



# CITY COUNCIL REGULAR MEETING

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

October 05, 2021 - 6:00 PM

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## AGENDA

Please register for Regular City Council Meeting

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

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

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

### CALL TO ORDER

**Pledge of Allegiance**

**Roll Call**

**Civility Invocation**

1. Civility Invocation

### CONSENT AGENDA

2. Approve Agenda

3. Approve September 21, 2021 Minutes

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

### UNFINISHED BUSINESS / ACTION ITEMS

4. Approve Agreement with Chaffee County Amateur Hockey Association

5. **Ordinance 2021-15** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 6 AND CHAPTER 16 OF THE SALIDA MUNICIPAL CODE CONCERNING SHORT TERM RENTALS, **FINAL READING AND PUBLIC HEARING**

6. **Ordinance 2021-16** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO, EXTENDING A TEMPORARY MORATORIUM ON THE SUBMISSION, ACCEPTANCE, PROCESSING AND APPROVAL OF ANY APPLICATION FOR A SHORT-TERM RENTAL LICENSE, AND DECLARING AN EMERGENCY, **FIRST AND FINAL READING AND PUBLIC HEARING**

### NEW BUSINESS / ACTION ITEMS

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

- 7. Resolution 2021-33** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, CERTIFYING DELINQUENT CHARGES, ASSESSMENTS, OR TAXES TO THE CHAFFEE COUNTY TREASURER TO BE ADDED TO THE 2021 TAX ROLL
- 8. Resolution 2021-34** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, AMENDING THE FEE SCHEDULE
- 9.** Declaration of Extension of Local State of Emergency – COVID-19 Action Plan Implementation
- 10.** Municipal Logo Selection

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

### **Council Reports**

**- Critelli, Kasper, Pappenfort, Pollock, Shore, Templeton**

### **Mayor Report**

### **Treasurer Report**

### **Attorney Report**

## **ADJOURN**



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City Clerk | Deputy City Clerk

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Mayor P.T. Wood

## CIVILITY INVOCATION

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

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



# CITY COUNCIL REGULAR MEETING

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

September 21, 2021 - 6:00 PM

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## MINUTES

### CALL TO ORDER

#### Pledge of Allegiance

#### Roll Call

Present

Council Member Alisa Pappenfort

Council Member Dan Shore

Council Member Harald Kasper

Council Member Jane Templeton

Council Member Justin Critelli

Council Member Mike Pollock

Mayor PT Wood

Treasurer Merrell Bergin

#### Civility Invocation

### CONSENT AGENDA

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

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

THE MOTION PASSED.

Approve Agenda

Approve September 7, 2021 Minutes

Approve Mountain Heritage Park Independent Contract Services Agreements

*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.*

Approve Financial Policy Statement

Approve Memorandum of Understanding with the Salida School District

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

Jerry McCabe, Barry Farrah, Nick Ryder and Jimmy Bessi spoke during Public Comment.

**UNFINISHED BUSINESS / ACTION ITEMS**

**ORDINANCE 2021-14** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 8 OF THE SALIDA MUNICIPAL CODE, REGARDING VEHICLES AND TRAFFIC, TO UPDATE PROCEDURES RELATED TO CIVIL VEHICLE, TRAFFIC AND PARKING VIOLATIONS, **FINAL READING AND PUBLIC HEARING**

The Mayor opened the Public Hearing, hearing no comment he closed the Public Hearing.

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

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

THE MOTION PASSED.

**NEW BUSINESS / ACTION ITEMS**

**Resolution 2021-32** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE SUBDIVISION PLAT FOR THE WEST END MAJOR SUBDIVISION

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

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

THE MOTION PASSED.

**Ordinance 2021-15 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 6 AND CHAPTER 16 OF THE SALIDA MUNICIPAL CODE CONCERNING SHORT TERM RENTALS, **FIRST READING AND SETTING A PUBLIC HEARING****

Council Member Critelli recused himself from the discussion.

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

Council Member Shore moved to amend the Resolution by replacing November 4<sup>th</sup>, 2021 on the top of page 4 to July 20<sup>th</sup>, 2021 and add the following sentence to the end of Section 6-6-20(g)(5): If such a property had a valid building permit for construction on or before July 20, 2021, and is unable to obtain a Certificate of Occupancy before June 1, 2022, such property owner may apply for an extension in writing, to the City Administrator, except that if such extension is granted, the short term rental license shall be filed on or before June 1, 2023", Seconded by Council Member Pappenfort.

THE AMENDMENT PASSED.

Returning to the original motion, as amended,

Voting Ye: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Pollock

THE MOTION PASSED.

**Council returned to Resolution 2021-32:**

The Mayor opened the Public Hearing, hearing no comment he closed the Public Hearing. With all in favor, the Resolution was passed.

**COUNCILORS, MAYOR AND CITY TREASURER REPORTS**

Reports were given.

**ADJOURN**

Adjourned at 7:17p.m.



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City Clerk | Deputy City Clerk

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Mayor P.T. Wood



**CITY COUNCIL ACTION FORM**

<b>Department</b>	<b>Presented by</b>	<b>Date</b>
<b>Parks and Recreation</b>	<b>Diesel Post - Parks and Recreation Director</b>	<b>October 5, 2021</b>

**ITEM**

Approval of relationship agreement with the Chaffee County Amateur Hockey Association

**BACKGROUND**

In Oct. and Nov. of 2019 the CCAHA met with City Council and explained their proposition to build an ice rink on city property for the coming winter season. In January of 2020 the City of Salida entered into an MOU with CCAHA to collaborate in the construction of a temporary and seasonal ice rink in Centennial Park. The CCAHA chose to forgo the “shade structure” that it had proposed due an inability to secure such structure and instead brought in back fill, graded the backfill, built low board and gradually built ice. The City provided funds for some equipment and personnel as per the MOU. On February 8<sup>th</sup>, 2020 the CCAHA opened the ice rink to the public; it rink kept ice for a few hours before the sun began melting it and it was not conducive to try to build ice for the remained of that season.

In the late summer of 2020 the CCAHA secured poles for the “shade structure” from a similar structure being upgraded in Alamosa. They were delivered to Centennial Park. CCAHA hockey association then began soliciting engineers for design document as required by the county. CCAHA could not engage with an engineer to complete the required work in time for the 2020/2021 winter season.

For the 2020/2021 winter season, CCAHA managed and led skating opportunities on Long Lake on CPW property. They have reported on the success of that experience. Design documents were secured in the spring of 2021. These designs required the 40 poles for the “shade structure” be secured to or in 12 ft. deep footers. This requirement made the shade structure in Centennial Park impossible because of the financial, permanent and workload impact that the 12 ft. deep footers would have.

Staff and CCAHA continued to explore options. CCAHA association secured a Zamboni for operations. CCAHA then secured many of the most important parts of an ice rink from Colorado College. Part of this package was the refrigeration equipment that generates the temperatures needed for an ice rink at most facilities.

CCAHA now believes that it can build and keep ice with the refrigeration equipment and is asking for the opportunity to try this strategy. At this time, the CCAHA is asking for:

- Consent to build a minimal garage to house the refrigeration machinery and Zamboni.
- Site preparation including regrading/laser leveling the rink deck, and adequate water / electrical supply.





CITY COUNCIL ACTION FORM

Department	Presented by	Date
Parks and Recreation	Diesel Post - Parks and Recreation Director	October 5, 2021

- Extension of our MOU for 3 more years through winter 2024-2025.
- Support in closing the \$100,000 funding gap for initial rink construction.
- Inclusion of a permanent ice rink location in the Salida Recreation Facility Master Plan.

CCAHA has worked with staff and presented their proposal and request to the PROST board. The PROST recommendation is below in the "Staff Recommendation" section

**FISCAL NOTE**

Approving the agreement would release \$18,700 to the CCAHA

**STAFF RECOMMENDATION – the following is a transcript of the minutes of the PROST board concerning this item**

Ice Rink - space currently available. Extension of MOU for 4 years. Needs shade or refrigeration... Shade requires footers. Refrigeration requires a building. Potential for Marvin park parking lot - already has a barn that can be storage. There is water and electricity. Fits into Marvin Park plan better than it fits into Centennial Park. The orientation isn't great (should be north/south).

Kristy: Is the ice rink in the Master Plan? Not specifically, but at that moment, the skatepark was the focus. Ice Rink is ranked as a priority.

Lisa: Marvin Park's redevelopment is supposed to be a Gateway Park. How can we make sure it looks good as a gateway park? It's an ice rink during only a few months of the year, in the summer, is it a stage?

Al: The ice rink could be reoriented once the ball fields, or do we have the ice rink at Vandaveer?

Question for Al: What is the perfect world for the ice rink? A cooperation between Saldia/BV for a sports complex. He wants to build a nice facility.

Rob: What sort of infrastructure do we put into this - the most important thing is to extend the MOU to continue to build momentum. Is CCAHA willing to put in the infrastructure for the machine and then move it to vandaveer if that is the overall plan?



**CITY COUNCIL ACTION FORM**

<b>Department</b>	<b>Presented by</b>	<b>Date</b>
<b>Parks and Recreation</b>	<b>Diesel Post - Parks and Recreation Director</b>	<b>October 5, 2021</b>

Jessica: Can we approve the MOU and the nuances of the details with location can be decided upon with a pro/con of locations. The City Attorney does not want us to enter into agreements more than 1 year. We still owe CCAHA about \$18k from the previous agreement with Council.

a) Motion for recommendation to the Salida City Council and/or administrator

- i) Rob Motions: City of Salida works with the city attorney and hockey assoc to extend the MOU to agreeable terms to both and add a temporary facility to Centennial or Marvin park. Once agreement is signed by both parties, release the allocated funds. Jessica Seconds.

Connor: Yay. Lisa: Yay. Kristy: Yay. Rob: Yay. Daryl: Yay. Jessica: Yay.  
Motion Passes.

**SUGGESTED MOTION**

A Council member should move to approve the consent agenda.



### CITY COUNCIL ACTION FORM

Department Community Development	Presented by Bill Almquist - Comm. Dev. Director	Date October 5, 2021
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**ITEM**

Second Reading and Public Hearing for Ordinance 2021-15: An Ordinance of the City Council for the City of Salida, Colorado Amending Chapter 6 and Chapter 16 of the Salida Municipal Code Concerning Short Term Rentals.

**BACKGROUND**

As part of a series of actions to address the current workforce housing shortage (and specifically to address the rapid loss of the City’s long-term housing stock), on July 20<sup>th</sup>, 2021, City Council implemented a 90-day moratorium on new short term rental (STR) licenses. STR units have been shown in various studies (and via anecdotal evidence locally) to have direct and indirect impacts on both the availability of long-term housing as well as housing affordability. These impacts generally arise when existing units are converted from long-term rentals (or owner-occupied homes) to STRs, as well as when both new and existing units are sold at prices considerably higher than they would have been sold without the additional STR revenue potential. The financial incentive to build new units for short term rentals, specifically, may also preclude the development of future long-term housing stock.<sup>1</sup>

As of today, there are 210 total STR licenses across the city—including 75 in Residentially-zoned areas (which are capped at 3.5% of total units in those zones and are currently at capacity); 130 in the uncapped Commercial, RMU, and Industrial zone districts; and 5 in areas that were eligible to receive licenses via previous negotiated agreements. Since 2016, when existing STR policies were implemented, the percentage of STRs in non-Residential zones has risen from 9% of the residential stock to approximately 25% today—with the majority of that increase occurring in the Historic Downtown District and immediately surrounding area (where 50% of existing units are STRs). Under current code, non-Residential zones are where the greatest number of residential units could theoretically be removed from the current long-term housing stock and converted to short term rental use (over 400 units). It should also be noted that 70% of STR licenses are currently held by individuals or LLCs with their primary residence located outside of Chaffee County.

<sup>1</sup> It is acknowledged that STRs are not the sole reason for the recent depletion of existing long-term housing stock. Sales of homes to those who work remotely, retirees, or vacation home owners, among other factors, have also contributed to the reduction.



CITY COUNCIL ACTION FORM

Department Community Development	Presented by Bill Almquist - Comm. Dev. Director	Date October 5, 2021
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Soon after the initiation of the moratorium, Council instructed staff to further analyze current conditions and code provisions, and to solicit public input, in order to develop new STR policy options. A survey of public perceptions regarding STRs was distributed online via a variety of channels between August 9<sup>th</sup> and September 3<sup>rd</sup>, 2021. At a work session on August 16<sup>th</sup>, staff presented a handful of policy options to Council, along with a summary of preliminary survey results, to receive general direction on the types of policy proposals to bring forth prior to the end of the moratorium (currently set for October 20<sup>th</sup>, 2021). Staff and the City Attorney then developed a number of potential code revisions, which are included in the attached Ordinance 2021-15, and were reviewed by Planning Commission at a public hearing on September 27<sup>th</sup>. The main proposed changes to Chapters 6 and 16 are summarized as follows (with Planning Commission’s recommended amendments/ideas addressed in red):

Chapter 6

- Refinement of the definition and requirements of and STR license “Applicant”
- Clarification of application procedures and eligibility requirements
- Proof of Chaffee County residency required for *new* licenses (out-of-County residents with existing licenses able to renew)
  - Potential exceptions for current owners and executed contracts for existing or new units permitted prior to 7/20/2021, provided license applications are filed on or before 6/1/2022
  - Potential exceptions via future negotiated land use application processes (at Council’s discretion) where at least double the required amount of affordable housing units are being provided in a development
- **Planning Commission recommended establishing a limit of 1 STR license per individual, including the controlling individual of an LLC**
- Establishment of caps on the number of STR licenses permitted in four separate *non-Residential* areas throughout the City
  1. C-2/Historic Downtown: **99** Total or 70% of existing units (currently 70 STRs)
    - **Planning Commission was split as to keep the cap as is or to raise or eliminate any cap for this area**



CITY COUNCIL ACTION FORM

Department Community Development	Presented by Bill Almquist - Comm. Dev. Director	Date October 5, 2021
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2. Highway 291 Corridor: **100** Total or 35% of existing units (currently 48 STRs)

- Planning Commission recommended lowering the cap on this area, due to its primarily residential nature

3. Industrial Corridor: **16** Total or 35% of existing units (currently 8 STRs)

4. Highway 50 Corridor: **46** Total or 70% of existing units (currently 4 STRs)

- Planning Commission recommended an exception to such area caps, similar to that for the residency requirement and per Council discretion, based upon the provision of substantial Inclusionary Housing units.

Chapter 16

- Refinement of the definition and review procedures for “Bed and breakfast inn”
- Clarification of review procedures for STRs in RMU, C-2, and C-1 zones
- Clarification of posting requirements in STR units
- Language regarding area-specific non-residential caps and waitlist information
- Creation of new parking standards for STRs
- Establishment of a cap on the number of STR licenses permitted in any new development (max. 50% for more than 2 units on same lot)

The final summary results of the online survey are attached to this memo in graphical form. Overall, the amount of respondents who had concerns about the number of STR licenses in non-Residential areas and who supported caps in those areas outweighed those without concerns, about 2-to-1. This was represented in the written responses as well as the multiple-choice responses. There was a similar breakdown in responses to questions about Residential zones (although, as noted, those zones are already capped). Respondents favored future licenses being made available to Chaffee County primary residents only at a rate of nearly 3-to-1. Respondents also favored licenses being limited to a maximum of 1 per person or LLC at a rate of nearly 4-to-1 (however, due to the ability to create multiple LLCs for ownership, staff believes that such a restriction would be ineffective and overly burdensome, administratively).



CITY COUNCIL ACTION FORM

Department Community Development	Presented by Bill Almquist - Comm. Dev. Director	Date October 5, 2021
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The survey also solicited feedback about the different ways that STRs and hotels/motels are taxed (lower residential rate for STRs, higher commercial rates for hotels/motels). Overwhelmingly, respondents noted that STRs should be taxed the same or similar to hotels and motels. Per conversations with the Chaffee County Assessor and others; however, there are currently no legal mechanisms to assess residential units commercially for such STR use, at least until there is action at the state level. It should be noted that the number of respondents who feel that the fees for STRs are too low also outnumbered those who feel they are too high or just about right nearly 2-to-1. Fee adjustments are not a part of the attached Ordinance but will be addressed as part of a separate resolution.

**PLANNING COMMISSION RECOMMENDATION**

Due to the urgency of having new policies in place, and the existing moratorium on STR licenses, the first reading of this Ordinance was scheduled prior to the Planning Commission hearing. At that hearing, Planning Commission recommended approval of Ordinance 2021-15 with the amendments and recommendations included above.

**SUGGESTED MOTION**

“I move that the City Council approve Ordinance 2021-15 upon second reading, with the amendments recommended by the Planning Commission and language provided by the City Attorney and staff.”

