



CITY COUNCIL REGULAR MEETING

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

March 21, 2023 - 6:00 PM

AGENDA

Please register for Regular City Council Meeting

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

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

To watch live

meetings: https://c.streamhoster.com/embed/media/W6sdC9/xAllQfSsmmO/vpfQhcsApYv_5?preview=1

CALL TO ORDER

Pledge of Allegiance

Roll Call

Civility Invocation

1. Civility Invocation

CONSENT AGENDA

2. Approve Agenda

3. Approve March 7, 2023 Minutes

4. Approve Energy and Mineral Impact Grant Applications for the Fire Station

5. Approve Final Settlement for the 2022 Concrete Maintenance Project

CITIZEN COMMENT—Three (3) Minute Time Limit

UNFINISHED BUSINESS / ACTION ITEMS

NEW BUSINESS / ACTION ITEMS

6. **Designation of April as Child Abuse Prevention Month**

7. **Resolution 2023-13** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING CITIZEN APPOINTMENTS TO THE HISTORIC PRESERVATION COMMISSION PURSUANT TO SECTION 2-7-10 OF THE SALIDA MUNICIPAL CODE

8. **Ordinance 2023-06** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE GROOVER ANNEXATION, **FIRST READING AND SETTING A PUBLIC HEARING**

9. **Ordinance 2023-07** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE GROOVER ANNEXATION AS MEDIUM DENSITY RESIDENTIAL (R-2) ZONE DISTRICT, **FIRST READING AND SETTING A PUBLIC HEARING**

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

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Council Reports

- Critelli, Kasper, Naccarato, Pappenfort, Pollock, Templeton

Mayor Report

Treasurer Report

[10.](#) Treasurer Report

Attorney Report

Staff Reports

[11.](#) Staff Reports

BOCC Report

[12.](#) BOCC Report

EXECUTIVE SESSION

13. For the purpose of conferencing with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S Section 24-6-402(4)(b), and for the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e), and the following additional details are provided for identification purposes: **Sewer System Intergovernmental Agreements and related continued negotiation with the Town of Poncha Springs.**

ADJOURN



City Clerk | Deputy City Clerk

Mayor Dan Shore



CIVILITY INVOCATION

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

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



CITY COUNCIL REGULAR MEETING

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

March 07, 2023 - 6:00 PM

MINUTES

CALL TO ORDER

Pledge of Allegiance

Roll Call

PRESENT

Council Member Justin Critelli

Council Member Harald Kasper

Council Member Dominique Naccarato

Council Member Alisa Pappenfort

Council Member Mike Pollock

Council Member Jane Templeton

Mayor Dan Shore

Treasurer Merrell Bergin

Civility Invocation

CONSENT AGENDA

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

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

THE MOTION PASSED.

Approve Agenda

Approve February 21, 2023 Minutes

Award 2023 Concrete Maintenance Project

CITIZEN COMMENT—Three (3) Minute Time Limit

Sarah Briam spoke during Public Comment.

PROCLAMATIONS

Women's History Month

Mayor Shore read the Proclamation and declared March 2023 as Women's History Month.

LIQUOR LICENSING AUTHORITY

Change of Location Request for Baubles and Bottles LLC dba Riveting Experience Jewelry, Liquor License 03-11949

Mayor Shore opened the Public Hearing. Clerk Erin Kelley presented the change of location request.

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.

The applicant, Nicole Hansen, requested that Council approve the request.

Hearing no comment, Shore closed the Public Hearing.

Council Member Templeton moved to approve the change of location to 109 N F Street, Unit B, Seconded by Council Member Pappenfort.

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

THE MOTION PASSED.

UNFINISHED BUSINESS / ACTION ITEMS

Ordinance 2023-04 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO, ADOPTING THE PLASTIC POLLUTION REDUCTION ACT AND ESTABLISHING PENALTIES FOR VIOLATING THE ACT, **FINAL READING AND PUBLIC HEARING**

Mayor Shore opened the Public Hearing. City Attorney Geoff Wilson presented the Ordinance.

Hearing no comment, Shore closed the Public Hearing.

Council Member Pappenfort moved to approve the Ordinance, Seconded by Council Member Kasper.

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

THE MOTION PASSED.

Ordinance 2023-05 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO, REGARDING SMALL CELL FACILITIES TO ESTABLISH A PROCEDURE FOR THE APPLICATION, REVIEW, AND SITING OF SMALL CELL FACILITIES - **CONTINUE to May 2, 2023**

Council Member Templeton moved to continue the Ordinance until the May 2, 2023 Council Meeting, Seconded by Council Member Critelli.

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

THE MOTION PASSED.

NEW BUSINESS / ACTION ITEMS

Resolution 2023-11 A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, ADOPTING A MEMORIAL AND DONATION PROCEDURE FOR ACCEPTING, PLACING, AND REMOVING DONATIONS AND MEMORIALS IN CITY PARKS, OPEN SPACES, AND TRAILS

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

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

THE MOTION PASSED.

Resolution 2023-12 A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE SUBDIVISION IMPROVEMENT AND INCLUSIONARY HOUSING AGREEMENT FOR THE 505 OAK STREET PLANNED DEVELOPMENT AND MAJOR SUBDIVISION

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

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

THE MOTION PASSED.

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Reports were given.

ADJOURN

Adjourned at 6:45 p.m.



City Clerk | Deputy City Clerk

Mayor Dan Shore



CITY COUNCIL ACTION FORM

DEPARTMENT Administration	PRESENTED BY Drew Nelson - City Administrator	DATE March 21, 2023
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ITEM

Consent agenda

Supporting two applications for the Department of Local Affairs, Division of Local Government Energy and Mineral Impact Assistance Program.

BACKGROUND:

The City of Salida is currently in the design phase for the new fire station to be located on Oak Street. The Energy and Mineral Impact Assistance Fund has monies available, through a competitive grant process, to help offset costs of site development, construction and the renewable energy components of the new facility. Throughout the course of designing the new facility, it has been the staff’s intent to research and apply for grant funding to limit the amount of funding needing to be financed by the City. Design is approximately 75% complete, which allows the City to begin applying for funding with a better understanding of costs and project components. Applications to the fund are due April 1, 2023.

City Staff continues to research and evaluate additional grant funding opportunities.

FISCAL NOTE:

Current estimates for the fire station construction are \$15,000,000. The Energy and Mineral Impact Assistance Fund, through both the normal program and the Renewable Energy Initiative will allow the city to apply for up to \$1,000,000 for the construction of the facility and up to 75% of the costs associated with the renewable energy components.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the applications currently being prepared by staff to be submitted to the Department of Local Affairs.

SUGGESTED MOTION:

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



CITY COUNCIL ACTION FORM

DEPARTMENT Public Works	PRESENTED BY David Lady - Public Works Director	DATE March 21, 2023
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ITEM

Council Action – Approve Final Settlement for the 2022 Concrete Maintenance Project
 Consent Agenda

BACKGROUND

The 2022 Asphalt Maintenance Project included curb and gutter, ADA ramps/crosswalk, cross pans, and sidewalks. The City periodically performs condition inspections to prioritize work activities.

FISCAL NOTE

City Council awarded a Construction Contract to Jarcco Construction, Inc. on March 1, 2022 for the 2022 Concrete Maintenance Project. A subsequent change order increased the scope of work with a total project budget of \$241,500.00. The final project construction cost was \$242,710.00. The 10% retainage in the amount of \$24,271.00 has been withheld pending approval of final settlement by council. Public Notice of Final Settlement was advertised on March 14th and March 17th, 2023.

Jarcco Construction, Inc. provided excellent quality of work and coordination with the City throughout the project.

STAFF RECOMMENDATION

To approve final settlement to Jarcco Construction, Inc. in the amount of \$24,271.00 for the 2022 Concrete Maintenance Project.

SUGGESTED MOTION

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



CITY COUNCIL ACTION FORM

DEPARTMENT Administration	PRESENTED BY Drew Nelson - City Administrator	DATE March 21, 2023
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ITEM

Designation of April as Child Abuse Prevention Month

BACKGROUND

As a continuation of the fight against child abuse, awareness of the issue is critical to educate the public, provide resources to victims, and to hold our community accountable to our most vulnerable members. From 2019 through 2022, the Salida City Council, in partnership with Family and Youth Initiatives (FYI) has designated the month of April as Child Abuse Prevention Month and allowed for a blue ribbon to be illuminated on Tenderfoot Mountain. The City has received a similar request from FYI for April of 2023.

FISCAL NOTE

None.

STAFF RECOMMENDATION

Staff recommends that the City Council designate April as Child Abuse Prevention Month and to authorize the installation of a blue ribbon on Tenderfoot Mountain as well as displays on the grounds of the Touber Building to bring awareness to this important issue.

SUGGESTED MOTION

A City Councilperson should state, "I move to designate April as Child Abuse Prevention Month and to authorize staff to assist in awareness messaging via an illuminated blue ribbon on Tenderfoot Mountain and other displays at the Touber Building", followed by a second and a roll call vote.

Child Abuse Prevention Month Proclamation

Whereas, Nearly 100,000 children in Colorado are reported as abused or neglected every year

Whereas, children are vital to our state's future success, prosperity and quality of life as well as being our most vulnerable assets:

Whereas, all children deserve to have the safe, stable, nurturing homes and communities they need to foster their healthy growth and development:

Whereas, Child abuse and neglect is a community responsibility affecting both the current and future quality of life of a community:

Whereas, Communities that provide parents with the social support, knowledge of parenting and child development and concrete resources they need to cope with stress and nurture their children ensure all children grow to their full potential:

Whereas, effective child abuse prevention strategies succeed because of partnerships created among citizens, human service agencies, schools, faith communities, health care providers, civic organizations, law enforcement agencies and the businesses in the community:

Therefore, We do hereby proclaim April as Child Abuse Prevention Month and call upon all citizens, community agencies, faith groups, medical facilities, elected leaders and businesses to increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the community in which we live.

Signature: _____
Dan Shore, Mayor

Date: 3/21/23

Child Abuse Prevention Event

APRIL 2, 2023

Family Bonding

Dancing & live music by Stray Dogs

Raising Awareness

Resources, connection & community

Snacks & Drinks

Sol Catering & Rock Bottom Drinks

Salida Circus!

Riverside Park
210 E Sackett Ave,
Salida, CO 81201
3 - 5pm



You and your family will have a chance to win a half day raft trip with River Runners

For more info, email cburton@chaffeecounty.org



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE March 21, 2023
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ITEM

Resolution 2023 -13 Citizen Appointments to the Historic Preservation Commission

BACKGROUND

Currently, the Historic Preservation Commission is made up of five (5) regular members and one (1) alternate member. On March 1, 2022, City Council adopted Ordinance 2022-04 removing the Alternate positions on the Historic Preservation Commission. Currently, there is one Alternate position filled and once that term expires, or the Alternate is appointed to a regular position on the Commission the alternate position will cease.

Regular member, Jack Chivvis’s term expires on March 21, 2023 and he has expressed that he will not be able to serve another term. Alternate Commissioner, Ryan Short has indicated the desire and willingness to be appointed as a regular member. With Short’s appointment, all the regular member positions are filled.

The current makeup of the Commission is as follows:

<u>Member</u>	<u>Terms</u>
Keith Krebs, Chair	4/01/2025
Steve Harris, Co-Chair	8/15/2023
Patrick Reagan	3/01/2025
Jack Chivvis	3/21/2023 term expiring
Steve Chapman	8/15/2023
Alternate, Ryan Short	2/15/2025

STAFF RECOMMENDATION

Staff is recommending Council appoint Ryan Short as a regular member to the Historic Preservation Commission.

SUGGESTED MOTION

A Council person should make a motion “to approve Resolution 2023-13, a resolution of the City Council for the City of Salida, Colorado approving the following appointment to the Historic Preservation Commission:

1. Appoint Ryan Short as a regular member, term to expire March 21, 2026

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 13
(Series 2023)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
APPROVING CITIZEN APPOINTMENTS TO THE HISTORIC PRESERVATION
COMMISSION PURSUANT TO SECTION 2-7-10 OF THE SALIDA MUNICIPAL CODE**

WHEREAS, in accordance with Section 2-7-10 of the Salida City Code, as amended, the City Council shall select and appoint person(s) to serve as members of the City of Salida Historic Preservation Commission; and

WHEREAS, on March 1, 2022, Ordinance 2022-04 was adopted by the City Council to eliminate the alternate positions on the Historic Preservation Commission; and

WHEREAS, Jack Chivvis served his term which expires March 21, 2023 and he does not wish to be re-appointed; and

WHEREAS, Alternate Commissioner, Ryan Short has indicated the desire and willingness to be appointed as a regular member; and

WHEREAS, the City Council appreciates the service of these members of the community who are devoted to bettering Salida through participation on the Historic Preservation Commission; and

WHEREAS, in accordance with Section 2-7-10 of the Salida City Code, as amended, City Council shall confirm the appointments by majority vote;

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

1. The City Council hereby appoints the following individual to serve on the Historic Preservation Commission in the following capacity and term:

Ryan Short as a regular member, term to expire March 21, 2026;

RESOLVED, APPROVED, AND ADOPTED this 21st day of March, 2023.

