, 2024 = \$400,000

- FY 25: July 1, 2024 – December 31, 2024 = \$200,000
- Activities include the following:
  - We Are Chaffee
    - Stories to support equitable policies and equitable access to systems;
    - Partnership with Colorado Mountain College and area libraries;
  - Chaffee Housign Authority
    - Establish a local Continuum of Care;
    - Participate in Regional Continuum of Care;
    - Create Jane’s Place operating culture and documents;
    - Provide Housing Navigation.
    - Housing Education
- Salida Planned Housing Development: “Jane’s Place”
  - On April 26<sup>th</sup> the City of Salida Planning Commission approved the project with 9 recommendations to the City Council.
    - Next meeting is a Public Hearing at Salida City Council is June 1<sup>st</sup>, 2021
  - The project was awarded technical assistance through the Colorado Housing Finance Authority’s SHIP (Small-scale Housing Innovative Project).
    - T/A is being provided by the Rural Communities Assistance Council (RCAC), and will include support in creating the ownership structure of the project, financial modeling for the project, as well as identifying potential gap funding.
  - Over \$300,000 has already been pledged to or collected by the Chaffee County Community Foundation, from private donors, to support Jane’s Place.
  - For more information:
    - <https://www.housinghealthchaffee.org/janesplace>
    - <https://www.chaffeecommunity.org/janesplace>
- Rental Deposit Guarantee Program:
  - All documents associated with this program are being translated into Spanish, and a translator has been secured for ad hoc translation services, when the need arises.
  - Revising program to include the following:
    - Income Eligibility up to 120% AMI (\$61,800 for a single person)
    - Guarantee Deposit up to \$2,000
    - Guarantee only lasts through the term of the initial lease.
  - A report of the program outcomes and financial details is included as an attachment to this monthly report of activities.

- Senior Housing:
- Supportive Housing Activities:
  - Sober Living environments: A small, informal committee has formed to evaluate how a sober living home might be established in Chaffee County. We have reviewed the Oxford House model, and are poised to review the Grit Grounds model. Partners include Fading West, Public Health, Chaffee Hospitality, Inc., and the judicial system.
- Additional Staffing:
  - Housing Support Specialist; two applicants.
- Private Activity Bonds
  - Chaffee County's 2021 PAB Allocation issuing authority is \$1,128,355
    - Either issues the bonds ourselves or transfer our issuing authority to another entity. The BOCC has until late summer to either issue the bonds or identify the transfer entity. The past two years the BOCC has transferred that issuing authority to CHFA.
      - Waiting to learn if Mesa Crossings LITC project is awarded
        - If it is, I'll recommend another project in a neighboring community or a community within the Colorado Mountain Housing Coalition to aim the bonds to
        - If it is not, I'll work with the developer to see if a 4% tax credit allocation would work for Mesa Crossings, and if so, recommend the bonds be allocated to that project.

## Community Partnerships

- Homeless Services:
  - Working with representatives from Chaffee Hospitality, Inc., Fading West, judicial services, and others to evaluate the creation of a sober living environment.
- DOLA Division of Housing:
- Colorado Mountain Housing Coalition:
  - Virtual Conference through the summer including the following topics:
    - May 13<sup>th</sup>, 3:00 – 4:00 pm: CHFA's SHIP Program
    - Inclusionary Housing Panel Discussion
    - Homeless Services in Rural Colorado
- DHS Nurturing Parenting Program: I presented an update on housing activities to the current class of parents.
- METAB: I serve on the METAB Board, and we have been working to make the application more clear as well as adopt a mini-grant application process.

## Professional Development

Upcoming: May 11<sup>th</sup>: CHFA Privat Activity Bond training



<b>RDGP Funding</b>				<b>Notes</b>	
Funding Available:	\$ 34,435.00	Funding Allocated:	\$ 5,565.00	Total Funding:	\$ 40,000.00
				initial grant from El Pomar	
<b>Financial Summary</b>					
Mean Amount Guaranteed:	\$ 766.92	Total Guaranteed:	\$ 9,970.00	Total Amount Repaid:	\$ 6,125.00
				Default Rate: 0.230769231	
<b>Demographic Summary</b>					
Total Households Guaranteed:	13	Average Household:	2.3	Income Ranges:	see chart →
				Prior Homes: see chart →	