**Attachments:**

- Ordinance 2021-15
- Summary Results of STR Survey
- Public Comments
- Proof of Noticing

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

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO**  
**AMENDING CHAPTER 6 AND CHAPTER 16 OF THE SALIDA MUNICIPAL CODE**  
**CONCERNING SHORT TERM RENTALS**

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

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

**WHEREAS**, pursuant to Title 31, Article 15 of the Colorado Revised Statutes, the City also possesses the authority to license and regulate businesses; and

**WHEREAS**, pursuant to C.R.S. § 31-23-301 the Council also possesses the authority to adopt and enforce zoning regulations; and

**WHEREAS**, pursuant to such authority, the City has previously adopted certain regulations concerning short-term rentals within Chapter 6, Business Licenses and Regulations, and Chapter 16, Land use and Development, of the Salida Municipal Code (“Code”); and

**WHEREAS**, the City of Salida is currently experiencing a severe shortage of housing and long-term rental units for the local workforce, and the diversion of the existing housing stock for short-term rental licenses contributes to the City’s housing shortage and has a direct and indirect impact on affordability and the availability of housing; and

**WHEREAS**, as a result, on July 20, 2021, via Ordinance 2021-11, Council imposed a three (3) month temporary moratorium for the City to review, research, develop, adopt and implement recommendations, amendments and regulations regarding housing, affordability and short-term rentals; and

**WHEREAS**, the City engaged in a comprehensive public survey of approximately 750 residents, property owners and stakeholders, held work sessions, meetings and discussions, and reviewed City policy regarding housing of all types and short-term rentals, its impacts, availability, solutions and options that may lead to modification to land use regulations, business licensing requirements, staffing, funding and other regulatory measures; and

**WHEREAS**, without amending the applicable and appropriate regulations within Chapter 6 and Chapter 16 of the Code, short-term rentals will have and continue to have adverse impacts on the community at large, which include, but are not limited to real estate price pressure for present and future local wage earners and workforce, a scarcity of housing options within the City of Salida, a reduction in the number of housing units available to present and future local workforce and wage earners, and diminished neighborhoods and community character and

desirability, all of which may damage the public health, safety, and welfare of the City and surrounding neighborhoods; and

**WHEREAS**, at a public hearing held on September 27, 2021, the City Planning Commission reviewed all related issues and made certain recommendations to Chapter 16 of the Code; and

**WHEREAS**, after due and proper notice as required by C.R.S. §§ 31-23-304 and 305, the City Council held a public hearing on October 5, 2021; and

**WHEREAS**, the Council has conducted its review of all these issues and impacts, and has observed the processes provided for in the Code concerning short-term rentals, and finds that it is necessary for the public health, safety and welfare of its present and future residents, local workforce, businesses, customers, economy and tax base of Salida to amend Chapter 6, Article VI, regarding short-term rental licenses, and Chapter 16, regarding short term rentals, as provided below.

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

**Section 1.** The City Council incorporates the foregoing recitals as conclusions, facts, determinations and findings by the City Council.

**Section 2.** The definition of Applicant within section 6-6-10 of the Salida Municipal Code is hereby amended to read as follows:

**Sec. 6-6-10. Definitions.**

...

*Applicant* means the owner of the property, **or the person controlling the corporate owner of the property,** used as a short-term rental business, ~~or the owner's authorized agent or representative~~ **as evidenced on the recorded deed for the property.**

**Section 3.** Section 6-6-20 of the Salida Municipal Code is hereby amended to read as follows:

**Sec. 6-6-20. Licensing; limitations; requirements.**

- (a) It shall be unlawful for any person or entity to engage in the short-term rental business without first applying for and procuring a license from the City Administrator or City Clerk. The initial license fee, renewal license fee and penalty for operating without a license shall be established by resolution of City Council, as may be amended from time to time, and payable annually in advance.
- (b) Upon approval of a business license pursuant to this Article, the City Administrator or City Clerk shall issue a business license number to each short-term rental business.



- (c) Short-term rental businesses shall include their business license number in the title of the listing for all public advertising, including but not limited to webhosting services such as Airbnb, Home Away, Trip Advisor, VRBO, **Kayak, Orbitz**, etc.
- (d) Applications for a short-term rental license shall be submitted on a completed form provided by the City, and the City shall accept no incomplete applications. Applications shall include all information required on the form.
- (e) Each licensee shall submit to the City, on a yearly basis, and upon renewal, an affidavit, signed by the licensee and notarized, attesting, **under penalty of perjury**, to the duration and frequency of the prior year's short-term rental history, **including the specific number of rooms and nights rented in the prior year**, as well as confirmation of payment of all applicable sales and occupational lodging taxes.
- (f) The name of the license applicant must match the name of the owner on the deed for the property, or the person controlling the corporate owner of the property. The applicant shall submit to the City a copy of the recorded deed, showing the recording data with the Chaffee County Clerk and Recorder.**
- (g) Chaffee County residency. To be eligible to apply for a short-term rental license, the applicant and owner of the property to be rented must be a bona fide resident of Chaffee County, pursuant to the following requirements, restrictions and parameters:**
- (1) Bona fide residency in Chaffee County shall be documented and established by two (2) or more of the following:**
    - a. **Valid driver's license or Colorado identification card;**
    - b. **Current voter registration;**
    - c. **Valid motor vehicle registration;**
    - d. **Document(s) designating a primary residence for income tax purposes.**
  - (2) If there is a corporate owner of the property, the person controlling the corporate owner must establish bona fide residency in Chaffee County, as required above, and must provide proof of documentation filed with the Colorado Secretary of State establishing that person's control of the corporate owner.**
  - (3) Current and valid documentation required by this Article must be provided to the City on an annual basis, for all new and renewal applications.**
  - (4) Each licensee shall submit to the City, on an annual basis, for all new and renewal applications, an affidavit, signed by the applicant and notarized, attesting, under penalty of perjury, to bona fide residency in Chaffee County, as well as confirmation of the validity of all documentation submitted pursuant to this Article.**
  - (5) All short-term rental units already licensed with the City as of November 4, 2021, the effective date of Ordinance 2021-15, may continue to operate and renew annually regardless of the Chaffee County residency eligibility requirements of this subsection (g) until such time that the property changes ownership, or the person(s) controlling the corporate owner of the property changes, or until such time the short-term rental license is revoked or abandoned pursuant to this Article. Furthermore, owners of property purchased, or under valid**

and executed contract to be purchased, prior to July 20, 2021 may apply for a short-term rental license regardless of the eligibility requirements of this subsection (g), provided such license application is filed on or before June 1, 2022, and provided that the unit existed or had a valid building permit for construction on or before July 20, 2021. If such a property had a valid building permit for construction on or before July 20, 2021, and is unable to obtain a Certificate of Occupancy before June 1, 2022, such property owner may apply for an extension, in writing, to the City Administrator, except that if such extension is granted, the short-term rental license shall be filed on or before June 1, 2023.

- (6) Exceptions to the residency requirements in this subsection (g) can be granted only upon City Council’s sole discretion related to a negotiated land use application process, such as an annexation, planned development or subdivision, where the applicant is providing at least double the amount of affordable housing units required by the inclusionary housing requirements in effect at the time of application, and pursuant to the terms and conditions imposed by City Council upon approval of the subject land use application.

(h) The maximum number of short-term rentals in the non-residential zones (eg: RMU, C-1, C-2 and I) shall not exceed the caps in the following neighborhoods and designated areas, as illustrated in “Exhibit A” to Ordinance 2021-15, a running tally of which shall be kept with the City Clerk’s office along with the most recent neighborhood map, and open for public inspection at all times during business hours:

- (1) C-2/Historic Downtown: Ninety-Nine (99) short-term rental licenses
- (2) Highway 291 Corridor: One Hundred (100) short-term rental licenses
- (3) Industrial Corridor: Sixteen (16) short-term rental licenses
- (4) Highway 50 corridor: Forty-Six (46) short-term rental licenses

**Section 4.** Section 6-6-30 of the Salida Municipal Code is hereby amended to read as follows:

**Sec. 6-6-30. - Application, issuance and renewals.**

- (a) Any person desiring a license to engage in the short-term rental business shall apply to the City Administrator or City Clerk prior to any advertising on forms provided by the City Clerk. New license applications for properties within the RMU, **I**, C-1, and C-2 zone districts must be submitted at least thirty (30) days prior to the date of the intended use and prior to any advertising of the property as a short-term rental. New license applications for properties within any zone district other than RMU, **I**, C-1 and C-2, and all renewal applications, shall be submitted by June 1 of every year, and licenses shall be valid from July 1 through June 30. New license application fees for properties within the RMU, **I**, C-1 and C-2 zone districts shall not be pro-rated or reduced.
- (b) The City Administrator or City Clerk may issue a **new** short-term rental business license upon all the following conditions:

- (1) The applicant has submitted a complete application form and provided all required information regarding the short-term rental unit, including, but not limited to a copy of the applicable sales tax license, **the total number of bedrooms**, and the local contact person.
  - (2) The applicant has paid the appropriate fee established by the City Council, **and has paid all taxes and fees owed to the City, including those related to other properties and purposes within the City.**
  - (3) The property to be used for a short-term rental business has completed and complied with the City short-term rental unit inspection worksheet.
  - (4) All applicable requirements in Section 6-6-20 are met.**
- (c) The City Administrator or City Clerk may renew a short-term rental business license upon all the following conditions:
- (1) The applicant has submitted a complete renewal form and provided all required information regarding the short-term rental unit, including, but not limited to a copy of the applicable sales tax license, and the local contact person.
  - (2) The applicant has paid the appropriate fee established by the City Council, and all applicable taxes throughout the previous year, **including sales tax, and has paid all taxes and fees owed to the City, including those related to other properties and purposes within the City.**
  - (3) The property to be used for a short-term rental business has completed and complied with the City short-term unit inspection worksheet and there are no outstanding health and safety violations on the property that are related to the "Short-Term Rental License Renewal Fire Department Checklist," any other application requirements set by the Fire Department, or any violations of Chapter 18 of this Code as it relates to habitability.
  - (4) The applicant has submitted the appropriate affidavits, as required by Section 6-6-20.
  - (5) There have been no violations of the provisions of this Article, or of any law, or regulation pertaining to the requirements of the application, or at the property, or of any of the terms pertaining to the license over the past year.
  - ~~(6) The licensee has remitted sales taxes during the previous year.~~
  - (6) All applicable requirements in Section 6-6-20 are met.**
- (d) It is the duty of each short-term rental licensee to ensure that all of the information provided in a license application is kept up to date at all times, and it shall be unlawful for a licensee to fail to provide updated information to the City within ten (10) days after the date upon which any information provided is no longer accurate.
- (e) No license issued under this Article shall be transferable and no license is valid as to any person or entity other than the person or entity named thereon.

**Section 5.** The definition of Bed and breakfast inn within Section 16-1-80 of the Salida Municipal Code is hereby amended to read as follows:

**Sec. 16-1-80. Definitions.**

...  
*Bed and breakfast inn* means an overnight lodging establishment that provides short-term lodging, **and temporary accommodations, services and amenities, including at least one meal per day, to overnight guests for a fee** ~~for a charge to the public, generally for periods of less than one (1) month~~ **thirty (30) days**, having an owner or manager residing on the site **and operating such establishment**. Incidental sale of supplies or products associated with the bed and breakfast shall be permitted on premises. An appropriate sales tax license shall be obtained and maintained during the course of business.

**Section 6.** Table 16-D of the Salida Municipal Code, regarding Schedule of Uses, is hereby amended, in part, as it relates to short-term rental units and bed and breakfast inns, to read as follows:

**TABLE 16-D  
 Schedule of Uses**

<b>N = Not Permitted</b> <b>P = Permitted</b> <b>AC = Administrative Conditional Use</b> <b>C = Conditional Use</b> <b>AR = Administrative Review</b> <b>LR = Limited Impact Review</b> <b>MR = Major Impact Review</b>									
<b>Residential Business Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>RMU</b>	<b>C-2</b>	<b>C-1</b>	<b>I</b>	<b>Standards</b>
Bed and breakfast inns	AR	AR	AR	AR	<del>P</del> <u>AR</u>	<del>P</del> <u>AR</u>	<del>P</del> <u>AR</u>	A R	
...									
Short-term Rental units	AR	AR	AR	AR	<del>P</del> <u>AR</u>	<del>P</del> <u>AR</u>	<del>P</del> <u>AR</u>	A R	Sec. 16-4-190(q)

**Section 7.** Section 16-4-190(f) of the Salida Municipal Code, regarding Review standards applicable to particular uses, Short-term Rentals, is hereby amended, to read as follows:

**Sec. 16-4-190. – Review standards applicable to particular uses.**

...

## (q) Short-term Rentals.

(1) Purpose. The purpose of this Section is to protect the health, safety and welfare of the general public and to ensure that the rental of private dwelling units as short-term rentals does not result in adverse impacts to the quality of residential neighborhoods due to excessive noise, parking congestion, and overcrowding and the availability of dwelling units for long term rentals.

## a. Registration and licensing requirements.

1. All short-term rentals shall comply with Chapter 6 Article VI of the Salida Municipal Code, which establishes the conditions under which a property owner may apply for a short-term rental business license.
2. A separate short-term license is required for each short-term rental property. The permit shall be issued only to the owner of the short-term rental property. In the residential zones (R-1, R-2, R-3, and R-4), no more than one (1) short-term rental permit is permitted per property owner. All short-term rental permits shall be granted solely to the applicant at the address for which the permit is issued and shall not be transferable to any other person or legal entity **or property**. The owner of the short-term rental is responsible for compliance with the provisions of this Section and Chapter 6 Article VI pertaining to short-term rental licensing.
3. Properties that cannot comply with the criteria set forth in this Section and in Chapter 6 Article VI of the Salida Municipal Code may appeal the decision of the Administrator or his or her designee in conformance with Section 16-2-70 of the Land Use and Development Code.
4. Each short-term rental unit shall have a clearly visible notice posted within the unit that includes the following:
  - i. Contact information for the property management;
  - ii. The City short-term rental business license number;
  - iii. Contact information for emergencies;
  - iv. Location of fire extinguishers and fire escape routes;
  - v. The maximum number of people in terms of permitted sleeping occupancy;
  - vi. The maximum number of persons permitted in the unit at any one (1) time;
  - vii. The location for parking vehicles and the maximum number of parked vehicles permitted for the unit;
  - viii. Alternative parking locations for extra vehicles, trailers and campers;
  - ix. Requirements for smoking;
  - x. Method and timing of trash disposal;
  - xi. Snow removal instructions;
  - xii. Notice to keep noise to a minimum between 10:00 p.m. and 7:00 a.m.;
  - xiii. the total number of bedrooms [and]**
  - ~~xiii~~**xiv.** Policy regarding pets.

## (2) Conditions and standards.

- a. The maximum number of short-term rentals in the residential zones (R-1, R-2, R-3, and R-4) shall not exceed three and a half (3½) percent of the total number of dwelling units eligible as short-term rentals (not including apartment units and accessory dwelling units) in those residential zones. This number shall be based on the survey of dwelling units in the residential zones completed in 2017 with the addition of new dwelling unit (with a certificate of occupancy) totals each year, added in December. Permitted short-term rentals in existence at the time of the adoption of this Section shall be included in the calculation of the maximum number of units allowed. In the event the maximum number has been met, no new applications for short-term rentals will be accepted. If a waiting list for short-term rentals in the residential zones exists, new permits, once available, will be issued based on the ability of the applicant to comply with the conditions in this Section and the licensing requirements in Chapter 6 Article VI of the Municipal Code on a first come first serve basis.
- b. **The maximum number of short-term rentals in the non-residential zones (eg: RMU, C-1, C-2 and I) shall not exceed the caps set forth in Section 6-6-20. In the event the maximum number has been met, no new applications for short-term rentals will be accepted. If a waiting list for short-term rentals in the non-residential zones exists, new permits, once available, will be issued based on the ability of the applicant to comply with the conditions in this Section and the licensing requirements in Chapter 6 Article VI of the Municipal Code on a first come first serve basis.**
- c. ~~b.~~ In the residential zones (R-1, R-2, R-3, and R-4), short-term rentals shall be rented as a short-term rental for no more than one hundred eighty-five (185) calendar days a year.
- ~~e~~d. A maximum of one (1) short-term rental is permitted per street segment (which includes the dwelling units on both sides of the street) in the residential zones (R-1, R-2, R-3, and R-4).
- ~~d~~e. Short-term rentals are not permitted in an apartment building at any time in any zone district.
- ~~e~~f. Applicants wishing to rent an individual room(s) on a short-term basis in an owner-occupied dwelling unit shall comply with Table 16-D of the Land Use and Development Code listing for bed and breakfast inns.
- ~~f~~g. Quiet hours shall be observed between the hours of 10:00 p.m. and 7:00 a.m.
- ~~g~~h. No short-term rental shall be operated in such a way as to constitute a nuisance.

hi. The maximum number of occupants permitted in a short-term rental shall be established at the time of initial unit licensing. Events, such as concerts and wedding events are prohibited.

ij. The designated parking for vehicles of short-term rental guests shall be addressed at the short-term rental application and licensing stage, **and shall meet the off-street parking standards identified in Table 16-J.**

**k. Any development that has two (2) or more primary units on the same lot shall have no more than fifty percent (50%) of its units as short-term rental units.**

**Section 8.** Table 16-J of the Salida Municipal Code, regarding Off-Street Parking Standards by Use, is hereby amended, in part, by the addition of Short-term rentals, as follows:

<b>TABLE 16-J Off-Street Parking Standards by Use</b>	
<b>Use</b>	<b>Parking Standard</b>
<b>Residential Uses—1 space per unit unless specified below</b>	
Single-family, Duplex, ADU	1 space per unit
Multi-family dwelling unit	One (1) space per first unit, plus one and one-half (1.5) spaces per additional unit. One (1) space per unit <sup>1</sup>
Rooming or boarding house	1 space per bed
...	
<b>Residential Business Uses</b>	
Bed and breakfast inn	½ space per guest room, plus 1 space for owner/manager's unit
....	
Home business or home occupation	1 additional space
<b><u>Short-Term Rentals</u></b>	<b><u>One (1) space per first two (2) bedrooms, plus one half (½) space for each additional bedroom</u></b>
...	

