



CITY COUNCIL REGULAR MEETING

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

January 07, 2025 - 6:00 PM

AGENDA

Please register for Regular City Council Meeting

<https://attendee.gotowebinar.com/register/3742005742374996822>.

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

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

CIVILITY INVOCATION

CALL TO ORDER

Pledge of Allegiance

Roll Call

CONSENT AGENDA

1. Approve Agenda
2. Approve December 17, 2024 Minutes
3. Approval of City of Salida Grant Policy

CITIZEN COMMENT—Three (3) Minute Time Limit

PROCLAMATIONS

4. Dr. Martin Luther King, Jr. Day

LIQUOR LICENSING AUTHORITY

5. New Hotel and Restaurant Liquor License for Little Cambodia, LLC, dba Little Cambodia Restaurant at 720 East Highway 50

UNFINISHED BUSINESS / ACTION ITEMS

6. **Ordinance 2024-21** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO ADOPTING BY REFERENCE THE 2024 EDITION OF THE MODEL TRAFFIC CODE; PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; AND MAKING CONFORMING AMENDMENTS TO THE CITY OF SALIDA MUNICIPAL CODE; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING PENALTIES FOR VIOLATION THEREOF. **Second Reading and Public Hearing**
7. **Ordinance 2024-22** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE ANGELVIEW MAJOR IMPACT REVIEW FOR A PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION. **Second Reading and Public Hearing**

NEW BUSINESS / ACTION ITEMS

8. Council appointment of an ex-officio member to the PROST Board
9. Council appointment of Finance Committee Members
10. **Resolution 2025-01** DESIGNATING THE PLACE FOR THE POSTING OF PUBLIC NOTICES FOR CITY COUNCIL MEETINGS AND OTHER CITY BUSINESS
11. **Resolution 2025-02** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, ELECTING TO BECOME A PART OF THE COLORADO RETIREMENT ASSOCIATION, PROVIDING ACCESS TO THEIR 401(a) MONEY PURCHASE PLAN AND 457(b) DEFERRED COMPENSATION PLAN

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.

12. Ordinance 2025-01 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO AMENDING SECTION 2-18-30 OF THE SALIDA MUNICIPAL CODE REGARDING MEMBERSHIP ON THE SUSTAINABILITY COMMITTEE. **FIRST READING AND SETTING SECOND READING AND PUBLIC HEARING FOR JANUARY 21, 2025**

13. Ordinance 2025-02 AN EMERGENCY ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE SUBMISSION, ACCEPTANCE, PROCESSING, AND APPROVAL OF APPLICATIONS FOR THE ESTABLISHMENT OF A BUSINESS THAT CULTIVATES, PROCESSES, OR DISPENSES NATURAL MEDICINE AND THE ESTABLISHMENT OF ANY BUSINESS, OCCUPATION, OR OPERATION FOR HEALING CENTERS IN THE CITY OF SALIDA, COLORADO. **EMERGENCY ORDINANCE, FINAL READING AND PUBLIC HEARING**

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Council Reports

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

Mayor Report

Treasurer Report

Attorney Report

Department Updates

ADJOURN



City Clerk | Deputy City Clerk

Mayor Dan Shore



CITY COUNCIL REGULAR MEETING

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

MINUTES

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<https://attendee.gotowebinar.com/register/3742005742374996822>.

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

CIVILITY INVOCATION

CALL TO ORDER

Pledge of Allegiance

Roll Call

PRESENT

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

CONSENT AGENDA

Council Member Pappenfort moved to combine and approve items on the consent agenda with an amendment to the wording on Item #15, Seconded by Council Member Critelli.

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

Approve Agenda

Approve December 3, 2024 Minutes

Approve 2025 City Council Meeting Calendar and Observed Holiday's

Award Downtown Streetscape Improvement Project

Approve Change Order for the 2024 Sewer Reconstruction Project

Approve Water Treatment Plant SCADA Upgrade Project

MOTION PASSED

CITIZEN COMMENT—Three (3) Minute Time Limit

Daniel Distel, Kent Maxwell, Doug Mendelson, and Adam Martinez spoke during citizen comment.

UNFINISHED BUSINESS / ACTION ITEMS

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AMPLIFIED SOUND PERMIT

Amplified Sound Permit for the New Year's Day 5K Run - **Public Hearing**

Mayor Shore opened the Public Hearing. Hearing no further comments the Mayor closed the public hearing.

Council Member Pappenfort moved to approve the Amplified Sound Permit, Seconded by Council Member Martin.

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

MOTION PASSED

NEW BUSINESS / ACTION ITEMS

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

Council Member Naccarato moved to appoint Parks and Recreation Director, Diesel Post, to the Chaffee Recreation Council, Seconded by Council Member Martin.

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

MOTION PASSED

Resolution 2024-74 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, ADOPTING AND APPROVING THE 2025 FEE SCHEDULES

Council Member Critelli moved to approve Resolution 2024-74, Seconded by Council Member Pappenfort.

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

MOTION PASSED

Resolution 2024-75 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING AN UPDATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF SALIDA AND THE SOUTH ARKANSAS FIRE PROTECTION DISTRICT FOR FIRE SERVICES.

Council Member Critelli moved to approve Resolution 2024-75, Seconded by Council Member Pappenfort.

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

MOTION PASSED

Resolution 2024-76 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, AMENDING THE POLICIES REGARDING ACCESS TO PUBLIC RECORDS

Council Member Pappenfort moved to approve Resolution 2024-76, Seconded by Council Member Stephens.

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

MOTION PASSED

Resolution 2024-77 A RESOLUTION APPROVING A REVISED FIRST AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT WITH CHAFFEE COUNTY CONCERNING THE OPERATION AND MAINTENANCE OF THE SALIDA AIRPORT – HARRIET ALEXANDER FIELD AND REPEALING RESOLUTION NO. 30, SERIES 2001

Council Member Stephens moved to approve Resolution 2024-77, Seconded by Council Member Martin.

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

MOTION PASSED

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Resolution 2024-78 A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA COLORADO, APPROVING A BOUNDARY LINE ADJUSTMENT FOR PROPERTIES IDENTIFIED AS THE "SCHIEMAN AND SSG PROPERTIES" AND THE "CITY/COUNTY PROPERTY"

Council Member Martin moved to approve Resolution 2024-78, Seconded by Council Member Critelli.
Voting Yea: Council Member Fontana, Council Member Naccarato, Council Member Critelli, Council Member Stephens, Council Member Pappenfort, Council Member Martin

MOTION PASSED

Ordinance 2024-20 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO APPROVING A LOAN FROM THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY ("CWRPDA") IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$163,403.76; AUTHORIZING THE FORM AND EXECUTION OF THE LOAN AGREEMENT AND GOVERNMENTAL AGENCY BOND TO EVIDENCE SUCH LOAN; AUTHORIZING THE CONSTRUCTION OF A PROJECT; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY ON SECOND AND FINAL READING. **FIRST READING AND SETTING THE SECOND READING AND PUBLIC HEARING FOR JANUARY 21, 2025**

Council Member Martin moved to approve Ordinance 2024-20 on first reading, Seconded by Council Member Pappenfort.

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

MOTION PASSED

Ordinance 2024-21 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO ADOPTING BY REFERENCE THE 2024 EDITION OF THE MODEL TRAFFIC CODE; PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; AND MAKING CONFORMING AMENDMENTS TO THE CITY OF SALIDA MUNICIPAL CODE; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING PENALTIES FOR VIOLATION THEREOF. **FIRST READING AND SETTING SECOND READING AND PUBLIC HEARING FOR JANUARY 7, 2025**

Council Member Pappenfort moved to approve Ordinance 2024-21 on first reading, Seconded by Council Member Martin.

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

MOTION PASSED

Ordinance 2024-22 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE ANGELVIEW MAJOR IMPACT REVIEW FOR A PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION. **FIRST READING AND SETTING SECOND READING AND PUBLIC HEARING FOR JANUARY 7, 2025**

Council Member Pappenfort moved to approve Ordinance 2024-22 on first reading, Seconded by Council Member Martin.

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

MOTION PASSED

COUNCILORS, MAYOR, AND CITY TREASURER REPORTS

Council Reports

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

Reports were given. Council Member Martin requested that the City Attorney draft an Ordinance to place a six-month temporary moratorium on the establishment of natural medicine businesses in Salida. Mayor Shore and Council Member Pappenfort supported the request. City Attorney Geoff Wilson said that they will draft the Ordinance for a six-month moratorium.

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Mayor Report

Report was given.

Treasurer Report

Report was given.

Attorney Report

Department Updates

ADJOURN

The meeting adjourned at 7:46 pm



City Clerk | Deputy City Clerk

Mayor Dan Shore



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Sara Law - Sustainability Coordinator/PIO	January 6, 2025

AGENDA ITEM

Consent Agenda- Approval of City of Salida Grant Policy

BACKGROUND

This policy outlines the procedures for reviewing, approving, and submitting grant applications on behalf of the City of Salida ensuring accountability, financial responsibility, and alignment with the City's goals and priorities.

The purpose of this policy is to establish a consistent and transparent process for reviewing, approving, and submitting grant applications. All grants, regardless of the funding amount or matching requirements, must undergo review by the City Administrator and Finance Director to ensure alignment with the City's goals and financial capabilities. To the extent possible, grants should be identified and included in the budget process to ensure matching funds have been identified and planned for.

RECOMMENDATION

Staff recommends to approve the City of Salida Grant Policy.

FISCAL IMPACT

There is no fiscal impact.

MOTION

A Councilmember should make a motion to "combine and approve the items on the consent agenda", followed by a second and a roll call vote.



GRANT APPLICATION POLICY

INTRODUCTION

This policy outlines the procedures for reviewing, approving, and submitting grant applications on behalf of the City Salida ensuring accountability, financial responsibility, and alignment with the City's goals and priorities.

PURPOSE

The purpose of this policy is to establish a consistent and transparent process for reviewing, approving, and submitting grant applications. All grants, regardless of the funding amount or matching requirements, must undergo review by the City Administrator and Finance Director to ensure alignment with the City's goals and financial capabilities. To the extent possible, grants should be identified and included in the budget process to ensure matching funds have been identified and planned for.

SCOPE

This policy applies uniformly across all departments, ensuring consistency in the review and submission of grant proposals. It is designed to provide clear guidance on the approval process while maintaining flexibility to accommodate exceptional circumstances or emergency funding needs.

POLICY STATEMENT

The City of Salida is committed to ensuring a transparent, efficient, and accountable process for reviewing and submitting grant applications. The following principles guide this policy:

1. Accountability and Transparency

All grant applications, regardless of size or source, will be subject to a review process by the City Administrator and Finance Director. This process is designed to ensure that grant applications align with the City's financial policies and priorities.

2. Financial Responsibility

The City will evaluate the financial feasibility of each grant application, particularly in cases where matching funds or substantial resource commitments are required, including financial or staff time and capacity. All grants that involve matching funds greater than \$50,000 will require formal approval from the City Council.

3. Clear Approval Process

- **Grant Requests under \$100,000:** Grants under \$100,000 that do not require Council approval by the granting agency may be approved administratively by the City Administrator and Finance Director, with the understanding that they will be included in regular staff reports to the City Council for informational purposes. These grants will only be placed on the consent agenda if special circumstances require Council involvement, such as a need for formal action or a letter of support.
- **Grant Requests of \$100,000 or More:** Grants that exceed \$100,000, or those requiring matching funds greater than \$50,000, will require City Council approval prior to submission to the funding agency. These grants will be reviewed by the City Administrator and Finance Director and will be presented to the City Council for consideration.

4. Consistency Across Departments

This policy applies uniformly to all City departments, divisions, and offices submitting grant proposals. It is designed to ensure that all grant applications follow the same clear process, maintaining consistency, oversight, and alignment with the City's strategic objectives.

5. Flexibility for Special Circumstances

While this policy outlines the general rules and guidelines, it allows for flexibility in special or urgent circumstances. For example, in cases of emergency grants or grants with specific conditions that necessitate deviation from the normal approval process, exceptions can be made with appropriate review and approval by the City Administrator, Finance Director, and City Council when necessary.

This policy ensures that the City of Salida manages grants in a responsible, transparent, and financially prudent manner while promoting strategic use of external funding opportunities.

RESPONSIBILITIES

This policy is approved by the City Administrator and exceptions to the policy can be granted by the City Administrator.

Existing policies already in place prior to the adoption of this policy should be reviewed and modified according to the guidelines in this policy if it would enhance efficiency of the existing policy.

Any formal future policy written for the City shall follow the guidelines outlined in this policy.

MONITORING AND REVIEW

This policy shall take effect upon approval and shall be communicated to all Department Heads for immediate compliance. For any inquiries or clarifications regarding this policy, contact the City Administrator.

Approved and adopted by:

City Administrator

Date Approved

This policy shall be subject to review on _____ or more frequently if necessary, by the Finance Director.



Proclamation

DECLARING JANUARY 15, 2025, DR. MARTIN LUTHER KING JR. DAY

Whereas, Dr. Martin Luther King Jr. devoted his life to advancing equality, social justice, and opportunity for all, and challenged all Americans to participate in the never-ending work of building a more perfect nation; and

Whereas, Dr. King's teaching can continue to guide and inspire us in addressing challenges in our communities; and

Whereas, the principles enshrined in the Declaration of Human Rights in 1948 empower us all; and

Whereas, the King Holiday and Service Act, enacted in 1994 designated the King Holiday as a national day of volunteer service and since then millions of Americans have been inspired by the life and work of Dr King to serve their neighbors and communities; and

Whereas, serving others on the King Holiday is an appropriate way to honor Dr. King, meet local and national needs, bring our citizens together, and strengthen our communities and nation; and

Whereas, the King Day of Service is the only federal holiday commemorated as a national day of service, and offers an opportunity for Americans to give back to their communities on the holiday and make it an ongoing commitment to service throughout the year.

Now, therefore, the Salida City Council does hereby proclaim January 15, 2025, as Dr. Martin Luther King Jr. Day in the City of Salida and further encourages all Salidans to participate in a day of service in tribute to the life and works of Dr. Martin Luther King Jr.

Dan Shore, Mayor

Date



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Kristi Jefferson - City Clerk	January 7, 2025

AGENDA ITEM

New Hotel and Restaurant Liquor License for Little Cambodia, LLC, dba Little Cambodia Restaurant at 720 East Highway 50.

BACKGROUND

A new Colorado Hotel and Restaurant Liquor License application was filed with the City Clerk on November 18, 2024. The Notice of Public Hearing was published on December 6, 2024 in the Mountain Mail and the premises was posted on December 23, 2024.

All proper fees have been remitted to the City and State of Colorado. Individual history records and the Colorado Bureau of Investigation background checks have been reviewed by staff with no issues.

FISCAL NOTE

There is no fiscal impact

RECOMMENDATION

Staff recommends that the Liquor Licensing Authority approve a new Hotel and Restaurant Liquor License request for Little Cambodia Restaurant at 720 East Highway 50.

MOTION

Following a public hearing on the matter, a Liquor Authority Member should state "I move to _____ a new Hotel and Restaurant Liquor License request for Little Cambodia, LLC", followed by a second and a roll call vote.

**PUBLIC NOTICE
PUBLIC NOTICE PURSUANT TO THE
LIQUOR LAWS OF COLORADO**

Pursuant to the Liquor Laws of the State of Colorado, Little Cambodia Restaurant, has requested the Local Licensing Authority of the City of Salida, Colorado grant a Hotel and Restaurant (City) liquor license to to sell malt, vinous and spirituous liquors for consumption on premises at 720 E. Hwy 50, Salida, CO 81201.

A hearing on the application, received November 18, 2024, will be held before the Local Licensing Authority of the City of Salida, Colorado at the hour of 6:00 p.m., or as soon thereafter as may be heard, on Tuesday, January 7, 2025. At said time and place, any interested persons may appear to be heard for or against the granting of said license.

LOCAL LICENSING AUTHORITY

Kristi Jefferson, City Clerk

Premises Posted By December 26, 2024

Published in The Mountain Mail December 6, 2024



DR 8404 (03/26/24)
 COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Colorado Liquor Retail License Application

* Note that the Division will not accept cash ☐ Paid by Check Date Uploaded to Movelt

☐ Paid Online

☒ New License ☐ New-Concurrent ☐ Transfer of Ownership ☐ State Property Only ☐ Master file

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: SBG.Colorado.gov/Liquor

Applicant is applying as a/an ☐ Individual ☒ Limited Liability Company ☐ Association or Other
☐ Corporation ☐ Partnership (includes Limited Liability and Husband and Wife Partnerships)

Applicant Name If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation

Little Cambodia LLC

FEIN Number

[REDACTED]

State Sales Tax Number

[REDACTED]

Trade Name of Establishment (DBA)

[REDACTED]

Business Telephone

[REDACTED]

Address of Premises (specify exact location of premises, include suite/unit numbers)

720 E US Hwy 50

City

Salida

County

Chaffee

State

CO

ZIP Code

81201

Mailing Address (Number and Street)

401 Hunt Street

City or Town

Salida

State

CO

ZIP Code

81201

Email Address

phannyjones@icloud.com

If the premises currently has a liquor or beer license, you **must** answer the following questions.

Present Trade Name of Establishment (DBA)

[REDACTED]

Present State License Number

[REDACTED]

Present Class of License

[REDACTED]

Present Expiration Date

[REDACTED]

Section A Nonrefundable application fees*

- ☐ Application Fee for New License\$1,100.00
- ☒ Application Fee for New License with Concurrent Review\$1,200.00
- ☐ Application Fee for Transfer.....\$1,100.00

Section B Liquor License Fees*

- | | | | | |
|---|------------|--|-------|--|
| <input type="checkbox"/> Add Optional Premises to H & R | \$100.00 X | | Total | |
|---|------------|--|-------|--|
- ☐ Add Sidewalk Service Area.....\$75.00
- ☐ Arts License (City).....\$308.75
- ☐ Arts License (County)\$308.75
- ☐ Beer and Wine License (City).....\$351.25
- ☐ Beer and Wine License (County).....\$436.25
- ☐ Brew Pub License (City) \$750.00
- ☐ Brew Pub License (County).....\$750.00
- ☐ Campus Liquor Complex (City)\$500.00
- ☐ Campus Liquor Complex (County)\$500.00
- ☐ Campus Liquor Complex (State)\$500.00
- ☐ Club License (City)\$308.75
- ☐ Club License (County)\$308.75
- ☐ Distillery Pub License (City).....\$750.00
- ☐ Distillery Pub License (County)\$750.00
- X ☒ Hotel and Restaurant License (City).....\$500.00
- ☐ Hotel and Restaurant License (County)\$500.00
- ☐ Hotel and Restaurant License with one optional premises (City).....\$600.00
- ☐ Hotel and Restaurant License with one optional premises (County).....\$600.00

Section B Liquor License Fees* (Continued)

<input type="checkbox"/> Liquor-Licensed Drugstore (City).....	\$227.50
<input type="checkbox"/> Liquor-Licensed Drugstore (County).....	\$312.50
<input type="checkbox"/> Lodging & Entertainment - L&E (City)	\$500.00
<input type="checkbox"/> Lodging & Entertainment - L&E (County)	\$500.00
<input type="checkbox"/> Manager Registration - H & R	\$30.00
<input type="checkbox"/> Manager Registration - Tavern	\$30.00
<input type="checkbox"/> Manager Registration - Lodging & Entertainment	\$30.00
<input type="checkbox"/> Manager Registration - Campus Liquor Complex	\$30.00
<input type="checkbox"/> Optional Premises License (City)	\$500.00
<input type="checkbox"/> Optional Premises License (County)	\$500.00
<input type="checkbox"/> Racetrack License (City)	\$500.00
<input type="checkbox"/> Racetrack License (County)	\$500.00
<input type="checkbox"/> Resort Complex License (City).....	\$500.00
<input type="checkbox"/> Resort Complex License (County).....	\$500.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (City).....	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (County)	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (State)	\$160.00
<input type="checkbox"/> Retail Gaming Tavern License (City)	\$500.00
<input type="checkbox"/> Retail Gaming Tavern License (County).....	\$500.00
<input type="checkbox"/> Retail Liquor Store License - Additional (City).....	\$227.50
<input type="checkbox"/> Retail Liquor Store License - Additional (County).....	\$312.50
<input type="checkbox"/> Retail Liquor Store (City)	\$227.50

Section B Liquor License Fees* (Continued)

<input type="checkbox"/> Retail Liquor Store (County)	\$312.50
<input type="checkbox"/> Tavern License (City)	\$500.00
<input type="checkbox"/> Tavern License (County)	\$500.00
<input type="checkbox"/> Vintners Restaurant License (City)	\$750.00
<input type="checkbox"/> Vintners Restaurant License (County)	\$750.00

Questions? Visit: SBG.Colorado.gov/Liquor for more information

Do not write in this space - For Department of Revenue use only

Liability Information

License Account Number

Liability Date

License Issued Through (Expiration Date)

Total

\$

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant exactly. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.