CITY OF SALIDA

By: _____
Mayor Dan Shore

(SEAL)
ATTEST:

City Clerk/Deputy City Clerk



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE March 21, 2023
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ITEM

Ordinance 2023-06: First Reading on the proposed Groover Annexation of the .65 acre property located at 7285 C.R.160.

BACKGROUND

Property owners, Dewey and Lorita Groover submitted a Major Impact Review application to annex and zone their .65 acre property located at 7285 C.R.160.

On the North side of the site is the Heart of the Rockies Regional Medical Campus property and to the East and South are residential subdivisions.

There is a single-family residence and a detached garage on the property and the owners will be constructing an accessory dwelling unit (ADU) in the near future.



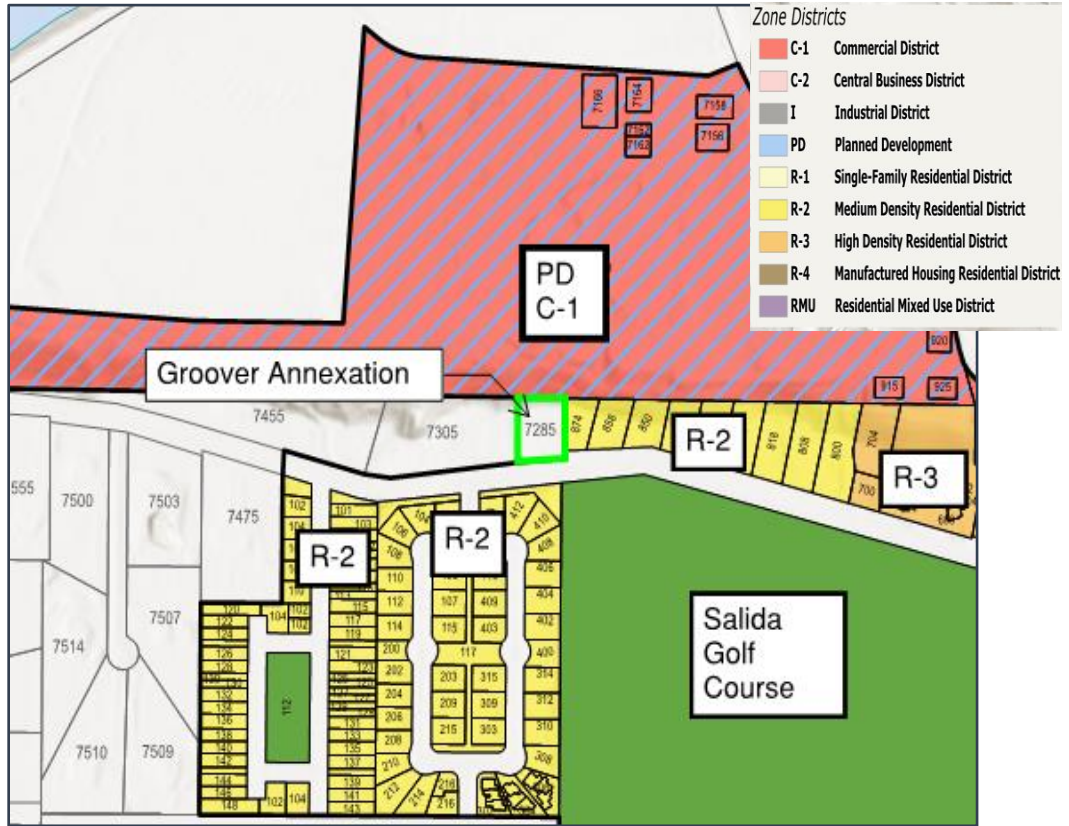


CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE March 21, 2023
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Surrounding Land Use and Zoning: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the west remain in Chaffee County and are also zoned RES. The properties to the north, south and east are within the city limits.

The properties to the east and south are zoned Medium Density Residential (R-2) and the property to the north is the HRRMC campus that is zoned Commercial (C-1) with a planned development overlay.



PROCESS:

An application for annexation is a multi-step process. When annexing a property, the City must follow state statutes for contiguity and procedural requirements. The steps and standards include:

- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;
- Staff reviews the petition for compliance with city and state statutes and Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date;

- On February 21, 2023 City Council adopted Resolution 2023-08 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for April 04, 2023.



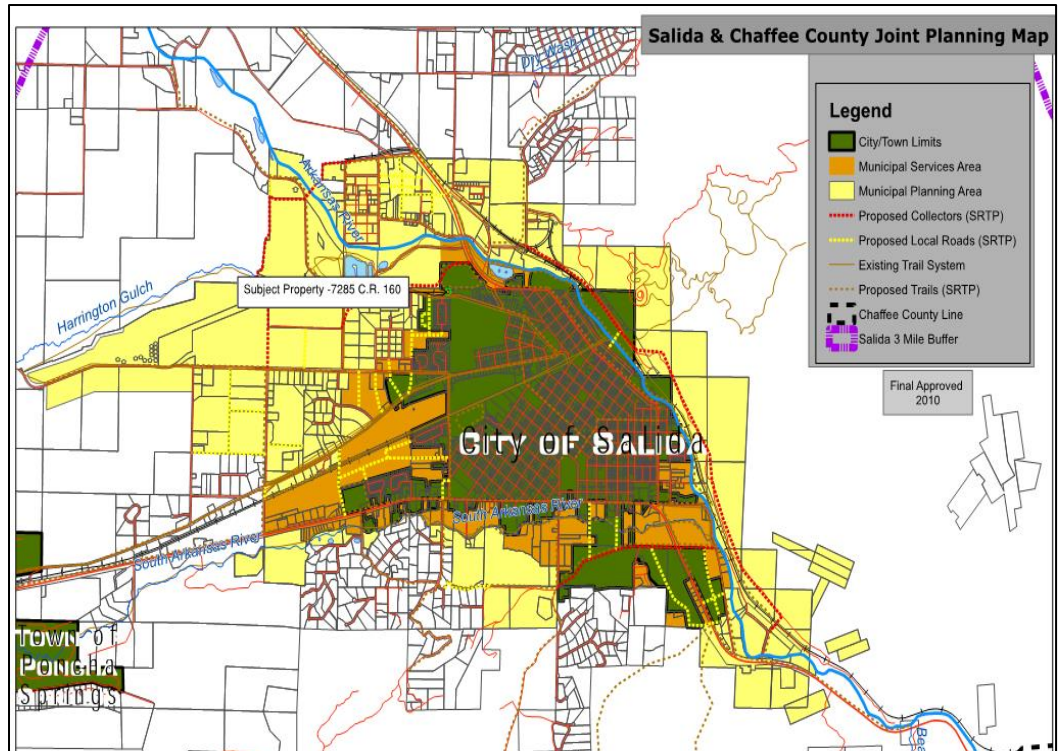
CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE March 21, 2023
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- The (City Council) public hearing is advertised in the newspaper for four consecutive weeks;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- Council holds the public hearing on the annexation petition;
- Council reviews and possibly approves an annexation agreement; and
- Council holds a public hearing to review and possibly approves the proposed zoning.

FINDINGS OF FACT:

1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
2. All applicable owners of the property are party to the annexation.
3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City’s Comprehensive Plan and its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA “encompasses properties which are eligible for annexation and extension of municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time.”





CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE March 21, 2023
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The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan. Specifically, to promote new development projects that contain a variety of housing, including affordable units. The applicant will be required to meet the Inclusionary Housing Ordinance with new development on the property.

In addition, the proposal will provide for a logical extension of the City boundary to support the demand for residentially-zoned land, which will provide housing opportunities.

4. The property may be efficiently served by City fire and police departments.
5. The property is a natural extension of the City’s municipal boundary and meets the legal requirements for annexation.

The timeline for the related requests to the annexation are as follows:

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Findings of Fact Resolution 2023-Annexation Ordinance 2023-06	02/28/2023	03/21/2023	04/04/2023
Annexation Agreement Resolution 2023-Zoning Ordinance 2023-07	02/28/2023	03/21/2023	04/04/2023

Annexation Agreement: On April 04, 2023, staff will propose an annexation agreement that will incorporate the Inclusionary Housing, Open Space and Fair Contributions to Public School site requirements.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- **Salida Fire Department: Fire Chief, Doug Bess**, responded “No issues with Fire.”
- **Salida Police Department: Police Chief, Russ Johnson**, responded “No issues from PD.”
- **Salida Public Works Department: Public Works Director David Lady**, responded “The adjacent properties to the east constructed curb, gutter, and sidewalk. Since this property will



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	March 21, 2023

likely not subdivide further, we should discuss if time of connection to public infrastructure would be the best trigger for completing these.”

- **Salida Finance Department: Staff Accountant, Renee Thonhoff**, responded “7285 County Road 160 does not have water or sewer on it at this time. Upon annexation system development fees for water & sewer will need to be paid.”
- **Chaffee County Planning Director, Miles Cottom**, responded “I have no concerns from the County perspective.”

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held February 28, 2023, and the Commission recommended Council approve the proposed Groover Annexation with staffs recommended conditions.

STAFF RECOMMENDATION

Staff recommends approval of the proposed annexation, subject to Council approval of an annexation agreement with the following conditions:

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional principal dwelling units constructed on the property.
2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC)).
3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2023-06 on first reading and set the second reading and public hearing for April 4, 2023.”



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	March 21, 2023

Attachments: Ordinance 2023-06
 Agency reviews
 Groover Annexation petition and Annexation plat
 Draft minutes from the February 28, 2023 Planning Commission meeting

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 06
SERIES OF 2023**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE GROOVER ANNEXATION

WHEREAS, on January 20, 2023, Dewey Groover III and Lorita Groover filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of .65 acre located at 7285 C.R. 160 in the County of Chaffee, State of Colorado (the “Property”), and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 08, Series of 2023 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on April 4, 2023, commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado; and

WHEREAS, pursuant to C.R.S. §31-12-108 to -110, the City Council on April 4, 2023 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published on March 3, 2023, March 10, 2023, March 17, 2023 and March 24, 2023 in *The Mountain Mail* newspaper; and

WHEREAS, C.R.S. §31-12-105(1)(e) provides that prior to the completion of any annexation within a three-mile area, the municipality shall have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area; and

WHEREAS, the City hereby sets forth its Findings of Fact, Determinations, and Conclusions with regard to annexation to the City of the Groover Annexation; and

WHEREAS, the City currently has in place a Comprehensive Plan and other long-range planning documents which constitute the City's annexation plan.

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

1. The City incorporates the foregoing recitals as findings and determinations by the City Council.

2. The City hereby approves the annexation of the Property described on Exhibit A, attached hereto with the following conditions of approval, and such real Property is hereby annexed to and made a part of the City of Salida.

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional principal dwelling units constructed on the property.

2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC)).

3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.

3. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Salida, Colorado, on behalf of the City shall:

A. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;

B. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Plat, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Chaffee County, Colorado, with directions to the Chaffee County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and

C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

INTRODUCED ON FIRST READING, on March 21, 2023, ADOPTED and set for second reading and public hearing on the 4 day of April, 2023.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2023, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2023.

City Clerk/Deputy City Clerk

EXHIBIT A

A tract of land located in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian in Chaffee County, Colorado, described as follows:

Beginning at a point on the north boundary of the said Northwest $\frac{1}{4}$ Southeast $\frac{1}{4}$ of Section 31, said point being marked, as are each of the tract corners, by a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped "LS 36575";

Thence North $89^{\circ}18'11''$ West along said north boundary 150.04 feet to a rebar and cap as described above;

Thence South $00^{\circ}13'23''$ West 197.94 feet to a point on the north boundary of Chaffee County Road No. 160, said point being marked by a rebar and cap as described above;

Thence North $83^{\circ}28'47''$ East along said northerly county road boundary, 151.11 feet to a rebar and cap as described above;

Thence North $00^{\circ}12'51''$ East 178.94 feet to the point of beginning.

Containing 0.65 Acre, more or less.

Also known by the following address:

7285 County Road 160, Salida, CO 81201

And assessor's schedule or parcel number: 368131400001

From: [David Lady](#)
To: "[Kristi Jefferson](#)"; "[Russ Johnson](#)"; "[Doug Bess](#)"; "[Renee Thonhoff](#)"
Cc: mcottom@chaffeecounty.org
Subject: RE: Agency review -Groover Annexation and Zoning application
Date: Friday, February 3, 2023 9:42:36 AM
Attachments: [image002.png](#)

The adjacent properties to the east constructed curb, gutter, and sidewalk. Since this property will likely not subdivide further, we should discuss if time of connection to public infrastructure would be the best trigger for completing these.



David Lady
Director of Public Works

david.lady@cityofsalida.com
P: 719-539-6257 | C: 719-239-0048
340 W. Hwy 291, Salida, CO 81201
cityofsalida.com

From: Kristi Jefferson [<mailto:kristi.jefferson@cityofsalida.com>]
Sent: Wednesday, February 1, 2023 10:47 AM
To: david.lady@cityofsalida.com; 'Russ Johnson' <rjohnson@salidapolice.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: mcottom@chaffeecounty.org
Subject: Agency review -Groover Annexation and Zoning application

Attached is the agency review for the Groover Annexation and Zoning applications for their property located at 7285 C.R. 160. Please let me know if you have any concerns with the application.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Cc: david.lady@cityofsalida.com; [Russ Johnson](#); [Doug Bess](#); mcottom@chaffeeconomy.org
Subject: Re: Agency review -Groover Annexation and Zoning application
Date: Friday, February 3, 2023 3:54:08 PM
Attachments: [image003.png](#)

7285 County Road 160 does not have water or sewer on it at this time. Upon annexation system development fees for water & sewer in the following amounts will need to be paid.