**Section 9.** The provisions of this ordinance are severable and the invalidity of any section, phrase, clause or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

**INTRODUCED ON FIRST READING, ADOPTED and ORDERED PUBLISHED IN FULL** in a newspaper of general circulation in the City of Salida by the City Council on the 21<sup>st</sup> day of September, 2021 and set for second reading and public hearing on the 5<sup>th</sup> day of October, 2021.

**INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY**, by the City Council on the 5<sup>th</sup> day of October, 2021.

CITY OF SALIDA

By: \_\_\_\_\_  
Mayor PT Wood

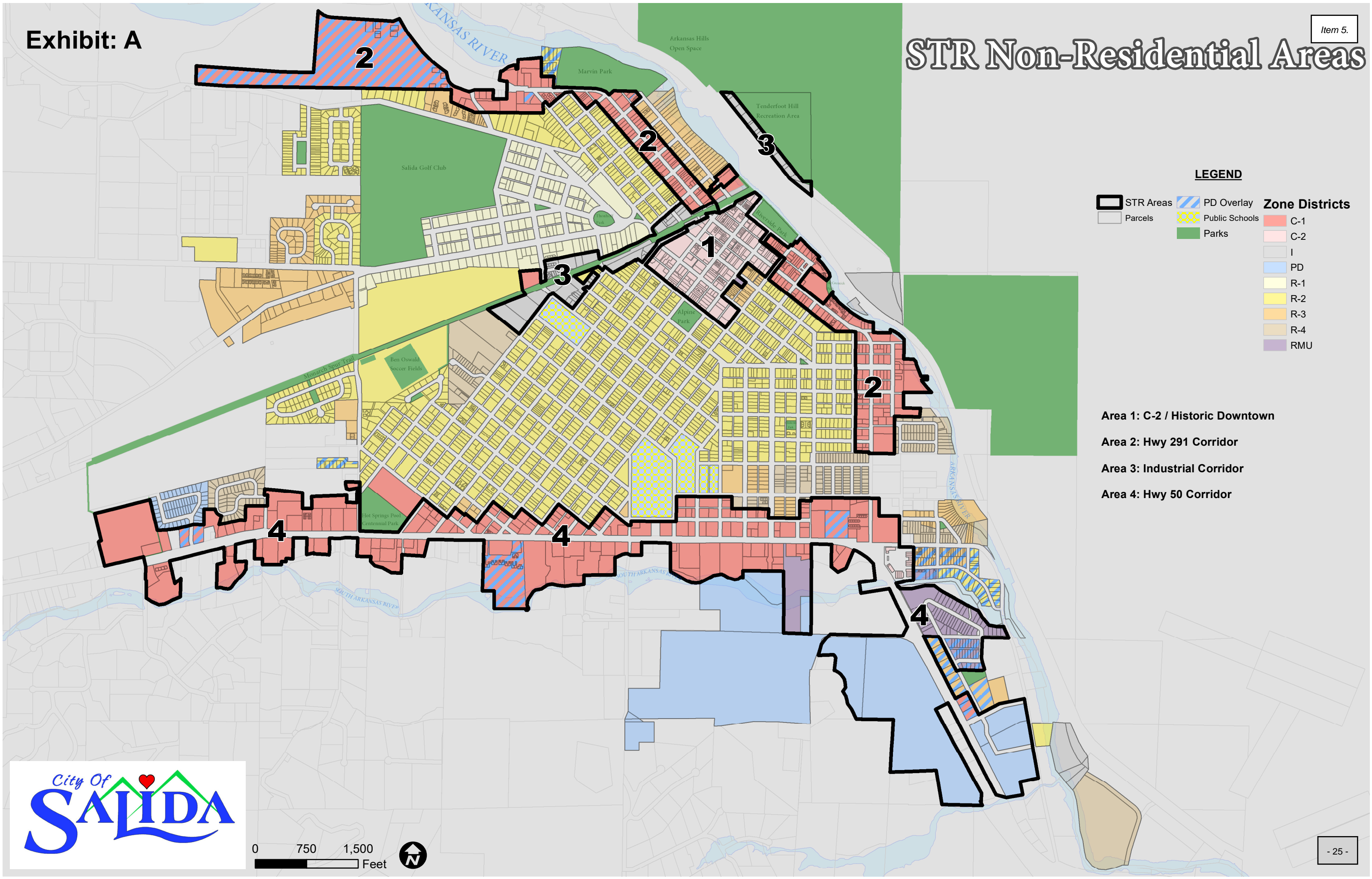
ATTEST:

(SEAL)

By: \_\_\_\_\_  
City Clerk



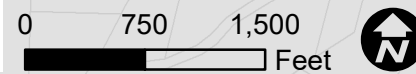
# STR Non-Residential Areas



### LEGEND

- |           |                |                       |
|-----------|----------------|-----------------------|
| STR Areas | PD Overlay     | <b>Zone Districts</b> |
| Parcels   | Public Schools | C-1                   |
|           | Parks          | C-2                   |
|           |                | I                     |
|           |                | PD                    |
|           |                | R-1                   |
|           |                | R-2                   |
|           |                | R-3                   |
|           |                | R-4                   |
|           |                | RMU                   |

- Area 1: C-2 / Historic Downtown**
- Area 2: Hwy 291 Corridor**
- Area 3: Industrial Corridor**
- Area 4: Hwy 50 Corridor**

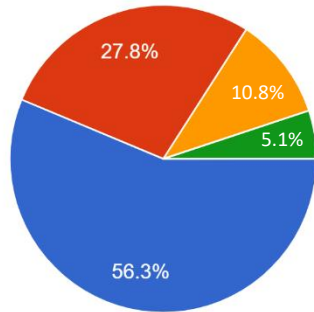


# City of Salida Short-Term Rental (STR) Survey Results

(August 10<sup>th</sup> – September 3<sup>rd</sup>)

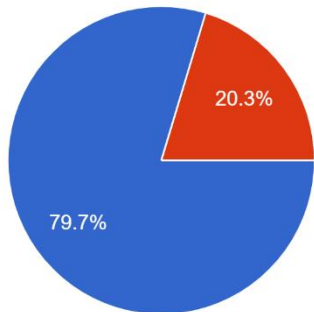


Where is your primary residence?  
748 responses



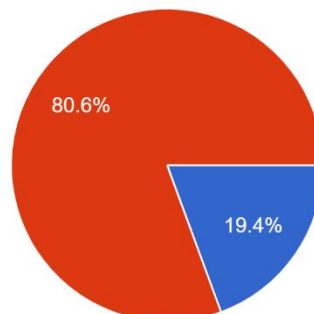
- Within Salida city limits
- Within Chaffee County or within 50 miles of Salida
- Outside the area but within Colorado
- Outside of Colorado

Do you own or rent your primary residence?  
748 responses



- Own
- Rent

Do you currently hold a short-term rental (STR) license within the City of Salida?  
748 responses

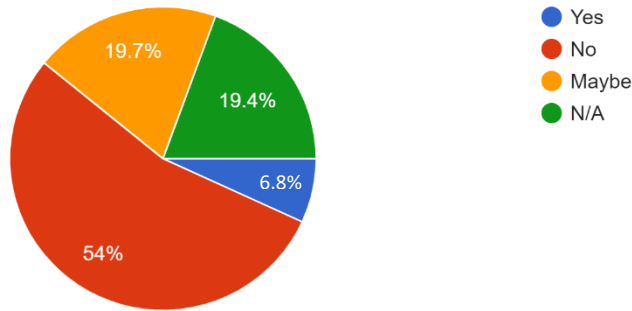


- Yes
- No



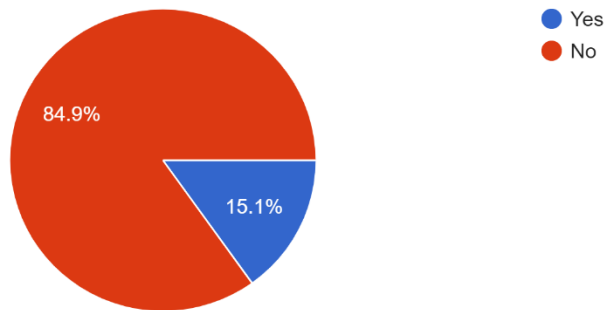
If you do not currently hold an STR license, do you currently have plans to obtain one in the future?

731 responses



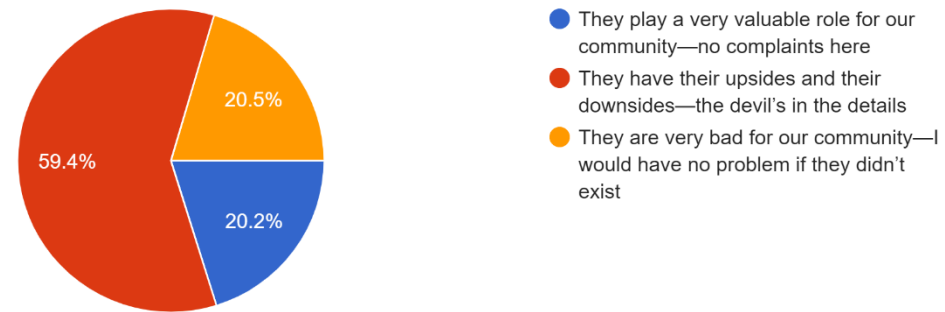
Are you involved with STRs in any sort of other business fashion (e.g. property management, real estate, development, etc.)?

748 responses



Generally speaking, how do you view STRs?

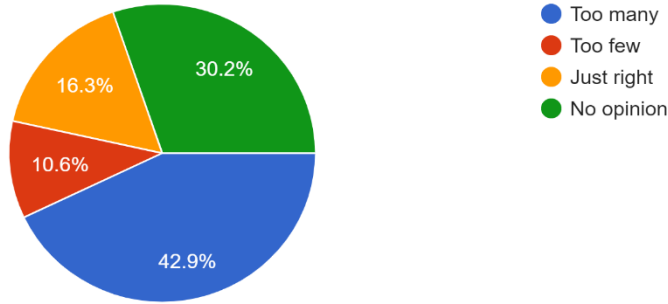
748 responses





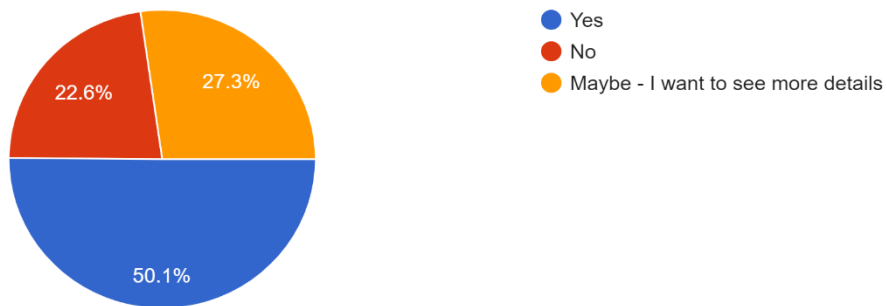
What is your view of the current number of STR licenses in COMMERCIAL/INDUSTRIAL zone districts?

748 responses



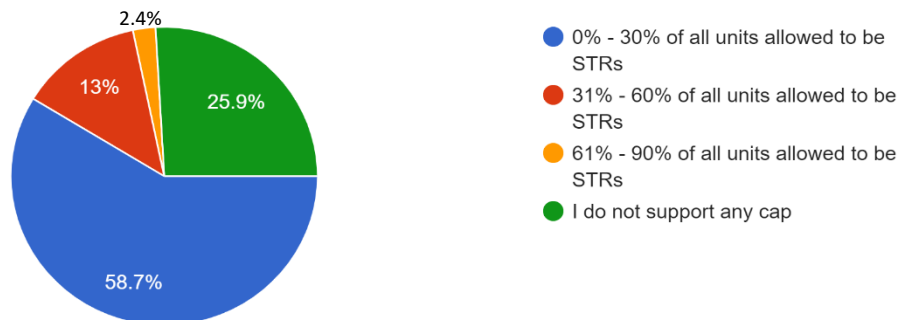
Would you support some sort of cap on the number of STR licenses allowed for EXISTING UNITS in COMMERCIAL/INDUSTRIAL zone districts? (assuming existing licenses would be allowed to continue)

748 responses



If you would support limits on the number of STR licenses allowed for EXISTING UNITS in COMMERCIAL/INDUSTRIAL zone districts, what do you think would be an appropriate percentage cap?

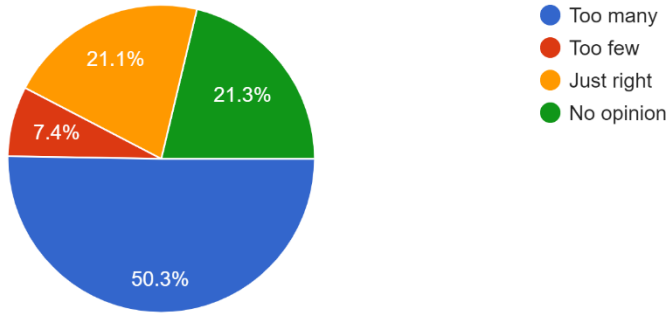
714 responses





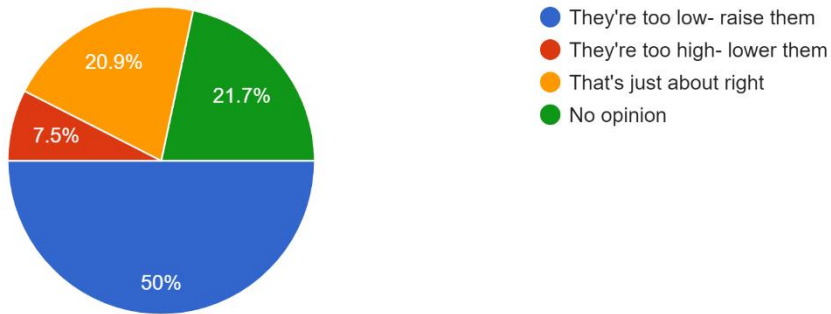
What is your view of the current number of STR licenses in RESIDENTIAL zone districts?

748 responses



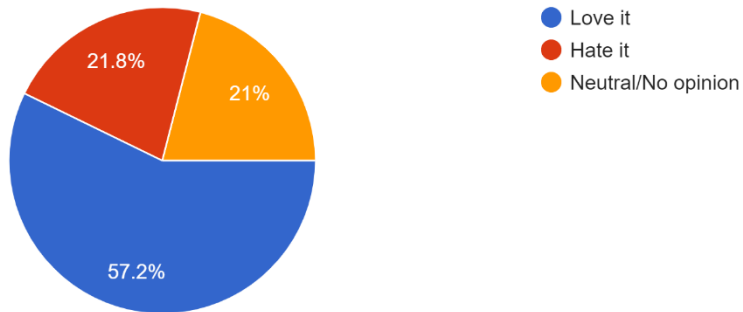
How do you feel about current fees for STR licenses?

748 responses



How would you feel if only primary residents of Chaffee County were allowed to receive FUTURE licenses?

748 responses





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**FW: STR RESTRICTIONS AND REGULATIONS**

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**Drew Nelson** <drew.nelson@cityofsalida.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Fri, Oct 1, 2021 at 1:20 PM

**From:** City of Salida Information [mailto:[info@cityofsalida.com](mailto:info@cityofsalida.com)]  
**Sent:** Friday, October 1, 2021 1:14 PM  
**To:** Drew Nelson <[drew.nelson@cityofsalida.com](mailto:drew.nelson@cityofsalida.com)>; Erin Kelley <[erin.kelley@cityofsalida.com](mailto:erin.kelley@cityofsalida.com)>  
**Subject:** Fwd: STR RESTRICTIONS AND REGULATIONS

----- Forwarded message -----

**From:** **Craig** <[skymcmillan@gmail.com](mailto:skymcmillan@gmail.com)>  
**Date:** Fri, Oct 1, 2021 at 11:48 AM  
**Subject:** STR RESTRICTIONS AND REGULATIONS  
**To:** <[info@cityofsalida.com](mailto:info@cityofsalida.com)>

# Dear Council,

You are about to make a big mistake and I think you should know how many, how strong, and how determined the rapidly growing 180plus members of this group are to protect our rights and business interest for the good of all in our city! I personally echo

and agree with almost all the issues and positions expressed by our adhoc group online by letter and article.

We are a free market, democratic country and attempts to restrict are never effective or easy for anyone!

I know a very successful lawyer and have contacted him regarding our common interest in our STR owners and managers group.

Craig McMillan

STR 0333

719-221-9283

October 1, 2021

Salida City Council  
The Touber Building  
448 E. First Street  
Salida, CO 81201

RE: Short Term Rental Licensing in Commercial Districts

Dear Members of Salida City Council,

We would like to take the time to express our concerns regarding the limitation of short term rental licenses in the city's commercial district. Per the many conversations we have had with not only our clients, but many other building owners in the commercial areas of downtown Salida, we have determined the following reasons why, despite the enormous need for long term housing, limiting these licenses would have a severe negative economic impact to our community.