Questions? Visit: SBG.Colorado.gov/Liquor for more information

Items submitted, please check all appropriate boxes completed or documents submitted

I. Applicant information

- ☐ Applicant/Licensee identified
- ☐ State sales tax license number listed or applied for at time of application
- ☐ License type or other transaction identified
- ☐ Return originals to local authority (additional items may be required by the local licensing authority)
- ☐ All sections of the application need to be completed
- ☐ Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application

II. Diagram of the premises

- ☐ No larger than 8½" X 11"
- ☐ Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.)
- ☐ Separate diagram for each floor (if multiple levels)
- ☐ Return originals to local authority (additional items may be required by the local licensing authority)
- ☐ Kitchen - identified if Hotel and Restaurant
- ☐ Bold/Outlined Licensed Premises

III. Proof of property possession (One Year Needed)

- ☐ Deed in name of the applicant (or) (matching Applicant Name provided on page 1) date stamped / filed with County Clerk
- ☐ Lease in the name of the applicant (or) (matching Applicant Name provided on page 1)
- ☐ Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant
- ☐ Other agreement if not deed or lease. (matching Applicant Name provided on page 1)

IV. Background information (DR 8404-I) and financial documents

- ☐ Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
- ☐ Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State
Do not complete fingerprint cards prior to submitting your application.
 The Vendors are as follows:
IdentoGO
 Appointment Scheduling Website: <https://uenroll.identogo.com/workflows/25YQHT>
 Phone: 844-539-5539 (toll-free)
 IdentoGO FAQs: <https://www.colorado.gov/pacific/cbi/identification-faqs>
 State Liquor Code for IdentoGO: 25YQHT
Colorado Fingerprinting
 Appointment Scheduling Website: <http://www.coloradofingerprinting.com/cabs/>
 Phone: 720-292-2722 833-224-2227 (toll free)
 State Liquor Code for Colorado Fingerprinting: C030LIQI

- ☐ Purchase agreement, stock transfer agreement, and/or authorization to transfer license
- ☐ List of all notes and loans (Copies to also be attached)

V. Sole proprietor/husband and wife partnership (if applicable)

- ☐ Form DR 4679 Lawful Presence Affidavit
- ☐ Copy of State issued Driver's License or Colorado Identification Card for each applicant

VI. Corporate applicant information (if applicable)

- ☐ Certificate of Incorporation
- ☐ Certificate of Good Standing
- ☐ Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership applicant information (if applicable)

- ☐ Partnership Agreement (general or limited).
- ☐ Certificate of Good Standing

VIII. Limited Liability Company applicant information (if applicable)

- ☐ Copy of articles of organization
- ☐ Certificate of Good Standing
- ☐ Copy of Operating Agreement (if applicable)
- ☐ Certificate of Authority if foreign LLC (out of state applicants only)

IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application

- ☐ \$30.00 fee
- ☐ If owner is managing, no fee required

1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?..... ☐ Yes ☒ No
2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):
- a. Been denied an alcohol beverage license?..... ☐ Yes ☒ No
- b. Had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No
- c. Had interest in another entity that had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No

If you answered yes to a, b or c above, explain in detail on a separate sheet.

3. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years?..... ☐ Yes ☒ No

If "yes", explain in detail.

4. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?..... ☒ Yes ☐ No

or

Waiver by local ordinance? ☐ Yes ☐ No

Other

5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☐ Yes ☒ No

6. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☐ Yes ☐ No

For additional Retail Liquor Store only.

- a. Was your Retail Liquor Store License issued on or before January 1, 2016?.... ☐ Yes ☐ No
- b. Are you a Colorado resident?..... ☐ Yes ☐ No
7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any **current** financial interest in said business including any loans to or from a licensee..... ☐ Yes ☒ No

8. Does the applicant, as listed on line 2 of this application, **have legal possession of the premises by ownership, lease or other arrangement?**..... ☒ Yes ☐ No

☐ Ownership ☒ Lease ☐ Other (Explain in detail)

- a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord

Tenant

Expires

Amigas

Little Cambodia

12/31/2025

- b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question on page 9..... ☐ Yes ☒ No
- c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".

9. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

10. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:

Has a local ordinance or resolution authorizing optional premises been adopted?.... ☐ Yes ☒ No

Number of additional Optional Premise areas requested. (See license fee chart)

For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

11. Liquor Licensed Drugstore (LLDS) applicants, answer the following:

a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?..... ☐ Yes ☒ No

If "yes" a copy of license must be attached.

12. Club Liquor License applicants answer the following: Attach a copy of applicable documentation

- a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?..... ☐ Yes ☒ No
- b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?..... ☐ Yes ☒ No

c. How long has the club been incorporated?.....

- d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?..... ☐ Yes ☒ No

13. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:

- a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)..... ☐ Yes ☒ No

14. Campus Liquor Complex applicants answer the following:

- a. Is the applicant an institution of higher education?..... ☐ Yes ☒ No
- b. Is the applicant a person who contracts with the institution of higher education to provide food services?..... ☐ Yes ☒ No

If "yes" please provide a copy of the contract with the institution of higher education to provide food services.

15. For all on-premises applicants.

- a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.

Last Name of Manager

Jones

First Name of Manager

Phanny

- 16. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.**..... ☐ Yes ☒ No

Name

Type of License

Account Number

17. Related Facility - Campus Liquor Complex applicants answer the following:

- a.** Is the related facility located within the boundaries of the Campus Liquor Complex?..... ☐ Yes ☒ No

If yes, please provide a map of the geographical location within the Campus Liquor Complex.

If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.

- b.** Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager

First Name of Manager

18. Tax Information.

- a.** Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... ☐ Yes ☒ No
- b.** Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... ☐ Yes ☒ No

If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with **ownership of 10% or more in the applicant**. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.

** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

☒ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

Printed Name

Phanny Jones

Title

owner

Authorized Signature

Phanny Jones

Date (MM/DD/YY)

10/21/2024

Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority

November 18, 2024

Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)

January 7, 2025

For Transfer Applications Only - Is the license being transferred valid?..... ☐ Yes ☐ No

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

☒ Fingerprinted

☒ Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

☐ Date of inspection or anticipated date

☒ Will conduct inspection upon approval of state licensing authority

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000? ☐ Yes ☒ No

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000? ☐ Yes ☒ No

NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.

☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period? ☐ Yes ☒ No

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority for

Telephone Number

☐ Town, City

☐ County

Printed Name

Title

Signature

Date (MM/DD/YY)

Printed Name

Title

Signature

Date (MM/DD/YY)

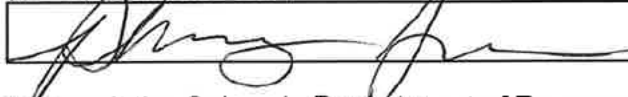
DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Phanny Jones

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")



to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Little Cambodia LLC

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

719 207 4406

Street Address

720 US-Hwy 50

City

State

ZIP Code

Salida

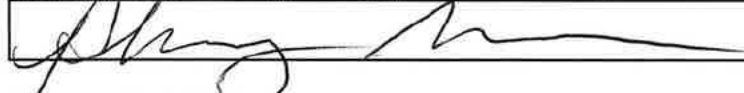
CO

81201

Printed name of person signing on behalf of the Applicant/Licensee

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

Date Signed



11-18-2024

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

DR 8404-I (03/06/24)
 COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO Box 17087
 Denver CO 80217-0087
 (303) 205-2300

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern and Lodging and Entertainment class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

Name of Business

Little Cambodia LLC

Home Phone Number

[REDACTED]

Cellular Number

[REDACTED]

Your Full Name (last, first, middle)

Jones, Phanny

List any other names you have used

Mailing address (if different from residence)

[REDACTED]

Email Address

phannyjones@icloud.com

1. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)

Current Street and Number

[REDACTED]

Current City, State, ZIP

Salida Co 81201

From:

[REDACTED]

To:

Present

Previous Street and Number

[REDACTED]

Previous City, State, ZIP

Salida, Co 81201

From:

6/1/2015

To:

4/1/2020

Individual History Record (Continued)

2. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business

Amica's Pizza

Address (Street, Number, City, State, ZIP)

127 F st

Position Held

Server

From:

4/2020

To:

present

Name of Employer or Business

Little Cambodia

Address (Street, Number, City, State, ZIP)

1548 G Street

Position Held

owner

From:

9/2020

To:

10/2024

Name of Employer or Business

Address (Street, Number, City, State, ZIP)

Position Held

From:

To:

3. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative

Relationship to You:

Position Held

Name of Licensee

Name of Relative

Relationship to You:

Position Held

Name of Licensee

Individual History Record (Continued)

Name of Relative

Relationship to You:

Position Held

Name of Licensee

Name of Relative

Relationship to You:

Position Held

Name of Licensee

4. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee?

☒ Yes ☐ No

(If yes, answer in detail.)

previous Little Cambodia on Sackett Street
2016 - 2020

5. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States?.....

☐ Yes ☒ No

(If yes, answer in detail.)

6. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending?.....

☐ Yes ☒ No

(If yes, answer in detail.)

7. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence?.....

☐ Yes ☒ No

(If yes, answer in detail.)

Individual History Record (Continued)

8. Have you ever had any professional license suspended, revoked, or denied?..... ☐ Yes ☒ No

(If yes, answer in detail.)

Personal and Financial Information

Unless otherwise provided by law, the personal information required in this section will be treated as confidential. The personal information required in this section is solely for identification purposes.

Date of Birth <div style="background-color: black; width: 100%; height: 20px;"></div>	Social Security Number <div style="background-color: black; width: 100%; height: 20px;"></div>	Place of Birth <div style="border: 1px solid black; padding: 2px;">Cambodia</div>
U.S. Citizen <input checked="" type="radio"/> Yes <input type="radio"/> No	If Naturalized, state where <div style="border: 1px solid black; height: 20px;"></div>	When <div style="border: 1px solid black; height: 20px;"></div>
Name of District Court <div style="border: 1px solid black; height: 20px;"></div>	Naturalization Certificate Number <div style="border: 1px solid black; height: 20px;"></div>	Date of Certification <div style="border: 1px solid black; height: 20px;"></div>
If an Alien, Give Alien's Registration Card Number <div style="border: 1px solid black; height: 20px;"></div>		Permanent Residence Card Number <div style="border: 1px solid black; height: 20px;"></div>
Height <div style="border: 1px solid black; height: 20px;"></div>	Weight <div style="border: 1px solid black; height: 20px;"></div>	Hair Color <div style="border: 1px solid black; padding: 2px;">Blk</div>
Eye Color <div style="border: 1px solid black; padding: 2px;">Brown</div>		Gender <div style="border: 1px solid black; padding: 2px;">Female</div>

Do you have a current Driver's License/ID? If so, give number and state. ☒ Yes ☐ No

Driver's License Number <div style="background-color: black; width: 100%; height: 20px;"></div>	Driver's License State <div style="border: 1px solid black; padding: 2px;">Colorado</div>
--	--

Financial Information

9. Total purchase price or investment being made by the applying entity, \$ corporation, partnership, limited liability company, other.....
10. List the total amount of the **personal** investment, made by the person listed on page 1 in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid. \$

NOTE: If corporate investment only, please skip to and complete question 12

NOTE: Question 10 should reflect the total of questions 11 and 13

Personal and Financial Information (Continued)

11. Provide details of the personal investment described in question 10. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment

Account Type

Bank Name

Amount

Type: Cash, Services or Equipment

Account Type

Bank Name

Amount

Type: Cash, Services or Equipment

Account Type

Bank Name

Amount

Type: Cash, Services or Equipment

Account Type

Bank Name

Amount

12. Provide details of the corporate investment described in question 9. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment

Loans

Account Type

Bank Name

Amount

Type: Cash, Services or Equipment

Loans

Account Type

Bank Name

Amount

Type: Cash, Services or Equipment

Loans

Account Type

Bank Name

Amount

13. Loan Information (Attach copies of all notes or loans)

Name of Lender

Address

Term

Security

Amount

Personal and Financial Information (Continued)

Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
Name of Lender		Address
<input type="text"/>		<input type="text"/>
Term	Security	Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature



Print Signature

Phanny Jones

Title

owner

Date (MM/DD/YY)

11-18-2024



Colorado Secretary of State
Date and Time: 03/15/2011 03:05 PM
ID Number: 20111158070

Document must be filed electronically.
Paper documents will not be accepted.

Document processing fee
Fees & forms/cover sheets
are subject to change.

To access other information or print
copies of filed documents,
visit www.sos.state.co.us and
select Business Center.

\$50.00

Document number: 20111158070
Amount Paid: \$50.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

LITTLE CAMBODIA LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

740 W 2ND STREET

(Street number and name)

SALIDA

(City)

CO

(State)

81201

(ZIP/Postal Code)

United States

(Country)

(Province - if applicable)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

(State)

(ZIP/Postal Code)

(Province - if applicable)

(Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

(if an individual)

JONES

(Last)

PHANNY

(First)

(Middle)

(Suffix)

OR

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

740 W 2ND STREET

(Street number and name)

SALIDA

(City)

CO

(State)

81201

(ZIP Code)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

CO

(State)

(ZIP Code)

(The following statement is adopted by marking the box.)

- ☒ The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name

(if an individual)

JONES

(Last)

PHANNY

(First)

(Middle)

(Suffix)

OR

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Mailing address

740 W. 2ND STREET

(Street number and name or Post Office Box information)

SALIDA

(City)

CO

(State)

81201

(ZIP/Postal Code)

United States

(Country)

(Province – if applicable)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- ☐ The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

- ☒ one or more managers.

OR

- ☐ the members.

6. (The following statement is adopted by marking the box.)

- ☒ There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

- ☐ This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

JONES	PHANNY		
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
740 W. 2ND STREET			
<small>(Street number and name or Post Office Box information)</small>			
SALIDA		CO	81201
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
United States			
<small>(Province – if applicable)</small>		<small>(Country)</small>	

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- ☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

Sub lease between Amicas Microbrews and More LLC and Little Cambodia**Amended Oct 23, 2024**

This is a 1 year sub lease to enable Little Cambodia to explore the feasibility of the expanded restaurant concept for the building and location, formerly occupied by Stoke at 720 HWY 50 Salida CO. It is a year's lease with monetary changes within the first year of business.

The lease will commence on November 1, 2024 through December 31, 2025. The conditions of the lease are as follows:

The first six months, November 1, 2024 through April 30, 2025 the rent will be [REDACTED] payable on the first of each month. A late fee of \$ [REDACTED] will be assessed after the 5th of the month. On January 1, 2025, the tenant will begin responsibility for triple net amount of approximately \$ [REDACTED] per month in property tax liability throughout the remainder of this lease. After 6 months, beginning on May 1, the rent will increase to \$ [REDACTED] per month through the remainder of the lease. These payments are to be set up as automatic ACH through HCB.

Tenant is responsible for having all the utilities put in Little Cambodia's name as of November 1, 2024. Little Cambodia is required to obtain all necessary insurance policies for the business including workmen's compensation and providing copies of all policies to Amicas. Proof of a general liability policy is also required. All restaurant repairs will be up to the tenant to pay for. If there are issues with the building then the Lease with Amicas and 720 LLC will be followed.

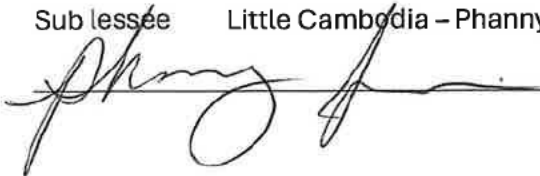
Little Cambodia will be provided a copy of lease agreement that Amicas has with 720 LLC and will be held to any standards of conduct that may apply.

Lessor Amicas Microbrews and More Inc

President of the Board – Chris Bowers signature

 Date 11-1-24

Sub lessee Little Cambodia – Phanny Jones- president

 Date 11-1-24

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,

LITTLE CAMBODIA LLC

is a

Limited Liability Company

formed or registered on 03/15/2011 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 20111158070 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 11/12/2024 that have been posted, and by documents delivered to this office electronically through 11/13/2024 @ 08:24:36 .

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 11/13/2024 @ 08:24:36 in accordance with applicable law. This certificate is assigned Confirmation Number 16567998 .



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 website 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 website, <https://www.coloradosos.gov/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 website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



- > UCC Home
- > Instructions
- > FAQs
- > Login
- > Create User Account

Organization Record Confirmation

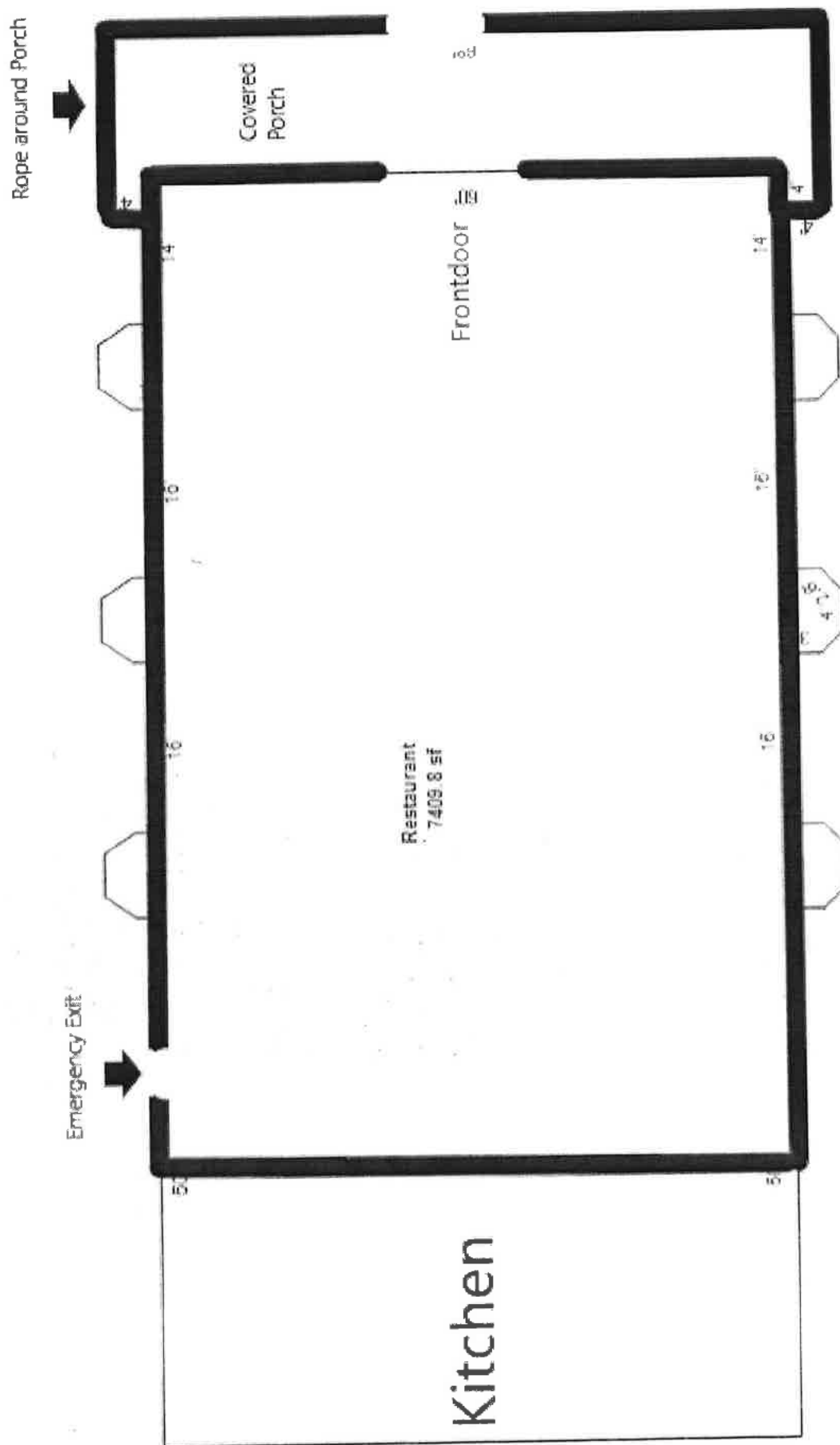
Review and select "Confirm" if this entity is the correct business organization.

ID Number:	20111158070
Name:	LITTLE CAMBODIA LLC
Principal Street Address:	
Principal Mailing Address:	
Registered Agent:	PHANNY JONES
Registered Agent Street Address:	
Registered Agent Mailing Address:	
Status:	Good Standing
Form:	Limited Liability Company
Jurisdiction:	CO
Formation Date:	2011-03-15

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[Confirm](#)

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CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Police	Russ Johnson - Police Chief	January 7, 2025

AGENDA ITEM

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

BACKGROUND

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

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

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

FISCAL NOTE

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

RECOMMENDATION

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

MOTION

A City Councilmember should state “I move to _____ Ordinance 2024-21 adopting the 2024 Colorado Model Traffic Code”, followed by a second and a roll call vote.

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

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

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

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

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

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

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

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

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

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

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

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

OF SALIDA, COLORADO, THAT:

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

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

**CHAPTER 8
ARTICLE I
MODEL TRAFFIC CODE**

Sec. 8-1-10. – Adoption.

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

Sec. 8-1-20. – Deletions.

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

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

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

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

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

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

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

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

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

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

....

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

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

"1203. Three- hour parking limit.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"1601. Investigations.

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

circumstances.