\$8,512 Water Fee
\$1,936 High Zone Fee
\$ 375 Water Meter Fee
\$5,206 Sewer Fee
\$16,029 Total system development fees



Our Office will be Closed Monday February 20th

Easy ways to pay your utility bill: auto pay with a checking account, phone payments 833.892.0176. or pay online please register at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app *MyCivic Utilities*. where you can now set up auto pay!

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

On Wed, Feb 1, 2023 at 10:47 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

| Attached is the agency review for the Groover Annexation and Zoning applications for their

From: [Russ Johnson](#)
To: [Kristi Jefferson](#); david.lady@cityofsalida.com; "Doug Bess"; "Renee Thonhoff"
Cc: mcottom@chaffeeconomy.org
Subject: Re: Agency review -Groover Annexation and Zoning application
Date: Wednesday, February 1, 2023 1:15:35 PM
Attachments: [image003.png](#)

No concerns at this time from PD.

Get [Outlook for iOS](#)

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Wednesday, February 1, 2023 10:46:59 AM
To: david.lady@cityofsalida.com <david.lady@cityofsalida.com>; Russ Johnson <rjohnson@salidapolice.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: mcottom@chaffeeconomy.org <mcottom@chaffeeconomy.org>
Subject: Agency review -Groover Annexation and Zoning application

Attached is the agency review for the Groover Annexation and Zoning applications for their property located at 7285 C.R. 160. Please let me know if you have any concerns with the application.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [Miles Cottom](#)
To: [Kristi Jefferson](#)
Subject: Re: Agency review -Groover Annexation and Zoning application
Date: Wednesday, February 1, 2023 1:18:55 PM
Attachments: [image003.png](#)

Hey Kristi,

I have no concerns from the County's perspective.

Thank you,

--

Miles W. Cottom

Planning Director / Asst. County Attorney

Chaffee County Government

Phone: 719-221-3475

On Wed, Feb 1, 2023 at 10:47 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the Groover Annexation and Zoning applications for their property located at 7285 C.R. 160. Please let me know if you have any concerns with the application.

Kristi Jefferson

Senior Planner

City of Salida

448 E. First Street

Suite 112

Salida, CO 81201

(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.



GENERAL DEVELOPMENT APPLICATION

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

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

- Annexation
- Pre-Annexation Agreement
- Appeal Application (Interpretation)
- Certificate of Approval
- Creative Sign Permit
- Historic Landmark/District
- License to Encroach
- Text Amendment to Land Use Code
- Watershed Protection Permit
- Conditional Use
- Administrative Review:
(Type) _____
- Limited Impact Review:
(Type) _____
- Major Impact Review:
(Type) R-2 ZONING
- Other: _____

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

A. Applicant Information

Name of Applicant: Dewey G. Groover III and Lorita R. Groover

Mailing Address: 7285 County Road 160, Salida, CO 81201
Home (Priority)

Telephone Number: 719-539-2114 FAX: Dewey's Cell = 719-207-3725

Email Address: dewabbylor@outlook.com

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

B. Site Data

Name of Development: Groover Annexation

Street Address: 7285 County Road 160
see Groover Annexation Plat

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

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

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

Signature of applicant/agent: Lorita R. Groover Date: Nov. 18, 2022

Signature of property owner: Lorita R. Groover Date: Nov. 18, 2022

November 18, 2022

Dear Kristi Jefferson, City of Salida, Senior Planner:

We are Lorita R. Groover and Dewey G. Groover III and are the owners of property located at 7285 County Road 160, Salida, CO 81201.

We are requesting annexation of our property into the City of Salida. We are requesting this annexation to have a zoning classification of Medium Density Residential (R-2).

Thank you for your consideration,

Lorita R. Groover
Lorita R. Groover

Dewey G. Groover III
Dewey G. Groover III



ANNEXATION APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

Item 8.

1. PROCEDURE (City Code Section 16-9-20)

A. Development Process

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review for Completeness.
4. Resolution to Accept Application to City Council
5. Establish Public Hearing Date before Council per Colorado Municipal Annexation Act of 1965.
6. Staff Evaluation of Application and Annexation Agreement (if applicable)
7. Establish Public Hearing Date Before the Planning Commission.
8. Public Notice Provided For Hearings.
9. Public Hearing Conducted by Commission.
10. Annexation Ordinance to City Council for 1st and 2nd Reading.

2. APPLICATION CONTENTS (City Code Section 16-9-40)

1. General Development Application

2. Annexation Petition

3. **Annexation Map.** The preferred scale of the map is one (1) inch equals one hundred (100) feet; the minimum allowable scale is one (1) inch equals two hundred (200) feet. Sheet size shall be twenty-four (24) inches by thirty-six (36) inches. If it is necessary to draw the map on more than one (1) sheet, a sheet index shall be placed on the first sheet. The annexation map shall contain the following:
 - a. Annexation Name
 - b. Legal description. Legal description of the perimeter
 - c. Names and addresses. Names and addresses of the owners, subdivider, land planner and land surveyor registered in the State.
 - d. Scale
 - e. North arrow
 - f. Date. The date the map was prepared.
 - g. Boundary lines and dimensions. Boundary lines of the proposed annexation. Distinction of the boundary that is contiguous to the City and the length of the same boundary on the map, including required showing of contiguity in feet.
 - h. Platted lots. Lot and block numbers if the area is already platted.
 - i. Improvements and easements. The location and dimensions of all existing and proposed streets, alleys, easements, ditches and utilities within or adjacent to the proposed annexation.
 - j. Vicinity map. The vicinity map shall show the location of the proposed annexation, in relation to the City.
 - k. Acreage. Total acreage to be annexed.
 - l. Certificates. Certificates required to appear on the final annexation plat are described in Section 16-9-40 of the Land Use Code.
4. **Digital Copy.** A digital copy of the plat compatible with the City GIS shall be submitted.
5. **Application Fee** \$3,000 cash or check made out to City of Salida (\$1,000 application fee + \$2,000 retainer for attorney's fees)

7. Public Notice.

- a) A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
- b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
- c) Applicant is responsible for posting the property and proof of posting the public notice.

8. Petition for Exclusion from the South Arkansas Fire Protection District (optional)

9. Notarized Special Fee and Cost Reimbursement Agreement completed

ANNEXATION PETITION**TO THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, GREETINGS:**

The undersigned hereby petition(s) the City of Salida to annex to the City of Salida the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by the landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C. R. S. 1973, Section 31-12-107(l)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

1. That it is desirable and necessary that the above-described territory be annexed to the City of Salida.
2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the City of Salida.
3. That no less than one-sixth of the aggregate external boundaries of the above-described territory hereby petitioned to the City of Salida is contiguous to the City limits of the City of Salida.
4. Accompanying this petition are two mylars and twenty copies of the annexation map.
5. That a community of interest exists between the above-described territory and the City of Salida, and that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the City of Salida.
6. That the above-described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Salida, was held within the twelve months preceding the filing of this petition.
7. That the above-described territory does not include any area included in another annexation proceeding involving city other than the City of Salida.
8. That the above-described territory is not presently a part of any incorporated city, city and county, or town.
9. That the above area described will (not) result in the detachment of the area from any school district and the attachment of the same to another school district.

ANNEXATION PETITION

"INSERT A"

(Description of territory proposed for annexation)

A tract of land located in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian in Chaffee County, Colorado, described as follows:

Beginning at a point on the north boundary of the said Northwest $\frac{1}{4}$ Southeast $\frac{1}{4}$ of Section 31, said point being marked, as are each of the tract corners, by a $\frac{5}{8}$ -inch rebar with a $1\frac{1}{2}$ -inch aluminum cap stamped "LS 36575";

Thence north $89^{\circ}18'11''$ West along said north boundary 150.04 feet to a rebar and cap as described above;

Thence south $00^{\circ}13'23''$ West 197.94 feet to a point on the north boundary of Chaffee County Road No. 160, said point being marked by a rebar and cap as described above;

Thence North $83^{\circ}28'47''$ East along said northerly county road boundary, 151.11 feet to a rebar and cap as described above;

Thence North $00^{\circ}12'51''$ East 178.94 feet to the point of beginning.

Containing 0.65 Acre, more or less.

Also known by the following addresses:

7285 County Road 160, Salida, CO 81201

And assessor's schedule or parcel number: 368131400001

ANNEXATION PETITION

This Section must be filled out if there are multiple properties/property owners petitioning annexation.

Signature of Petitioners Requesting Annexation to the City of Salida, Colorado	Date of Signature of Each Petitioner	Mailing Address of each Petitioner	Description of Property Included the Area Proposed for Annexation Owned by Each person Signing this Petition. (Attach separate sheet, if necessary)
<i>Dewey George Groves III</i>	<i>11-18-2022</i>		
<i>Lorita R. Groover</i>	<i>11-18-2022</i>		



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
February 28, 2023 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

Please register for the Planning Commission meeting:
<https://attendee.gotowebinar.com/rt/1909092342220683277>

CALL TO ORDER BY CHAIRMAN – 6:19 PM

ROLL CALL

PRESENT

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

APPROVAL OF THE MINUTES

1. January 23, 2023 - Draft Minutes

Motion to approve the Meeting Minutes from January 23rd, 2023 made by Vice-Chair Bomer, Seconded by Commissioner Derwingson.

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

MOTION PASSED.

UNSCHEDULED CITIZENS: NA

AMENDMENT(S) TO AGENDA: NA

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. **Groover Annexation** - The applicant's, Dewey and Lorita Groover, are requesting approval to annex their .65 acre property located at 7285 County Road 160.

A. Open Public hearing – 6:20 pm

B. Proof of Publication –

C. Staff Review– Planner Jefferson reviewed the application and staff recommended that Planning Commission recommends City Council approve the application subject to conditions to be added to the annexation agreement. The conditions are that they meet the current inclusionary housing

requirements, the owner agrees to pay at the time of building permit all applicable fees for the property and the fees in lieu of open space shall be provided.

Commission asked the following questions:

- To what extent could development occur on that particular acreage?

D. Applicant's Presentation- Lorita and Dewey Groover were present and spoke on the application.

E. Public Input – NA

F. Close Public Hearing – 6:25 pm

G. Commissioner Discussion –

Commission discussed the following:

- At what point does the sidewalk requirement come in?

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend City Council approve the proposed Groover Annexation as it meets the findings of fact for annexation, subject to the following recommended conditions to be included in the annexation agreement, conditions number one through three, Seconded by Commissioner Kriebel.

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

MOTION PASSED.

- 3. Groover Zoning - Major Impact Review** - The applicant's, Dewey and Lorita Groover, are requesting a zoning designation of the Medium Density Residential (R-2) zone district should their property be annexed.

A. Open Public hearing – 6:28 pm

B. Proof of Publication –

C. Staff Review– Planner Jefferson reviewed the application and staff recommends that Planning Commission recommends City Council approve the zoning request of the Medium Density Residential (R-2) zone district.

D. Applicant's Presentation- Lorita and Dewey Groover were present.

E. Public Input – NA

F. Close Public Hearing – 6:29 pm

G. Commissioner Discussion – NA

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend City Council approve the proposed zoning of the site as Medium Density Residential (R-2) Zone district, Seconded by Commissioner Walker.

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

THE MOTION PASSED.

UPDATES

Community Development Director, Almquist provided updates.

ADJOURN With no further business to come before the Commission, the meeting adjourned at 6:44 p.m.