- The false assumption that limiting licenses will increase long term rentals: To be totally transparent, we own two units that utilize short term renting in downtown Salida. We field calls on a monthly basis from realtors if we are in the market to sell our units. In most of these calls, the potential buyers could care less about short-term renting the units, they simply want to have a place to stay when visiting Salida. This leaves the unit(s) completely empty for a majority of the year, as this is a second, third, etc. home for these cash buyers. You will basically be taking an income producing property, for not only the owners, but certainly the businesses and city of Salida (through subsequent sales tax revenue) due to lower downtown tourist activity. The main point here is that these units have a market, and unfortunately due to economics, are not a viable option for long term renting as it is more profitable to sell them to affluent buyers. These buyers will ***not*** help the local economy like the folks who utilize the units for short term renting as they units will be empty for a majority of the year.
- The downtown revitalization and upkeep have been almost exclusively due to the short-term renting option: The funds that are made from these rentals sparked rehab to dilapidated old buildings in the commercial district. The basic fact is more tourists would rather stay downtown when utilizing the downtown businesses as they are not walking distance from all the businesses. These rehabs include buildings that do not have short term rentals attached as the increased tourist activity have allowed for businesses to flourish. If this is limited, the incentive for further revitalization and upkeep will be limited. (Please take the time to look at 148 E 1<sup>st</sup> Street as a great example of the impact of STR to our downtown)
- Many clients are concerned as they short term renting options above commercial businesses have had a great impact on rental charges for businesses. The persons, LLC's or other entities that own these buildings are allowed to cash flow at higher rates due to STRs,



therefore keeping commercial rentals affordable and filled. If you take away these options, we fear that these buildings will be either condominiumized and sold off (see the first bullet point) or the increase in commercial rates will force businesses to shutter. We are both Salida High School Grads and our family's have been in the valley for several generations. We grew up with a tattered, closed down downtown area. Though we do not believe this will go that far, but many businesses certainly can close due to higher commercial rental rates due to cash flow shortages from the loss of STRs.

- Even as long term established locals, the thought that only local owners could/should own short term rentals will hurt our community. Many owners were once locals that do not want to sell their investment. Do they automatically lose their license because they move? This will help dovetail into the same problems previously mentioned as the buildings will sold piece meal without ever producing residual income to Salida's businesses or tax revenue.
- We, as local business owners and unit holders, have yet to see one ounce of proof or studies that state lowering short term rental licenses in a **commercial district** will help the local economy. It seems certain to us that the more tourists that can access local businesses the better. If these licenses are limited, and/or changed to locals only, please display actually proof that this will help your constituents. The thought of we have to stop short term rentals due to long term rental crisis is being painted with a very broad brush, without national economics taken into account.

During one conversation depicted to our office from a short-term rental owner and city "official", it was brought up that the more units downtown that can be on the market the better, as this would drive the prices down due to supply and demand. This is simply not true and short sided as Covid-19 has proven to many professionals that they no longer have to work in metropolitan areas full time. These folks are coming from Chicago, New York, Los Angeles, Denver, etc., and have the funds to simply pay cash for part time space.

- Many tourists will only stay in a short-term rental as they offer more, and are typically located in a location better suited for their wants/needs. If these places are limited, this group of income producing tourists will simply move to the next opportunity down the road.
- The transferability of licenses upon sale, death, or change of ownership should be closely reviewed. If I were to leave our units to our children due to death, would they lose their short-term license if they no longer live in Salida? This seems like a huge government overreach and in due time will essentially help overly reduce STR's to next to nothing due to the residency requirement and/or moratorium. What if a husband and spouse divorce and the property is therefore titled differently? Does that individual not lose their respective license? What if a 50/50 partnership that has 50 % ownership move from the city due to health reasons? Is their license revoked?

If a cap and or limit position is taken on licenses in commercially zoned areas, we as constituents and owners should be provided iron clad studies that depict that the economy will be in a better position. We agree that workforce housing should be a vital position for the city moving forward but limiting short term licensing in a commercial district will not help solve this problem in any way. The thought of these units simply turning to long term rentals because they will not be

allowed a short-term license is ludicrous and does not take into account the national economic impact of remote workers. The city, instead of promoting growth in the municipality where it is needed, will constrict businesses, create empty purchased units from affluent part timers, and hurt locals.

We appreciate the time that you have taken to read this letter and have compassion to the needs of this community.

Respectfully Yours,

Danny J. Stotler, CPA

Erik A. Young, CPA

Dear Salida City Council, Mr. Mayor and Staff -

In recent weeks I have had good conversation and correspondence with Mr. Almquist and am appreciative of Bill's time, knowledge, patience and candor in our mutual effort to foster increased understanding and build perspective in regards to the proposed new STR regulations.

Based on my correspondence with Bill and given the recommendations put forth by the Planning Commission at the 9.27.21 meeting, **I am asking council to consider Two Rivers Commons, which is the commercial aspect of the greater Two Rivers Community, in a different light:**

- \* **Two Rivers Commons is a C-2 zone district akin to Downtown Salida and should be excluded from caps per Planning Commission's recommendation for C-2 zone districts.**
- \* **Add language to the 50% rule to apply to developments of 4 residential units or more on one lot in C-2 zone districts.**
- \* **Exclude 114 & 116 Old Stage Rd from the Chaffee County Residency requirement as described in subsection (g).**

\*

For the purposes of the STR conversation, **Two Rivers Commons** has been included in the Hwy 50 zone district; I submit that it be considered independently because it **is zoned differently (C-2) and is part of a longer story.**

**The Commons was visioned and developed to be a mixed-use commercial neighborhood along Hwy 50 and to serve as a compliment to the two adjacent residential communities of what will eventually be known as Two Rivers Northside and Two Rivers Southside.** The Northside has some 63 residential lots and successfully implemented affordable housing during development. The Southside will offer additional residential lots and an integrated affordable housing initiative when developed. The entirety of the Two Rivers Community offers a park with a re-purposed gazebo (it was brought from Breckenridge, stored for 2 years and reassembled in Salida) at the confluence of the Little Arkansas/Arkansas Rivers, 7 acres of dedicated open space and a pedestrian trail along the Little Arkansas River. Two Rivers overall was designed to be a walking community of varying densities that offers a mix of commercial and residential properties intended to suit a variety of residencies/lifestyles.

The Commons is zoned C-2 and has the same integrated zoning requirements as Downtown Salida. To help create context, each of the mixed-use buildings in The Commons that I have referred to in the past (106, 108, 112, 114 & 116 Old Stage Rd) are required to offer at least 50% commercial space on the ground floor. The first three buildings are in the air with finish dates in the next three months and the commercial spaces are under contract with local residents excited about opening a business in this neighborhood. The residential units in these buildings all come with dedicated parking, and in the 4 unit buildings, 2 of the 3 residential units have their own single car garage with a storage locker in addition to their dedicated parking space.

I understand there is concern about creating a density of STRs, but given the integrated vision when planning this development, I think it is short sighted to see this area as a transient neighborhood.

**I submit that for the purposes of the STR conversation and based on the larger vision described above, Two Rivers Commons, should be considered as a C-2 zone distinct from the Hwy 50 corridor - the integrated nature of this community differs substantially from the nature of the development on the Hwy 50 strip.**

\*

Per my correspondence with Bill, my understanding of the advent of the 50% rule is, ***“One of the purposes of this particular rule was to try to prevent people from running what would essentially be multi-unit hotels, without having to go through the land-use process for an actual hotel and not being charged a commercial property tax for such a large transient use.”***

While some of these units may be used as STRs, some may not, and some may transition as owners fall in love with this valley and decide to seek more permanent housing. These lots could have been turned into a hotel, the zoning allows for it, and then we would have a completely transient population without the possibility of varying tenancies over time. To help offset the commercial property tax and help bolster city coffers dedicated to the workforce housing initiative, there is support for increasing the STR license application fee.

**Given the nature of the integrated Two Rivers communities, I would like council to consider a revision of the language in the 50% rule to apply to developments of 4 residential units or more on a single lot in C-2 zones - the only two C-2 zones in the city at this time being Downtown Salida & Two Rivers Commons.**

\*

Given the nature of construction as long-term process subject to increased cost brought on by the COVID 19 pandemic and increased work loads throughout the valley, I would ask that you **exempt 114 Old Stage Rd and 116 Old Stage Rd from the current proposed language in subsection (g) of the proposed ordinance 2021-15 regarding the Chaffee County Residency Requirement for new owners:**

*Furthermore, owners of property purchased, or under valid and executed contract to be purchased, prior to July 20, 2021 may apply for a short-term rental license regardless of the eligibility requirements of this subsection (g), provided such license application is filed on or before June 1, 2022, and provided that the unit existed or had a valid building permit for construction on or before July 20, 2021.*

By way of background, 114 & 116 Old Stage Rd are a subset of a total of five buildings currently under construction in Two Rivers Commons. They are in a C-2 zone district designed, with integrity, to mimic Historic Downtown Salida and are built with zero setbacks - the buildings touch, so it makes sense to build them in tandem whenever possible.

Building is expensive and takes time. Even though 114 & 116 are part of the same project, it was not practical to break ground on five buildings all at the same time - what was practical was to build three and work down the line, avoid over-extending financial exposure or being

pigeon-holed into trying to put up a two-story building on a 25' wide lot that is already built on both sides to the lot line. As a result, these last two buildings, 114 & 116, will not meet all the above requirements in subsection (g). **I'm asking the city for some grace on this project since the July 2021 timelines stated above could not have been anticipated or adhered to because they were not proposed until September 2021.**

Due to a prior commitment, I am unable to attend the 10.5.21 City Council Meeting and thank you in advance for your time and consideration.

Respectfully,  
Kristin "Hale" Camp  
120 E. Crestone Ave - Salida, CO 81201



Bill Almquist <bill.almquist@cityofsalida.com>

## Fwd: AirB&B's

Erin Kelley <erin.kelley@cityofsalida.com>

Mon, Sep 27, 2021 at 6:41 PM

To: Alisa Pappenfort <alisa.pappenfort@salidaelected.com>, Dan Shore <dan.shore@salidaelected.com>, Harald Kasper <harald.kasper@salidaelected.com>, Jane Templeton <jane.templeton@salidaelected.com>, Justin Critelli <justin.critelli@salidaelected.com>, Merrell Bergin <merrell.bergin@salidaelected.com>, "mike.pollock@salidaelected.com" <mike.pollock@salidaelected.com>, "pt.wood@salidaelected.com" <pt.wood@salidaelected.com>, Drew Nelson <drew.nelson@cityofsalida.com>, Nina Williams <nina@wilsonwilliamsllp.com>, Bill Almquist <bill.almquist@cityofsalida.com>, Sara Law <sara.law@cityofsalida.com>

All,  
Please see the message below.

Erin Kelley  
City Clerk  
City of Salida  
[clerk@cityofsalida.com](mailto:clerk@cityofsalida.com)  
719.530.2630

----- Forwarded message -----

From: **Jenni Smith** <[jjspanky@yahoo.com](mailto:jjspanky@yahoo.com)>  
Date: Mon, Sep 27, 2021 at 12:54 PM  
Subject: AirB&B's  
To: <[info@cityofsalida.com](mailto:info@cityofsalida.com)>

Jenni Smith  
824 F St

Still trying to get my voice heard! All too aware of the need for affordable housing for our local work force. And feeling a major change to the neighbourhood surrounding me here in central Salida.  
We've owned this tiny house 20+ years.  
We've been involved in this community for 20+ years.  
And focused on supporting the local businesses 20+ years.

But not excited about supporting the latest business that previously was a single family home next door.  
This house has flipped several times in the past few years. The last time a couple from the front range snagged it. The first time we met them they announced it was going to be an AirB&B. Importantly, they have been cooperative. They have addressed any concerns. Quickly. And the guests have been orderly.  
But they've never actually lived there outside of a few short 'vacations'.  
There has been continuous guest activity. A constant stream of people moving in and out sometimes late at night and only separated by the cleaning crew. At the end of September it feels like they should be very close to the 185 nights/days allowed. Thing is that number includes nights only and doesn't include any of the following days activity necessary for moving out. Few communities allow that many nights.  
Had my husband not built us a privacy fence we'd be witnessing all this traffic just feet away.  
While this house represents the one allowed in our block, facing block, there was one already across our alley at 8th and G. Realistically that feels like two in my block. My research has shown that some communities require a designated area separating them like 500'. That might address the density issues.

These are **BUSINESSES**.

Not someone you'd invite over for a glass of wine. Not someone you'd plan the Halloween celebration with. Not someone's walk you'd willing shovel.  
These are businesses.

Jenni Smith

Sent from my iPhone

September 28, 2021

Dear members of Salida's City Council,

For those of you that don't know me, I'm Joshua Andert. I'm a former public educator of 10 years now turned developer and builder. I reside at 22 Hillside, which we are currently in the process of developing. I am a father of four who is also looking for a new place to afford in town to house my growing family. As a result, I very much understand and appreciate all sides of the current debate regarding caps and increased restrictions on STRs in industrial and commercial districts.

I attempted to communicate my perspective on Mr. Almquist's proposed legislation last night at the PC meeting, however, three minutes really isn't adequate given the complexities of this issue and the nuances of the proposed ordinance. As such I would like to take the time to share my thoughts and concerns as both a citizen and developer in Salida.

My concern with this proposed ordinance is that it is shortsighted in so far as it does not address or contend with the very real forces of counter-urbanization that are gripping our city and state. Furthermore, this proposed ordinance unnecessarily plays off and stokes antagonism toward the development and investment community, and ultimately does nothing to address the real issue of this crisis, which is the accumulation of resources necessary to build more housing.

Accordingly, I would like to lay out my thoughts here and sincerely ask you to please read carefully and consider the full scope of the issue that we are facing. In the panic of this housing crunch, I would like to urge you to not pass this ordinance in haste to just "plug holes." Rather, I'd like to encourage you to expand your vision and not miss a unique and incredible opportunity to pivot and look at STRs in industrial and commercial districts not as the enemy, but as a powerful vehicle that could ultimately bringing the resources needed to build more housing and address the real issue.

Last night Mr. Almquist stated that the goals of this ordinance are not to create affordable housing, but rather to place caps on industrial and commercial properties to inhibit further their conversion to STRs and protect the existing long term housing stock. Without any sort of correlative data specific to our community he laid the claim that STRs are responsible for rising housing costs. This is shortsighted and ignores the myriad of other forces behind counter-urbanization that are also at play (see below). He also mentioned that right now there are 130 STRs out of an available 538 units in industrial and commercial districts. In other words, he's claiming that capping these districts, like was done in residential districts, would protect future housing, by essentially saying we'll allow a few more but then that's it, everything else must be long term. Furthermore, he stated that a key goal in this proposal was to devalue the properties in these zones by limiting their ability



to be STRs and deter future owners who would look to buy and STR, and thus he is encouraging you to pass legislation to attempt to correct pricing in the market.

I understand this perspective and can see why this logic is alluring, but I believe that in reality this ordinance will neither protect housing nor pricing. Even if we limit STRs the force of the market right now is so incredibly strong (please see attached August Market report if you have not read it already) that the attempt to devalue properties won't succeed. The influx of retirees and Gen-Xer's and Millennials who can work remotely and want to live in the mountains will continue to out price locals every time. The real issue here is supply and demand economics, which I believe Mr. Almquist sees and is why he attempting to protect the existing supply.

However, this is precisely why this ordinance and his prospective are short sighted. We got into this mess because previous commissions and councils failed to anticipate the massive population boom occurring in Colorado and encourage the building of more housing stock to facilitate the necessary growth. However, we now know that its coming, so let's not repeat those mistakes. Like many other rural states, Colorado is gaining a new representative in the House of Congress, while larger population states with large urban centers like New York, California and Illinois are losing seats. The trend scales as well. Denver is no longer growing as fast as smaller more rural towns. There is a trend of counter-urbanization sweeping the nation. As a former teacher of demography and human geography, I have seen and understand how demographic trends are rarely stopped, even here in Salida a global pandemic failed to halt our growth.

It thus very concerning to me that counter-urbanization and what we are going to do about it here in Salida are not being discussed. By counter-urbanization I mean the population growth that is fueled by rapidly advancing technology and processing speed that is shrinking space-time compression (i.e. you can really work and conduct business anywhere now) and a demand from the younger generations who don't want to live in cities and who can now afford to out price locals on rent and purchase every time. Couple that with the retirement community already doing the same, and we have a counter-urbanization housing crisis in which workforce can't find housing and businesses are worried how they will find employees; and, we in the building community are struggling too to house the very people who are needed to actually build the housing we need at larger scale.

It's a difficult mess. I very much understand. I also understand that protecting our existing stock then is just not enough. In the last month alone, homes sold in Salida increased by 11%, the median price by 19%, and median days on market by -10 days! The market will continue to be this strong with or without these caps in place, and many of these sales were in residential districts where STRs are already capped!

As previously mentioned, I too am looking to buy a new home and can't seem to afford to do so. So as a citizen of Salida, I would like to know what my representatives are doing to add more inventory to the market? We will not see the market stabilize until demand is met, and right now that demand for Salida is insatiable (consider also that compared to many other mountain towns in Colorado we are a good place to buy because we are safe from fire, and we have secure water rights). Salida's market will stay hot regardless of these caps and those in the local workforce will still struggle to find housing until we figure out how to add significantly more stock to the market.

Furthermore, council should also be aware that this ordinance and the way in which it was drafted was unnecessarily exclusive and antagonistic toward the development community from the outset, as we were excluded from the conversation. If it passes, a legal response will likely be inevitable. Please hear that I mention this in no way as a threat, but more as pointing to what a logical outcome will be when investments and property rights are threatened in a capitalist system.

I will defer to the legal experts, and ultimately the courts if it were to get there, but it seems questionable for a local government to tell industrial and commercial property owners to not engage with the very industry and commerce that underlays our economy here through short term rentals, and that it is now our responsibility to be landlords and provide long term housing to the community. Furthermore, passing legislation with the openly intended goal of devaluing private property is also problematic. The residency requirement too verges on nepotism and has indeed been struck down in other municipalities. Is this also what we want to tell possible investors in our community, that they must live here to help solve the real issue which is bringing in the necessary resources to build more inventory?