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

“1720. Report of outstanding judgments and warrants.

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

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

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

Sec. 8-1-40. – Penalties.

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

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

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

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

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

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

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

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

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

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

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

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

INTRODUCED ON FIRST READING, on the 17th day of December, 2024, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the 20th day of December, 2024, and set for second reading and public hearing on the 7th day of January, 2025.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 7th day of January, 2025.

CITY OF SALIDA, COLORADO

Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the 17th day of December, 2024, and BY TITLE ONLY, after final adoption on the 7th day of January, 2025.

City Clerk/Deputy City Clerk



CITY COUNCIL ACTION FORM

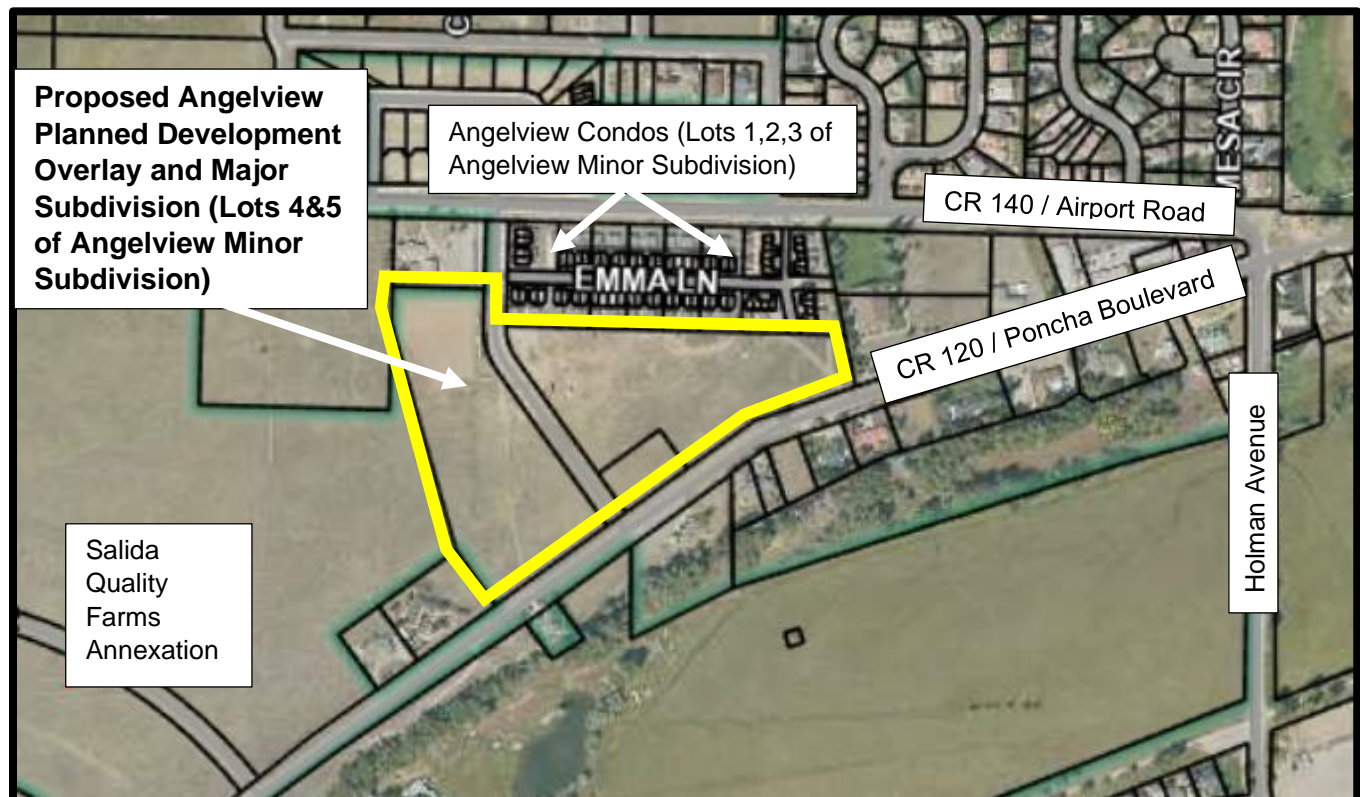
DEPARTMENT	PRESENTED BY	DATE
Community Development	Carolyn Poissant - Senior Planner	January 7, 2025

AGENDA ITEM

Ordinance 2024-22 - Second reading and public hearing for a Major Impact Review of the Angelview Planned Development and Major Subdivision.

BACKGROUND

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



Vicinity Map

The applicant is proposing a Major Subdivision and Planned Development Overlay of the 11.9-acre site. The proposal is for 42 residential lots, comprised of 19 single-family, 18 duplex, 2 townhome, and 3 multiple-family lots, plus a public park and 5 HOA-maintained "Community Open Space" lots, which

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

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



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

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

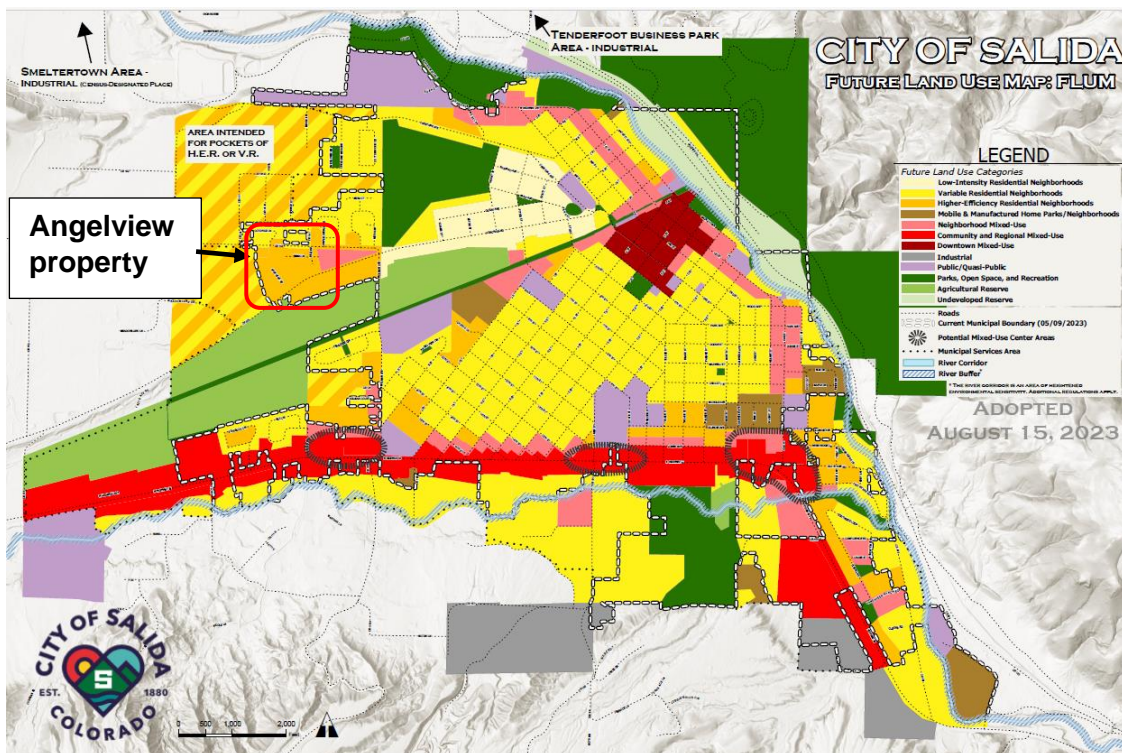
The density bonus approved by Resolution 2020-30 allows 2,100 square feet per unit, resulting in a total of 246 units for the 11.9-acre property (518,364 sf / 2,100 sf = 246). The proposal includes 115 units, which averages out to 4,508 square feet per unit. The minimum lot area has been provided for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

DETAILS OF REQUEST

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

PROPOSED PLANNED DEVELOPMENT

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



Future Land Use Plan

CONSISTENCY WITH THE CITY OF SALIDA COMPREHENSIVE PLAN

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

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

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

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

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

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

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

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

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

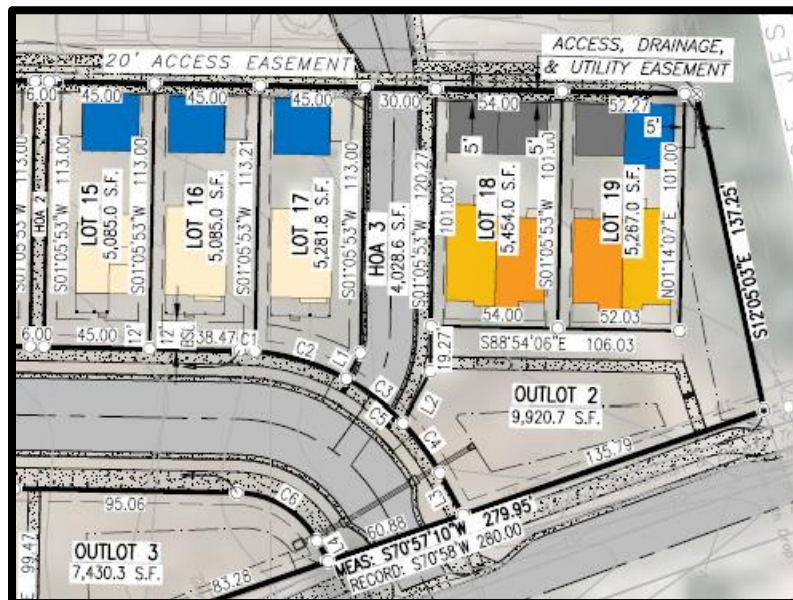
PLANNED DEVELOPMENT EVALUATION CRITERIA

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

(1) **Minimum dimensional standards.** The PD is a negotiated zone district. While there may be no fixed lot size or lot widths, the Planning Commission and City Council require minimum dimensional standards, including setbacks.

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

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



Layout of Lots 18 & 19 with access provisions

(2) Trails. Reasonable effort must be made to connect to nearby recreation trails, parks and public open space such that green corridors define and connect urbanized areas. Any trails identified for the area in the City's Comprehensive Plan or Parks Master Plan must be included in the PD.

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

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

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

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

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

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

(5) Residential Density. Density shall be limited as required by the Planning Commission and City Council upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses. In a multiple-lot PD, the averaging of lot areas shall be permitted to provide flexibility in design and to relate lot size to topography, but each lot shall contain an acceptable building site. The clustering of development with usable common open areas shall be permitted to encourage provision for and access to common open areas, encourage pedestrian access and to save street and utility construction and maintenance costs. Such clustering is also intended to accommodate contemporary building types which are not spaced individually on their own lots but share common side walls, combined service facilities or similar architectural innovations, whether or not providing for separate ownership of land and

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

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

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

(6) Relationship to the Subdivision Regulations. The provisions of these regulations concerning Planned Developments are not intended to eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City.

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

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

- The applicant is not requesting a deviation from Article VIII and will meet all of the applicable criteria as required in Article VIII - Design Standards of the Municipal Code.

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

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

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

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

(10) Permitted Uses. A PD may include any permitted principal or accessory uses by right and conditional review uses allowed in any other zone, except that any use that has been declared a nuisance by statute, ordinance or any court of competent jurisdiction shall not be permitted.

- There are no uses proposed other than residential.

(11) Transportation Design. The PD shall provide interconnected transportation networks designed to disperse and reduce the length of automobile trips, connect to adjacent roadways and enhance the greater transportation pattern of the City and surrounding area.

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

Requested deviation

ITE Code	Land Use	Intensity		Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
								In		Out				In		Out	
						Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips
210	Single-Family Detached	55	DU	9.43	519	0.70	39	26%	10	74%	29	0.94	52	63%	33	37%	19
220	Multifamily (Low-Rise)	52	DU	6.74	350	0.40	21	24%	5	76%	16	0.51	27	63%	17	37%	10
215	Single-Family Attached	8	DU	7.2	58	0.48	4	31%	1	69%	3	0.57	5	57%	3	43%	2
411	Public Park	0.72	Acres	0.78	1	0.02	0	59%	0	41%	0	0.11	0	55%	0	45%	0
Sub-Totals		116			928		64		16		48		64		53		31
Existing Uses																	
ITE Code	Land Use	Intensity		Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
								In		Out				In		Out	
						Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips
215	Single-Family Attached	65	DU	7.2	468	0.48	31	31%	10	69%	21	0.57	37	57%	21	43%	16
Sub-Totals		65			468		31		10		21		37		21		16
Totals		181			1,396		95		26		69		121		74		47

(12) Development Standards. The PD may deviate from the development standards described in Chapter 16 only if the reasons for such deviations are well-documented and are necessary for realizing the purposes described in the objectives of development. Any variation from the development standards must be specifically addressed and approved in the Overall Development Plan. If an area of development (parking, landscaping, illumination, fences, signs, etc.) is not specifically addressed and approved under the Overall Development Plan, the area of development shall meet or exceed the standards of Chapter 16 applying to that area of development.

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

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

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

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

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

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

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

(15) Fiscal Impacts. The fiscal impacts of the PD have been satisfactorily addressed and the City or special district will be able to provide adequate levels of service for police and fire protection, street maintenance, snow removal and other public services, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts.

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

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

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

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

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

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

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

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

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

EVALUATION STANDARDS FOR MAJOR PLANNED DEVELOPMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MAJOR SUBDIVISION PLAT REVIEW STANDARDS

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

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

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

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

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

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

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



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

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

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

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

3.14 INCLUSIONARY HOUSING

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

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

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

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

UPDATED RESPONSES FROM REFERRAL DEPARTMENTS AND AGENCIES:

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

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

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held February 26, 2024 and the Commission unanimously (7:0) recommended Council approve the proposed Angelview Planned Development and Major Subdivision with staff’s recommendation conditions as amended by the Planning Commission. **The conditions have been modified below to reflect the updated plans and referral recommendations staff has since received. The revised conditions are included in Ordinance 2024-22.**

PLANNED DEVELOPMENT CONDITIONS

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

1. The following plat notes **shall be included** to be updated on the Angelview Planned Development ~~Plat Plan~~ prior to recording the **PD Plan**:
 - a) ~~As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.~~
N/A Included on the revised Angelview Neighborhood Subdivision Plat (Drawing No. L-24-03 dated 10/12/24).
 - b) ~~All required signature blocks shall be added to the planned development plat prior to printing the mylars.~~ **N/A Provided on updated PD Plan.**
 - c) ~~Update the dimensional standards to show existing (R-3) requirements and Angelview PD requests. (remove the existing inclusionary housing and comparisons within the table)~~ **N/A Provided on updated PD Plan.**
2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement (SIA). **N/A This is a standard condition of approval for an SIA.**
3. Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.

Revised condition: The public park ("Park 1") shall be constructed by the developer in accordance with the Park Concept Plan as specified in a Subdivision Improvement Agreement (SIA), which shall delineate all products, materials, details and specifications and a cost estimate approved by the city. The agreed upon cost of construction of the public park shall be deducted from the required Park and Open Space Fee-in-lieu of \$322,000. Any remaining balance shall be paid to the city for use in future park development as determined by the Director of Parks and Recreation. The public park and all park improvements shall be dedicated to the city.
4. The applicant must update the traffic study and include the County Road 120 improvements. **N/A The Angelview PD Traffic Study dated 4/30/2024 has been approved by the city's engineering consultant.**
5. The proposed 12' front setback includes the covered front porch. **This is included in the Dimensional Standards Table on the PD Plan.**
6. The following architectural element notes shall be included on the PD Plan
These notes are included on the revised PD Plan and in the ordinance.
 - a) **Streetscape Diversity: To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or**

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

- b) **Primary Roof Forms:** A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.
7. **Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement (SIA) that guarantees the construction of all public improvements required for the project. The SIA shall include a phasing plan delineating the sequential installation of public improvements. Issuance of residential building permits shall be subject to completion of required public improvements in accordance with the approved SIA phasing plan.**

MAJOR SUBDIVISION CONDITIONS

The Planning Commission recommended City Council approve the Angelview Major Subdivision with the following conditions and plat notes. **The plat notes have been updated. No additional notes or conditions are recommended on the subdivision plat, which is primarily a survey document.**

- ~~1. The following plat notes to be updated on the Major Subdivision Plat prior to recording the plat:~~
 - ~~a. **N/A - Included on revised plat.** As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.~~
 - ~~b. **N/A - Included on revised plat.** All required signature blocks shall be added to the subdivision plat prior to printing the mylars.~~
- 2. ~~The applicant must meet the requirements of the Public Works Director (except for keeping the proposed mid-block connections) and the City Engineering Consultants prior to the approval of the Subdivision Improvement Agreement (SIA).~~
N/A - The plans have been revised to include 2 mid-block bump-out crossings as approved by the Director of Public Works and agreed to by the applicant.

FISCAL IMPACT

The fiscal impact of the new subdivision will result in an increased demand for city services.

MOTION

A council person should make the motion to approve Ordinance 2024-22 on second reading.

Attachments: A - Planning Commission Minutes of February 26, 2024
B - Park Concept Plan
Ordinance 2024-22
 Angelview Planned Development Plan
 Angelview Major Subdivision Plat
Public Notices
Application Materials



PLANNING COMMISSION REGULAR MEETING

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

February 26, 2024 - 6:00 PM

MINUTES

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission meeting:
<https://attendee.gotowebinar.com/rt/190909234220683277>

CALL TO ORDER BY CHAIRMAN – 6:55 pm

ROLL CALL

PRESENT

Chairman Greg Follet
 Vice-Chair Francie Bomer
 Commissioner Giff Kriebel
 Commissioner Judith Dockery
 Commissioner Brian Colby
 Commissioner Aaron Derwingson
 Alternate Commissioner Dan Bush
 Alternate Commissioner Kenny Layton

ABSENT

Commissioner Michelle Walker

APPROVAL OF THE MINUTES

1. December 12, 2023- Draft Minutes

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.
 Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush, Alternate Commissioner Layton

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Major Impact Review - Angelview Planned Development and Major Subdivision** - The applicant, Walt Harder of Harder Diesslin Holdings, LLC, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the remaining lots within the Angelview Minor Subdivision along County Road 120. Below are the requests:

A. Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

- **Minimum lot size:** In the R-3 zone district the minimum lot size is 5,625 square feet for detached units and 2,400 square feet for attached units. The applicant is requesting a minimum lot size of 5,063 square feet for the detached units and a minimum lot size of 2,160 square feet for the detached units.

• **Minimum setbacks:** The required front and rear setbacks for primary structures in the R-3 zone district are 20' from front property line and 20' from the rear property line and the required side lot line setbacks are 5'. The applicant is requesting the minimum front setback of 12'. No deviations from the side and rear lot line setbacks are requested.

• **Maximum Lot Coverage for structures:** The maximum lot coverage for structures in the R-3 zone district is 45% and the applicant is requesting a lot coverage for structures of 55%.

• **Minimum Landscape area:** The minimum landscape requirement is 30% in the R-3 zone district. The applicant is requesting a minimum landscape area of 25%.

It appears all other dimensional and parking requirements can be met by the proposed development.

- A. **Open Public hearing** – 6:57 pm
- B. **Proof of Publication** –
- C. **Staff Review**– Kristi Jefferson reviewed the application
- D. **Applicant's Presentation**- Ronnie Pelusio, Palona Architects, presented with Harder-Dieslin Holdings Present.
- E. **Public Input** – Brian and Anna Bishop, Holly Grady, Mary, Jim Sanders, Lisa Runkle, Jerry Raski (online)
- F. **Close Public Hearing** – 8:42pm
- G. **Commissioner Discussion** –
- H. **Commission Recommendation** –

A. Approval of a Major Subdivision to subdivide the above-described property into 42 residential lots, and several HOA maintained out-lots.

Motion made by Vice-Chair Bomer to recommend Council approve the Major Impact Review for the Angelview Planned Development with staff recommended changes to condition #2 and adding conditions 4 and 5:

1. The following plat notes to be updated on the Angelview Planned Development Plat prior to recording the subdivision:
 - a) As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.
 - b) All required signature blocks shall be added to the planned development plat prior to printing the mylars.
 - c) Update the dimensional standards to show existing (R-3) requirements and Angelview PD requests. (remove the existing inclusionary housing and comparisons within the table)
2. The applicant must meet the requirements of the Public Works Director (except for keeping the proposed mid-block connections) and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement (SIA).

3. Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.
4. The applicant must update the traffic study and include the County Road 120 improvements.
5. The proposed 12' front setback includes the covered front porch.

Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

B. Approval of a Major Subdivision to subdivide the above-described property into 42 residential lots, and several HOA maintained out-lots.

Motion made by Vice-Chair Bomer to recommend Council approve the Angelview Major Subdivision with staff recommended changes to condition #2 and adding conditions 5 and 6:

1. The following plat notes to be updated on the Major Subdivision Plat prior to recording the subdivision:
 - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.
 - b. All required signature blocks shall be added to the subdivision plat prior to printing the mylars.
 - c. **Streetscape Diversity:** To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.