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE March 21, 2023
-------------------------------	--	-------------------------------

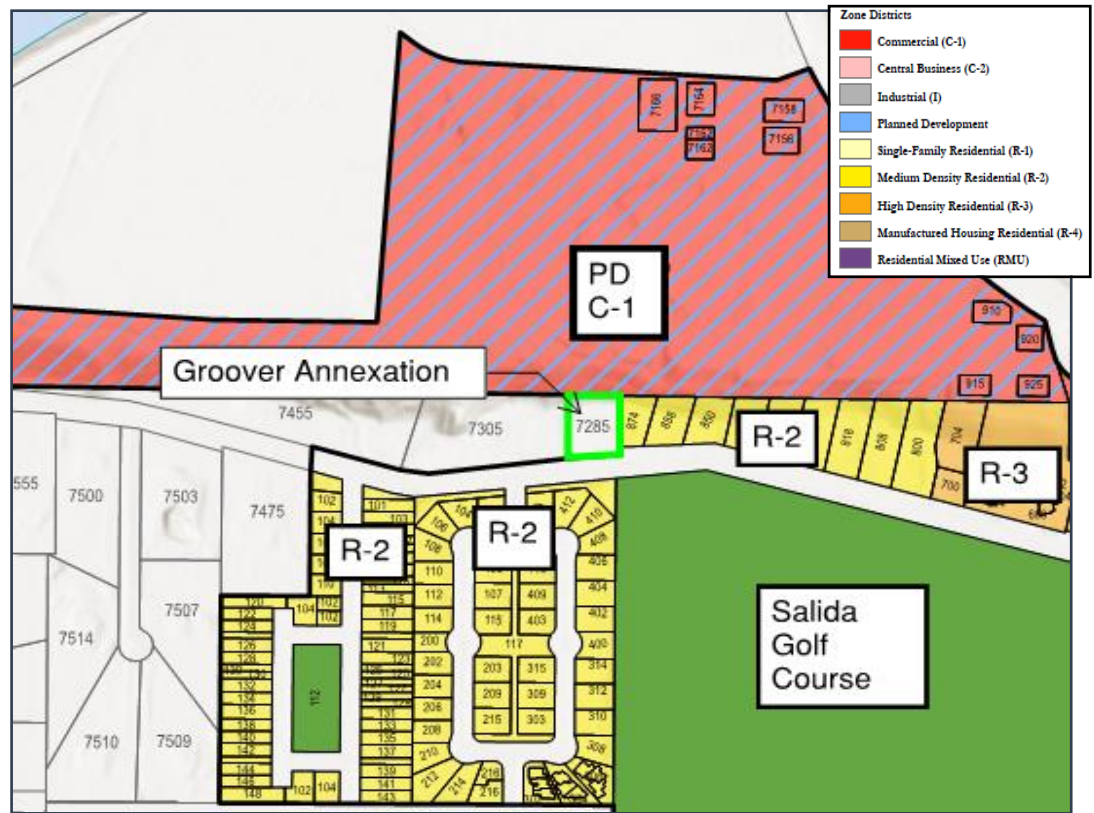
ITEM

Ordinance 2023-07: First reading and setting a public hearing on proposed zoning of Medium Density Residential (R-2) for the Groover Annexation.

BACKGROUND

Following approval of the Groover Annexation of the .65 acre property into the City of Salida, applicant's Dewey and Lorita Groover have requested a designation of the Medium Density Residential (R-2) zone district. The area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

The property is located along County Road 160, as shown on the map below. A complete legal description is shown as exhibit A with the annexation application.



Surrounding Land Use and Zoning: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the west remain in Chaffee County and are also zoned RES. The properties to the north, south and east are within the city limits.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	March 21, 2023

The properties to the east and south are zoned Medium Density Residential (R-2) and the property to the north is the HRRMC campus that is zoned Commercial (C-1) with a Planned Development overlay.

REVIEW STANDARDS FOR MAP AMENDMENTS (Section 16-4-210):

1. Consistent with Comprehensive Plan. The proposed amendment shall be consistent with the Comprehensive Plan.
 - The Comprehensive Plan includes the goals that new projects should complement the neighborhood’s mass and scale; be focused within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.
 - The zoning of R-2 would be consistent with the zoning found in adjacent developments and would continue the regular pattern of zone district application.

2. Consistency with Purpose of Zone District. The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
 - Per the land use code, the purpose of the Medium-Density Residential (R-2) zone district is to provide for residential neighborhoods comprised of detached single-family dwellings, duplex dwellings and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.
 - The parcel being annexed has a single-family residence and a detached garage. The applicant has indicated that in the future they will be constructing an Accessory Dwelling Unit (ADU) in order to provide housing for their daughter.
 - Staff supports the request to zone the subject property as Medium-Density Residential (R-2).



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	March 21, 2023

3. Compatibility with Surrounding Zone Districts and Uses. The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
 - The zoning classification of Medium Density (R-2) is consistent and compatible with the adjacent properties to the south and east of the property.

4. Changed Conditions or Errors. The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.
 - The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held February 28, 2023, and the Commission recommended Council approve the proposed zoning of the site as Medium Density Residential (R-2).

STAFF RECOMMENDATION

Staff recommends approval of the proposed zoning of the Groover Annexation site as Medium Density Residential (R-2).

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2023-07 on first reading and set the second reading and public hearing for April 4, 2023.”

Attachments: Ordinance 2023-07
Application materials

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 07
SERIES OF 2023**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE GROOVER ANNEXATION AS MEDIUM DENSITY RESIDENTIAL (R-2) ZONE DISTRICT

WHEREAS, on January 20, 2023, Dewey Groover III and Lorita Groover filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of .65 acre located at 7285 C.R. 160 in the County of Chaffee, State of Colorado (the “Property”), and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, by Ordinance No.06, Series of 2023 the City of Salida annexed the Groover Annexation to the City; and;

WHEREAS, Petitioner has filed an application to zone the Property within the Medium Density Residential (R-2) zone district, and on February 28, 2023 the City of Salida Planning Commission considered the zoning application for the Property at a duly noticed public hearing and recommended that the City Council zone it as Medium Density Residential (R-2); and

WHEREAS, as required by the Salida Municipal Code, the public hearing on the zoning application for the Groover Annexation will be held on April 4, 2023 at a regularly scheduled meeting of the Salida City Council.

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

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described on Exhibit A is hereby zoned Medium Density Residential.
3. Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-4-210 of the Salida Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Chaffee County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Salida Land Use Regulations, SMC §16-1-10, et seq., to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on March 21, 2023, ADOPTED and set for second reading and public hearing on the 4th day of April, 2023.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2023, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2023.

City Clerk/Deputy City Clerk

EXHIBIT A

A tract of land located in the Northwest ¼ of the Southeast ¼ of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian in Chaffee County, Colorado, described as follows:

Beginning at a point on the north boundary of the said Northwest ¼ Southeast ¼ of Section 31, said point being marked, as are each of the tract corners, by a 5/8-inch rebar with a 1 ½-inch aluminum cap stamped "LS 36575";

Thence North 89°18'11" West along said north boundary 150.04 feet to a rebar and cap as described above;

Thence South 00°13'23" West 197.94 feet to a point on the north boundary of Chaffee County Road No. 160, said point being marked by a rebar and cap as described above;

Thence North 83°28'47" East along said northerly county road boundary, 151.11 feet to a rebar and cap as described above;

Thence North 00°12'51" East 178.94 feet to the point of beginning.

Containing 0.65 Acre, more or less.

Also known by the following address:

7285 County Road 160, Salida, CO 81201

And assessor's schedule or parcel number: 368131400001



GENERAL DEVELOPMENT APPLICATION

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

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

- Annexation
- Pre-Annexation Agreement
- Appeal Application (Interpretation)
- Certificate of Approval
- Creative Sign Permit
- Historic Landmark/District
- License to Encroach
- Text Amendment to Land Use Code
- Watershed Protection Permit
- Conditional Use
- Administrative Review:
(Type) _____
- Limited Impact Review:
(Type) _____
- Major Impact Review:
(Type) R-2 ZONING
- Other: _____

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

A. Applicant Information

Name of Applicant: Dewey G. Groover III and Lorita R. Groover

Mailing Address: 7285 County Road 160, Salida, CO 81201
Home (Priority)

Telephone Number: 719-539-2114 *Dewey's Cell = 719-207-3725* FAX: _____

Email Address: dewabbylor@outlook.com

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

B. Site Data

Name of Development: Groover Annexation

Street Address: 7285 County Road 160
see Groover Annexation Plat

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

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

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

Signature of applicant/agent: Lorita R. Groover Date: Nov. 18, 2022

Signature of property owner: Lorita R. Groover Date: Nov. 18, 2022

November 18, 2022

Dear Kristi Jefferson, City of Salida, Senior Planner:

We are Lorita R. Groover and Dewey G. Groover III and are the owners of property located at 7285 County Road 160, Salida, CO 81201.

We are requesting annexation of our property into the City of Salida. We are requesting this annexation to have a zoning classification of Medium Density Residential (R-2).

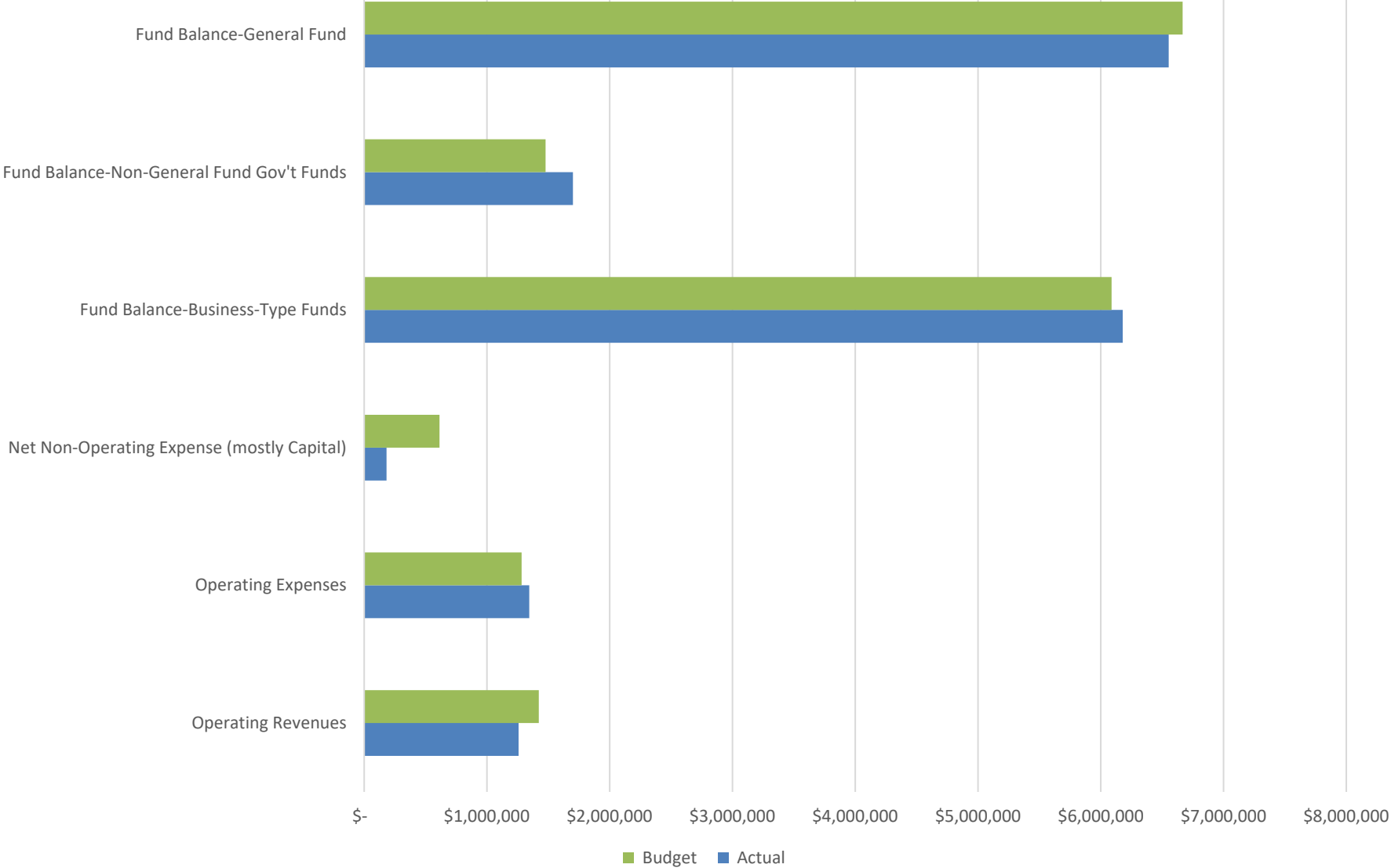
Thank you for your consideration,

Lorita R. Groover
Lorita R. Groover

Dewey G. Groover III
Dewey G. Groover III

Budget to Actual Tracking-All Funds One Month Ending January 31, 2023

Note: It is generally considered "favorable" if actual (blue) is greater than budget (green) in revenue or fund balance categories and if the actual is less than budget in expense categories.