Mr. Almquist has mentioned that the city right now holds a meager \$190k dedicated to housing and accordingly has stated that the city needs the development community if we are to bring more housing to market. It is beyond my comprehension why a google survey is how this “community conversation” was conducted (also for which the actual comments were not publicly posted, just the data) and why in public comment we are restricted to a mere three minutes? We need to take the time to look at how we can work together to solve this issue, and my fear is that if this ordinance passes out of a panicked rush to say your doing something, we will miss a very real opportunity to capitalize on STRs in industrial and commercial districts as a resource for funding more housing.

What if instead of capping STRs in industrial and commercial districts, we allowed them to flourish uncapped and taxed the bananas out of them? Mr. Almquist clearly stated last night that the issue Conejos County faced was taxing residential districts at a commercial rate, but only we’re not talking about residential districts right now! We’ve capped those already, leave those alone and tax them as high as you can (there are few enough of them that it won’t sway the market), but then in commercial and industrial districts let’s create a very high lodging tax to grow a city housing fund.

There are currently 138 STRs in industrial and commercial districts. The OLT is \$3.66/n. Assuming an average occupancy rate of 85%, which there is data to support (see Airdna), I am assuming that in the past 12 months the city earned about \$150,000 from OLTs in industrial and commercial districts, not including hotels and motels.

$$(\$3.66 \text{ OLT} \times 138 \text{ STRS} \times 365 \text{ nights} \times 85\% \text{ occupancy})$$

With the proposed caps of 261 units the math would shake out to about \$300,000. Still nothing significant.

What if instead the tax were 15% of nightly rates and applied to hotels and motels as well? And what if what everyone's fears were to come true and all 538 dwellings in commercial and industrial districts became short term rentals? Again, I am assuming on nightly rates, which Airdna data supports to be about \$150/n in our market. In such a case the city's yearly OLT revenue could grow to nearly \$3.7M, not including that coming from hotels and motels.

$$(\$150 \times 365 \text{ nights} \times 85\% \text{ occupancy} \times 538 \text{ STRs} \times 15\% \text{ OLT tax})$$

What if the tax were 20%? That would near \$5M. Obviously not all dwellings would go that way, but let's say STRs grow to 50% of what's available?

$$(\$150 \times 365 \text{ nights} \times 85\% \text{ occupancy} \times 269 \text{ STRs} \times 20\% \text{ OLT tax}) = \$2,503,717$$

We're looking at an opportunity to swing the needle significantly by using STRs in industrial and commercial districts as the economic engine to power our growth. Are we really going to leave a potential \$2-3M untapped?

If we implemented this tax across the board in industrial and commercial districts, which ultimately is a pass through to guests, and then tourists would have no choice but to pay it, and realistically they won't bat an eye at another \$20-30, especially if we were transparent about the purpose of the tax. At scale though, the city would garner enough of a financial base to get in the game on building housing or partnering in projects that move the needle on inventory and pricing in this market. This is a slam dunk tax too for the populace--approve a tax you won't have to pay?!

All of this, however, asks that you, the leaders of our community consider the reality of the issue we are facing--accumulating the resources necessary to building more housing to contend with the demographic growth being driven by counter-urbanization. What if we in Salida did something different and embraced rather than fought STRs? We've effectively banned them in residential districts, which makes sense from a community perspective, and I completely agree with, but what if we allowed commercial and industrial property owners to engage in the very commerce and industry of our town, tourism? There is a very real opportunity here for the city to capitalize on this industry as well and bring in the funds we need to build more housing.

To do so, you all would need to be willing to facilitate a very real, open conversation with the community, to bridge the heal the antagonism toward the investment community, and ultimately muster the heart and compassion to admit that you don't have the resources to help with housing right now and that the force of the market leaves your hands tied. But if we are willing to grit our teeth for a couple years, partner and collaborate, we might be able to do something about it.

Please do not miss this opportunity, and please do not kick the can down the road for us in the younger generations to deal with in the inevitable future. Previous councils and commissions failed to prepare for what has come, and this proposed ordinance does nothing to help prepare us for what is coming. Please do not repeat that mistake. Please realize that "protecting" existing stock in industrial and commercial districts won't make a difference in this market, a market which data shows is not going anywhere any time soon

(again considering the sales prices of homes in residential districts where STR caps exist already—the market is showing that caps do not lower home values). In the end this ordinance will ultimately do nothing to move the market but will indeed limit financial channels to garner the resources we as a community need to build more housing.

I would be more than happy to meet with any of you and discuss my thoughts further. I wish you all the utmost clarity, compassion, and wisdom in the coming decisions you face.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joshua Andert', with a large, sweeping initial 'J'.

Joshua Andert

715-821-8038

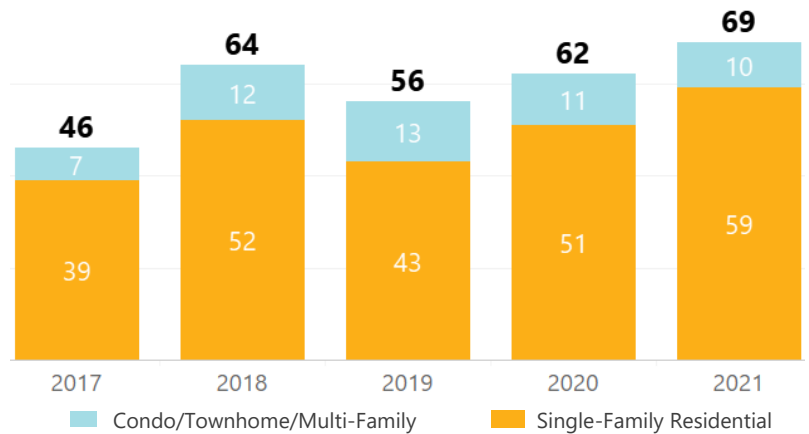
[Joshua.andert@gmail.com](mailto:Joshua.andert@gmail.com)

**+11%**

### HOMES CLOSED

In August Chaffee County saw 69 homes Close, **an 11% increase year over year** and a 23% increase month over month.

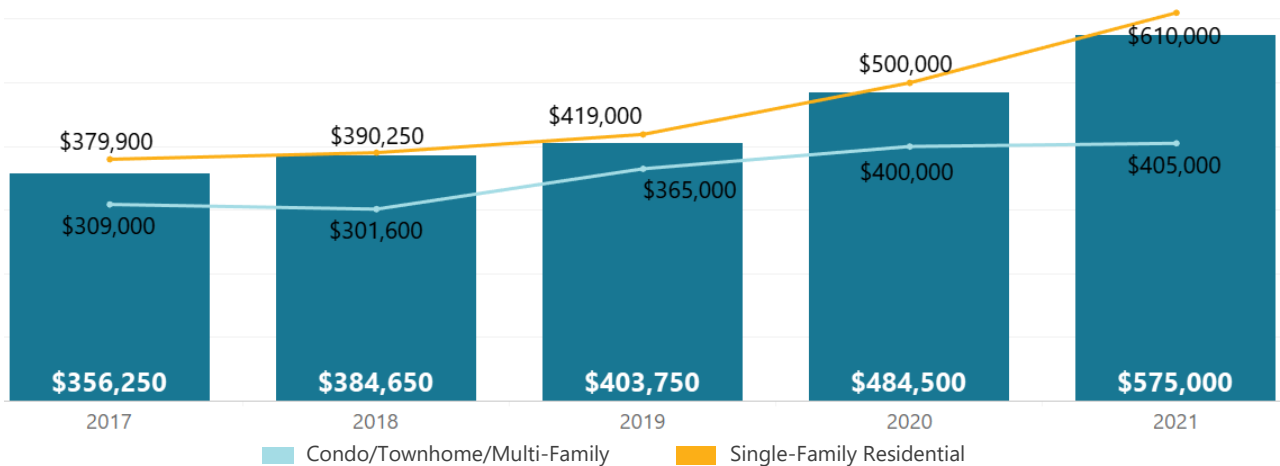
The market remained active in August. Throughout the month 54 homes moved to the Pending status, 32% fewer than this time last year and 12% fewer than this time last month.



**+19%**

### MEDIAN CLOSED PRICES

The Median Closed Price for a Chaffee County home was \$575,000 in August, **an increase of 19% year over year** and a 2% increase month over month. Median Single-Family Residential prices were 22% higher compared to last year and the median price for Condo/Townhome/Multi-Family properties was 1% higher year over year. The Average Closed Price for a Chaffee County home was \$630,572 in August, a 25% year-over-year increase and a 1% decrease month over month.



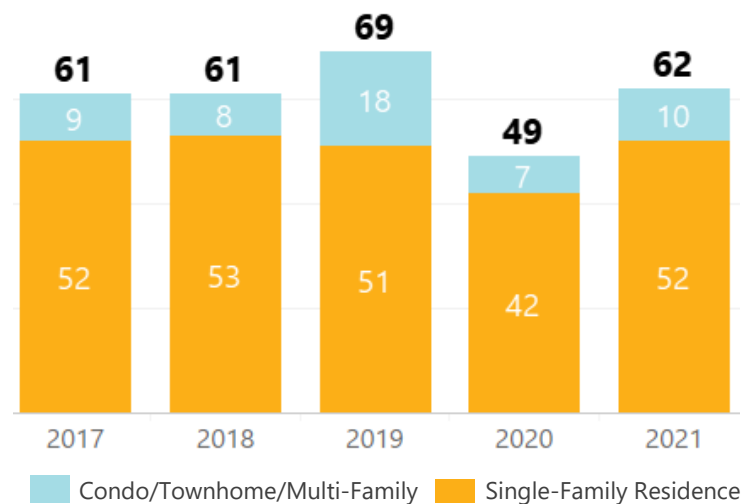
**+27%**

### NEW LISTINGS

Sellers brought 62 New Listings to the market in August, **a 27% year-over-year increase**, but a 14% decrease month over month.

August ended with **89 Active Listings** of homes for sale in Chaffee County, 26% fewer than last year and 14% more than last month.

In Chaffee County, there were 6 weeks of inventory available in August, 3 weeks fewer than last August and unchanged compared to last month.

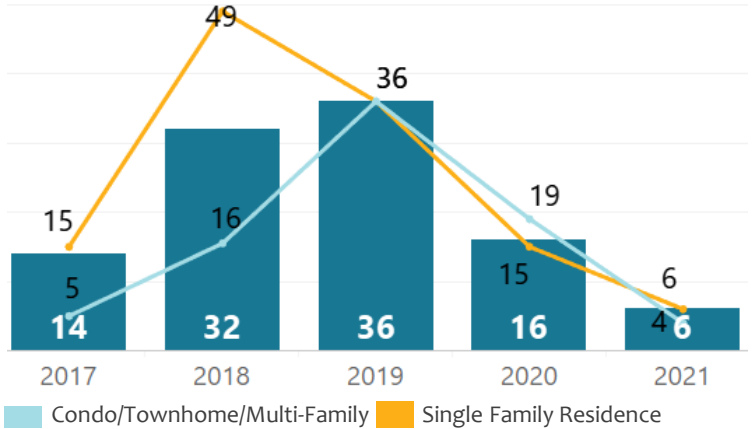


**-10 Days**

### MEDIAN DAYS IN MLS

Chaffee County homes moved quickly in August and were Active in the MLS for only 6 days, **10 days fewer than July 2020** and 2 days more than last month.

Chaffee County homes spent an average of 22 days Active in the MLS, 28 days fewer than last year and 12 days more month over month.



<b>89</b> Active Listings	<b>\$630,572</b> Average Sold Price	<b>69</b> Closed Listings	<b>6</b> Median Days in MLS
<b>62</b> New Listings	<b>\$575,000</b> Median Sold Price	<b>65</b> Pending Listings	<b>6</b> Weeks of Inventory

### BUENA VISTA HOUSING MARKET



**27 New Listings**

10 more than last year  
8 fewer than last month



**27 Homes Closed**

6 more than last year  
4 more than last month



**\$610,000 Median Price**

31% increase year over year  
17% increase month over month



**4 Median Days in MLS**

6 days fewer than last year  
Unchanged month over month

### SALIDA HOUSING MARKET



**24 New Listings**

1 more than last year  
6 fewer than last month



**33 Homes Closed**

1 fewer than last year  
10 more than last month



**\$575,000 Median Price**

11% increase year over year  
2% decrease month over month



**7 Median Days in MLS**

15 days fewer than last year  
4 days more than last month

### REcolorado

Housing market statistics are provided by REcolorado, the largest multiple listing service (MLS) in Colorado. REcolorado delivers advanced tools and services for REALTORS® of Central Colorado to serve home buyers and sellers. The REcolorado home search site, [REcolorado.com](http://REcolorado.com), is the most trusted resource for home listings across the state. Search homes and land for sale in South Central Colorado at [www.REcolorado.com](http://www.REcolorado.com).

# Monthly Indicators



## August 2021

Percent changes calculated using year-over-year comparisons.

New Listings increased 54.6 percent to 300. Sold Listings increased 6.4 percent to 248. Inventory levels shrank 27.8 percent to 433 units.

Prices continued to gain traction. The Median Sales Price increased 19.9 percent to \$469,950. Days on Market was down 65.6 percent to 22 days. Sellers were encouraged as Months Supply of Inventory was down 40.0 percent to 2.4 months.

In new construction, home builders continue to struggle to meet buyer demand, as housing starts nationwide dropped 7% last month, according to the Commerce Department. Single-family home construction declined 4.5%, and multi-family home construction, which includes condos and apartment buildings, was also down, falling by 13%. Labor shortages, rising material costs, and supply-chain setbacks continue to challenge builders, with some projects temporarily paused due to availability and cost of materials.

## Activity Snapshot

**+ 6.4%**      **- 27.8%**      **+ 19.9%**

One-Year Change in Sold Listings	One-Year Change in Active Listings	One-Year Change in Median Sold Price
----------------------------------	------------------------------------	--------------------------------------

Residential real estate activity for the REALTORS® of Central Colorado (Northern Coverage) composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

- Activity Overview 2
- New Listings 3
- Pending Sales 4
- Sold Listings 5
- Median Sold Price 6
- Average Sold Price 7
- Percent of List Price Received 8
- Days on Market Until Sale 9
- Housing Affordability Index 10
- Inventory of Active Listings 11
- Months Supply of Inventory 12
- Sold Listings and Inventory by Price Range 13
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# Market Overview

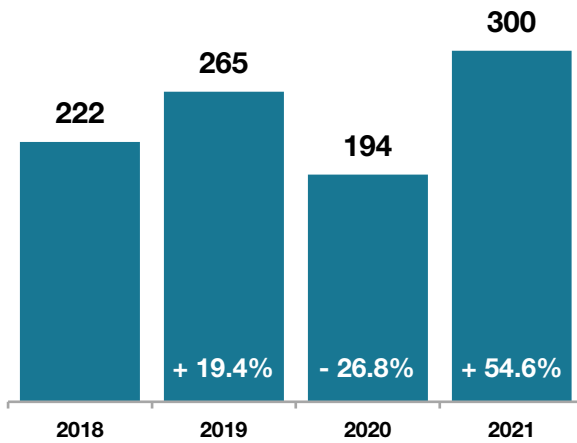


Key Metrics	Historical Sparkbars	8-2020	8-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
<b>New Listings</b>		194	<b>300</b>	+ 54.6%	1,659	<b>1,812</b>	+ 9.2%
<b>Pending Sales</b>		260	<b>260</b>	0.0%	1,424	<b>1,482</b>	+ 4.1%
<b>Sold Listings</b>		233	<b>248</b>	+ 6.4%	1,182	<b>1,318</b>	+ 11.5%
<b>Median Sold Price</b>		\$392,000	<b>\$469,950</b>	+ 19.9%	\$367,000	<b>\$450,000</b>	+ 22.6%
<b>Average Sold Price</b>		\$431,475	<b>\$519,280</b>	+ 20.3%	\$391,819	<b>\$505,476</b>	+ 29.0%
<b>Pct. of List Price Received</b>		98.0%	<b>100.1%</b>	+ 2.1%	97.3%	<b>99.9%</b>	+ 2.7%
<b>Days on Market</b>		64	<b>22</b>	- 65.6%	77	<b>41</b>	- 46.8%
<b>Affordability Index</b>		82	<b>68</b>	- 17.1%	88	<b>71</b>	- 19.3%
<b>Active Listings</b>		600	<b>433</b>	- 27.8%	--	--	--
<b>Months Supply</b>		4.0	<b>2.4</b>	- 40.0%	--	--	--