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

2. The applicant must meet the requirements of the Public Works Director (except for keeping the proposed mid-block connections) and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement (SIA).
3. Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.
4. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement that guarantees the construction of the public improvements that are required for the project.
5. The applicant must update the traffic study and include the County Road 120 improvements.
6. The proposed 12' front setback includes the covered front porch.
Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

UPDATES

COMMISSIONERS' COMMENTS

ADJOURN The meeting was adjourned at 9:16pm



Playground structures and benches with a berm to the west to enclose playground and provide a buffer from west winds.

Stabilized crushed stone path / future connector

Native meadow / low-water landscape

Pavilion and picnic tables per City Park Development Manual

Open turf area

	ITEM DESCRIPTION	QTY	UNIT	PRELIMINARY ESTIMATE		VENDOR QUOTE
				UNIT COST	TOTAL	TOTAL
1	Grading, topsoil, sod	3920	SYD	\$15.00	\$58,800.00	\$58,800.00
2	Playstructure	1	EA	\$75,000.00	\$75,000.00	\$60,970.00
	Installation					\$20,189.00
3	Eng. wood fiber surfacing		LS			\$5,129.00
	Installation					\$2,750.00
4	Benches	2	EA	\$1,500.00	\$3,000.00	\$2,166.00
5	Picnic shelter	1	EA	\$25,000.00	\$25,000.00	\$18,861.00
	Installation		LS			\$7,000.00
6	Picnic tables	2	EA	\$2,500.00	\$5,000.00	\$2,162.00
7	Pet waste stations	2	EA	\$300.00	\$600.00	\$600.00
8	Park sign	1	EA	\$1,000.00	\$1,000.00	\$1,000.00
9	Trees (along sidewalks, around play area per plan)	30	EA	\$450.00	\$13,500.00	\$13,500.00
10	Irrigation	1	LS	\$15,000.00	\$15,000.00	\$15,000.00
11	ADA concrete walk connection to & around play area	2250	SF	\$8.00	\$18,000.00	\$18,000.00
	Subtotal				\$214,900.00	\$226,127.00
12	Design & engineering (5%)	1	LS	\$10,745.00	\$10,745.00	\$10,745.00
13	Mobilization & overhead (10%)	1	LS	\$21,490.00	\$21,490.00	\$21,490.00
	TOTAL				\$247,135.00	\$258,362.00

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 22
SERIES OF 2024**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
APPROVING THE ANGELVIEW MAJOR IMPACT REVIEW FOR A PLANNED
DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION**

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the Major Impact Review Application request on February 26, 2024 for a Planned Development Overlay and Major Subdivision for the property which includes Lot 4 and Lot 5 of Angelview Minor Subdivision, Shepherd Road, and a 0.57-acre parcel on County Road 120, totaling approximately ~~4.89~~ 11.9 acres; and

WHEREAS The Commission forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a Planned Development Overlay pursuant to the attached Angelview Planned Development Plan (Exhibit A); and

WHEREAS, the City of Salida Planning Commission reviewed and recommended approval, with conditions, the Angelview Major Subdivision within the Planned Development Overlay (Exhibit B); and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for a Planned Development Overlay and Major Subdivision; and

WHEREAS, the proposal for the subject property is consistent with the policies and goals of the City's land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

WHEREAS, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on January 7, 2025.

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

Section One

That the entirety of the property comprising the Angelview Planned Development, to wit, the 11.9 acres is hereby zoned High Density Residential (R-3) with a Planned Development Overlay as shown on the Angelview Planned Development Plan and Major Subdivision Plat attached to this ordinance as Exhibit A and Exhibit B.

Section Two

Upon this approval by the City Council, the Angelview Planned Development Overlay shall be considered a site specific development plan and granted a vested property right for three (3) years. The City Council is approving the vested property right subject to the

terms and conditions contained in the development plan and this ordinance, and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

Section Three

Upon this approval by the City Council, the applicant shall submit final mylars of Exhibit A and Exhibit B; and incorporating the following conditions of approval for the Mayor's signature and recordation.

The following conditions of approval shall be included as notes on the Angelview Planned Development Plan:

1. **The public park ("Park 1") shall be constructed by the developer in accordance with the Park Concept Plan (attached as Exhibit C) as specified in a Subdivision Improvement Agreement (SIA), which shall delineate all products, materials, details and specifications and a cost estimate approved by the city. The agreed upon cost of construction of the public park shall be deducted from the required Park and Open Space Fee-in-lieu of \$322,000. Any remaining balance shall be paid to the city for use in future park development as determined by the Director of Parks and Recreation. The public park and all park improvements shall be dedicated to the city.**
2. **Architectural elements:**
 - a) **Streetscape Diversity: To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.**

- b) **Primary Roof Forms:** A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.
- 3. **Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement (SIA) that guarantees the construction of all public improvements required for the project. The SIA shall include a phasing plan delineating the sequential installation of public improvements. Issuance of residential building permits shall be subject to completion of required public improvements in accordance with the approved SIA phasing plan.**

Section Four

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

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

Section Five

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

Section Six

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

INTRODUCED ON FIRST READING on this 17th day of December, 2024, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this ____ day of _____, 2024, and set for second reading and public hearing on the 7th day of January, 2025.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED
PUBLISHED BY TITLE ONLY, by the City Council on this ____ day of _____,
2025.

City of Salida

Dan Shore, Mayor

ATTEST:

City Clerk/Deputy City Clerk

PUBLIC NOTICES

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE SALIDA CITY COUNCIL

ON JANUARY 7, 2025

CONCERNING MAJOR IMPACT REVIEW APPLICATIONS

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on January 7, 2025 at or about the hour of 6:00 p.m., a public hearing will be conducted by the Salida City Council at City Council Chambers, 448 East First Street, Suite 190 in Salida, CO and online at the following link: <https://attendee.gotowebinar.com/register/3742005742374996822>

The applicant Walt Harder, represented by Ronnie Pelusio of PEL-ONA Architects, is requesting approval of a Planned Development Overlay and Major Subdivision for the remaining lots within the Angelview Minor Subdivision. The property is located within the High-Density Residential (R-3) zone district. Requests include:

A. Approval of a Planned Development Overlay to allow for reduced minimum lot size for detached and attached units, increased maximum lot coverage for structures, reduced minimum landscape area and reduced front setbacks. All other dimensional standards are anticipated to be met. B. Approval of a Major Subdivision to subdivide the above described 11.9-acre property into 42 residential lots, 7 outlots, a 0.72-acre public park, and public road rights-of-way. Recommendations made by the Planning Commission from the public hearing of Feb. 26, 2024 shall be forwarded to the City Council for this review and public hearing.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, carolyn.poissant@cityofsalida.com Phone: (719) 530-2628.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record. Published in The Mountain Mail December 20, 2024.

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE SALIDA CITY COUNCIL for ORDINANCE 2024-22

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO

APPROVING THE ANGELVIEW MAJOR IMPACT REVIEW FOR A PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on January 7, 2025, at or about the hour of 6:00 p.m., a second reading and public hearing will be conducted by Salida City Council at City Council Chambers, 448 East First Street, Suite 190, Salida, CO
Published in The Mountain Mail December 20, 2024.

PUBLIC NOTICE

CITY OF SALIDA, COLORADO

ORDINANCE NO. 22

SERIES OF 2024

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE ANGELVIEW MAJOR IMPACT REVIEW FOR A PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the Major Impact Review Application request on February 26, 2024 for a Planned Development Overlay and Major Subdivision for the property which includes Lot 4 and Lot 5 of Angelview Minor Subdivision, Shepherd Road, and a 0.57-acre parcel on County Road 120, totaling approximately 1.89 acres; and

WHEREAS The Commission forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a Planned Development Overlay pursuant to the attached Angelview Planned Development Plan (Exhibit A); and

WHEREAS, the City of Salida Planning Commission reviewed and recommended approval, with conditions, the Angelview Major Subdivision within the Planned Development Overlay (Exhibit B); and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for a Planned Development Overlay and Major Subdivision; and

WHEREAS, the proposal for the subject property is consistent with the policies and goals of the City's land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

WHEREAS, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on January 7, 2025.

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

Section One

That the entirety of the property comprising the Angelview Planned Development, to wit, the 11.9 acres is hereby zoned High Density Residential (R-3) with a Planned Development Overlay as shown on the Angelview Planned Development Plan and Major Subdivision Plat attached to this ordinance as Exhibit A and Exhibit B.

Section Two

Upon this approval by the City Council, the Angelview Planned Development Overlay shall be considered a site specific development plan and granted a vested property right for three (3) years. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance, and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

Section Three

Upon this approval by the City Council, the applicant shall submit final mylars of Exhibit A and Exhibit B; and incorporating the following conditions of approval for the Mayor's signature and recordation.

PUBLIC NOTICES - CONT'D

The following conditions of approval shall be included as notes on the Angelview Planned Development Plan:

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

2. Architectural elements:

a) Streetscape Diversity: To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.

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

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

Section Four

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

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

Section Five

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

Section Six

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

INTRODUCED ON FIRST READING on this 17th day of December, 2024, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this ____ day of _____, 2024, and set for second reading and public hearing on the 7th day of January, 2025.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on this day of , 2025.

City of Salida

Dan Shore, Mayor

ATTEST:

City Clerk/Deputy City Clerk

Published in The Mountain Mail December 20, 2024.



BY: _____
MAYOR

CHAFFEE COUNTY CLERK AND RECORDER

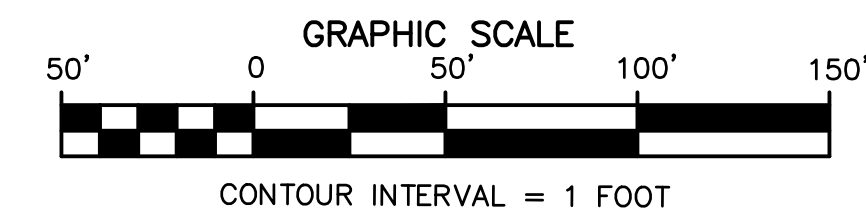
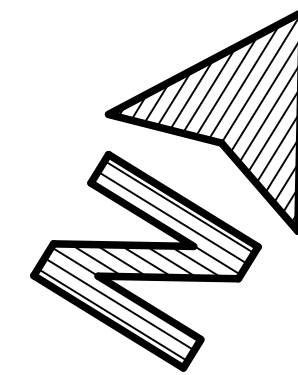
SIGNATURE _____

SIGNATURE _____

OWNER:
(LOT 5)
ANGLEVIEW APARTMENTS LLC
130 W 2ND STREET - SUITE 1
SALIDA, CO
PH: (719) 2215000

LOTS 21 AND 28 BUILDING PERMIT APPLICATIONS: BUILDING PERMIT APPLICATIONS FOR LOTS 21 AND 28 SHALL INCLUDE A SITE PLAN SHOWING COMPLIANCE WITH CURRENT CODE REQUIREMENTS FOR 1. UNIT COUNTS; 2. PARKING CALCULATIONS; 3. PARKING ISLANDS AND BARRIER FREE SPACES; AND 4. TRASH ENCLOSURES.

ANGELVIEW NEIGHBORHOOD PLANNED DEVELOPEMENT PLAN



LEGEND

	PROJECT BOUNDARY
	CITY LIMITS
	EXISTING/ADJACENT RIGHT-OF-WAY
	NEW RIGHT-OF-WAY LINE
	EASEMENT LINE
	EASEMENT
	TYPICAL
	CURVE LABEL
	LINE LABEL
	PEDESTRIAN

LAND USE TABLE

PARCEL NO.	USE	AREA (S.F.)	AREA (ACRES)
SINGLE-FAMILY LOTS			
LOT 11	Single Family	5,085.0	0.12
LOT 12	Single Family	5,085.0	0.12
LOT 13	Single Family	5,085.0	0.12
LOT 14	Single Family	5,085.0	0.12
LOT 15	Single Family	5,085.0	0.12
LOT 16	Single Family	5,085.0	0.12
LOT 17	Single Family	5,281.8	0.12
LOT 23	Single Family	5,662.0	0.13
LOT 24	Single Family	5,651.8	0.13
LOT 25	Single Family	5,103.0	0.12
LOT 26	Single Family	5,498.8	0.13
LOT 33	Single Family	5,075.6	0.12
LOT 34	Single Family	5,076.5	0.12
LOT 35	Single Family	5,043.8	0.12
LOT 38	Single Family	5,074.1	0.12
LOT 39	Single Family	5,325.4	0.12
LOT 40	Single Family	5,246.7	0.12
LOT 41	Single Family	5,111.0	0.12
LOT 42	Single Family	8,225.3	0.19
19 LOTS		101,885.8	2.34
DUPLEX LOTS			
LOT 2	Duplex	6,723.6	0.15
LOT 3	Duplex	7,232.2	0.17
LOT 4	Duplex	8,137.2	0.19
LOT 5	Duplex	6,441.0	0.15
LOT 6	Duplex	6,441.0	0.15
LOT 7	Duplex	6,441.0	0.15
LOT 10	Duplex	6,441.0	0.15
LOT 18	Duplex	5,454.0	0.13
LOT 19	Duplex	5,267.0	0.12
LOT 20	Duplex	7,936.7	0.18
LOT 22	Duplex	7,489.7	0.17
LOT 27	Duplex	8,851.6	0.20
LOT 29	Duplex	7,026.7	0.16
LOT 30	Duplex	7,037.9	0.16
LOT 31	Duplex	7,050.7	0.16
LOT 32	Duplex	7,179.2	0.16
LOT 36	Duplex	7,031.3	0.16
LOT 37	Duplex	7,028.2	0.16
18 LOTS		125,210.0	2.87
MULTI-FAMILY LOTS			
LOT 1	Apartments	33,550.0	0.77
LOT 8	Townhomes	10,848.0	0.25
LOT 9	Townhomes	10,848.0	0.25
LOT 21	Apartments	43,359.4	1.00
LOT 28	Apartments	27,405.2	0.63
5 LOTS		126,010.6	2.89
OPEN SPACE LOTS			
PARK 1	Public Open Space	33,550.0	0.77
HOA 1	Community Open Space	1,130.0	0.03
HOA 2	Community Open Space	678.0	0.02
HOA 3	Community Open Space	4,028.6	0.09
HOA 4	Community Open Space	1,317.1	0.03
HOA 5	Community Open Space	1,302.2	0.03
OUTLOTS	Outlots 1,2,3	25,084.4	0.58
9 LOTS		67,090.2	1.54
ROW	Right-Of-Way	97,375.8	2.24
SITOTOTALS		517,572.5	11.88

PARKS AND OPEN SPACE			
REQUIRED			
UNITS	RATE/UNIT	R'OD AREA (ACRES)	
115	0.02	2.3	
PROVIDED			
	AREA (S.F.)	AREA (ACRES)	
PARK 1	31,324.30	0.72	
PARK EASEMENT (LOT 28)	4,148.43	0.10	
SHEPHERD DR. 8 FT. SUP (3 FT. CREDIT)	2,377.62	0.05	
TENDERFOOT DR. 8 FT. SUP (3 FT. CREDIT)	3,024.93	0.07	
PONCHA AVE. 8 FT. SUP (3 FT. CREDIT)	3,338.07	0.08	
TOTAL		1.01	
FEE IN LIEU			
\$5,000/UNIT X (1-1.01/2.3)	115.00	\$321,250.28	

ARCHITECT:

PEL · ONA
ARCHITECTS & URBANISTS

PRODUCED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

OWNER:

(LOT 4 & REC. NO. 422141)
HARDER-DIESSLIN HOLDINGS LLC
130 W 2ND STREET - SUITE 1
SALIDA, CO
PH: (719) 2215000

OWNER:

(LOT 5)
ANGLEVIEW APARTMENTS LLC
130 W 2ND STREET - SUITE 1
SALIDA, CO
PH: (719) 2215000

CERTIFICATE OF DEDICATION AND OWNERSHIP:

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

Lot 4, Angelview Minor Subdivision in the City of Salida, Chaffee County, Colorado per Plat Filed July 15, 2016 as Reception No. 428085.

AND A tract of land located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 6, Township 44 North, Range 9 East of the New Mexico Principal Meridian, being described as follows: Commencing at the brass cap witness corner to the North 1/4 corner as said Section 6, (said witness corner being North 14.5 feet from said 1/4 corner), thence South 6°16' West (see Note 4) 584.6 feet to the northerly boundary of County Road No. 10 (Now 120) and South 54°07' West along said road boundary 216.65 feet to the point of beginning of the tract herein described, said beginning point and each of the other three tract corners of said tract being marked by a 5/8 inch reinforcing bar 2 feet long driven in the ground and having a one inch aluminum cap; thence proceeding around the tract continuing South 54°07' West along said road boundary 100.0 feet; thence North 35°53' West 125.0 feet; thence North 54°07' East 100.0 feet; thence South 35°53' East 125.0 feet to the point of beginning.

CITY OF SALIDA, Chaffee County, Colorado.

AND A tract of land located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 6, Township 44 North, Range 9 East of the New Mexico Principal Meridian, described as follows: Commencing at the brass cap witness corner to the North 1/4 corner as said Section 6, (said witness corner being North 14.5 feet from said 1/4 corner), thence South 6°16' West (see Note 4) 584.6 feet to the northerly boundary of County Road No. 10 (Now 120) and South 54°07' West along said road boundary 216.65 feet to the point of beginning of the tract herein described, said beginning point and each of the other three tract corners of said tract being marked by a 5/8 inch reinforcing bar 2 feet long driven in the ground and having a one inch aluminum cap; thence proceeding around the tract continuing South 54°07' West along said road boundary 100.0 feet; thence North 35°53' West 125.0 feet; thence North 54°07' East 100.0 feet; thence South 35°53' East 125.0 feet to the point of beginning.

CITY OF SALIDA, Chaffee County, Colorado.

AND THAT ANGELVIEW APARTMENTS, LLC, BEING THE OWNER OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

Lot 5, Angelview Minor Subdivision per Plat Filed July 15, 2016 as Reception No. 428085, City of Salida, Chaffee County, Colorado.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTIES INTO LOTS, OUTLOTS, DEDICATED ROADS AND EASEMENTS WITH BEARINGS AND DISTANCES AS SHOWN ON SHEET 2 CONTAINED HEREIN, TO BE KNOWN AS:

ANGELVIEW NEIGHBORHOOD SUBDIVISION

LOCATED WITHIN
LOTS 4 & 5, ANGELVIEW MINOR SUBDIVISION
AND TRACTS IN THE
NE1/4 NW1/4, SEC. 6, T49N, R9E, N.M.P.M.
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

AND THAT PORTION OF SHEPHERD ROAD AS SHOWN ON THE FILED PLAT OF ANGELVIEW MINOR SUBDIVISION LYING BETWEEN LOTS 4 AND 5 IS HEREBY VACATED AND REPLATTED TO THE LOCATION SHOWN ON SHEET 2 CONTAINED HEREIN.

AND DO HEREBY DEDICATE SHEPHERD ROAD AND TENDERFOOT ROAD TO THE CITY OF SALIDA AS PUBLIC ROAD. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS SHOWN AND DESCRIBED ON SHEET 2 CONTAINED HEREIN AND HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN ON SHEET 2.

AND "PARK 1" IS HEREBY DEDICATED TO THE CITY OF SALIDA, TO BE OWNED AND MAINTAINED BY THE CITY AS A PUBLIC PARK.

AND LOT 28 SHALL BE SUBJECT TO A 30 FOOT WIDE EASEMENT ALONG THE NORTH BOUNDARY THEREOF FOR THE ADDITIONAL USE OF SAID AREA FOR PUBLIC PARK PURPOSES.

AND OUTLOTS 1, 2 AND 3 WILL SERVE AS DRAINAGE, PEDESTRIAN ACCESS, PARK AND PUBLIC UTILITY EASEMENTS OWNED AND MAINTAINED BY THE ANGELVIEW NEIGHBORHOOD HOME OWNERS ASSOCIATION (HOA).

HOA LOTS 1, 2, 3, 4, AND 5 SHALL SERVE AS PUBLIC ACCESS EASEMENTS AND BE OWNED AND MAINTAINED BY THE ANGELVIEW NEIGHBORHOOD HOA.

AND LOTS 5-19, INCLUSIVE, SHALL BE SUBJECT TO A 5' WIDE ACCESS, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND THE LOTS SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS FOR ANGELVIEW NEIGHBORHOOD RECORDED AT RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.

AND THE SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.

CERTIFICATE OF STREET AND UTILITY MAINTENANCE:

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS NOR THE PUBLIC UTILITIES SHOWN ON PLAT SHEET 2 WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND UTILITIES IN ACCORDANCE WITH A SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE FILING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A STREET OR UTILITY FOR MAINTENANCE, THE STREET OR UTILITY SHALL BECOME PUBLIC IN ALL SENSES OF THE WORD AND THE SUBDIVIDER HAS NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OF UTILITY.

ACKNOWLEDGEMENTS:

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____ DAY OF _____, 2024.

HARDER-DIESSLIN DEVELOPMENT, LLC,
A COLORADO LIMITED LIABILITY COMPANY

HIGH COUNTRY BANK

WALTER G. HARDER IV, MEMBER (OWNER)
STATE OF COLORADO } ss
COUNTY OF CHAFFEE }

FOR HIGH COUNTRY BANK (MORTGAGEE)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____
ADDRESS: _____

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____ DAY OF _____, 2024.