City of Salida
Budget Tracking Analysis
Combined Funds: General and Lodging Tax Funds
One Month Ending January 31, 2023

Percentage of year passed: 8%

	YTD January 2022	YTD January 2023	YTD Budget *	YTD Budget Variance Favorable (Unfavorable)	Annual Budget	% Spent
<u>Operating Revenues</u>						
1 Tax Revenue (Sales, Lodging, Franchise fees)	\$ 348,084	\$ 326,989	\$ 438,380	(1) \$ (111,391)	\$ 6,348,363	5.2%
2 Fees for General Services	12,659	8,684	15,644	(6,960)	187,800	4.6%
3 Fines & Forfeitures	1,600	6,068	4,498	1,570	54,000	11.2%
4 Licenses and Permits	6,793	4,651	7,064	(2,413)	84,800	5.5%
5 County sales tax and other intergovernmental revenue	207,508	246,293	234,688	11,605	3,605,788	6.8%
6 Fees for Recreation & Event Services	37,287	98,253	81,942	16,311	983,700	10.0%
7 Miscellaneous Revenue	14,257	15	18,309	(18,294)	219,800	0.0%
8 Total Operating Revenues	628,188	690,953	800,525	(109,572)	11,484,251	6.0%
<u>Operating Expenses</u>						
9 Cost of Sales	1,887	4,404	12,703	8,299	152,501	2.9%
10 Personnel	458,874	536,475	532,261	(2) (4,214)	7,766,135	6.9%
11 Contracted Services	103,231	99,040	112,001	12,961	1,344,550	7.4%
12 Supplies & Materials	19,429	30,834	35,519	4,685	426,400	7.2%
13 Utilities	31,157	39,044	40,524	1,480	486,480	8.0%
14 Other Operating Costs ^	298,318	217,796	168,935	(48,861)	2,028,026	10.7%
15 Financing Obligations	13,486	13,486	13,486	(3) -	218,082	6.2%
16 Total Operating Expenses	926,382	941,079	915,429	(25,650)	12,422,174	7.6%
17 Revenues over (under) expenses-operating only	\$ (298,194)	\$ (250,126)	\$ (114,904)	\$ (135,222)	\$ (937,923)	26.7%
<u>Non Operating Revenue and Expense ~</u>						
18 Capital Revenue			833	(833)	10,000	0.0%
19 Grant Revenue	(13,406)		9,163	(9,163)	110,000	0.0%
20 Net Transfers out (transfer made at year end)				-	(1,012,000)	0.0%
21 Capital Expenditures (\$500 - \$4,999)	(68,773)	(5,378)	(18,984)	13,606	(227,900)	2.4%
22 Capital Purchases & Improvements (\$5,000 +)	(10,910)	(21,645)	(39,151)	17,506	(470,000)	4.6%
23 Total (net) Non Operating Revenues & Expenses	\$ (93,089)	\$ (27,023)	\$ (48,139)	\$ 21,116	\$ (1,589,900)	1.7%
24 Revenues over (under) expenses	(391,283)	(277,149)	(163,043)	(114,106)	(2,527,823)	
25 Fund Balance at 1/1/23		6,830,231	6,830,231		6,830,231	
26 Fund Balance at period end		\$ 6,553,082	\$ 6,667,188	(114,106)	\$ 4,302,408	

* YTD budget spread evenly throughout year except as noted in (1) and (2) below

(1) Tax revenue budget spread in the same (seasonal) proportion as actual collections in previous year.

(2) Salaries, FICA tax and retirement benefits within the payroll group are spread over 26 pay periods rather than evenly throughout the year.

(3) Financing Obligations budget spread based on when debt payments are due.

~ Non operating revenues and expenses are related to capital equipment or projects and interfund transfers; expenses can fluctuate greatly from month to month and are difficult to predict timing of.

^ Operating Costs includes all costs of running government not broken out in other line items to include Airport contribution, community support, staff training, subscriptions, travel costs, Repairs & Maintenance, lease expense, bank fees, advertising, publications, subscriptions, etc.

City of Salida
Budget Tracking Analysis
Combined Funds: Streets, Capital Improvement, CTF, Economic Development & Housing
One Month Ending January 31, 2023

Percentage of year passed: 8%

	YTD January 2022	YTD January 2023	YTD Budget *	YTD Budget Variance Favorable (Unfavorable)	Annual Budget	% Spent
1	<u>Operating Revenues</u>					
2	\$ 271,145	\$ 259,534	\$ 269,183	(1) \$ (9,649)	\$ 4,017,653	6.5%
3	14,334	2,100	2,499	(399)	30,000	7.0%
4	-	-	21,242	(21,242)	255,000	0.0%
5	-	(917)	(167)	(750)	4,000	-22.9%
6	285,479	260,717	292,757	(32,040)	4,306,653	6.1%
7	<u>Operating Expenses</u>					
8	24,276	36,036	35,146	(2) (890)	510,398	7.1%
9	37,944	54,706	32,071	(22,635)	385,000	14.2%
10	1,107	817	3,915	3,098	47,000	1.7%
11	32,294	67,384	29,721	(37,663)	356,800	18.9%
12	95,621	158,943	100,853	(58,090)	1,299,198	12.2%
13	\$ 189,858	\$ 101,774	\$ 191,904	\$ (90,130)	\$ 3,007,455	3.4%
14	<u>Non Operating Revenue and Expense ~</u>					
15			305,649	(305,649)	3,669,258	0.0%
16			1,250,000	(1,250,000)	15,000,000	
17				-	1,012,000	
18	(633,565)	(102,177)	(1,971,045)	1,868,868	(23,662,000)	0.4%
19	\$ (633,565)	\$ (102,177)	\$ (415,396)	\$ 313,219	\$ (3,980,742)	2.6%
20	(443,707)	(403)	(223,492)	223,089	(973,287)	
21		1,701,357	1,701,357		1,701,357	
22		\$ 1,700,954	\$ 1,477,865	223,089	\$ 728,070	

* YTD budget spread evenly throughout year except as noted in (1)

(1) Tax revenue budget spread in the same (seasonal) proportion as actual collections in previous year.

(2) Salaries, FICA tax and retirement benefits within the payroll group are spread over 26 pay periods rather than evenly throughout the year.

~ Non operating revenues and expenses are related to capital equipment or projects including interfund transfers; expenses can fluctuate greatly from month to month and are difficult to predict timing of.

^ Operating Costs includes all costs of running government not broken out in other line items to include Repairs & Maintenance, lease expense, training, subscriptions, etc.

City of Salida
Budget Tracking Analysis - Business-Like Fund Types
Combined Funds: Water and Wastewater
One Month Ending January 31, 2023

Percentage of year passed: 8%

	YTD January 2022	YTD January 2023	YTD Budget *	YTD Budget Variance Favorable (Unfavorable)	Annual Budget	% Spent	
<u>1</u>	<u>Operating Revenues</u>						
<u>2</u>	250,553	302,199	315,493	(13,294)	3,787,426	8.0%	
<u>3</u>	8,213	-	14,203	(14,203)	170,500	0.0%	
<u>4</u>	258,766	302,199	329,696	(27,497)	3,957,926	7.6%	
<u>5</u>	<u>Operating Expenses</u>						
<u>6</u>	103,824	110,509	108,834 (1)	(1,675)	1,577,740	7.0%	
<u>7</u>	37,207	43,734	42,100	(1,634)	505,400	8.7%	
<u>8</u>	13,833	5,786	13,661	7,875	164,000	3.5%	
<u>9</u>	18,845	17,571	21,616	4,045	259,500	6.8%	
<u>10</u>	170,602	67,296	79,765 (2)	12,469	369,625	18.2%	
<u>11</u>	-	-	- (3)	-	1,034,822	0.0%	
<u>12</u>	344,311	244,896	265,976	21,080	3,911,087	6.3%	
<u>13</u>	Revenues over (under) expenses-operating only	\$ (85,545)	\$ 57,303	\$ 63,720	\$ (6,417)	\$ 46,839	122.3%
<u>14</u>	<u>Non Operating Revenue and Expense ~</u>						
<u>15</u>	43,547	88,288	103,792	(15,504)	1,246,000	7.1%	
<u>16</u>	Grant Revenue		58,310	(58,310)	700,000	0.0%	
<u>17</u>	Capital Expenditures (\$500 - \$4,999)	(480)	-	(480)	-		
<u>18</u>	Capital Purchases & Improvements (\$5,000 +)	(178,615)	(141,418)	(312,500)	(3,751,500)	3.8%	
<u>19</u>	Total (net) Non Operating Revenues & Expenses	\$ (135,068)	\$ (53,610)	\$ (150,398)	\$ 96,788	\$ (1,805,500)	3.0%
<u>20</u>	Revenues over (under) expenses	(220,613)	3,693	(86,678)	90,371	(1,758,661)	
<u>21</u>	Fund Balance at 1/1/21 (Unrestricted)		6,175,252	6,175,252	6,175,252		
<u>22</u>	Fund Balance at period end		\$ 6,178,945	\$ 6,088,574	90,371	\$ 4,416,591	

* YTD budget spread evenly throughout year except as noted in (1) and (2)

(1) Salaries, FICA tax and retirement benefits within the payroll group are spread over 26 pay periods rather than evenly throughout the year.

(2) Within this expense group is the Property and Liability Insurance which is paid at the beginning of year, budget for that distributed to beginning of year as well.

(3) Financing Obligations budget spread based on when debt payments are due.

~ Non operating revenues and expenses are related to capital equipment or projects, expenses can fluctuate greatly from month to month and are difficult to predict timing of.

^ Operating Costs includes all costs of running government not broken out in other line items to include insurance, repairs & maintenance, lease expense, training, etc.

CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
JANUARY 2023



The City of Salida Sales Tax and Chaffee County Sales Tax report examines tax collections for the month of January 2023, which were remitted to the City of Salida in March 2023.

Summary Results for City and Chaffee County Sales Taxes

January City sales tax collections decreased by \$27,644 (4.3%) as compared to January 2022. The City’s portion of Chaffee County sales tax collections increased by \$36,806 an 18.7% increase over January 2022. In total, sales tax receipts are 1.1% higher for January and actual collections are 0.6% less than budget.

Current Month							
	January 2023	January 2022	2022 - 2021 \$ Change	2022 - 2021 % Change	January 2023 Budget	2023 Budget \$ Variance	2023 Budget % Variance
3% City Sales Tax	\$ 617,939	\$ 645,582	\$ (27,644)	-4.3%	\$ 639,150	\$ (21,211)	-3.3%
Shared County Tax	\$ 233,861	\$ 197,054	\$ 36,806	18.7%	\$ 217,424	\$ 16,437	7.6%
Total	\$ 851,799	\$ 842,637	\$ 9,163	1.1%	\$ 856,574	\$ (4,775)	-0.6%

CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
JANUARY 2023



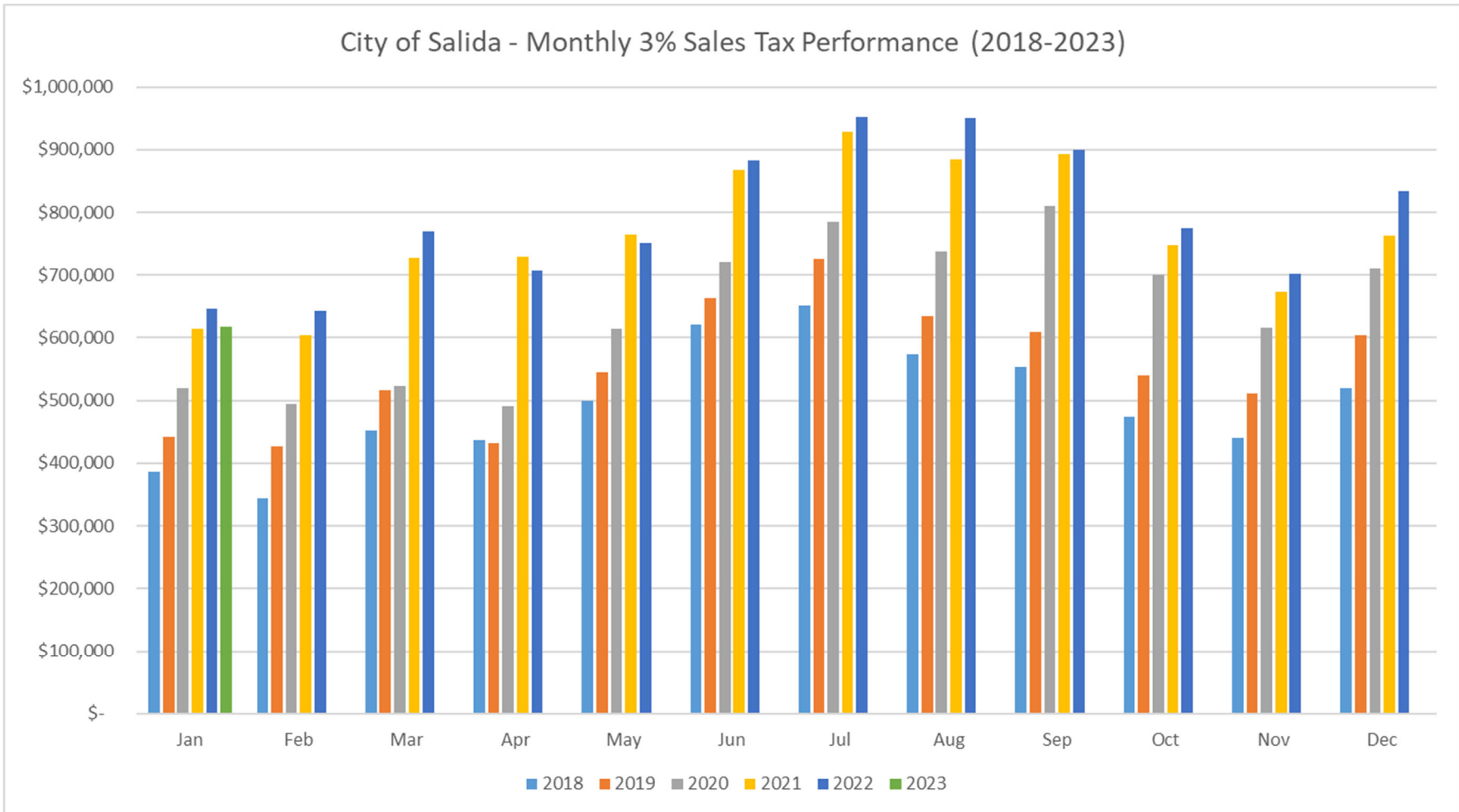
Below is the tracking by NAICS industry sector report for the 3% City sales tax collections.