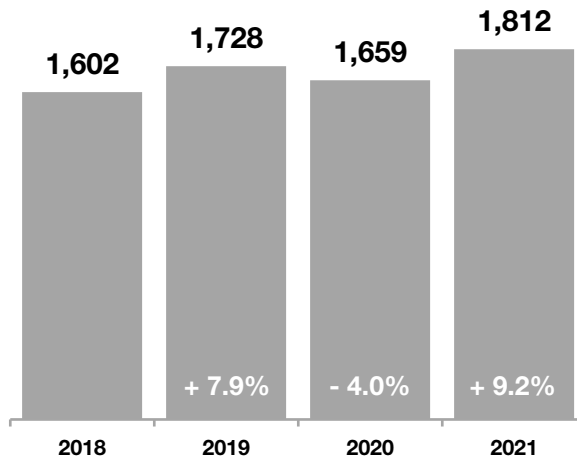


# New Listings

## August

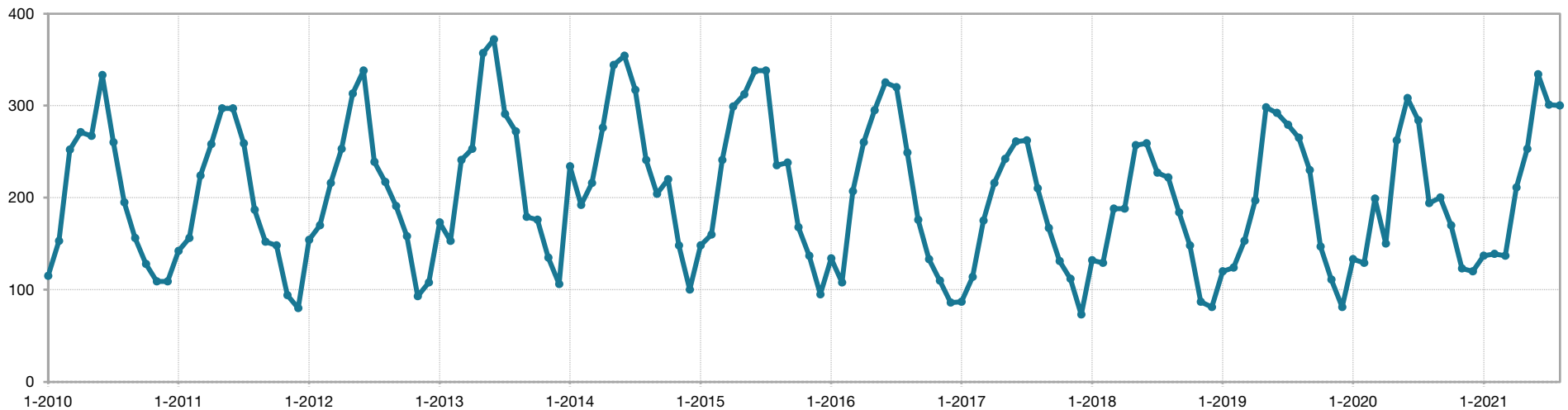


## Year to Date



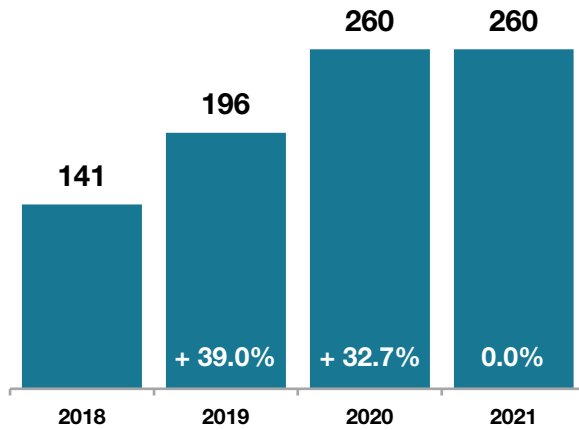
	New Listings	Percent Change from Previous Year
Sep-2020	200	-13.0%
Oct-2020	170	+15.6%
Nov-2020	123	+10.8%
Dec-2020	120	+48.1%
Jan-2021	137	+3.0%
Feb-2021	139	+7.8%
Mar-2021	137	-31.2%
Apr-2021	211	+40.7%
May-2021	253	-3.4%
Jun-2021	334	+8.4%
Jul-2021	301	+6.0%
<b>Aug-2021</b>	<b>300</b>	<b>+54.6%</b>

## Historical New Listings by Month

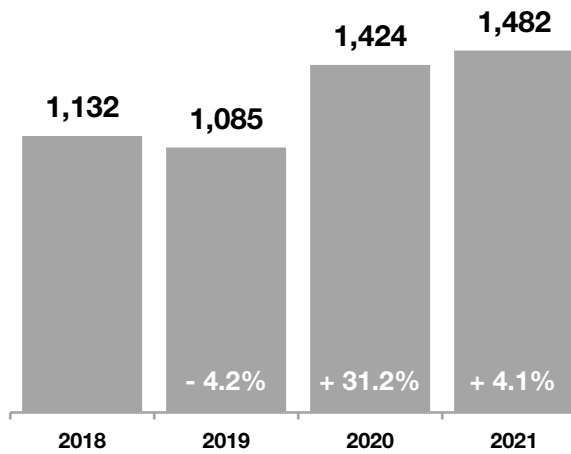


# Pending Sales

## August

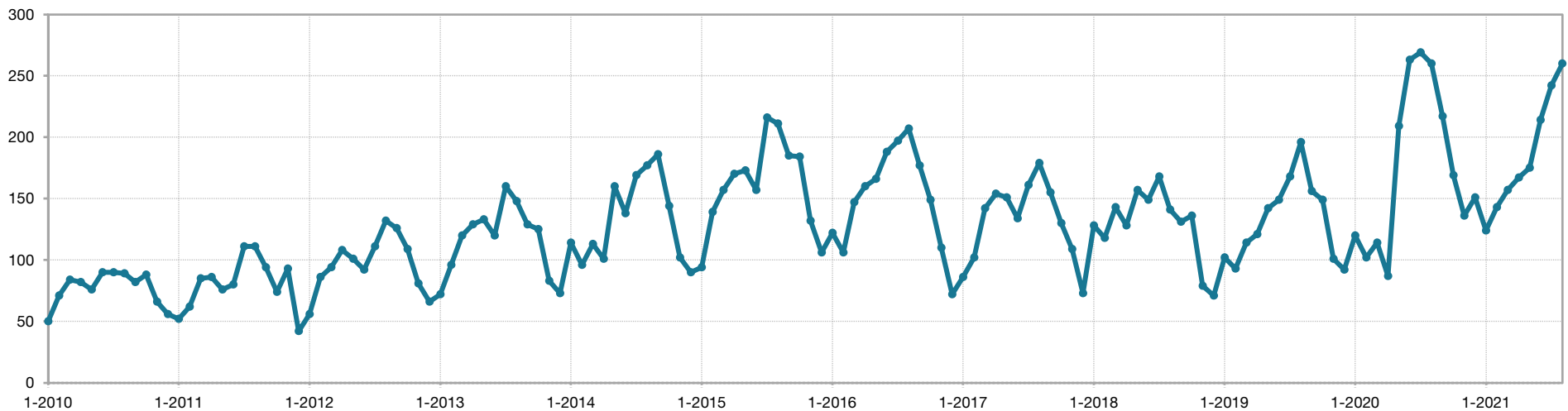


## Year to Date



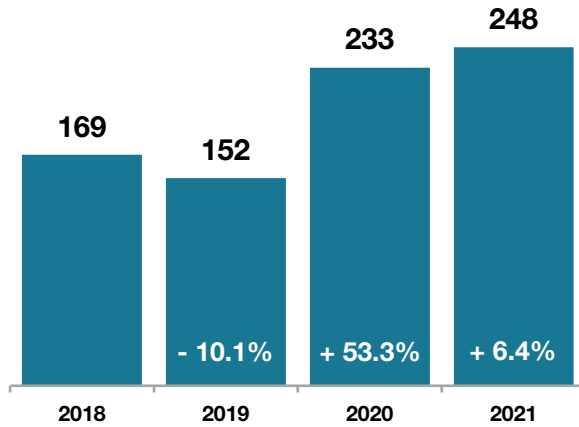
	Pending Sales	Percent Change from Previous Year
Sep-2020	217	+39.1%
Oct-2020	169	+13.4%
Nov-2020	136	+34.7%
Dec-2020	151	+64.1%
Jan-2021	124	+3.3%
Feb-2021	143	+40.2%
Mar-2021	157	+37.7%
Apr-2021	167	+92.0%
May-2021	175	-16.3%
Jun-2021	214	-18.6%
Jul-2021	242	-10.0%
<b>Aug-2021</b>	<b>260</b>	<b>0.0%</b>

## Historical Pending Sales by Month

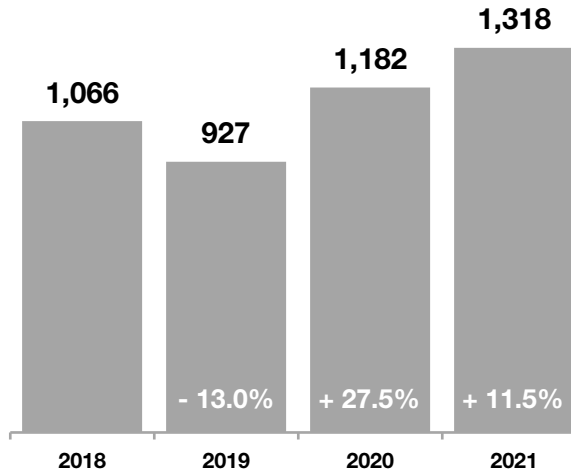


# Sold Listings

## August



## Year to Date



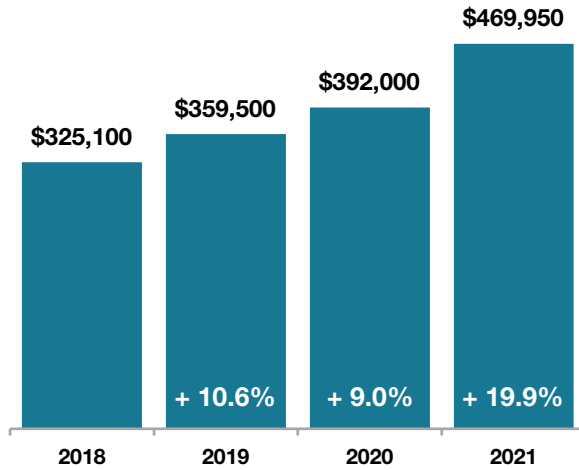
	Sold Listings	Percent Change from Previous Year
Sep-2020	231	+38.3%
Oct-2020	252	+41.6%
Nov-2020	178	+18.7%
Dec-2020	178	+48.3%
Jan-2021	127	+28.3%
Feb-2021	115	+25.0%
Mar-2021	141	+14.6%
Apr-2021	163	+52.3%
May-2021	161	+69.5%
Jun-2021	154	-7.8%
Jul-2021	209	-21.4%
<b>Aug-2021</b>	<b>248</b>	<b>+6.4%</b>

## Historical Sold Listings by Month

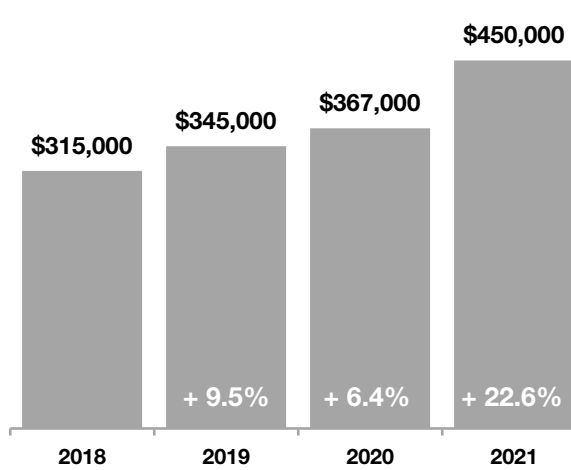


# Median Sold Price

## August

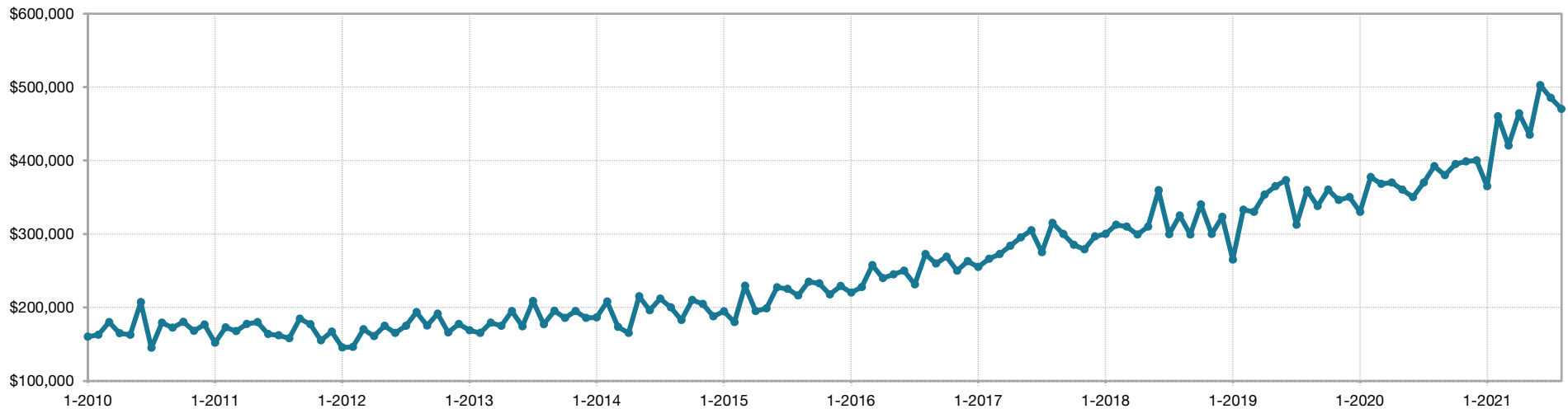


## Year to Date



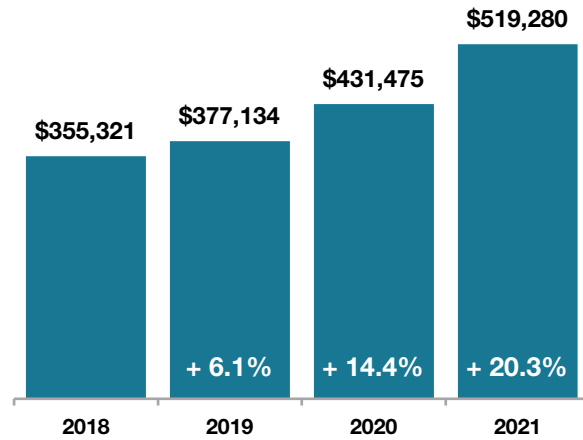
	Median Sold Price	Percent Change from Previous Year
Sep-2020	\$380,000	+12.4%
Oct-2020	\$395,054	+9.7%
Nov-2020	\$398,500	+15.1%
Dec-2020	\$400,000	+14.3%
Jan-2021	\$365,000	+10.6%
Feb-2021	\$460,000	+21.9%
Mar-2021	\$420,000	+14.2%
Apr-2021	\$464,000	+25.4%
May-2021	\$435,000	+20.8%
Jun-2021	\$502,500	+43.6%
Jul-2021	\$485,000	+31.2%
<b>Aug-2021</b>	<b>\$469,950</b>	<b>+19.9%</b>

## Historical Median Sold Price by Month

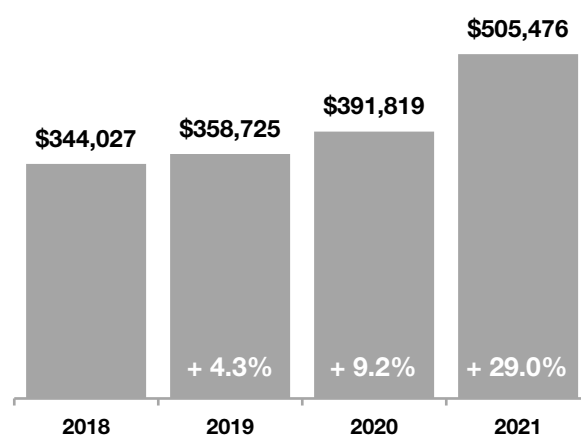


# Average Sold Price

## August

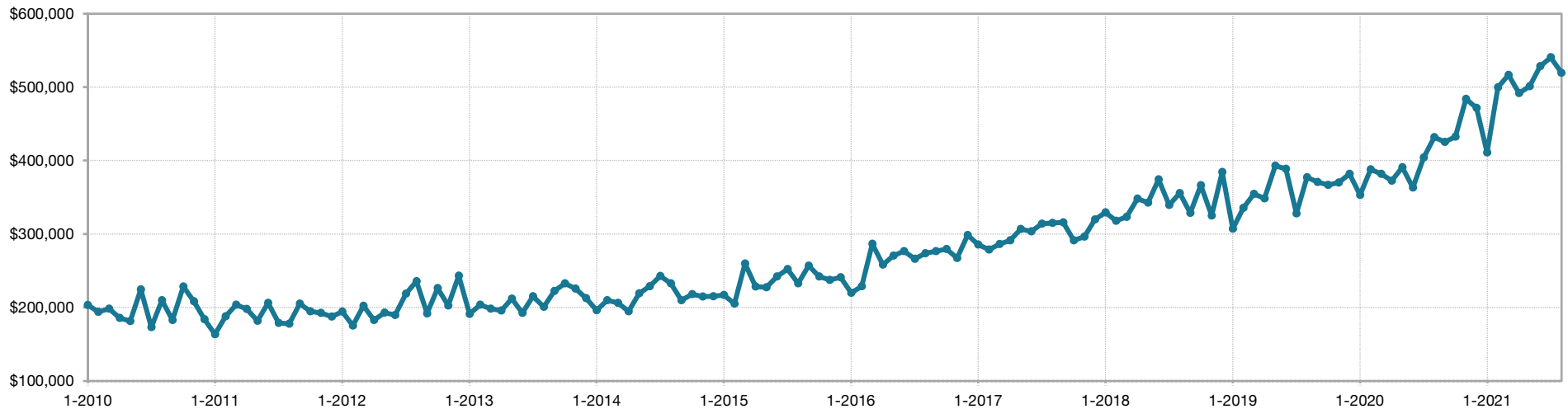


## Year to Date



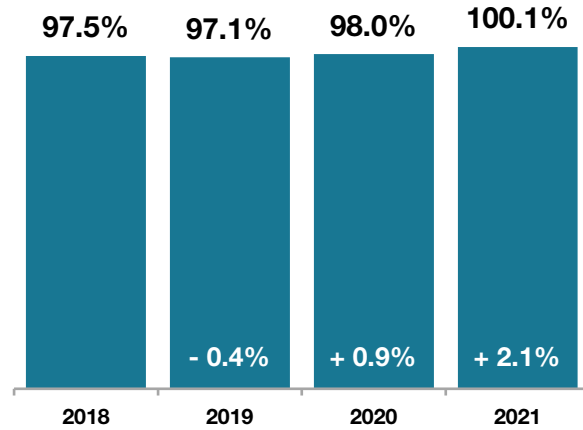
	Average Sold Price	Percent Change from Previous Year
Sep-2020	\$425,112	+14.7%
Oct-2020	\$432,408	+18.0%
Nov-2020	\$483,525	+30.7%
Dec-2020	\$471,590	+23.6%
Jan-2021	\$410,743	+16.3%
Feb-2021	\$499,604	+28.9%
Mar-2021	\$516,275	+35.3%
Apr-2021	\$491,488	+32.0%
May-2021	\$500,830	+28.2%
Jun-2021	\$528,319	+45.5%
Jul-2021	\$540,264	+33.8%
<b>Aug-2021</b>	<b>\$519,280</b>	<b>+20.3%</b>