ANGELVIEW APARTMENTS, LLC,
A COLORADO LIMITED LIABILITY COMPANY

HIGH COUNTRY BANK

WALTER G. HARDER IV, MEMBER (OWNER)
STATE OF COLORADO } ss
COUNTY OF CHAFFEE }

FOR HIGH COUNTRY BANK (MORTGAGEE)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____
ADDRESS: _____

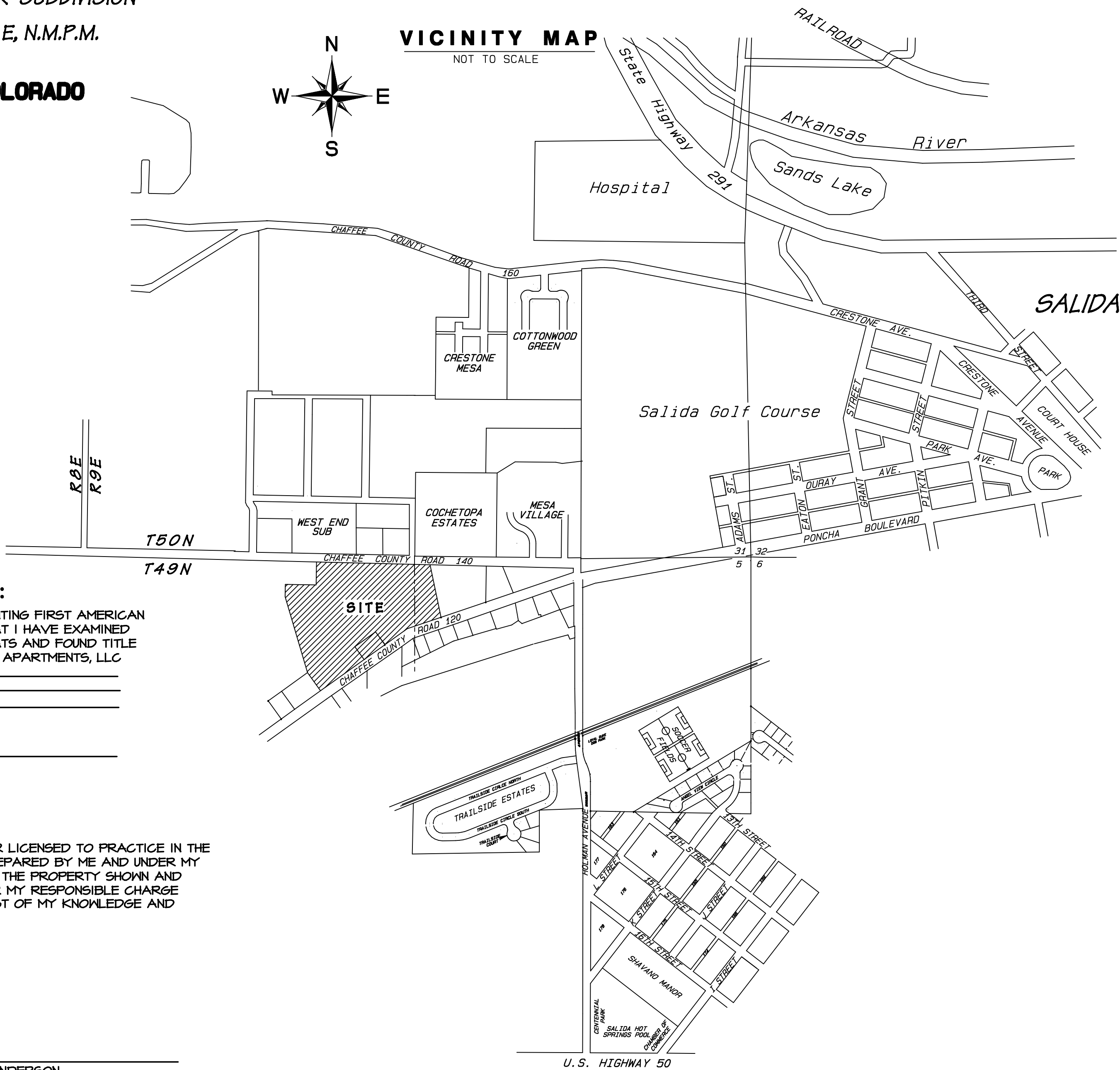
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT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

ANGELVIEW NEIGHBORHOOD SUBDIVISION

LOCATED WITHIN
LOTS 4 AND 5, ANGELVIEW MINOR SUBDIVISION

AND TRACTS IN THE
NE1/4 NW1/4, SEC. 6, T49 N, R 9 E, N.M.P.M.

IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 1 OF 2



CERTIFICATE OF TITLE INSURANCE COMPANY:

I, _____, A LICENSED TITLE INSURANCE EXAMINER REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DEDICATED AND SHOWN ON THESE PLATS AND FOUND TITLE VESTED IN HARDER-DIESSLIN DEVELOPMENT, LLC (LOT 4) AND ANGELVIEW APARTMENTS, LLC (LOT 5), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT:

TITLE EXAMINER

LAND SURVEYOR'S STATEMENT:

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

DATED THIS _____ DAY OF _____, A.D. , 2024.

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

GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTIONS BASED ON QUIT CLAIM DEEDS RECORDED AT RECEPTION NO. 484781 (LOT 4), RECEPTION NO. 440533 (LOT 5) AND RECEPTION NO. 422141 (PARCELS A & B-TRACTS IN NE1/4 NW1/4 SEC. 6, T49N, R9E, N.M.P.M.)
- 2) RECORD EASEMENT RESEARCH WAS NOT REQUESTED OR PERFORMED, EXCEPT BY REVIEW OF THE FILED PLAT OF ANGELVIEW MINOR SUBDIVISION, RECEPTION NO. 428085.
- 3) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTIONS AND ON THE FILED PLAT OF ANGELVIEW MINOR SUBDIVISION (RECEPTION NO. 428085) AND ON THE LOCATIONS OF THE PREVIOUSLY RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED ON SHEET 2.
- 4) THE TIE BEARING (S6°16'W) FROM THE WITNESS CORNER CONTAINED IN THE TRACT DESCRIPTIONS DESCRIBED AT RECEPTION NO. 422141 APPEARS TO BE A TYPOGRAPHICAL ERROR, HOWEVER THE DEED CALLS IN SAID DOCUMENT DESCRIBE THE CORNERS OF THE TRACTS AS BEING MARKED BY 5/8" REBAR WITH 1" ALUMINUM CAPS, WHICH MONUMENTS OR THEIR REPLACEMENTS CONTROL THE LOCATION OF THE TRACTS, RESULTING IN A TIE BEARING OF SOUTH 5°16'42" WEST BETWEEN PREVIOUSLY RECOVERED SURVEY MONUMENTS.

DEVELOPMENT NOTES:

- 1) Pursuant to section 16-6-140, Fair Contributions for Public School Sites, as may be amended, a payment in lieu of land dedication for fair contributions for public school sites shall be paid by the owner of each lot within this subdivision prior to issuance of a building permit for any new residence on such lot.
- 2) At the time of development of Angelview Neighborhood Subdivision the developer shall be responsible for the cost to design and install water lines built to then current City of Salida construction standards and specifications for the purpose of looped connection between municipal waterlines located in County Roads 120 and 140.
- 3) At the time of development of Angelview Neighborhood Subdivision the developer shall be responsible for the cost to design and install arterial roadway improvements built to current City of Salida construction standards and specifications.
- 4) The property is zoned High Density Residential (R-3).

CITY COUNCIL APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE CITY OF SALIDA HEREBY ACCEPTS THE DEDICATION OF THE PARK, STREETS AND EASEMENTS SHOWN AND DESCRIBED HEREIN, SUBJECT TO THE PROVISIONS OF "STREET AND UTILITY MAINTENANCE" STATED HEREON.

DATED: _____, 202____.

BY: _____
MAYOR, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT _____M. ON THIS _____ DAY OF _____, A.D., 202____ UNDER RECEPTION NO. _____

CHAFFEE COUNTY CLERK & RECORDER

SHEET 1 OF 2

Additions: 11/19/24 M.K.H.

ANGELVIEW NEIGHBORHOOD SUBDIVISION IN LOTS 4 & 5, ANGELVIEW MINOR SUBDIVISION, TRACTS IN NE1/4 NW1/4 SEC. 6, CHAFFEE COUNTY T49N, R9E, N.M.P.M., CITY OF SALIDA, COLORADO	
Job Number: J-24-005 TPC FILE: J-12-048 DRAWN BY: M. K. H. THOD CAD CHECKED: _____ Fid. book: S281, Pgs. 1-33, DS. T8C3	HENDERSON LAND SURVEYING CO., INC. 208 G STREET SALIDA, COLORADO DATE: 10/12/24 DRAWING NO. L-24-03

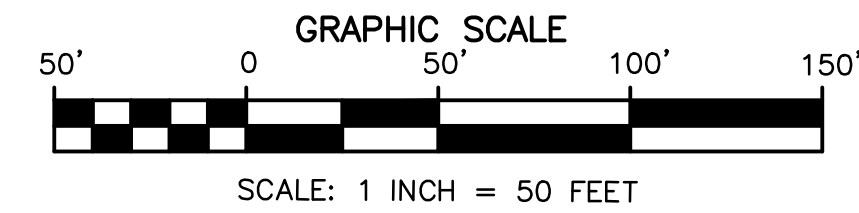
ANGELVIEW NEIGHBORHOOD SUBDIVISION

LOCATED WITHIN
NORTH 1/2 of SECTION 6, T 49 N, R 9 E, N.M.P.M., CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 2 OF 2

LINE #	BEARING	DISTANCE
L1	S28°21'34"W	12.49
L2	S28°21'34"W	24.38
L3	N28°49'24"W	19.94
L4	S28°49'24"E	9.60
L5	S16°10'05"W	29.42
L6	N61°21'51"W	22.56
L7	S73°35'57"W	33.00
L8	N16°23'52"W	7.59



DETAIL
TYPICAL LOT LAYOUT
(NO SCALE)



LEGEND

	PROJECT BOUNDARY
	CITY LIMITS
	EXISTING/ADJACENT RIGHT-OF-WAY
	NEW RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	EASEMENT
	BUILDING SETBACK LINE
	TYPICAL
	HOMEOWNER'S ASSOCIATION
	CURVE LABEL
	LINE LABEL
	PEDESTRIAN

- DENOTES A RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED "LS 1776".
- ⊗ DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED "6753".
- ⊗ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", UNLESS NOTED OTHERWISE.
- DENOTES A RECOVERED 1/2" REBAR WITH A 1" PLASTIC CAP STAMPED "PROP CRN 34975".
- DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", TO BE SET FOR THIS SURVEY.

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	100.00	003°44'34"	6.53	6.53	N87°03'31"W
C2	100.00	023°31'30"	41.05	40.76	N73°24'08"W
C3	100.00	017°27'25"	30.47	30.35	N52°54'06"W
C4	100.00	015°21'44"	26.81	26.73	N36°30'25"W
C5	100.00	60°04'46"	104.86	100.42	N58°51'53"W
C6	40.00	60°04'46"	41.94	40.05	S58°51'53"E
C7	437.00	37°10'48"	283.58	278.63	S17°29'31"E
C8	437.00	01°00'54"	7.74	7.74	N00°55'36"E
C9	437.00	06°27'13"	49.22	49.20	N03°11'47"W
C10	437.00	06°33'58"	48.88	48.86	N09°34'29"W
C11	437.00	06°00'37"	45.84	45.82	N15°47'04"W
C12	437.00	01°18'42"	10.00	10.00	N19°26'44"W
C13	437.00	07°04'37"	53.98	53.94	N23°38'24"W
C14	437.00	09°16'21"	70.72	70.64	N31°26'47"W
C15	500.00	37°10'48"	324.46	318.79	N17°29'31"W
C16	500.00	19°54'40"	173.76	172.88	N08°51'27"W
C17	500.00	17°06'08"	150.70	150.13	S27°26'51"E
C18	300.00	00°22'49"	1.99	1.99	N00°53'57"E
C19	300.00	07°05'45"	37.15	37.13	N02°50'18"W
C20	300.00	07°06'47"	37.24	37.22	N09°56'31"W
C21	300.00	06°04'14"	31.78	31.77	N16°32'01"W
C22	300.00	01°54'43"	10.01	10.01	N20°31'29"W
C23	300.00	05°42'26"	29.88	29.87	N24°20'02"W
C24	300.00	04°42'27"	24.65	24.64	N29°29'28"W
C25	300.00	32°59'13"	172.72	170.34	N15°23'44"W

ASSISTED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

SHEET 2 OF 2

ANGELVIEW NEIGHBORHOOD SUBDIVISION	
IN LOTS 4 AND 5, ANGELVIEW MINOR SUBDIVISION, TRACTS IN NE1/4 NW1/4 SEC. 6, CHAFFEE COUNTY T49N, R9E, N.M.P.M., CITY OF SALIDA, COLORADO	
Job Number: J-24-005	HENDERSON LAND SURVEYING CO., INC.
TPC FILE: J-12-048	203 G STREET, SALIDA, COLORADO
DRAWN BY: BH, RP	DATE: DEC. 2024
CHECKED: MKH	DRAWING NO. L-24-03
File book: 5281, Pgs. 1-32	
DC: TSC1	

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

OWNER:
(LOT 4 & REC. NO. 422141)
HARDER-DIESSLIN HOLDINGS LLC
130 W. 2ND STREET - SUITE 1
SALIDA, CO 81201
PH: 719-221-5000

OWNER:
(LOT 5)
ANGELVIEW APARTMENTS LLC
130 W. 2ND STREET - SUITE 1
SALIDA, CO 81201
PH: 719-221-5000



Playground structures and benches with a berm to the west to enclose playground and provide a buffer from west winds.

Stabilized crushed stone path / future connector

Native meadow / low-water landscape

Pavilion and picnic tables per City Park Development Manual

Open turf area

THE ANGELVIEW NEIGHBORHOOD

MAJOR IMPACT REVIEW APPLICATION Major Subdivision & Planned Development

prepared for

Harder-Diesslin Development Group

prepared by

Pel-Ona Architects & Urbanists
in collaboration with Crabtree Engineering

December 9, 2024

Planned Development Info

Parcel Size: 11.9 Acres / 518,364 square feet
Number of Lots Before Subdivision: 3
Number of Proposed Building Lots: 42
Number of Proposed HOA-Owned Outlots: 6
Number of Proposed City-Owned Outlots: 1
Number of Proposed Dwelling Units: 115

Legal Description

Parcel No: 380706200030, 380706200029, 380706200013

Lots 4 and 5, ANGELVIEW MINOR SUBDIVISION, City of Salida, Chaffee County, Colorado, per plat filed July 15th, 2016 under Reception No. 428085.

The tracts of land described in Exhibit “A” of warranty deed recorded at Reception No. 422141 of the Chaffee County records.

LOT 4 ANGELVIEW MINOR SUBDIVISION PLAT 428085
SAL427 REC 428293 484781

LOT 5 ANGELVIEW MINOR SUBDIVISION PLAT 428085
SAL427 REC 457589 457590 490533

TRACT IN NE4NW4 6-49-9 REC 422141

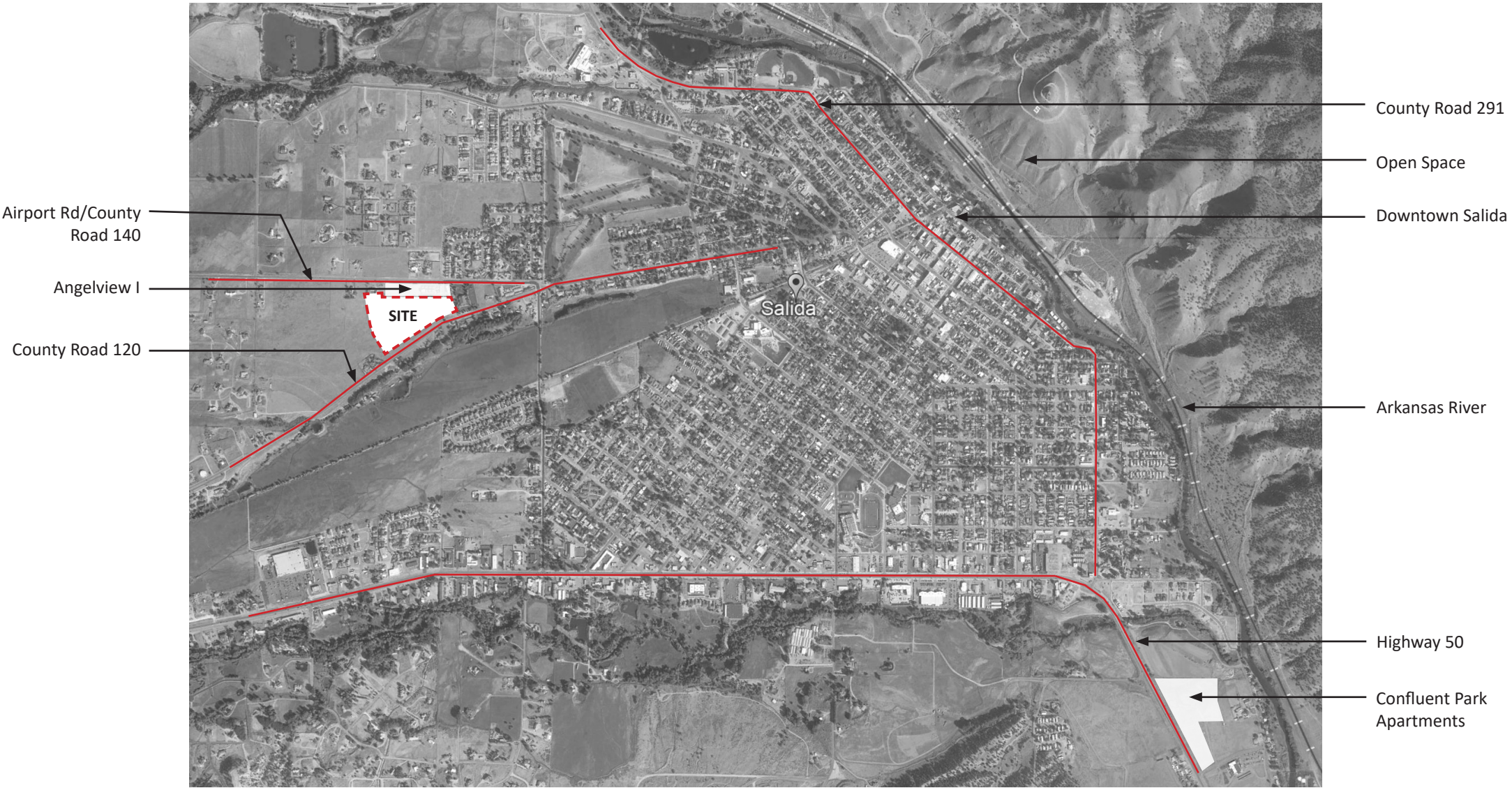
Owner

Harder-Diesslin Holdings LLC
130 W 2nd St, Ste 1
Salida, CO 81201


Owner Signature & Date

Site Information


The Angelview PD site is 11.9 acres and is currently zoned R-3. It is located at the west end of Salida. It has frontage on CR 120 and proposes connections to CR 140 through the subdivision to the north. Future connections to the west are contemplated, and Tenderfoot Road terminates at this western edge. The site is relatively flat with no distinguishing topographical or natural features.





The Angelview Neighborhood is located on the western edge of Salida’s city limits. It is between County Road 140 and County Road 120 giveng it easy access to city amenities, open space, and Poncha Springs.

Sheet Index

- 1.0 Site Information
- 2.0 PD Narrative
- 3.0 Surrounding Context
- 4.0 Site Plan
- 5.0 Parks & Open Space Plan
- 6.0 Phasing Plan



LEGEND	
	Site Boundary
	Major Roads

Project Overview

The Angelview PD and Major Subdivision is for an 11.9 acre 115-unit neighborhood that will bring much needed housing to the City of Salida. The Angelview Neighborhood is compact and walkable. It has alley-loaded homes that have front porches that face the public realm of the streets and community open spaces. Pedestrians are prioritized and the network of open spaces and sidewalks connects residents within Angelview and to the larger community. Roughly 0.815 acres at the western edge of the site are maintained by the City to be used as public park. Smaller pocket parks throughout the community provide additional recreation opportunities and area for stormwater management. The highest density units are sited closest to the largest shared outdoor spaces. Single-family, duplexes, and townhomes have private backyards large enough for outdoor entertaining, exercising their pets, and maintaining a small garden. The range of housing options and public amenities creates an opportunity for a diverse group of people to benefit from this development. Individuals and families with different house size needs and income levels can find residency in the Angelview Neighborhood. Single-family, duplexes, townhomes, ADUs, and apartments offer for sale and for rent opportunities. ADA-accessible ground floor apartments and main level living options with duplex plans provide housing options for people with mobility challenges. The Angelview development reflects the density and diversity of housing that Salida needs as described in the Chaffee County Housing Needs Assessment.