NAICS Sector	January 2023	January 2022	2022-2021 \$ Change	2022-2021 % Change
Retail Trade	\$ 441,771	\$ 401,986	\$ 39,785	9.9%
Accommodation and Food Services	\$ 84,762	\$ 100,874	\$ (16,112)	-16.0%
Manufacturing	\$ 12,427	\$ 55,942	\$ (43,515)	-77.8%
Wholesale Trade	\$ 23,747	\$ 26,375	\$ (2,628)	-10.0%
Construction	\$ 6,506	\$ 11,882	\$ (5,376)	-45.2%
Information	\$ 9,168	\$ 8,899	\$ 269	3.0%
Real Estate, Rental & Leasing	\$ 3,628	\$ 4,375	\$ (747)	-17.1%
All Other	\$ 35,930	\$ 35,249	\$ 680	1.9%
Total	\$ 617,939	\$ 645,582	\$ (27,644)	-4.3%

CITY OF SALIDA, COLORADO

CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY

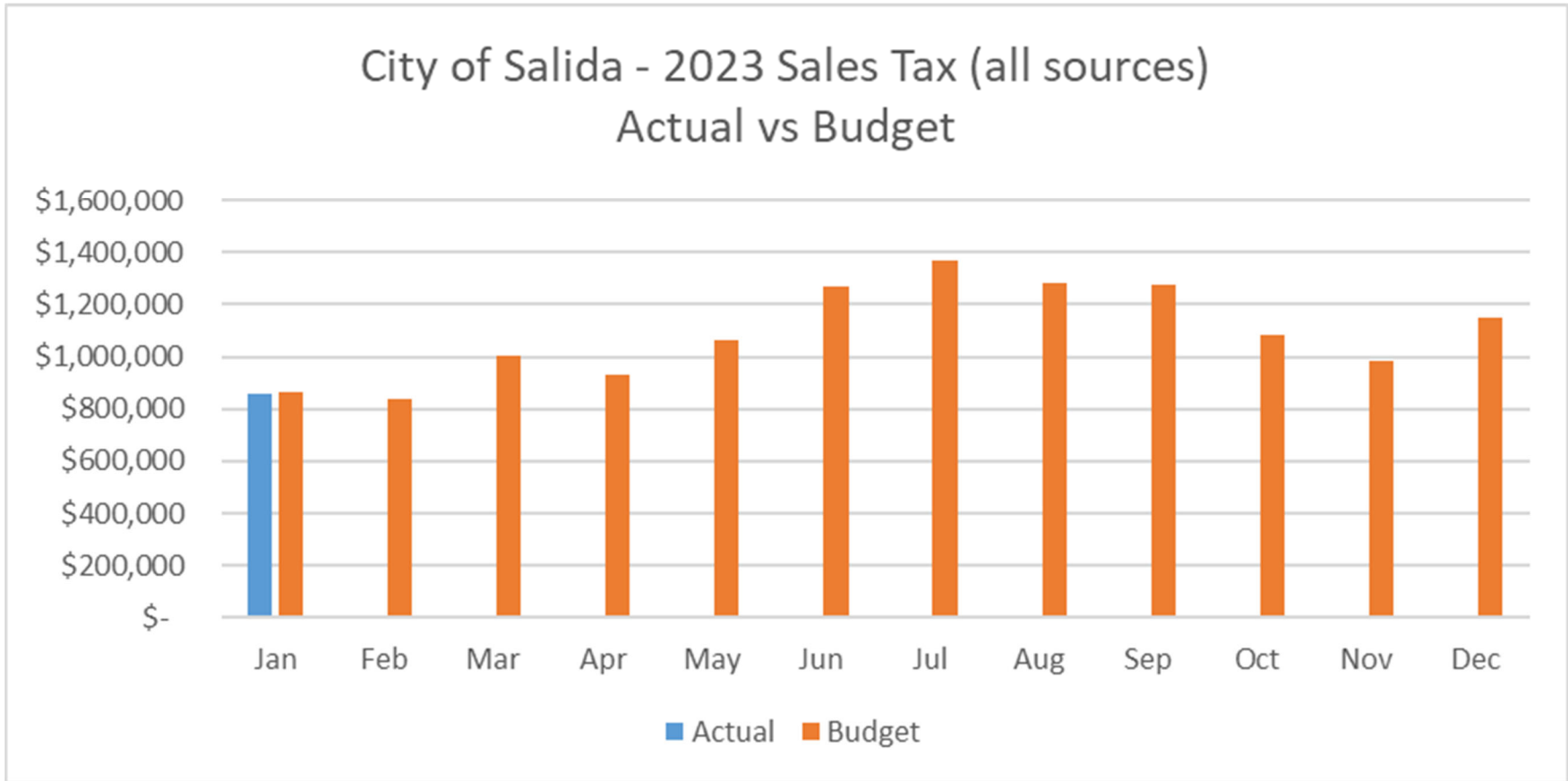
JANUARY 2023



CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
JANUARY 2023



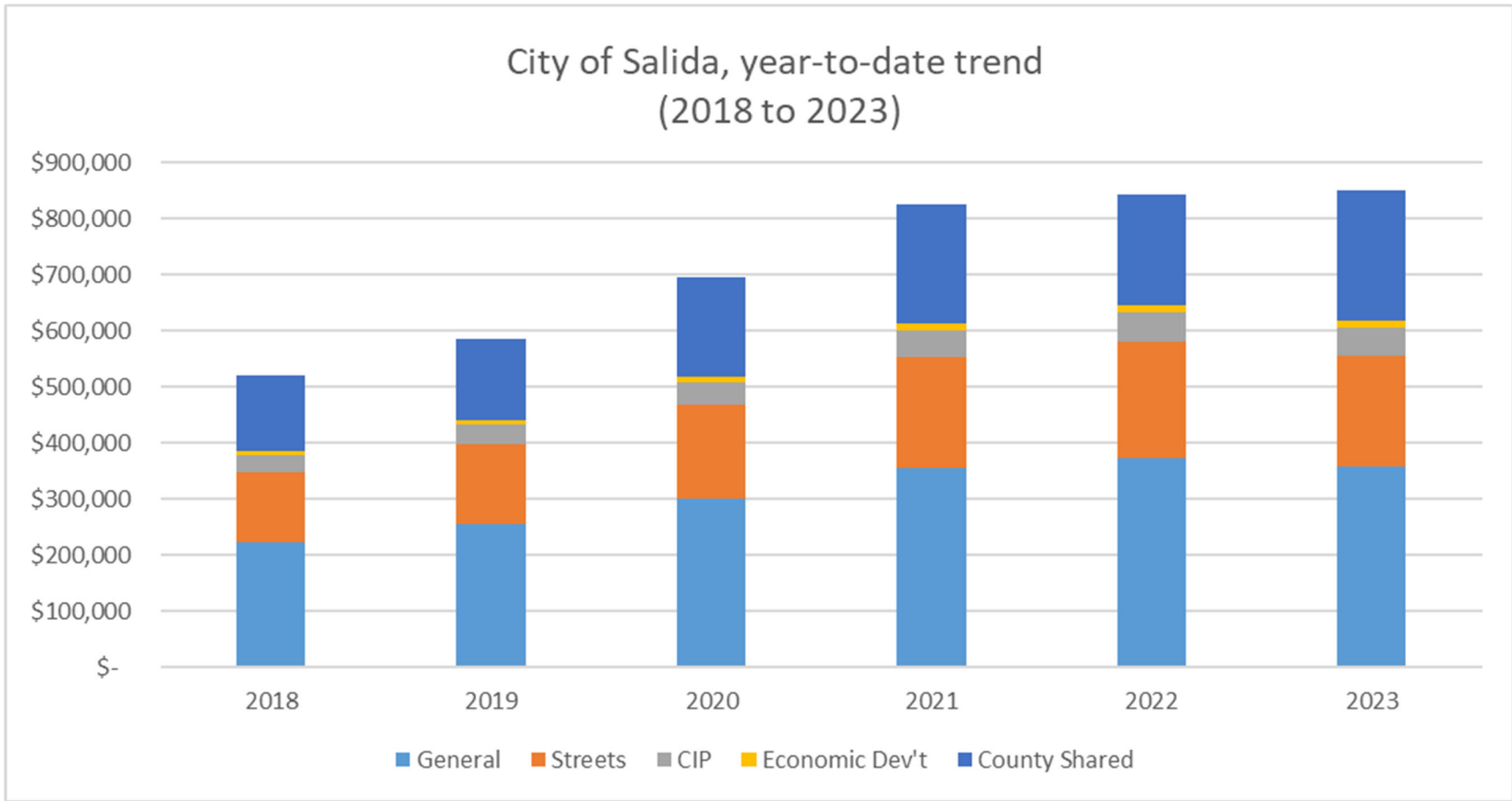
Item 10.



CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
JANUARY 2023



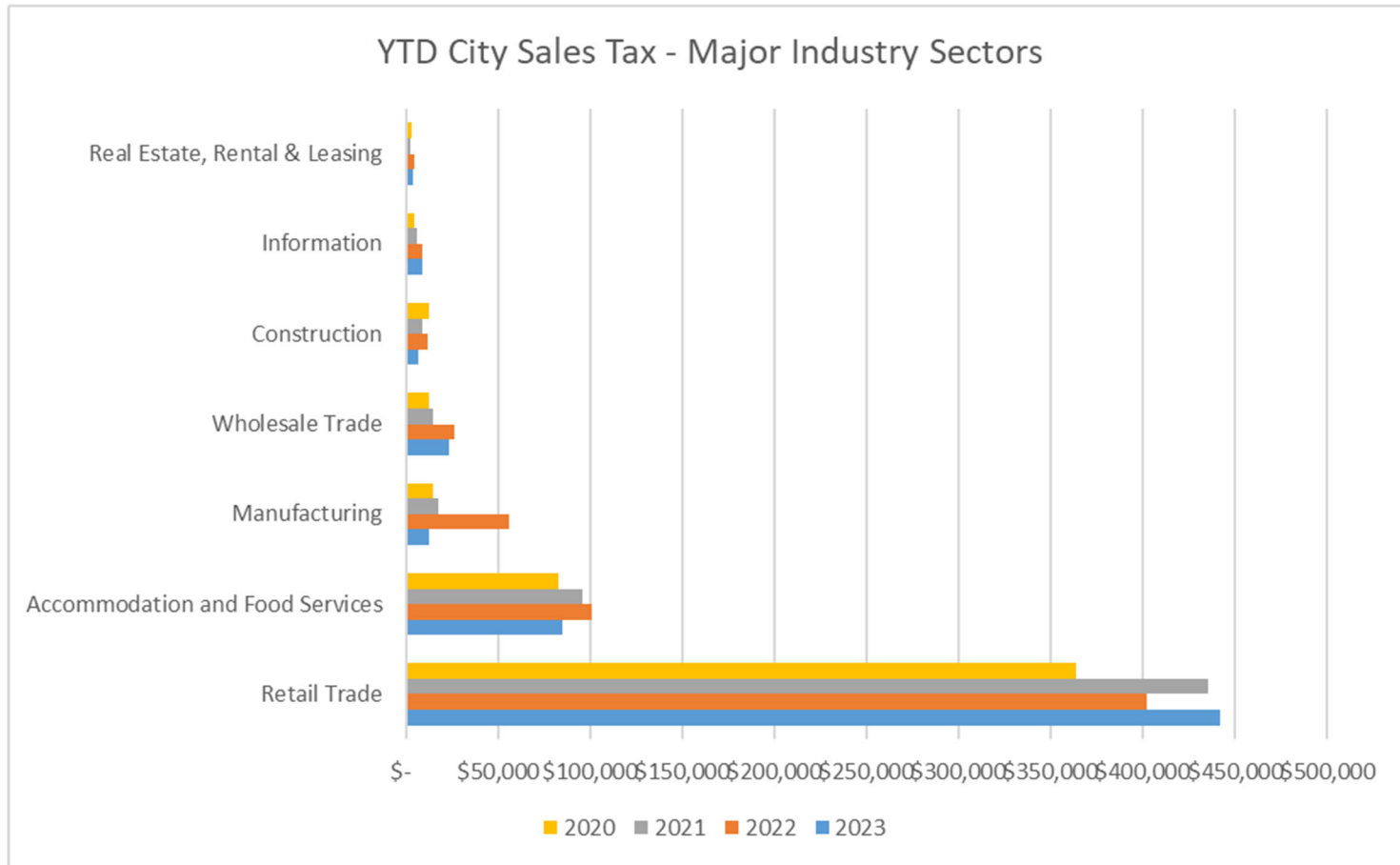
Item 10.



CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
JANUARY 2023

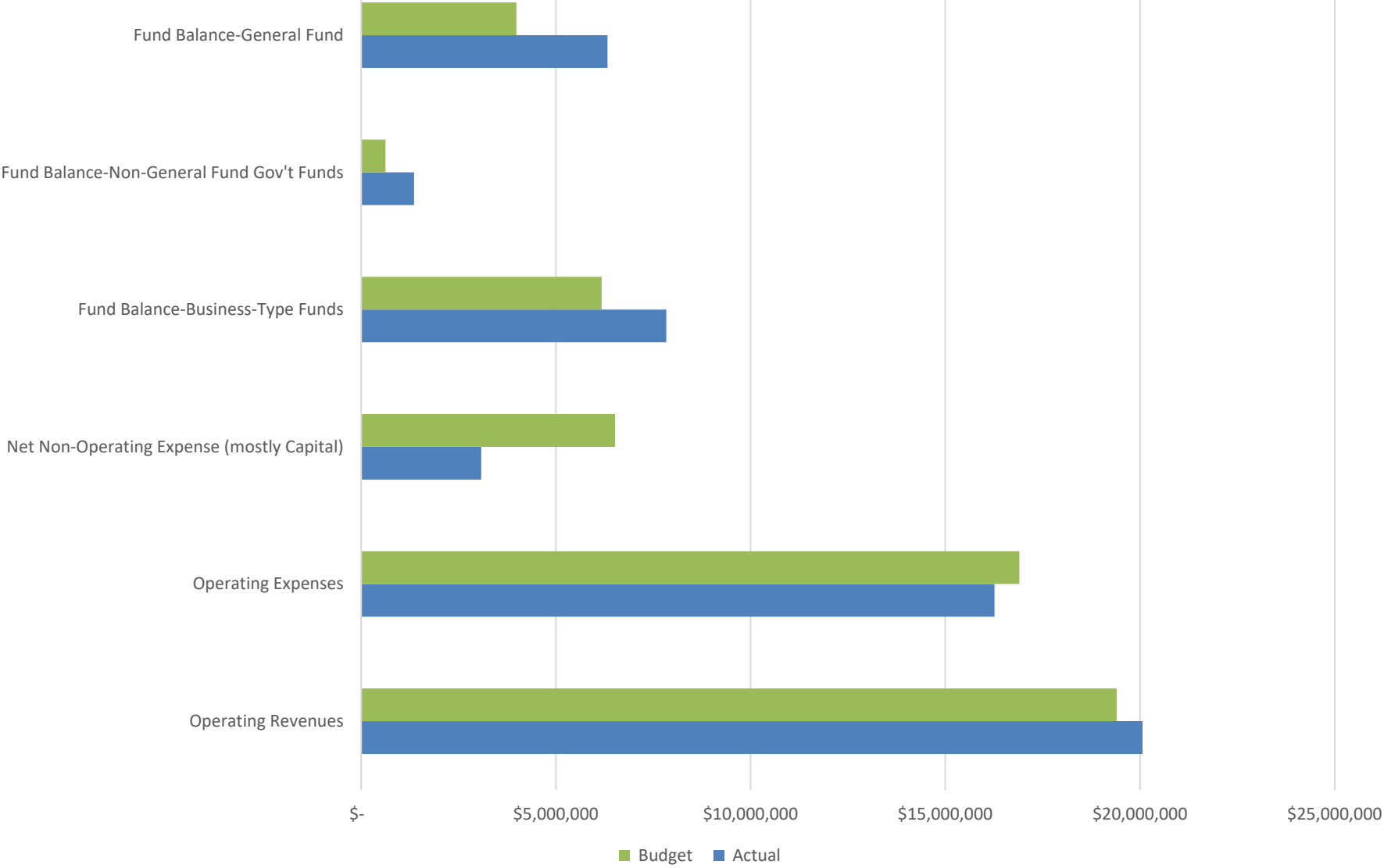


Item 10.



Budget to Actual Tracking-All Funds Twelve Months Ending December 31, 2022

Note: It is generally considered "favorable" if actual (blue) is greater than budget (green) in revenue or fund balance categories and if the actual is less than budget in expense categories.



City of Salida
Budget Tracking Analysis
Combined Funds: General and Lodging Tax Funds
Twelve Months Ending December 31, 2022 - Pre-Audit

Percentage of year passed: 100%

	YTD December 2021	YTD December 2022	Annual Budget	Budget Variance Favorable (Unfavorable)	% Spent
1 <u>Operating Revenues</u>					
2 Tax Revenue (Sales, Lodging, Franchise fees)	\$ 6,151,895	\$ 6,408,980	\$ 6,420,596	\$ (11,616)	99.8%
3 Fees for General Services	219,329	188,192	226,750	(38,558)	83.0%
4 Fines & Forfeitures	49,037	37,619	64,000	(26,381)	58.8%
5 Licenses and Permits	83,783	105,443	38,000	67,443	277.5%
6 County sales tax and other intergovernmental revenue	3,476,006	3,693,827	3,483,526	210,301	106.0%
7 Fees for Recreation & Event Services	479,037	998,550	954,783	43,767	104.6%
8 Miscellaneous Revenue	326,901	275,033	160,500	114,533	171.4%
9 Total Operating Revenues	10,785,988	11,707,644	11,348,155	359,489	103.2%
10 <u>Operating Expenses</u>					
11 Cost of Sales	81,373	131,502	152,501	20,999	86.2%
12 Personnel	6,169,075	7,238,995	7,476,996	238,001	96.8%
13 Contracted Services	889,365	1,046,712	1,167,750	121,038	89.6%
14 Supplies & Materials	319,266	426,990	393,650	(33,340)	108.5%
15 Utilities	450,027	446,407	458,300	11,893	97.4%
16 Other Operating Costs ^	1,159,445	1,308,268	1,642,788	334,520	79.6%
17 Financing Obligations	247,507	240,078	253,567	13,489	94.7%
18 Total Operating Expenses	9,316,058	10,838,952	11,545,552	706,600	93.9%
19 Revenues over (under) expenses-operating only	\$ 1,469,930	\$ 868,692	\$ (197,397)	\$ 1,066,089	-440.1%
20 <u>Non Operating Revenue and Expense ~</u>					
21 Capital Revenue	185,608	21,159	10,000	11,159	211.6%
22 Grant Revenue	487,173	1,044,317	809,354	234,963	129.0%
23 Net Transfers out (transfer made at year end)	(486,371)	(1,684,874)	(2,757,000)	1,072,126	0.0%
24 Unrealized loss on Investments	(130,903)	(367,238)	-	(367,238)	0.0%
25 Capital Expenditures (\$500 - \$4,999)	(102,832)	(277,708)	(293,400)	15,692	94.7%
26 Capital Purchases & Improvements (\$5,000 +)	(147,651)	(202,680)	(509,750)	307,070	39.8%
27 Total (net) Non Operating Revenues & Expenses	\$ (194,976)	\$ (1,467,024)	\$ (2,740,796)	\$ 1,273,772	53.5%
28 Revenues over (under) expenses	1,274,954	(598,332)	(2,938,193)	2,339,861	
29 Fund Balance at 1/1/21 (Unrestricted)		6,924,055	6,924,055		
30 Fund Balance at period end		\$ 6,325,723	\$ 3,985,862	2,339,861	

~ Non operating revenues and expenses are related to capital equipment or projects and interfund transfers; expenses can fluctuate greatly from month to month and are difficult to predict timing of.

^ Operating Costs includes all costs of running government not broken out in other line items to include Airport contribution, community support training, subscriptions, travel costs, Repairs & Maintenance, lease expense, bank fees, advertising, publications, subscriptions, etc.

City of Salida
Budget Tracking Analysis
Combined Funds: Streets, Capital Improvement, CTF, Economic Development & Housing
Twelve Months Ending December 31, 2022 - Pre-Audit

Percentage of year passed: 100%

	YTD December 2021	YTD December 2022	Annual Budget	Budget Variance Favorable (Unfavorable)	% Spent
1	<u>Operating Revenues</u>				
2	\$ 3,861,643	\$ 3,995,774	\$ 4,022,256	\$ (26,482)	99.3%
3	46,870	74,655	30,000	44,655	248.9%
4	325,500	314,865	330,000	(15,135)	95.4%
5	4,565	6,884	4,000	2,884	172.1%
6	4,238,578	4,392,178	4,386,256	5,922	100.1%
7	<u>Operating Expenses</u>				
8	399,319	440,509	412,096	(28,413)	106.9%
9	217,438	756,441	552,000	(204,441)	137.0%
10	53,150	52,994	40,300	(12,694)	131.5%
11	543,752	486,490	754,000	267,510	64.5%
12	1,213,659	1,736,434	1,758,396	21,962	98.8%
13	\$ 3,024,919	\$ 2,655,744	\$ 2,627,860	\$ 27,884	101.1%
14	<u>Non Operating Revenue and Expense ~</u>				
15	1,049,985	52,432	1,150,000	(1,097,568)	4.6%
16	36,070	51,000		51,000	
17	486,370	1,684,874	2,757,000	(1,072,126)	
18	(4,104,173)	(4,442,291)	(7,269,000)	2,826,709	61.1%
19	\$ (2,531,748)	\$ (2,653,985)	\$ (3,362,000)	\$ 708,015	78.9%
20	493,171	1,759	(734,140)	735,899	
21		1,358,079	1,358,079		
22		\$ 1,359,838	\$ 623,939	735,899	

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^ Operating Costs includes all costs of running government not broken out in other line items to include Repairs & Maintenance, lease expense training, subscriptions, etc.

City of Salida
Budget Tracking Analysis - Business-Like Fund Types
Combined Funds: Water and Wastewater
Twelve Months Ending December 31, 2022 - Pre-Audit

Percentage of year passed: 100%

	YTD December 2021	YTD December 2022	Annual Budget	Budget Variance Favorable (Unfavorable)	% Spent
1	<u>Operating Revenues</u>				
2	3,491,657	3,690,873	3,516,100	174,773	105.0%
3	404,024	273,486	151,500	121,986	180.5%
4	3,895,681	3,964,359	3,667,600	296,759	108.1%
5	<u>Operating Expenses</u>				
6	1,333,520	1,566,518	1,433,367	(133,151)	109.3%
7	370,607	409,805	418,500	8,695	97.9%
8	124,030	172,962	135,800	(37,162)	127.4%
9	251,277	267,925	226,100	(41,825)	118.5%
10	312,334	337,767	373,700	35,933	90.4%
11	803,203	933,427	1,010,187	76,760	92.4%
12	3,194,971	3,688,404	3,597,654	(90,750)	102.5%
13	\$ 700,710	\$ 275,955	\$ 69,946	\$ 206,009	394.5%
14	<u>Non Operating Revenue and Expense ~</u>				
15	2,625,565	3,674,699	5,196,000	(1,521,301)	70.7%
16	(142,179)	(359,836)	-	(359,836)	
17	(5,068)	(1,395)	-	(1,395)	
18	(2,183,284)	(2,277,140)	(5,612,500)	3,335,360	40.6%
19	\$ 295,034	\$ 1,036,328	\$ (416,500)	\$ 1,452,828	-248.8%
20	995,744	1,312,283	(346,554)	1,658,837	
21		6,523,503	6,523,503		
22		\$ 7,835,786	\$ 6,176,949	1,658,837	

~ Non operating revenues and expenses are related to capital equipment or projects, expenses can fluctuate greatly from month to month and are difficult to predict timing of.

^ Operating Costs includes all costs of running government not broken out in other line items to include insurance, repairs & maintenance, training, etc.



MARCH 2023 STAFF REPORTS

Police Department –

- The Police Department participated in the 3rd Grade Read Across America Day by reading several Dr. Seuss books to third grade classes.
 - We have had several meetings with the school district lately and things are going smoothly at this time.
 - We had 719 calls for service in February.
 - Officer Brenna Osborn has completed her training as is now operating as a solo officer. She will be assigned to night shift for the remainder of 2023.
-

Finance Department –

- The audit prep work is complete and all reconciliations, schedules and required reports have been turned over to the auditors who will perform field work in our offices the week of March 27.
 - Payroll processing cross-training work in the office is complete. The Finance Office can now process the bi-weekly payroll without the HR Coordinator's involvement which enhances internal controls with better separation of duties.
 - We are in the process of doing some cross training of key processes within the Utility billing system. As our result, our Utility Accountant has some help in keeping up with the accounting side of switching out water meters to "smart" meters (each account needs to be manually updated to accept the reads).
 - Our Assistant Finance Director has expressed an interest in learning more about grants and is assisting other departments in this task which has proved to be helpful to all.
 - Staff continue to keep up with daily work loads.
-

Community Development –

- Building Permits: As of March 15th, we've seen 28 total building permits YTD, inc. 7 new residential units. At the same time last year, we had also reviewed 31 total permits, inc. 10 new residential units. In 2021, we had reviewed 50 total permits, inc. 76 new residential units (48 of these were for the Salida Ridge Apartments and 10 were for the Magpie Apartments).
- Land Use Applications: Staff continues to put the finishing touches (Subdivision Improvements Agreements, etc.) on a number of projects that were approved towards the end of 2022 while taking in a couple new ones and having several conceptual meetings with prospective applicants.
- South Ark Neighborhood Master Plan: Our consultant on the project (Studio Seed, LLC) provided Planning Commission and Council with results from the first open house and the online survey (900 responses) at a recent work session. Staff and Studio Seed have been preparing for the next rounds of public engagement and meetings taking place during the last week of March, which will help

inform the preliminary design process. There will be tours of the site (public must pre-register) on Monday and Tuesday , March 27th and 28th; two design charrette sessions on Tuesday the 28th (a lunchtime session at the Steamplant Ballroom and an evening session at the high school auditorium/commons); the design team will work on design alternatives based upon the results of the charrettes on Wednesday; and the week will culminate with an open house at the Steamplant on Thursday evening to review the preliminary designs.