## Historical Average Sold Price by Month

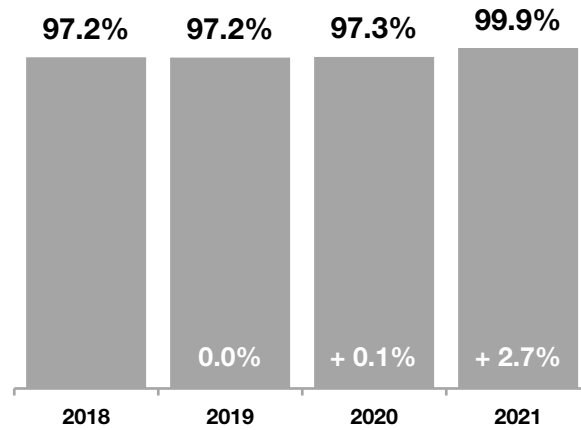


# Percent of List Price Received

## August

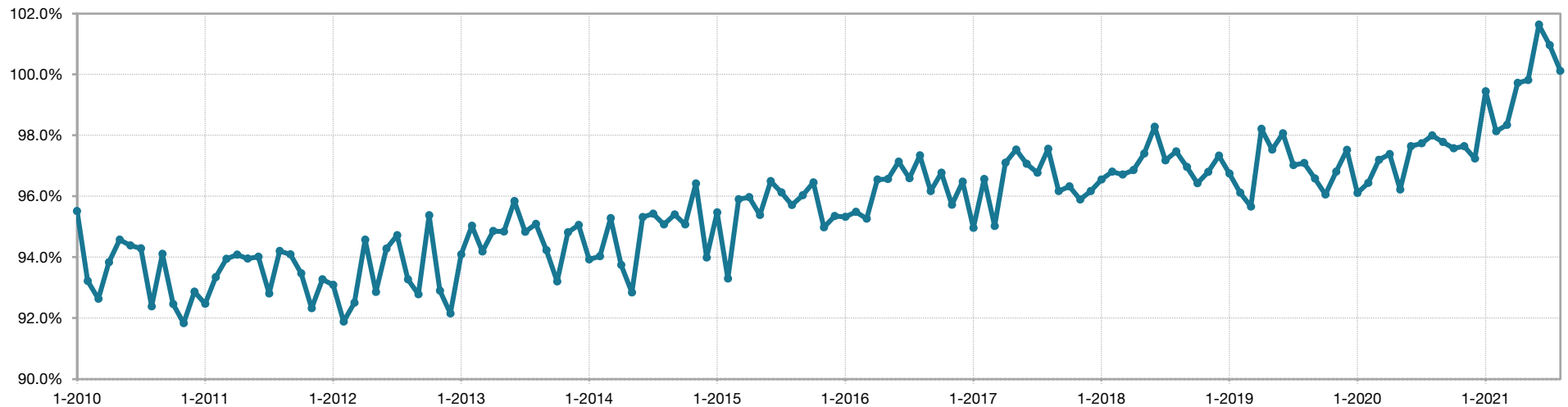


## Year to Date



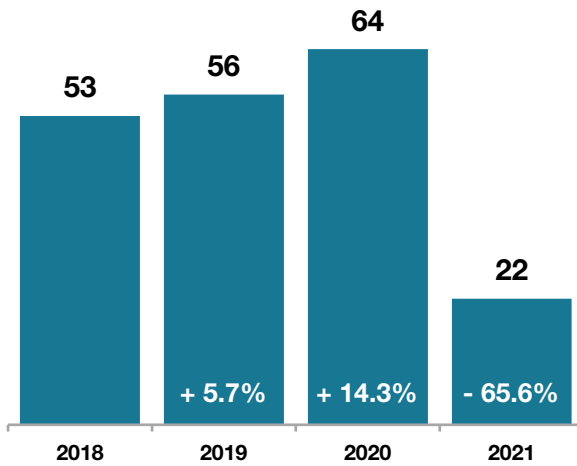
	Pct. of List Price Received	Percent Change from Previous Year
Sep-2020	97.8%	+1.2%
Oct-2020	97.6%	+1.6%
Nov-2020	97.6%	+0.8%
Dec-2020	97.2%	-0.3%
Jan-2021	99.4%	+3.4%
Feb-2021	98.1%	+1.8%
Mar-2021	98.3%	+1.1%
Apr-2021	99.7%	+2.4%
May-2021	99.8%	+3.7%
Jun-2021	101.6%	+4.1%
Jul-2021	101.0%	+3.4%
<b>Aug-2021</b>	<b>100.1%</b>	<b>+2.1%</b>

## Historical Percent of List Price Received by Month

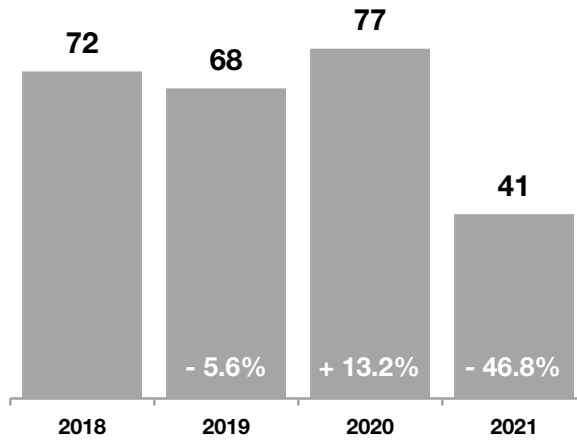


# Days on Market Until Sale

## August



## Year to Date



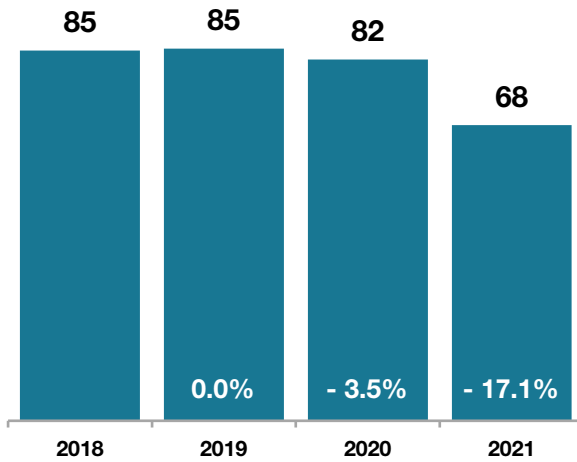
	Days on Market	Percent Change from Previous Year
Sep-2020	66	+8.2%
Oct-2020	84	+29.2%
Nov-2020	77	-11.5%
Dec-2020	62	-17.3%
Jan-2021	63	-40.0%
Feb-2021	55	-44.4%
Mar-2021	63	-32.3%
Apr-2021	50	-29.6%
May-2021	41	-46.8%
Jun-2021	36	-45.5%
Jul-2021	22	-69.4%
<b>Aug-2021</b>	<b>22</b>	<b>-65.6%</b>

## Historical Days on Market Until Sale by Month

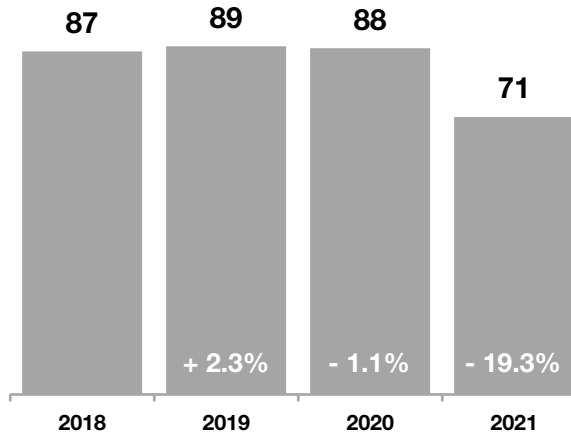


# Housing Affordability Index

## August



## Year to Date



	Affordability Index	Percent Change from Previous Year
Sep-2020	85	-4.5%
Oct-2020	83	-2.4%
Nov-2020	82	-4.7%
Dec-2020	82	-3.5%
Jan-2021	89	-4.3%
Feb-2021	67	-18.3%
Mar-2021	74	-8.6%
Apr-2021	68	-20.0%
May-2021	73	-15.1%
Jun-2021	62	-31.1%
Jul-2021	65	-25.3%
<b>Aug-2021</b>	<b>68</b>	<b>-17.1%</b>

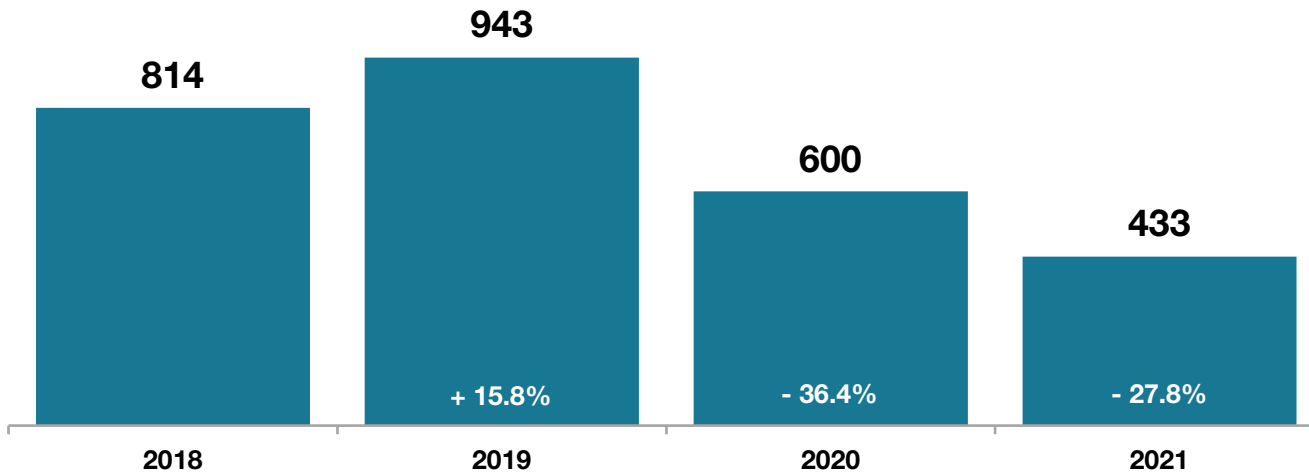
## Historical Housing Affordability Index by Month





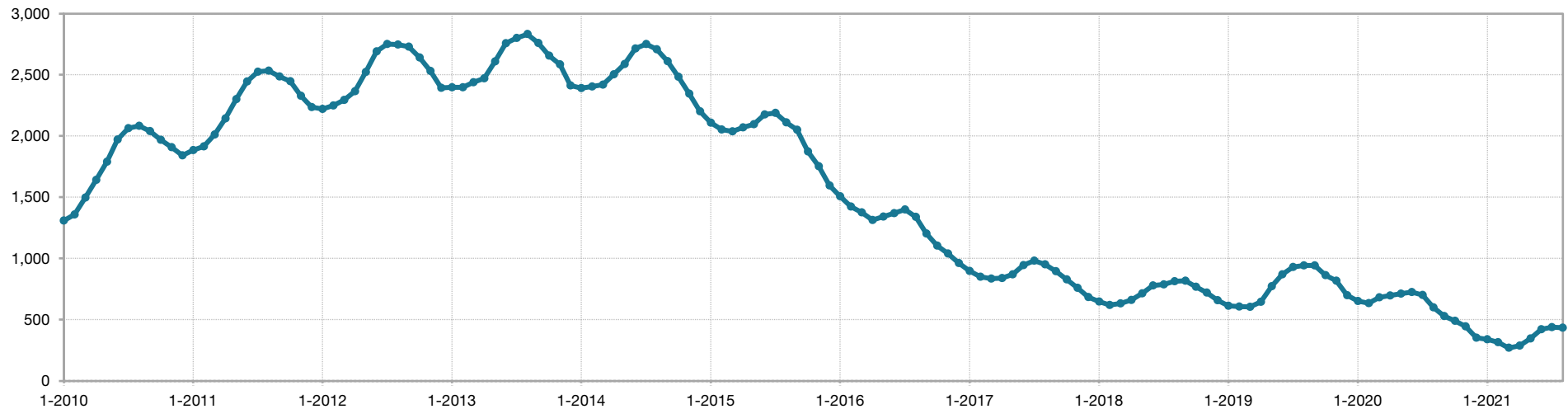
# Inventory of Active Listings

## August



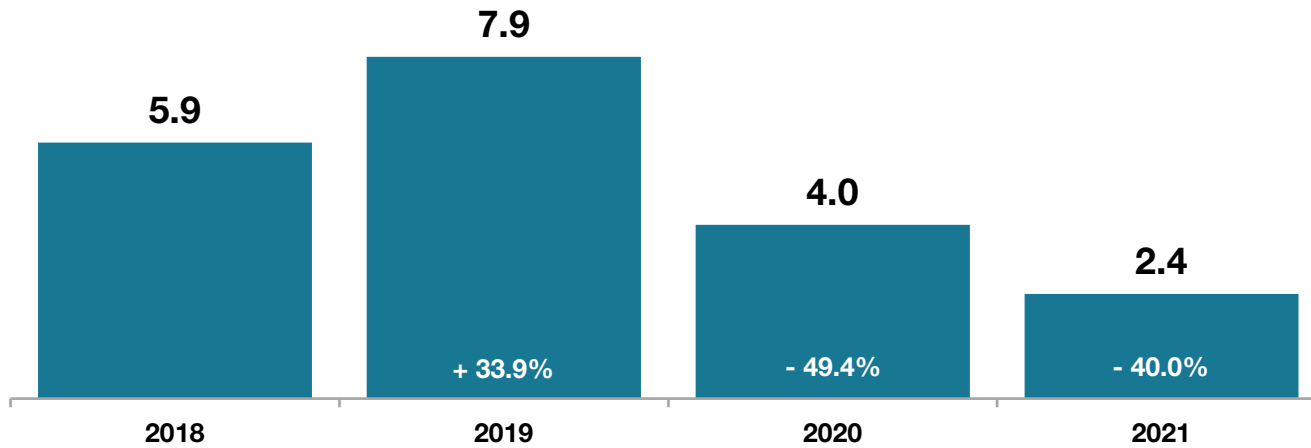
	Active Listings	Percent Change from Previous Year
Sep-2020	529	-43.9%
Oct-2020	491	-43.0%
Nov-2020	445	-45.5%
Dec-2020	353	-49.5%
Jan-2021	340	-47.9%
Feb-2021	316	-50.2%
Mar-2021	270	-60.4%
Apr-2021	287	-58.8%
May-2021	345	-51.6%
Jun-2021	422	-41.7%
Jul-2021	438	-37.6%
<b>Aug-2021</b>	<b>433</b>	<b>-27.8%</b>

## Historical Inventory of Active Listings by Month



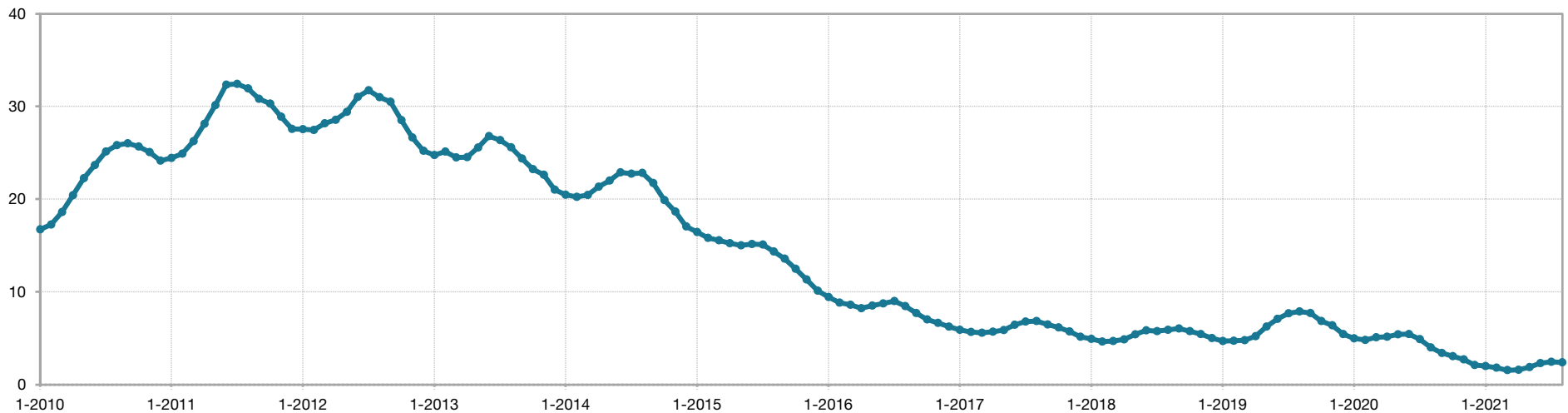
# Months Supply of Inventory

## August



	Months Supply	Percent Change from Previous Year
Sep-2020	3.4	-55.8%
Oct-2020	3.0	-56.5%
Nov-2020	2.7	-57.8%
Dec-2020	2.1	-61.1%
Jan-2021	2.0	-60.0%
Feb-2021	1.8	-62.5%
Mar-2021	1.6	-68.6%
Apr-2021	1.6	-69.2%
May-2021	1.9	-64.8%
Jun-2021	2.3	-57.4%
Jul-2021	2.5	-49.0%
<b>Aug-2021</b>	<b>2.4</b>	<b>-40.0%</b>

## Historical Months Supply of Inventory by Month



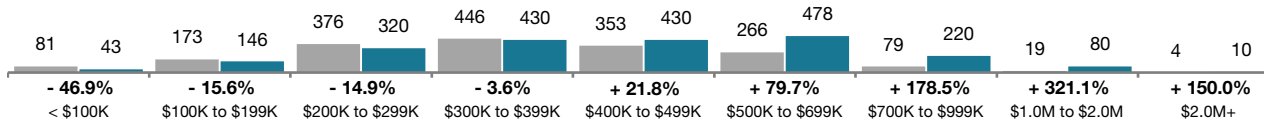
# Sold Listings

Actual sales that have closed in a given month.