Comprehensive Plan Consistency

Salida’s Comprehensive Plan notes the traditional development pattern found throughout Salida’s historic neighborhoods. These neighborhoods and their characteristics are not only highly valued by residents and visitors, but have proven to be successful mechanisms for sustainable growth. Policies relating to Community Character, Land Use & Growth, Economic Sustainability, Environmental Sustainability, Housing, Transportation, Recreation and Open Space highlight the importance of enhancing and complementing the historic built environment and character of the City. Salida’s Comprehensive Plan states that “new neighborhoods should mirror traditional patterns of nearby neighborhoods, offer connections to other parts of the community, and provide a variety of compatible housing types as well as amenities.”

Relevant Policies:

- *Action LU&G-I.1b: New development should complement the neighborhood’s mass and scale.*
- *Policy H-I.1: Provide a mix of housing types and densities throughout to address a variety of incomes and lifestyles.*
- *Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of available infrastructure.*
- *Policy H-I.4: New neighborhoods should contain a mix of housing types, a variety of lot sizes, open space, parks and amenities and should be connected to services.*
- *Policy CC-II.1 – Encourage the preservation of buildings with historic character and the design of new buildings that are compatible in scale and site design.*
- *Action LU&G-I.2e: Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.*
- *Action CC-II.1.e – New development should be compatible with the traditional built neighborhood character and be subordinate in mass and scale.*
- *Policy LU&G-III.1: Ensure adequate public spaces as a part of new development.*

Salida’s Future Land Use Map, adopted in August 2023, envisions the site of Angelview as a “Higher Efficiency Residential Neighborhood.” The City characterizes this as a high density pocket neighborhood, with a diversity of dwellings, predominately two- and three-story multi-family, with improved connections and amenities, and an

efficient use of existing infrastructure. These characteristics are foundational at both the planning and architectural level of the Angelview Neighborhood and are demonstrated in the design principles included in this proposal.

Planning Objectives

The objectives of this PD are to provide dimensional standards that permit compact development for a diversity of housing types. The standards proposed are tuned to accommodate alley-loaded homes with front porches and backyards that can have the option to accommodate additional main level living for residents with mobility challenges. Additionally, this PD intends to reduce existing R-3 front setback requirements to create greater interaction between residents at their front porches and the public sidewalk, and create more usable private outdoor space in the form of backyards.

Method for Controlling Architectural Design

The Angelview PD Plat will include the following note in order to control the architectural design of the neighborhood:

Streetscape Diversity: *To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family’s, duplex building’s or townhouse building’s residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family’s, duplex building’s or townhouse building’s residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit’s front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.*

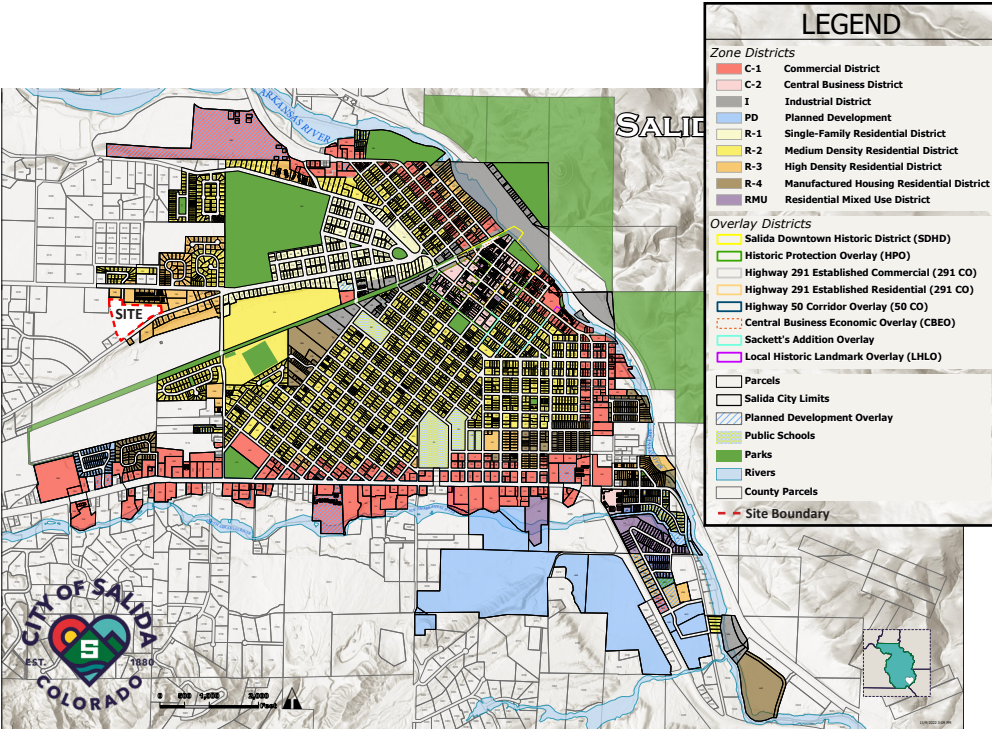
Primary Roof Forms: *A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family,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

Front Porches: *Single family homes, duplex units, townhouse units and apartment units shall have porches that are a minimum of 75 square feet that face the public street or open space. Buildings on street or open space corners can accomplish this through the addition of the cumulative areas of porches that face either direction.*

Measures to Reduce Fiscal Impact to City

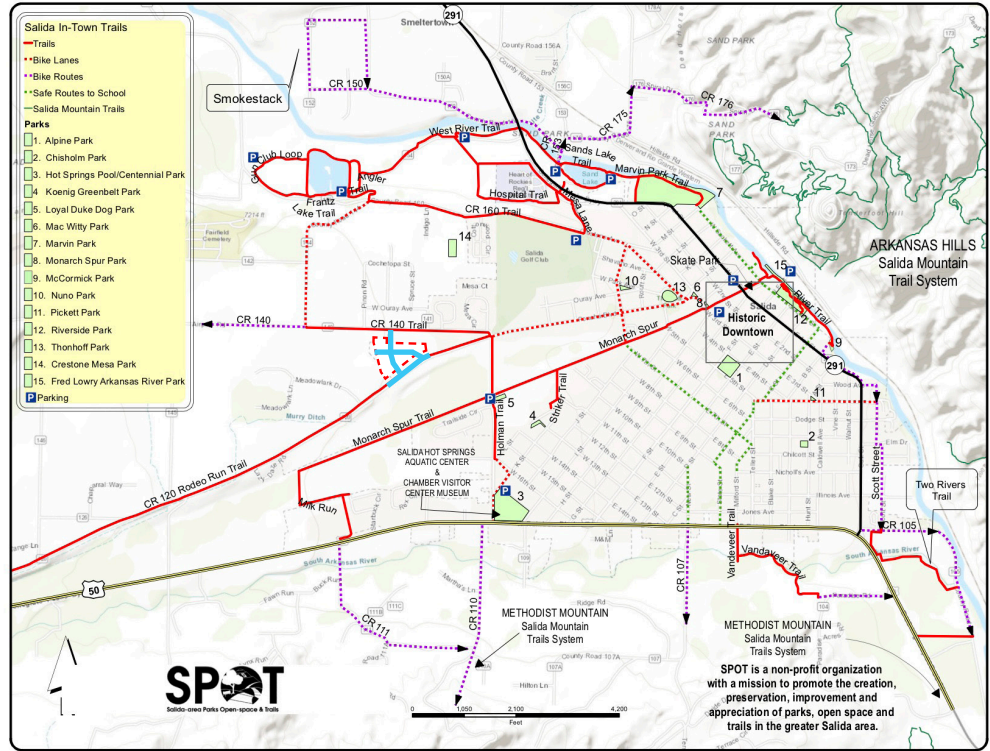
The Angelview Neighborhood is contiguous to existing public utilities and is easily serviceable. Additional public roadways beyond those designed within the property limits are not required to provide connectivity or emergency access to the residents. A 31,327.1 square foot park is dedicated to the City. Along with the .095 acre park adjacent to this, the combined .815 acres shall be maintained by the City. All other forms of open space and pedestrian connections that are not in the public right-of-way shall be maintained by the HOA. Additional public multi-modal path improvements shall be installed by the developer along Chaffee County Road 120 frontage, Tenderfoot Road, and along Shepherd Drive from CR 120 to CR 140 for public benefit.

City of Salida Zoning Map



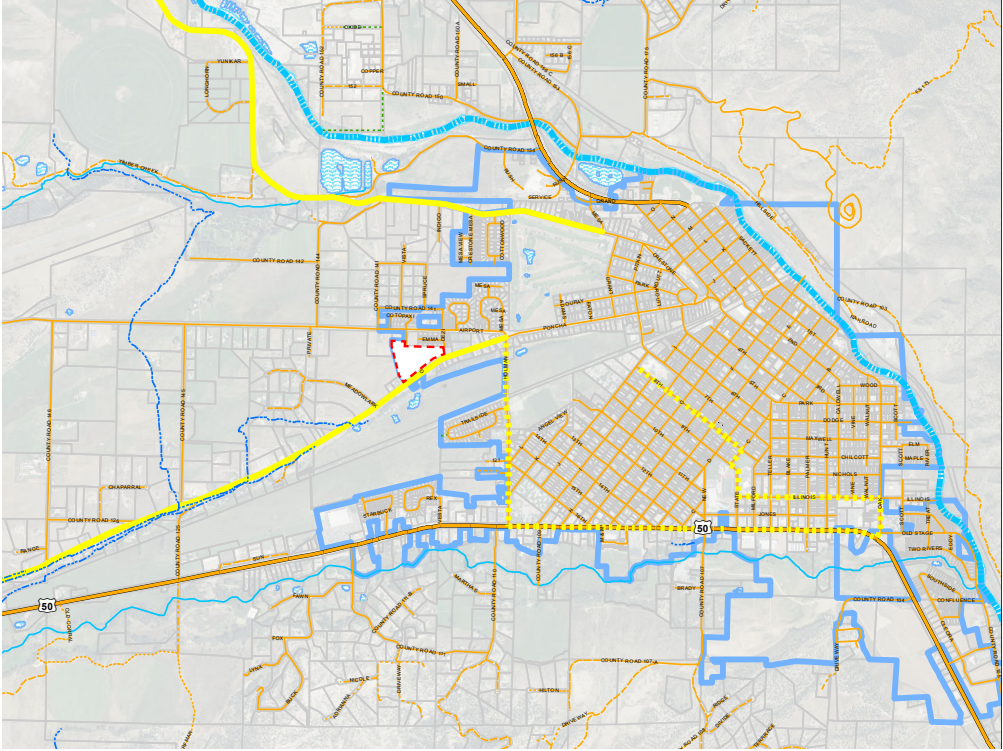
The Angelview Neighborhood is located at the western edge of the City of Salida limits. It is surrounded by R-3 High Density Residential District Zoning. It provides connectivity to CR 120 and CR 140 through the existing Angelview I Neighborhood. The PD standards for this development will create a neighborhood that is compatible with the existing context in its density, neighborhood pattern and form. It meets the Comprehensive Plan, City Vision Documents and Housing Study Goals through its diverse and compact design.

Salida-Area Parks-Open Space & Trails Map

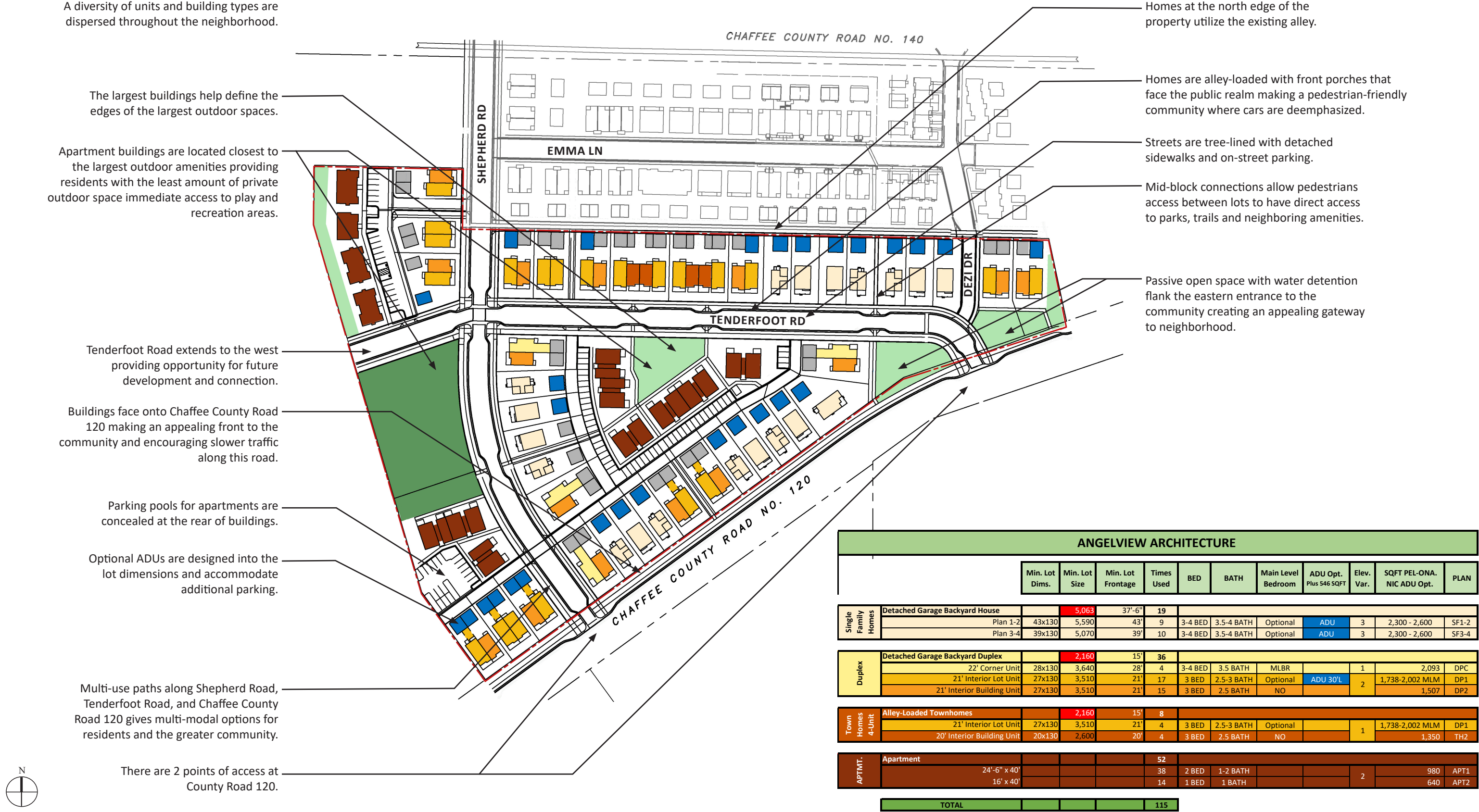


The Angelview Neighborhood provides improvements to CR 120 Rodeo Run Trail along the site’s southern boundary. This improvement to the trail system will provide greater connectivity from historic downtown to Poncha Springs and amenities to the west. A north-south multi-use path along Shepherd Road and an east-west multi-use path along Tenderfoot Road are part of this development. These path will connect Angelview residents, and the greater community, to the park amenities within Angelview and trail systems to the north and south. These improvements are shown above in blue.

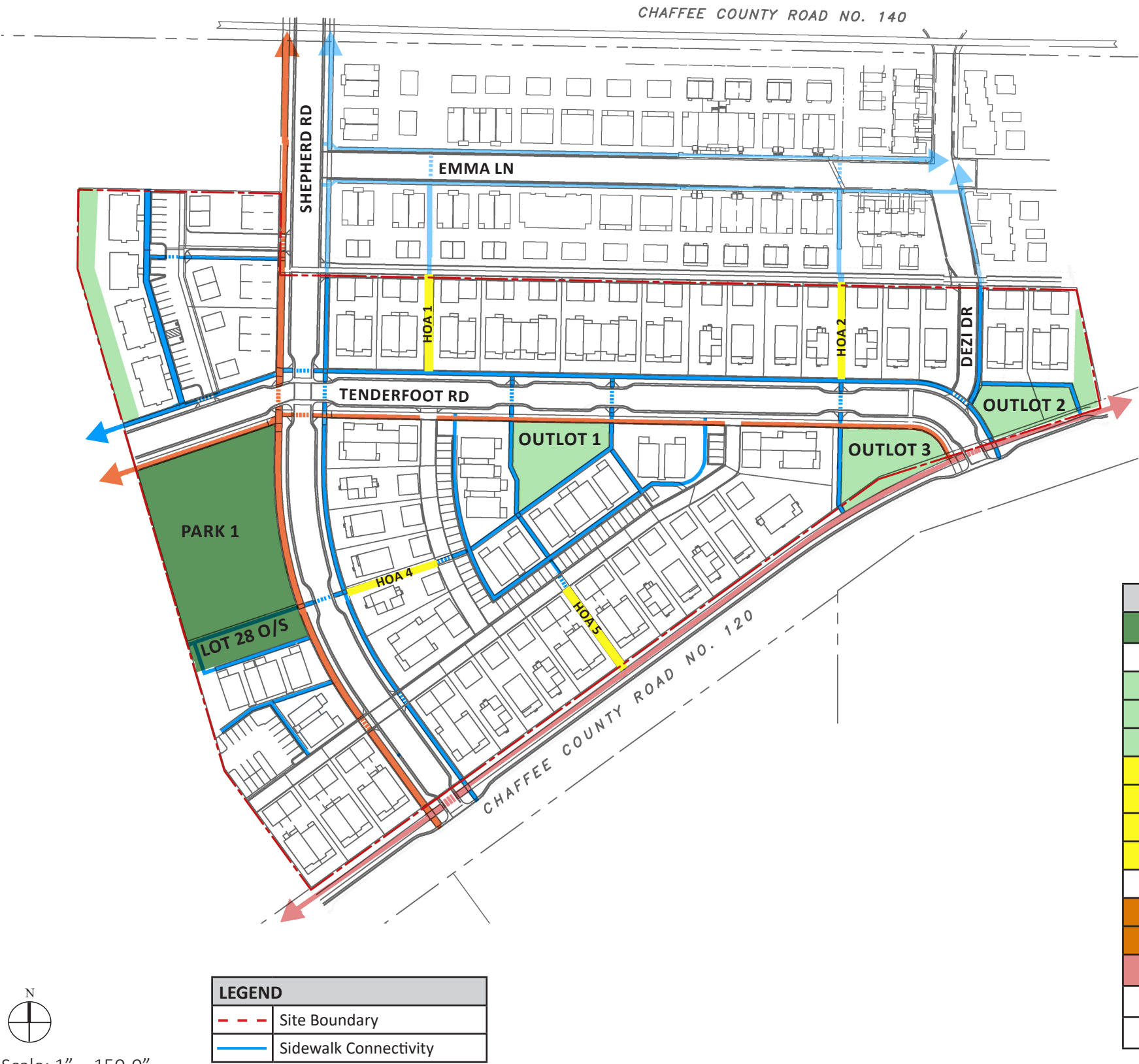
Salida School District R-32J - Bus Route #2 Map



Existing school bus services are provided along CR 140. In addition to the street system and multi-use paths, mid-block pedestrian connectivity is provided in the proposed site plan. Residents from the Angelview Neighborhood will be able to bike, walk or drive to and from existing bus service locations.



Scale: 1" = 150'-0"



PUBLIC PARKS AND POCKET PARKS CONNECTED THROUGH A SYSTEM OF SIDEWALKS

Public outdoor spaces and pedestrian connectivity are prioritized throughout the Angelview Neighborhood, as demonstrated in the diagram. The network of sidewalks creates safe and meaningful connections between the neighborhood public amenities and to the surrounding areas.

Alley-loaded homes with porches face the streets, enhance the pedestrian experience, and activate the public realm. This is reflective of the walkable, accessible, and safer historical neighborhoods in Salida.

HOA-maintained pocket parks provide passive outdoor recreation opportunities for the community. Outlot 1 open space at the center of the neighborhood is surrounded by higher density units that have limited private outdoor amenities. Similarly the city-owned public park has higher density units to the south and north. The pocket parks labeled Outlot 2 and Outlot 3 offer additional passive recreational space, detention at the site’s lowest point, and create a pleasant entry to the Angelview Neighborhood.

Mid-block connections are provided throughout this community. They offer connectivity from County Road 120’s sidewalk through the heart of the Angelview Neighborhood and extend to the public park and through existing mid-block connections to the neighborhood to the north.