- Future Land Use Map (FLUM) and Land Use Code update: Staff and consultants (Clarion & Associates) presented a draft of Installment 2 of the Land Use Code update (districts, dimensional standards, and uses, etc.) to members of the public at a meeting on Monday, February 27th at the SteamPlant Ballroom and then again at a work session with Planning Commission and Council on February 28th. An online survey regarding the installment has also been disseminated and advertised in various locations and closes March 15th. Clarion will take feedback from the meetings and surveys to incorporate into the draft that will be released as part of the consolidated draft sometime this summer. They are also working on a draft of Installment 3 that will be unveiled sometime in April/May in a similar fashion. Information will also be made available on the City's Community Development webpage.

Recreation Department –

- See Attached.

Public Works –

- See Attached.

Arts & Culture –

- The retrospective exhibit from artist Gene Diadato was installed in the Paquette Gallery and was recognized at the artist reception held during the monthly Creative Mixer, which was attended by (34) people.
- The month saw three (3) sold-out performances by the ever-popular Salida Next Last Waltz featuring a group of thirty local and talented musicians from the Salida community. All totaled the events garnered an attendance of (600) people.
- The SteamPlant played host venue to the Salida Chamber of Commerce Community Awards to celebrate the individuals and organizations that have made an impact in the community over the last year. The event attracted (120) people.
- Registration for the Salida Creativity Camps opened on February 24 for the summer sessions being offered for school-age children ages 5 & up. Five (5) different class offerings are available from painting, photography, puppetry and ceramics. Over (160) total registrants to date for the June-July classes. The Creativity Camps are programmed by local artist and community engagement coordinator Tina Gramann.
- TOTAL GUESTS Attending (40) Events/Meetings for February = 1,932
 - Number of free arts and culture events/no admission fee = 3
 - Number of attendees at free events = 244
 - Number of events paying rental fees = 27
 - Number of entities using the facilities = 24

Fire Department –

- Firefighters Brian Jefferson, Cory Hesse, and Brandon Evans recently completed the Colorado Fire Instructor I three day course and successfully passed the state exam. Congratulations!
- Fire's office staff attended the highly informative records retention class that was put on by Deputy City Clerk Sara Law. We have begun implementing the practices we learned.
- Staff participated in reading books to the 2nd graders.
- On March 6th, fire responded to a structure fire in Swissvale. The fire had burned itself out due to lack of oxygen prior to our arrival. Crew put out hot spots and ventilated the structure. Significant heat and smoke damage occurred throughout the home.
- The State of Colorado no longer reviews fire alarm plans. Asst. Chief Rohrich was able to contract with a third party company to perform these reviews. This will be very beneficial with all the development we are experiencing.
- We are currently working on the Energy and Mineral Impact Assistance funding application for the new firehouse.

Clerk's Office –

- Miscellaneous:
 - Researching Record Management Programs to help with our Record Retention and Destruction Policies
 - Led classes with Departments and Department Heads on Record Management Training
 - Scheduling our Record Destruction Day for late May and early June
 - Standardizing Ordinance and Resolution Templates for margin, style, and publication dates.
- Municipal Court:
 - Working with Tyler Technologies to update our Case resolution software providing more capabilities like automatic text reminders
 - Finalizing our transition to a new Collections agency
- Special Events
 - Working with FIBArk to get their upcoming events properly licensed
 - Working with event organizers on the upcoming event season and processing amplified sound permits for May
- Short Term Rentals
 - Communicating with license holders on the new changes and how to best utilize their online dashboard.
 - Preparing our software for the upcoming June short term renewals
- Liquor
 - Accepted two applications for new liquor licenses
 - Working with Liquor Enforcement for Permanent Modifications of Premises for stores where licenses were automatically adjusted to Beer and Wine, ex. additional aisles for wine.
- Ward Changes
 - Finalizing the summary of Census data related to ward redistricting



Parks and Recreation Department report

Date: 3/21/23

Aquatics - Salida Hot Springs Aquatics Center

- 8 lifeguards were certified in February
- 11 babysitters were certified in March
- 10 employees certified in CPR and First Aid
- Kids in kayaks – 4 graders in kayaks March 13-16 from 8:30-9:30 am
- The WSIs have been working hard to get the private swim lesson list numbers down
- No Kayak roll session March 15 or 22 – Spring Break
- Longfellow lessons start the last week in March
- Zumba is off to a great start – good turn out
- Extended Spring Break Hours: Open until 8pm 3/13-18, 3/20-25
- On going pool Ket performance indicator data
 - a) [SmartRec Monthly Comparison Summary](#)
- 2+ lifeguard proposal being tested during March. Reasoning and benefits on proposal. Extra duties/tasks are to be completed when <25 patrons in pool. Plan to report on impact by end of next week before April schedule gets made.
 - a) [2+ Lifeguard proposal](#)
- Continuing to meet with Allison from Amilia to streamline insurance billing
- New C.C. terminal ordered and installed
- MS365 fully integrated FD apps bookmarked and functioning
- Getting ready for Q1 sales tax filing and 2022 audit in April
- Daily accounting and invoicing are back on track
- Concessions & towels are fully stocked for spring break
- 1 extra front desk staff on Fri 1-430pm and 2 hour overlap on Sat, Sun weekend of 17th-19th & 24th-26th
- Losing Jeri (golf course) and Rachel (tennis starts) on Saturdays starting April. Jillian is picking up opening Sat in April and closing is TBD.

Recreation

- Completed youth basketball with 186 participants, 18 teams, 30 coaches and 12 staff.
- Filled another 15 spots for youth kayak programming at the pool
- Working on setting up summer programs including
 - Bike Fest, FIBArk, Basketball Finishing up, Women's Volleyball, Drop in volleyball, Drop in basketball, Mens/womens/coed/girls softball, Kayak program pool, Summer kayak program, Rafting and River safety, Pickleball, Tennis, Line dancing, Mahjong, Touch-a-truck, Dodgeball, Baseball, Ski bus, Community gardens registration, Wrestling, 10k-a-day, Underwater easter egg hunt, Field trip, Fridays, Mobile recess

Facilities

- Pool Temperature automatic controls installed and running
- #35 service truck heading to Dave/facilities and black chevy heading to parks
- West wing roof finished



- Lifeguard room contractor finished
- Subfloor in lifeguard hot bath (now storage) installed
- Shelves in lifeguard hot bath (now storage) installed
- Benches, hooks, lockers installed in lifeguard changing room installed
- New LED light in lifeguard room installed
- New LED lights in Jens office installed
- Installed new LED light in the “new shop”
- Organizing “new shop”
- Cleaning out clutter areas of the building
- Added sub floor in old hot bath #5
- Organized and created shelving in old hot bath #5 for custodial equipment
- Cleaned chemical storage units
- Received chemical order

Parks

- Bathroom facility maintenance sweep complete
- Disc golf course retaining wall
- Office wave concrete/rock work
- South Ark river work
- Removed hazard rock from scout wave
- Arbor day tree planting event logistics
- Tree pruning workshop with CSFS April 13th
- Seasonal jobs postings and scheduling interviews
- Trail design and construction with SMT/SWCC
- Downtown skatepark post removal test
- New F250 with lift gate and plow finally arrived!
- 3500 feet of yellow fence capping ordered and, on its way
- Working with Mark Hudson/baseball
- Spring Fertilizer Ordered
- Soil Samples Taken on S-Mtn
- Memorial Policy Passed Council Approval
- S-Mtn Light removal was a success
- Nate attended Tree Diversity Conference in Denver

General

- FIBArk: Colorado Cup-finals; Carnival is coming back; Parade route E St.; Pole/Pedal/Paddle no go; Cruiser Crit and Boogie Board Throwdown will replace for fundraiser (May 20-21); Heart of the Rockies Rampage World Cup Skateboarding Competition-2 days this year (street and big bowl comp's)
- New staff: P&R Representative Rayanna; Lifeguards Chelsea, Langston, Kacey, Kaylee, Melissa, Avery, and Scott.
- Hiring: [Lifeguard 1](#), [P&R Representative](#), [Recreation Assistant](#), [League Official](#)
 - Rec & Aqua Job Descriptions: review, compare, streamline, update. Will be in one place and all other versions will be archived once approved. [2023 Updated Rec & Aqua Job Descriptions](#)



- Monthly Program Calendar: [Program-League-Event-Activity Yearly Calendar](#)

Public Works Department Report

March 2023

Planning/Engineering/Construction

- Planning and Construction
 - Admin
 - Development of 2022 Annual Report and graphing of trends/data
 - Construction coordination on new developments
 - Streets
 - Oak Street Reconstruction and US-50 SRTS
 - CDOT reviewing FOR (final plans) for processing of clearances
 - Coordination with fire station project and other specific items
 - Poncha Blvd preconstruction meetings, public outreach, construction planning
 - Utility construction to begin in upcoming weeks
 - 2022 Street Reconstruction:
 - Complete with exception of 4 blocks of 10th. Project to re-start in spring
 - Utilities
 - Pasquale WTP Project
 - Tank construction complete. Piping and building construction underway
 - Poncha Trunk line: CDOT Sub-Utility permits in review for design purposes
- Other CIP Items:
 - Caboose restoration in progress
 - Multi-use office space addition being framed

Operations

- Streets
 - Assistance with addition at Multi-Use Facility
 - Sign and post maintenance program underway
 - Stormwater structure cleaning and maintenance program
- Utilities
 - Field Utilities
 - Frozen meter maintenance and repairs
 - Smart meter upgrades
 - Assistance with plowing operations
 - Jetting of wastewater lines as needed
 - Water Treatment
 - Routine items
 - Involvement with WTP Pasquale Improvement Project
 - Additional testing for Lead and Copper compliance items
 - Wastewater Treatment
 - Work with consultant and director on process control data collection
 - Additional testing for compliance and plant operational trending



Figure 1 - Pasquale WTP



Figure 2 - Pasquale WTP



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 (719) 539-2124 FAX: (719) 530-9208
bdepartment@chaffeecounty.org

March 13, 2023 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Building Permit Activity

- **Permits** issued in February: 2023: 233 (BMEP only)
2022: 238 (BMEP only)
- * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in February: 2023: \$80,889.72
2022: \$107,308.90
- **Total Revenue** collected year to date: 2023: \$210,755.71
2022: \$236,095.19
- % of total budgeted revenue collected year end: 16.86% (\$1.25 M)
- **SFDs** issued in February: 2023: 7
2021: 26
Chaffee: 4 BV: 0 Poncha: 1 Salida: 2
- **2023 year-to-date permit totals:**

Chaffee County	260	16 SFDs
Buena Vista:	80	5 SFDs
Poncha Springs:	50	1 SFDs
Salida :	<u>82</u>	<u>2 SFDs</u>
Total Number of Permits Issued:	472	*24 SFDs
- **2022 year-to-date permit totals:**

Chaffee County:	227	13 SFDs
Buena Vista:	71	3 SFDs
Poncha Springs:	97	25 SFDs
Salida :	<u>159</u>	<u>4 SFDs</u>
	554	*45 SFDs

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

B. OWTS Permit Activity

- **OWTS Permits** issued in February: 2023: 9 (New) 8 (Licenses)
2022: 8 (New) 8 (Licenses)
- **OWTS Revenue** collected in February: 2023: \$4,657.00
2022: \$3,834.00
- **OWTS Revenue** Year to Date: 2023: \$11,037.00
2022: \$8,062.00

C. New Commercial Projects

Chaffee County:

- **8300B CR176:** A permit was issued for a new antennas on a cell phone tower for the City of Salida.

Salida:

- **135/143 N. F Street:** Permits were issued for an interior renovation of the Vic Building.
- **348 H Street:** A permit was issued for a storage shed at Hylton Lumber.
- **448 E. 1st Street:** A permit was issued to replace a fire door in the Touber Building.
- **448 E. 1st Street:** A permit was issued to cut a door into an existing corridor in the Public Health offices in the Touber Building.

Buena Vista:

- **543 N. Hwy 24:** Permits were issued to convert this building into a boxing gym.

Poncha Springs:

- **330 Burnett Avenue:** A permit was issued for a storage building at the Poncha Springs Town Hall.

We approved 1 plan change, 1 change of use, and three agricultural exemptions in February.

D. Inspection Totals

- We performed 1,099 field inspections in the month of February. Year to date, we performed 2,107 field inspections.
- We issued 99 certificates of occupancy in February.

E. Personnel Update

Ken Holaway passed the ICC Residential Electrical Inspector Test and the Commerical Electrical Inspector test and has been awarded the Electrical Inspector Certification (awarded with both residential and commercial tests are passed) since the beginning of the year. Rachael Van Dyke passed the Commercial Building Inspector exam, Commercial Plans Examiner exam and was awarded the Building Inspector Certification (awarded when both the residential and commercial inspector exams are passed). Chad Chadwick passed the Commercial Mechanical Inspector exam, Commercial Mechanical Plans Examiner exam and has been awarded the following certifications:

Combination Inspector [awarded when all inspector exams (BMEP) are passed for both residential and commercial applications]

Commercial Combination Inspector (awarded when all inspector exams (BMEP) are passed for commercial applications)

Combination Plans Examiner [awarded when all plans examiner exams (BMEP) are passed for both residential and commercial applications]

- F.** Discussion on BoCC preference on approach in adopting the International Energy Conservation Code.
- Phased approached by jurisdiction adopting all provisions starting in Salida then moving to the other jurisdictions.
 - Phased approach by code requirements in all jurisdictions.
 - Adopt all provisions in all jurisdictions.