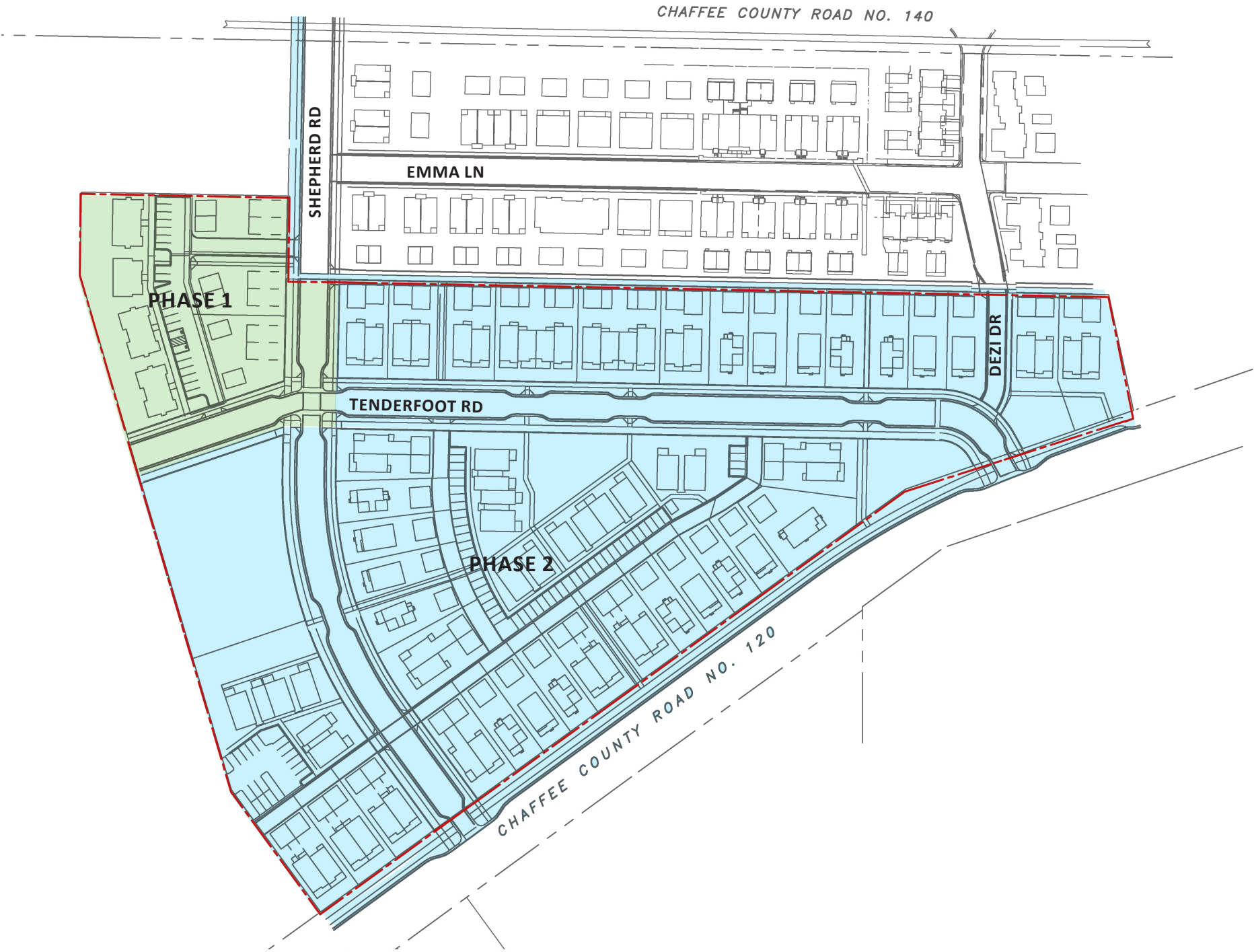
Off-site improvements that are part of this PD’s core include the extension of the multi-use path on Shepherd Road to CR 140, and improvements to the multi-use path on CR 120 for the length of the site’s southern property line.

OPEN SPACE TYPE		OWNERSHIP	MAINTENANCE	SQ. FT.	ACRES
PARK 1 & LOT 28 O/S	Park	City/HOA	City	35,479	0.815
				SUBTOTAL	35,479
OUTLOT 1	Pocket Park/Stormwater Detention	HOA	HOA	7,733	0.178
OUTLOT 2	Pocket Park/Stormwater Detention	HOA	HOA	7,154	0.164
OUTLOT 3	Pocket Park/Stormwater Detention	HOA	HOA	7,431	0.171
HOA 1	Mid-Block Pedestrian Connection	HOA	HOA	1,130	0.026
HOA 2	Mid-Block Pedestrian Connection	HOA	HOA	678	0.016
HOA 4	Mid-Block Pedestrian Connection	HOA	HOA	1,317	0.030
HOA 5	Mid-Block Pedestrian Connection	HOA	HOA	1,302	0.030
SUBTOTAL				26,745	0.614
Multi-Use Path 1	Shephard Drive (CR 120 to CR 140)	City	City	8,128	0.186
Multi-Use Path 2	Tenderfoot Road (CR 120 to Park 1)	City	City	8,240	0.189
Multi-Use Path 3	Chaffee County Road 120	City	City	8,848	0.203
SUBTOTAL				25,216	0.579
GRAND TOTAL				87,440	2.007



Scale: 1" = 150'-0"

LEGEND	
	Site Boundary
	Sidewalk Connectivity



LEGEND	# UNITS
PHASE I	
Single Family Homes	0
Duplex Units	6
Townhome Units	0
Apartment Units	16
PHASE 1 TOTAL	22
PHASE 2	
Single Family Homes	19
Duplex Units	30
Townhome Units	8
Apartment Units	36
PHASE 2 TOTAL	93
TOTAL UNITS 115	



Scale: 1" = 150'-0"

THE ANGELVIEW NEIGHBORHOOD

SUPPLEMENTAL GRAPHICS

Pertinent to the submittal for Major Subdivision & Planned Development Application

prepared for

Harder-Diesslin Development Group

prepared by

Pel-Ona Architects & Urbanists

in collaboration with Crabtree Engineering

December 9, 2024

Inclusionary Housing Development Density Bonus

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

It was determined by the City Attorney on October 23, 2023 that the inclusionary housing density benefits granted to Angelview do not include the inclusionary housing dimensional standards.

Angelview Planned Development

The primary purpose of pursuing a Planned Development is to modify the underlying zone district’s dimensional standards.

The chart below compares the Current Code’s R-3 and R-3 Inclusionary Housing Dimensional Standards to the proposed Angelview PD standards. Current R-3 standards are highlighted in yellow and current R-3 Inclusionary Housing standards that differ from R-3 standards are highlighted in green. Proposed Angelview PD standards are red. The standard highlighted in purple has already been awarded to the Angelview Neighborhood per the density bonus described above. Dimensional Standards that do not change between current code, current Inclusionary Housing and PD Standards are in gray. This PD requests five dimensional standard modifications listed as request numbers in the far right column.

CITY OF SALIDA R-3 DIMENSIONAL STANDARDS	CURRENT CODE		ANGELVIEW PD STANDARDS		REQUEST #
	R-3	INCLUSIONARY HOUSING R-3	PD	COMPARISON	
Min. Lot Size: Detached Units	5,625 SF	5,063 SF	5,063 SF	Same as INCL. HOUSING R-3	1
Density (Min. lot SF per principal dwelling unit)	2,400 SF	2,100 SF	2,100 SF	Awarded through Confluent Park	
Min. Lot Size: Attached Units	2,400 SF	2,160 SF	2,160 SF	Same as INCL. HOUSING R-3	2
Min. Lot Frontage: Detached Units	37.5 ‘	37.5‘		37.5‘	
Min. Lot Frontage: Attached Units	15‘	15‘		15‘	
Max. Lot Coverage: Structures	45%	50%	55%	5% more than INCL. HOUSING R-3	3
Max. Lot Coverage: Uncovered Parking/Access	25%	25%		25%	
Min. Landscaped Area	30%	30%	25%	5% less than R-3 & INCL HOUSING R-3	4
Min. Setback from Side Lot Line	5‘	5‘		5‘	
Min. Setback from Side Lot Line: Detached Accessory Bldg.	3‘, 5‘	3‘, 5‘		3‘, 5‘	
Min. Setback from Rear Lot Line: Principal Bldg.	20‘	20‘		20‘	
Min. Setback from Rear Lot Line: Accessory Bldg.	5‘	5‘		5‘	
Min. Setback from Front Lot Line*	20‘	20‘	12‘	8‘ less than R-3 & INCL HOUSING R-3	5
Max. Building Height: Primary Bldg.	35‘	35‘		35‘	
Max. Building Height: Detached Accessory Bldg.	25‘	25‘		25‘	
Public Frontage Requirements	Lots 18 & 19 exempt from Public Frontage Requirements				6

*a covered porch may not encroach into the front yard setback

REQUESTS 1 AND 2

The first two requests are modifications to the R-3 zone minimum lot size requirements for attached and detached units. The standards requested in this PD are identical to the current code’s Inclusionary Housing standards. These dimensional standards achieve the densities granted through the relationship between the Confluent Park and Angelview developments. Additionally, the site plan is improved by these more compact dimensional standards and promote neighborhoods that are in greater compliance with the Comprehensive Plan objectives that promote traditional neighborhood design and unit type diversity.

REQUESTS 3 AND 4

The increased lot coverage and decreased landscaped area modifications intend to encourage the construction of porches, allow for main level bedrooms to accommodate aging in place and to increase accessibility.

The lot diagram to the right shows a typical duplex on a lot in the Angelview Neighborhood. Unit 2 has a backyard between the garage and the house. Unit 1 has a main level primary bedroom that attaches the garage to the house. The square footages shown are realistic and match building inventory plans that the developer intends to build.

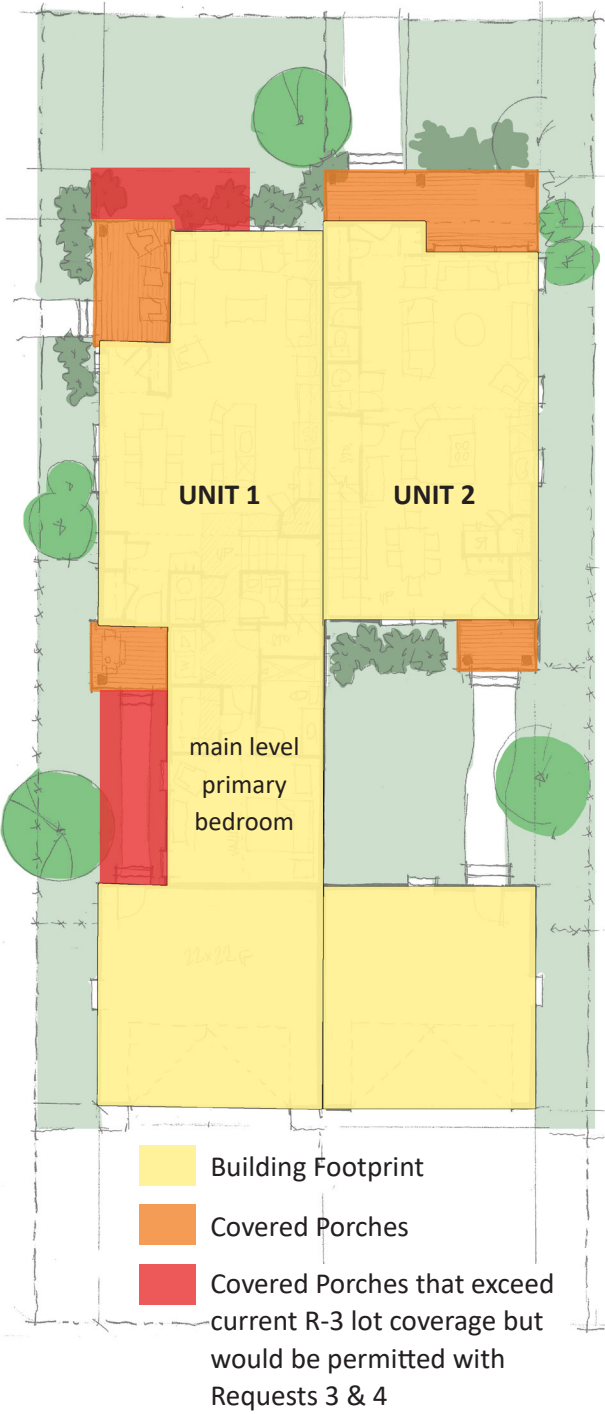
The orange colored porches and yellow colored buildings, as shown, meet the existing municipal code’s lot coverage and landscape area requirements. The areas highlighted in red represent porches that would improve accessibility and add to building articulation, which are not allowed under existing R-3 dimensional standards on these compact lots. The porch connecting to the garage would offer residents covered connection during inclement weather and the porch at the front of the home provides additional semi-private outdoor space where residents get to know their neighbors. The demographic of buyers for this unit may prefer main level living and improved accessibility over private backyard space.

REQUEST 5

This request is for a smaller front setback. The 12’ front yard setback requested promotes development patterns more consistent with traditional historic neighborhoods. It is in greater compliance with the Comprehensive Plan’s goals, encourages greater interaction between the semi-private front porches of homes and the public sidewalks, and allows for more meaningful, usable, outdoor space for homes with backyards.

REQUEST 6

This request asks for Lots 18 & 19 to not have public street frontage and instead face onto a pocket park. Lots 18 & 19 are less than 150’ deep and less than 150’ wide and can therefore be serviced via Dezi Drive and the alley for emergency access.



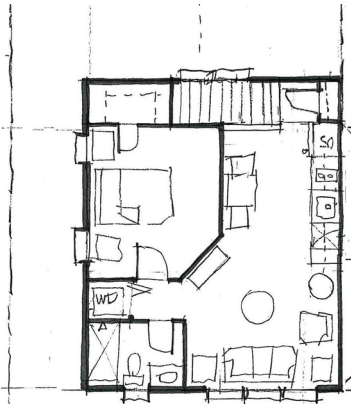




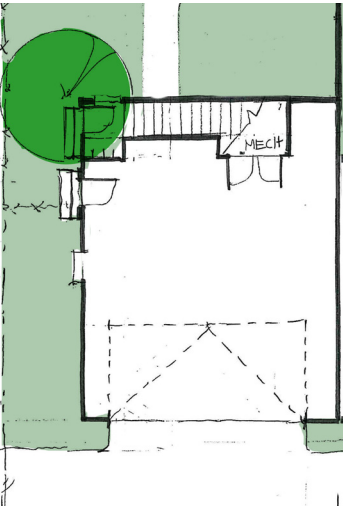
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Scale: 1" = 150'-0"

DIVERSITY THROUGH OWNERSHIP AND RENTAL OPPORTUNITIES

LEGEND	
	Units For Rent
	Units For Rent/Private Ownership
	Units For Sale/Private Ownership
	Site Boundary



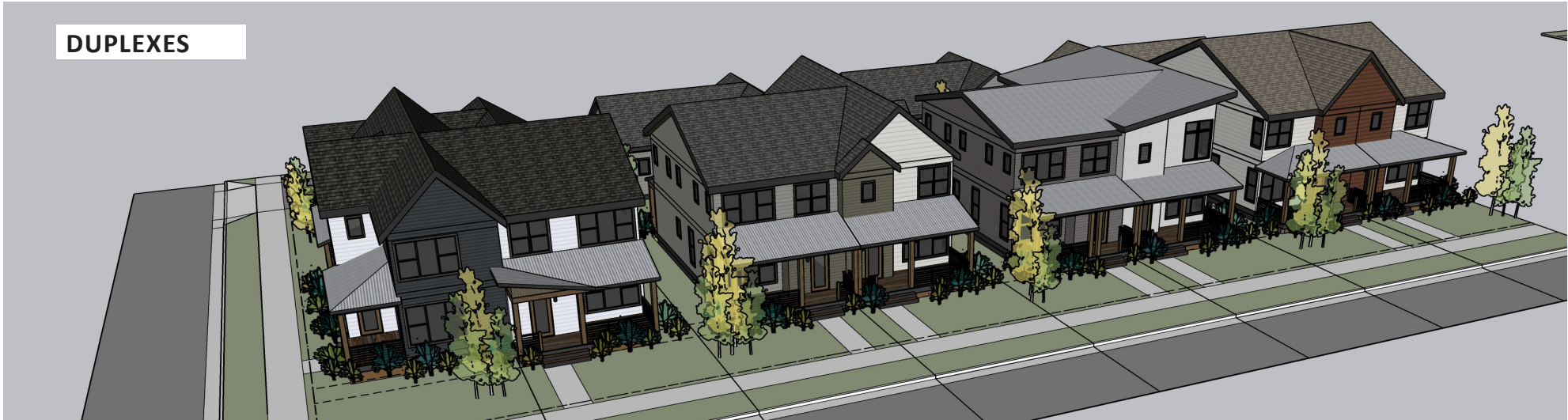
UPPER LEVEL FLOOR PLAN



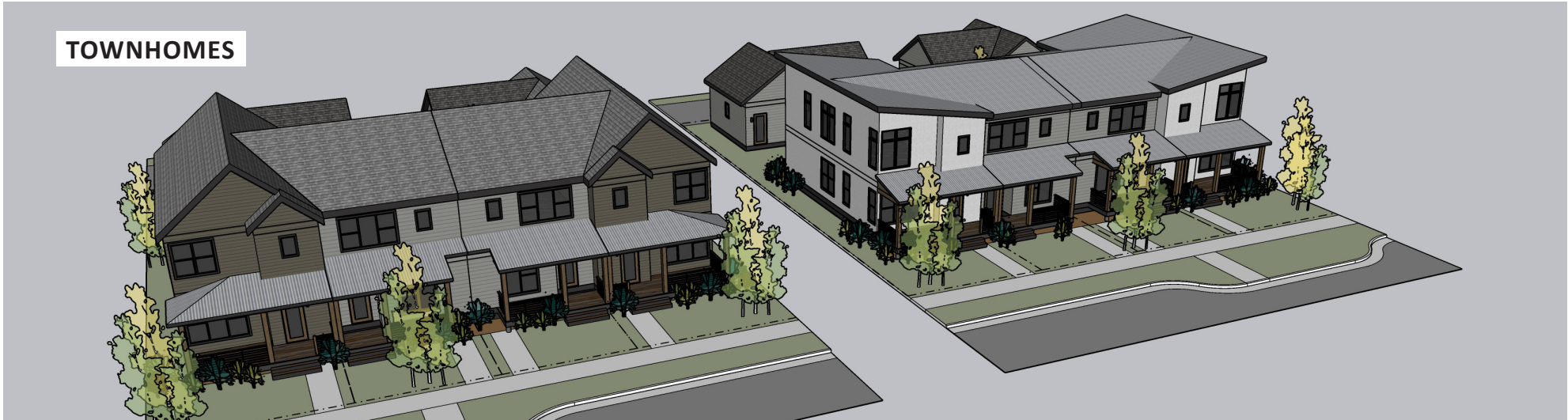
MAIN LEVEL FLOOR PLAN

Scale: 1/16" = 1'-0"

DUPLEXES



TOWNHOMES



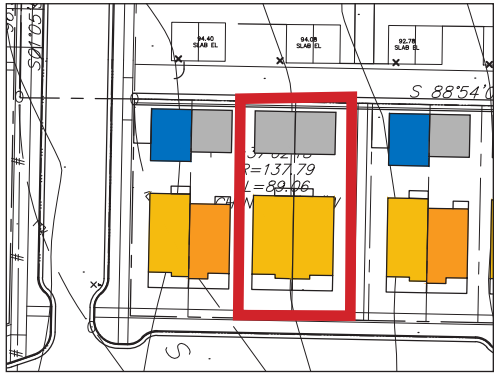
APARTMENTS



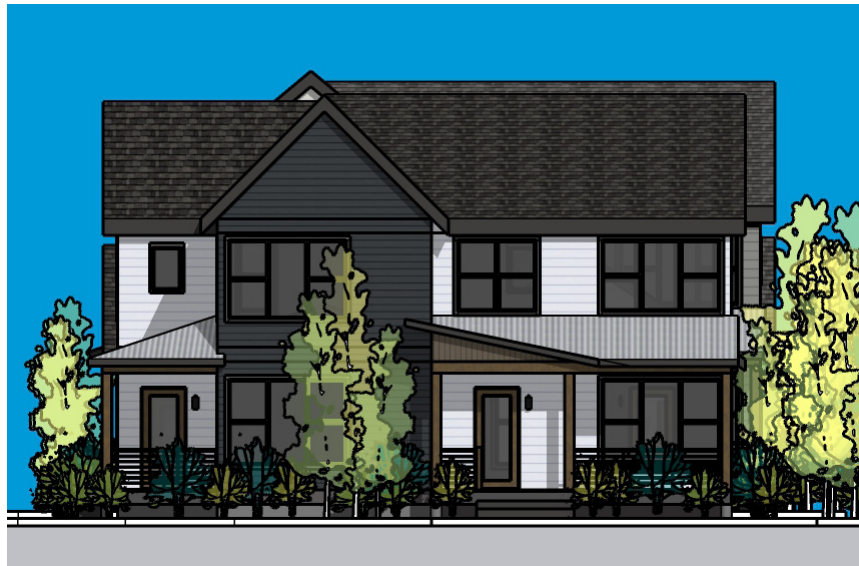
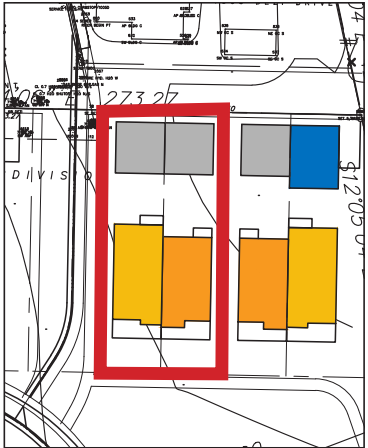
MAJOR SUBDIVISION & PLANNED DEVELOPMENT APPLICATION



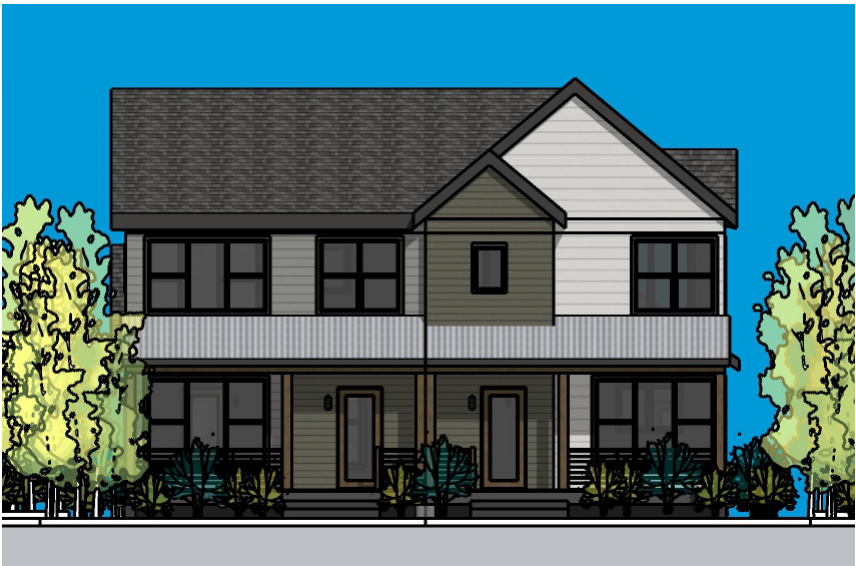
DUPLEX LOT EXAMPLES



DUPLEX LOT EXAMPLES



ELEVATION 1



ELEVATION 1



ELEVATION 2



ELEVATION 2



TOWNHOME LOT EXAMPLE



APARTMENT LOT EXAMPLE



ELEVATION 1



ELEVATION 1



ELEVATION 2



ELEVATION 2



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Kristi Jefferson - City Clerk	January 7, 2025

AGENDA ITEM

Resolution 2025-01 A Resolution Designating the Place for the Posting of Public Notices for City Council meetings and other City business.

BACKGROUND

The City annually designates the place for posting public notices in accordance with § 24-6-402(2)(c)(III). Currently, the official posting place is the [City's website](#), with the provision that should there be problems with the website, internet or other, staff has the option to physically post public notices on the bulletin board located in the lobby at City Hall and the bulletin board located at the C Street entrance of the Toubert Building.

RECOMMENDATION

Staff recommends Council approve Resolution 2025-01, designating the City's website as the place for the posting of public notices.

FISCAL IMPACT

None

MOTION

A City Councilmember should state "I move to _____ Resolution 2025-01 designating the place for the posting of public notices for City Council meetings and other City business", followed by a second.

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 01
(Series of 2025)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,
DESIGNATING THE PLACE FOR THE POSTING OF PUBLIC NOTICES FOR CITY
COUNCIL MEETINGS AND OTHER CITY BUSINESS**

WHEREAS, Section 24-6-402(2)(c), C.R.S. of the Colorado Open Meetings Law requires the City to annually designate the place or places at which the City shall post notices of City meetings and other public notices; and

WHEREAS, the City Council desires to designate the following place for the posting of public notices for the convenience of the public.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO THAT: the following public place shall be and is hereby designated for the posting of notices for public meetings and other City business:

1. All notices of meetings subject to the Colorado Open Meetings Law shall be posted on this page of the City website at this address: cityofsalida.com, pursuant to C.R.S. Section 24-6-402(2)(c)(III). The City Clerk or his/her designee shall be responsible for posting the required notices no later than twenty-four (24) hours prior to each meeting. All meeting notices shall include specific agenda information, where possible.
2. Pursuant to C.R.S. Section 24-6-402(2)(c)(III), should the City Clerk or his/her designee be unable to post a notice online in exigent or emergency circumstances such as a power outage or interruption in internet service that prevents the public from accessing the notice online, said notice shall be posted on the bulletin board located in the lobby at City Hall, 448 East 1st Street, Suite 112, Salida, Colorado and the bulletin board located at the C Street entrance of the Toubert Building, 448 East 1st Street, Salida, Colorado.

RESOLVED, APPROVED AND ADOPTED this 7th day of January, 2025.

CITY OF SALIDA, COLORADO

By _____
Mayor

[SEAL]

[ATTEST] _____
City Clerk/Deputy City Clerk



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Finance	Aimee Tihonovich - Finance Director	January 7, 2025

AGENDA ITEM

Resolution 2025-02: A resolution electing to become part of the Colorado Retirement Association

BACKGROUND

The City is recommending a change in the management of its employee retirement funds to a new service provider, with the goal of enhancing the value and services offered to our employees while reducing costs. After conducting a review of various options, we have identified Colorado Retirement Association (CRA) as a better fit for the City. They offer a comprehensive suite of services, including improved investment options, personalized retirement planning and administrative support. This company has a strong reputation for excellence and is highly recommended by other municipalities that have successfully transitioned their retirement funds to them.

The cost of switching will be fully covered by the new provider, and there will be no disruption in the management of the funds during the transition process.

FISCAL NOTE (if applicable)

This change aligns with our ongoing efforts to be fiscally responsible while ensuring that our employees have access to high-quality retirement planning tools. We believe this transition will result in a more efficient and beneficial retirement program for the City's workforce, without any financial burden on the City itself.

RECOMMENDATION

The Finance Committee has met with a representative from CRA and this committee, along with staff, recommend adoption of the resolution.

MOTION

A City Councilmember should state "I move to _____ Resolution # 2025-02 authorizing the City to become part of the Colorado Retirement Association", followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 02
(Series of 2025)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,
ELECTING TO BECOME A PART OF THE COLORADO RETIREMENT
ASSOCIATION, PROVIDING ACCESS TO THEIR 401(a) MONEY PURCHASE PLAN
AND 457(b) DEFERRED COMPENSATION PLAN**

WHEREAS, it has been determined to be in the best interest of the employees of the CITY OF SALIDA to provide for the retirement of employees under certain terms and conditions; and

WHEREAS, the advantage of participating in the Colorado Retirement Association, with multiple counties, municipalities and special districts in Colorado joining together to adopt a retirement system which lowers individual costs and thereby saves employees' money,

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

1. The City of Salida hereby elects to become a part of the Colorado Retirement Association.
2. The City Council hereby directs staff to give notice to Mission Square, asking them to transfer all plan and trust assets currently being held.

RESOLVED, APPROVED AND ADOPTED this 7th day of January, 2025.

CITY OF SALIDA, COLORADO

By _____

Mayor

[SEAL]

[ATTEST] _____
City Clerk/Deputy City Clerk



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	January 7, 2025

AGENDA ITEM

Ordinance 2025 - 1, An Ordinance of the City Council of the City of Salida, Colorado, Amending Section 2-18-30 of the Salida Municipal Code Regarding Membership on the Sustainability Committee, first reading.

BACKGROUND

On November 21, 2023, the Council established the Sustainability Committee. The code specifies that one member of the committee shall be a youth representative. Initially, that representative had to be between the ages of 14 and 18 years old. Since the inception of the committee, it has been difficult to find a representative who fits that age range. Currently, there is an interested student younger than 14 years old. Staff believe that removing the age requirements will ensure a young person with an interest in sustainability is able to participate in the committee.

STAFF RECOMMENDATION

Staff recommends Council approve the Ordinance on first reading and schedule a public hearing on January 21, 2025.

FISCAL IMPACT

There is no fiscal impact.

MOTION

A City Councilmember should state "I move to _____ Ordinance 2025 - 1, An Ordinance of the City Council of the City of Salida, Colorado, Amending Section 2-18-30 of the Salida Municipal Code Regarding Membership on the Sustainability Committee, on first reading and schedule a public hearing for January 21, 2025", followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 01
(Series of 2025)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO
AMENDING SECTION 2-18-30 OF THE SALIDA MUNICIPAL CODE REGARDING
MEMBERSHIP ON THE SUSTAINABILITY COMMITTEE**

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

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

WHEREAS, from time to time, the Council sees fit to establish committees, boards, and commissions to address concerns and needs within the community; and

WHEREAS, on November 21, 2023, the Council established the Sustainability Committee through Ordinance No. 23-15 as the Council and City are committed to responsibly interacting with the environment and environmental protection; and

WHEREAS, as committees, boards, and commissions operate, it sometimes becomes necessary to amend requirements and operations; and

WHEREAS, in order to ensure that the Sustainability Committee continues to operate as initially intended it has now become necessary to amend the membership requirements; and

WHEREAS, the Council now therefore desires to amend the City Code to reflect the necessary changes to the membership requirements as set forth herein.

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

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

Section 2. Section 2-18-30. – Membership and organization, is amended to read as follows:

Sec. 2-18-30. - Membership and organization.

- (a) The Sustainability Committee shall consist of five (5) to nine (9) regular members, eight (8) of which shall be appointed by the majority of the City Council and one (1) who shall be appointed by the Board of County

Commissioners. Additionally, one (1) member shall be a youth representative who is ~~fourteen (14)~~ to eighteen (18) years of age or **under with the approval of a legal guardian.**

- (b) Members shall serve staggered two-year terms. A member may continue to serve on the Sustainability Committee until his or her successor is appointed and assumes office, and a member may be reappointed to serve successive terms without limitations.
- (c) The City Council shall endeavor to maintain a balance of interests and skills on the Sustainability Committee and shall strive to appoint persons from a wide cross-section of sustainability areas such as waste management; transportation; energy supply; land use/natural climate solutions; energy usage, both residential and commercial; water and air quality; and conservation.
- (d) A majority of the appointed members shall be a quorum for the transaction of business.
- (e) Members of the Committee may be removed by action of the City Council for malfeasance, for non-excused failure to attend three (3) consecutive meetings of the Committee, or excessive absences deemed detrimental by a majority vote of the Committee. To be considered excused, members must contact the Sustainability Coordinator in advance of the scheduled meeting.
- (f) The officers of the Sustainability Committee shall be Chairperson, Vice-Chairperson and Secretary. These officers shall perform the duties prescribed in the Committee's bylaws and the City Council. The officers shall be nominated and elected by the Committee members by ballot to serve for one (1) year or until their successors are elected.
- (g) The most recent edition of "Robert's Rules of Order Newly Revised" shall govern the Committee as applicable, unless inconsistent with this Code, the Committee's bylaws, or any special rules of order the Committee adopts.

Section 3. Severability: The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause, or portion of this Ordinance as determined by a Court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

INTRODUCED ON FIRST READING, on the 7th day of January, 2025, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the ____ day of _____, 2025, and set for second reading and public hearing on the 21st day of January, 2025.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED
PUBLISHED BY TITLE ONLY, by the City Council on the 21st day of January, 2025.

CITY OF SALIDA, COLORADO

Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

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

City Clerk/Deputy City Clerk



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
City Attorney	Nina P. Williams - City Attorney	January 7, 2025

AGENDA ITEM

Ordinance No. 2025-02: An Emergency Ordinance Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of a Business that Cultivates, Processes, or Dispenses Natural Medicine and the Establishment of any Business, Occupation, or Operation for Healing Centers in the City of Salida, Colorado.

BACKGROUND

Proposition 122 was adopted by Colorado voters and amended Title 12 of the Colorado Revised Statutes by adding Article 170 which is now known as the "Natural Medicine Health Act of 2022" (Act). In short:

- C.R.S. § 12-170-104(12)(a)(I)-(II) establishes that "natural medicine" currently applies to psilocybin and psilocin;
- C.R.S. § 12-170-104(8) defines "healing center" as a facility licensed by the state licensing authority that permits a facilitator to provide and supervise natural medicine services for a participant; and
- C.R.S. § 12-170-101, *et seq.* establishes regulated access by adults 21 years of age and older to natural medicines and authorizes the State Department of Regulatory Agencies (DORA) and the State Department of Revenue (CDOR) to promulgate and enact regulations pertaining to the Act including, but not limited to, licensing and training provisions pertaining to the administration and use of natural medicine.

C.R.S. § 12-170-112 confirms that a municipality shall not prohibit a properly licensed facilitator from providing natural medicine services within its boundaries nor shall it adopt ordinances that are unreasonable or in conflict with the Act. C.R.S. § 12-170-115 similarly establishes that a municipality shall not adopt, enact, or enforce any ordinance, rule, or resolution that is otherwise in conflict with the provisions of Title 12, Article 170 of Colorado Revised Statutes.

The City's current land use and development standards and zoning regulations, which are designed to protect the health, safety, and welfare of citizens and visitors alike, do not contemplate and/or approve the operation of Natural Medicine businesses, facilities, operations, and Healing Centers. As a result, such activities are not currently identified as permitted land uses in Salida.

The state Department of Regulatory Agencies (DORA) and Colorado Department of Revenue (CDOR) recently issued regulations pertaining to the Natural Medicine Act and began accepting licensing applications at the end of 2024. As a result, the City requires an appropriate amount of time to thoroughly review such regulations to determine what, if any, additional regulations can and/or need to be adopted within its authority including, but not limited to, time, place, and manner of operation regulations for Healing Center and Natural Medicine businesses, facilities, and operations in Salida.

The six-month temporary moratorium imposed by Ordinance 2025-02 is intended to prevent the operation of Natural Medicine and/or Healing Center businesses, facilities, and operations in the City on a temporary basis in order to allow the City to:

- analyze and apply the state of the law and regulations, to draft appropriate ordinances pertaining to the same, and to allow public comment prior to adoption of any such ordinance;

- to ensure that prospective operators and owners of Healing Centers and/or Natural Medicine businesses, facilities, and operations are able to make business and investment decisions with sufficient knowledge of local ordinances surrounding the same; and
- to protect the health, safety, and welfare of the residents of the City.

The six month temporary moratorium is a reasonable length of time and no longer than necessary for the City to properly review, research, develop, ensure appropriate time for public engagement, adopt, and implement any applicable recommendations, amendments, and regulations regarding Natural Medicine and/or Healing Center businesses, facilities, and operations in the City's Code.

MOTION

A City Councilmember should state "I move to adopt Emergency Ordinance No. 2025-02 – An Emergency Ordinance Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of a Business that Cultivates, Processes, or Dispenses Natural Medicine and the Establishment of any Business, Occupation, or Operation for Healing Centers in the City of Salida, Colorado," followed by a second and a roll call vote.

CITY OF SALIDA, COLORADO
ORDINANCE NO. 02
(Series of 2025)

**AN EMERGENCY ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON
THE SUBMISSION, ACCEPTANCE, PROCESSING, AND APPROVAL OF
APPLICATIONS FOR THE ESTABLISHMENT OF A BUSINESS THAT CULTIVATES,
PROCESSES, OR DISPENSES NATURAL MEDICINE AND THE ESTABLISHMENT
OF ANY BUSINESS, OCCUPATION, OR OPERATION FOR HEALING CENTERS IN
THE CITY OF SALIDA, COLORADO**

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

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

WHEREAS, pursuant to C.R.S. § 31-16-105, the City has the authority to make and publish emergency ordinances; and

WHEREAS, voters for the State of Colorado voted to adopt Proposition 122, which amended Title 12 of the Colorado Revised Statutes to include Article 170, which is now designated as the “Natural Medicine Health Act of 2022” (Act); and

WHEREAS, C.R.S. § 12-170-104(12)(a)(I)-(II) establishes that “natural medicine” currently applies to psilocybin and psilocin; and

WHEREAS, C.R.S. § 12-170-104(8) defines “healing center” as a facility licensed by the state licensing authority that permits a facilitator to provide and supervise natural medicine services for a participant; and

WHEREAS, C.R.S. § 12-170-101, *et seq.* establishes regulated access by adults 21 years of age and older to natural medicines and authorizes the State Department of Regulatory Agencies (DORA) and the State Department of Revenue (CDOR) to promulgate and enact regulations pertaining to the Act including, but not limited to, licensing and training provisions pertaining to the administration and use of natural medicine; and

WHEREAS, pursuant to C.R.S. § 12-170-112, a municipality shall not prohibit a properly licensed facilitator from providing natural medicine services within its boundaries nor shall it adopt ordinances that are unreasonable or in conflict with the Act; and

WHEREAS, pursuant to C.R.S. § 12-170-115, a municipality shall not adopt, enact, or enforce any ordinance, rule, or resolution that is otherwise in conflict with the provisions of Title 12, Article 170 of Colorado Revised Statutes; and

WHEREAS, the City's Municipal Code (Code) contains Land Use and Development standards enacted to protect the health, safety, and welfare of residents of the City; and

WHEREAS, under the City's current Land Use and Development standards, the operation of Natural Medicine businesses, facilities, operations, and Healing Centers are not permitted land uses and the City has not approved any such land use; and

WHEREAS, the City does not currently have any zoning regulations addressing Healing Centers and Natural Medicine businesses, facilities, and operations; and

WHEREAS, DORA and CDOR have recently issued regulations pertaining to the Natural Medicine Act and the City requires an appropriate amount of time to thoroughly review such regulations to determine what, if any, additional regulations can and/or need to be adopted by the City; and

WHEREAS, the City requires additional time to prepare and propose for adoption any and all other regulations within its authority including, but not limited to, time, place, and manner of operation regulations for Healing Center and Natural Medicine businesses, facilities, and operations; and

WHEREAS, the temporary moratorium imposed by this Ordinance is intended to prevent the operation of Natural Medicine and/or Healing Center businesses, facilities, and operations in the City on a temporary basis in order to allow the City to analyze and apply the state of the law and regulations, to draft appropriate ordinances pertaining to the same, and to allow public comment prior to adoption of any such ordinance; to ensure that prospective operators and owners of Healing Centers and/or Natural Medicine businesses, facilities, and operations are able to make business and investment decisions with sufficient knowledge of local ordinances surrounding the same; and in order to protect the health, safety, and welfare of the residents of the City; and

WHEREAS, in light of the foregoing, the City Council finds and determines that imposing a temporary six (6) month moratorium on the submission, acceptance, processing, and approval of applications for the establishment of a business that cultivates, processes, or dispenses natural medicine in the City of Salida as well as the establishment of any business, occupation, or operation for Healing Centers or Natural Medicine in the City is both urgent and necessary to preserve the status quo in order to allow the City the time and ability to engage in a thorough review and analysis of Natural Medicine law and its attendant regulations, to ensure appropriate time for public engagement regarding regulation of the same in the City, and to preserve the status quo during such time to promote the public health, safety, and welfare by allowing a deliberate and well-reasoned decision-making process; and

WHEREAS, the City finds that the ongoing review and analysis of the law, its attendant regulations, and development of time, manner, and place regulations related to Natural Medicine risks being significantly delayed or altered in scope should the City accept land development and use applications for Natural Medicine and/or Healing Center businesses, facilities, and operations that materially change the physical, natural, and economic fabric of the City prior to the time final decisions are made regarding the adoption of local regulations regarding the same; and

WHEREAS, a temporary moratorium in the amount of six (6) months is a reasonable length of time and no longer than necessary for the City to properly review, research, develop, ensure appropriate time for public engagement, adopt, and implement any applicable recommendations, amendments, and regulations regarding Natural Medicine and/or Healing Center businesses, facilities, and operations in the City's Code; and

WHEREAS, the City also finds and determines that this temporary moratorium is necessary for the immediate preservation of the public health, safety, and welfare and that this Ordinance should therefore become effective upon adoption, as authorized by C.R.S. § 31-16-105.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AS FOLLOWS:

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

Section 2. Imposition of Temporary Moratorium.

A temporary moratorium in the amount of 6 months shall become effective immediately upon adoption of this Emergency Ordinance:

- (a) **Restrictions.** During the effective term of this Ordinance there shall be no submission, acceptance, processing, or approval of applications for the establishment of a business that cultivates, processes, or dispenses natural medicine or the establishment of any business, occupation, or operation of Healing Centers or Natural Medicine operations or facilities, as defined by Colorado Revised Statutes and any applicable and authorized regulations, by or in the City limits of Salida.
- (b) **Effective Date and Termination.** This moratorium shall be in effect upon adoption and shall terminate on the 7th day of July, 2025 unless it is terminated at an earlier date or extended by further Ordinance by the Salida City Council.

Section 3. Severability. The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 4. Emergency Declaration. Pursuant to C.R.S. § 31-16-105, the City Council hereby finds, determines, and declares that an emergency exists and that this ordinance is necessary for the immediate preservation of the public health, safety, and welfare and the financial well-being of the City because an analysis must be conducted on the impact on City residents, property owners, workforce, visitors, and customers concerning the state of the law regarding Natural Medicine and the manner in which it should be regulated in the City of Salida as permitted by law and any local ordinance surrounding the same must be clear and consistently applied among all

residents and property owners without any gaps in enforcement or implementation and, therefore, this Ordinance must be passed as an emergency ordinance.

INTRODUCED, READ, PASSED, FINALLY ADOPTED, AND ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida, Colorado upon the affirmative vote of not less than three-fourths (3/4) of the members of the City Council on the 7th day of January, 2025.

CITY OF SALIDA, COLORADO

By: _____
Dan Shore, Mayor

[SEAL]

ATTEST

City Clerk/Deputy City Clerk