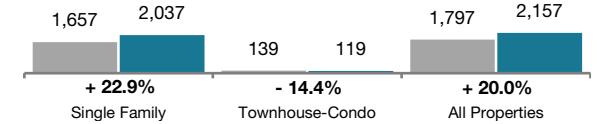
## By Price Range – All Properties – Rolling 12 Months

■ 8-2020 ■ 8-2021



## By Property Type

■ 8-2020 ■ 8-2021



### Rolling 12 Months

### Compared to Prior Month

### Year to Date

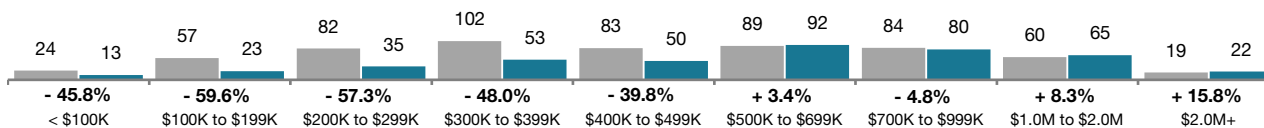
By Price Range	Single Family			Condo			Single Family			Condo			Single Family			Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change	7-2021	8-2021	Change	7-2021	8-2021	Change	8-2020	8-2021	Change	8-2020	8-2021	Change
\$99,999 and Below	77	43	-44.2%	4	0	-100.0%	2	2	0.0%	0	0	--	45	24	-46.7%	2	0	-100.0%
\$100,000 to \$199,999	167	142	-15.0%	6	4	-33.3%	7	15	+114.3%	0	0	--	104	82	-21.2%	3	4	+33.3%
\$200,000 to \$299,999	311	292	-6.1%	65	28	-56.9%	18	26	+44.4%	0	0	--	194	159	-18.0%	44	9	-79.5%
\$300,000 to \$399,999	411	387	-5.8%	35	43	+22.9%	33	41	+24.2%	1	5	+400.0%	282	204	-27.7%	18	26	+44.4%
\$400,000 to \$499,999	335	409	+22.1%	18	21	+16.7%	42	44	+4.8%	7	3	-57.1%	222	248	+11.7%	11	18	+63.6%
\$500,000 to \$699,999	258	462	+79.1%	8	15	+87.5%	57	71	+24.6%	2	0	-100.0%	182	315	+73.1%	5	10	+100.0%
\$700,000 to \$999,999	77	212	+175.3%	2	8	+300.0%	28	31	+10.7%	0	2	--	51	157	+207.8%	1	4	+300.0%
\$1,000,000 to \$1,999,999	17	80	+370.6%	1	0	-100.0%	12	6	-50.0%	0	0	--	14	52	+271.4%	1	0	-100.0%
\$2,000,000 and Above	4	10	+150.0%	0	0	--	0	2	--	0	0	--	3	6	+100.0%	0	0	--
<b>All Price Ranges</b>	<b>1,657</b>	<b>2,037</b>	<b>+22.9%</b>	<b>139</b>	<b>119</b>	<b>-14.4%</b>	<b>199</b>	<b>238</b>	<b>+19.6%</b>	<b>10</b>	<b>10</b>	<b>0.0%</b>	<b>1,097</b>	<b>1,247</b>	<b>+13.7%</b>	<b>85</b>	<b>71</b>	<b>-16.5%</b>

# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

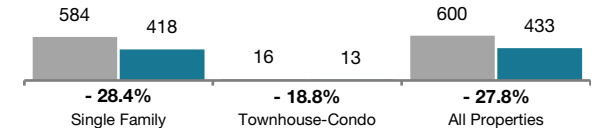
## By Price Range – All Properties

■ 8-2020 ■ 8-2021



## By Property Type

■ 8-2020 ■ 8-2021



### Year over Year

### Compared to Prior Month

### Year to Date

By Price Range	Single Family			Condo			Single Family			Condo			Single Family		Condo	
	8-2020	8-2021	Change	8-2020	8-2021	Change	7-2021	8-2021	Change	7-2021	8-2021	Change				
\$99,999 and Below	24	11	-54.2%	0	0	--	10	11	+10.0%	0	0	--				
\$100,000 to \$199,999	57	23	-59.6%	0	0	--	26	23	-11.5%	0	0	--				
\$200,000 to \$299,999	76	35	-53.9%	6	0	-100.0%	47	35	-25.5%	0	0	--				
\$300,000 to \$399,999	97	48	-50.5%	5	5	0.0%	50	48	-4.0%	7	5	-28.6%				
\$400,000 to \$499,999	82	49	-40.2%	1	1	0.0%	47	49	+4.3%	1	1	0.0%				
\$500,000 to \$699,999	87	88	+1.1%	2	4	+100.0%	81	88	+8.6%	7	4	-42.9%				
\$700,000 to \$999,999	82	79	-3.7%	2	1	-50.0%	77	79	+2.6%	1	1	0.0%				
\$1,000,000 to \$1,999,999	60	63	+5.0%	0	2	--	62	63	+1.6%	1	2	+100.0%				
\$2,000,000 and Above	19	22	+15.8%	0	0	--	20	22	+10.0%	0	0	--				
<b>All Price Ranges</b>	<b>584</b>	<b>418</b>	<b>-28.4%</b>	<b>16</b>	<b>13</b>	<b>-18.8%</b>	<b>420</b>	<b>418</b>	<b>-0.5%</b>	<b>17</b>	<b>13</b>	<b>-23.5%</b>				

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	A count of all the listings that went into Pending during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sold Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sold Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.



Bill Almquist &lt;bill.almquist@cityofsalida.com&gt;

## Short Term Rental Moratorium - Addressing Salida's Housing Crisis

Lesley Fulton &lt;lesleywrenfulton@hotmail.com&gt;

Thu, Sep 30, 2021 at 9:13 AM

To: "dan.shore@salidaelected.com" <dan.shore@salidaelected.com>, "jane.templeton@salidaelected.com" <jane.templeton@salidaelected.com>, "Justin.critelli@salidaelected.com" <Justin.critelli@salidaelected.com>, "mike.pollock@salidaelected.com" <mike.pollock@salidaelected.com>, "harald.kasper@salidaelected.com" <harald.kasper@salidaelected.com>, "alisa.pappenfort@salidaelected.com" <alisa.pappenfort@salidaelected.com>, "pt.wood@salidaelected.com" <pt.wood@salidaelected.com>  
Cc: Bill Almquist <bill.almquist@cityofsalida.com>

Dear Council Members,

I'm writing you today to ask that you extend the moratorium on new STR licenses in Salida and to impose much lower caps on future STR licenses than those that were proposed during the 9/21 City Council Meeting.

Salida already has more than enough STRs to support visitors to our sweet, charming town, and it's in the best interest of our community to not allow more until adequate long term housing solutions are made available for residents. Discussing adding more STRs for primary residences and/or second homes when so many people in our community are facing homelessness or housing insecurity is callous at best.

Our community is already suffering and will continue to suffer if drastic measures aren't taken to protect the real people that live and work in Salida. We don't want to be like Breckenridge or Crested Butte, but that's exactly where we're headed. I, like so many others, will be forced out of Salida because of what's happening with our housing market if you don't intervene to stop more STRs from taking away housing inventory that could be homes for the very real people who make our town so special. Many locals will more than likely never be able to own a home in Salida because of the massive buy out of inventory by second home owners that's already been allowed to occur, so at the very least, our elected officials should do whatever is possible to ensure we have adequate options for long term housing. Again, we're talking about **real people who need homes now** vs. the right to profit on Airbnb.

I am personally impacted by the housing crisis and believe that the right to long term housing must be addressed first and foremost. I was recently forced to move because my landlord wants to turn his rental property into a STR, and I've been displaced from Salida for a month while waiting for a new LTR to open up. My story is a best case scenario because I have friends in another town **3 hours away from Salida** who could temporarily house me. Many other locals who find themselves between homes are not as lucky and are living in their cars, sleeping on friends' couches and camping on S Mountain.

We've already allowed the STR situation to get completely out of hand, so now is the time to course correct. My right to housing should trump the right to cash in on Airbnb. **People over profit – It's that simple.** Allowing STRs to increase by as much as 70% in some areas completely misses the mark on what our community needs right now: real solutions for the real, local people that make Salida a special place.

Thank you,

Lesley Fulton  
Salida Resident

P.S. You may recall a similar letter from me a few months back when I was voicing my support for the Upchurch Property being rezoned into the city of Salida. I would like to share that I'm deeply disappointed that what was originally positioned as a win for affordable and attainable housing is actually another overpriced housing development that will not provide homes that the majority of Salida residents can afford. It seems that the development is skirting the Inclusionary Housing requirements by offering the very bare minimum of low income units possible when the people of Salida were led to believe this development would provide many new homes to both low and middle income residents. I urge you to do whatever is possible to ensure that the Upchurch development prices the 6 homes they've promised to offer to Salida residents first at a truly attainable price point that is affordable for middle income residents.



Bill Almquist &lt;bill.almquist@cityofsalida.com&gt;

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## STR rental caps

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**marcus klump** <mklump2000@yahoo.com>

Tue, Sep 28, 2021 at 7:35 AM

To: bill.almquist@cityofsalida.com, kathryn.dunleavy@cityofsalida.com, kristi.jefferson@cityofsalida.com

I am writing you in response to the planning commission meeting 9/27/21. Specifically their recommendations on STR caps in the five zones.

I am against caps BUT if there are to be caps there should be caps in all zones. If a major concern is artificial valuation of property due to its ability to obtain a STR license, then every zone must have a cap or no caps at all. Otherwise the C2 and Hwy 50 zones valuation will be inflated and the residential and 291 corridor will be devalued. Downtown is where everyone wants to live and Hwy 50 is supposed to be affordable new development. Both of which will not be possible if there are caps in some zones and not others.

I was also surprised that it seemed no one on the planning commission had knowledge that the 291 corridor is zoned C1. The same zoning as Hwy 50. If one spends anytime in that zone it is quickly realized it does not have a neighbor feel as the commission claimed in the meeting. There are many businesses and the traffic is very loud. The many years that I have been here the city has encouraged the 291 corridor to become more commercial in nature. The cap in 291 corridor should have a minimum of 100.

Thanks for your time. I hope this was the proper place to voice my concerns.

Marcus Klump

Sent from my iPad

September 20, 2021

To the Salida City Council Members:

We are writing you to provide our thoughts with regards to the proposed new ordinance regarding short-term rentals (STRs) in Salida.

We absolutely love the City of Salida. We have been visiting for years and enjoy our time there, no matter the season. During our visits we have stayed in all sorts of places including the Creekside Chalets, the Salida Hostel and in various STRs. We especially love staying closer to downtown so we can visit some of our favorite places such as Amicas Pizza and the Little Red Hen Bakery.

While we love the area, our home is in Denver. Our jobs are there, as is the life we have built over several years. We are not at a point in our lives where permanently moving from Denver is a practical option. Like most Denver residents we have a love of the mountain towns and like to visit as often as possible. Salida is both far enough away to provide the respite we often seek and close enough where we can make it a quick, hassle-free trip if we want to.

We are at a point in our lives where we can afford to have that regular vacation spot and enjoy life away from the city as often as we can. So, earlier this year we decided since we love Salida so much, we should look for a place we can purchase so we can come more often and stay "rent free". With the help of a local Realtor (Adriana De Anda of Pinon Real Estate Group), we were introduced to the new Two Rivers neighborhood along Route 50. Even though construction had barely begun, we reviewed the plans and decided to put a contract down on one of the studio condos being built in the commercial buildings in this neighborhood. We have established our financing through a local mortgage lender (Matt Wierzbinski of PeakView Mortgage) and even have been in discussion with the folks at Su Casa with regards to furnishing the place.

We put the contract on the condo with the intent to have it be a STR based on the current ordinance for commercially zoned real-estate in Salida. Having the place as a STR provides several benefits to us personally as it will (a) help offset the cost of the property and (b) enable us to grow our financial portfolio. Having the place as a STR provides many benefits to the City of Salida and Chaffee County as well. For example, if the condo is consistently in use, there is less chance of vandalism or crime happening in and around a vacant property. It would also be beneficial to the City and County as there would be upwards of 20 days a month that someone could be renting the property and be spending money in Salida (restaurants, recreation, etc.), outside of the 5-7 days a month we would be using it. We would also be investing in a local property management business (Terry Deveney of Pinon Vacation Rentals) to take care of the condo between rentals for us as we live too far away to do that ourselves.

When we looked at the material for the Two Rivers community, we liked that it was a planned development community being built as mixed-use (both commercial and residential). The property we have contracted is a 600 square foot studio condo. It is purposely built for STR use. It is the perfect size for couples or a small family to use for days or a week at a time to take a break from their daily routine. Being that it is a studio, where one room contains the sleeping, living, and cooking areas, it is not practical for long-term occupation. Limiting the ability to have these types of properties listed as a STR would not change its original function per the plans for the community.



Limiting STR licenses to Chaffee County residents and putting a cap on the amount of properties than can be a STR seems drastic and has the potential to do more harm than good. Will similar ordinances be considered for other types of business operations in Salida and Chaffee County? Will people from outside of Chaffee County be able to own and operate a gas station, a grocery store, an art gallery, a restaurant, or a recreational business? How many of those types of businesses are owned by people outside of Chaffee County? I'm willing to bet a sizable amount. Additionally, as these properties come up for re-sale over the course of time, limiting the ability to list as a STR to Chaffee County residents and a STR cap is likely to significantly impact their re-sale value and make it a less attractive investment for the next buyers of the property, especially in commercially zoned areas. Again, these communities were purpose built for this.

Furthermore, if one of the underlying problems that is attempted to be addressed by the proposed ordinance changes is affordable housing, pricing a 600 square foot studio condo at nearly \$400,000 will not address that challenge. There are other, much more effective ways to address that problem with developers as permits are sought for the new communities they wish to develop.

As I hope you can see, we are not some faceless corporation. We are a couple that loves Salida, who wants to invest in a home in Salida, who wants to share our love of Salida with other guests to the town through short-term rental. We cannot be the only couple in this boat. It would be devastating to us if we had to back out of this opportunity because of the proposed ordinance changes which would prohibit us from listing the condo as a STR, which would benefit everybody.

We would be interested in staying up to date on the proceedings as well as being able to represent ourselves, and other like us during this time. If you have any questions for us or would like to discuss anything in this letter in person, please contact us. Contact information is provided below.

Regards,

Mike and Kristen Day

Mike Cell: 703-728-6010

Kristen Cell: 703-728-8900

Email: vtgrads@hotmail.com



Bill Almquist &lt;bill.almquist@cityofsalida.com&gt;

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## Proposed changes to STR ordinance

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shannon leonard <momhdk@gmail.com>

Fri, Oct 1, 2021 at 12:57 PM

To: "pt.wood@salidaelected.com" <pt.wood@salidaelected.com>, "dan.shore@salidaelected.com" <dan.shore@salidaelected.com>, "jane.templeton@salidaelected.com" <jane.templeton@salidaelected.com>, "Justin.critelli@salidaelected.com" <Justin.critelli@salidaelected.com>, "mike.pollock@salidaelected.com" <mike.pollock@salidaelected.com>, "harald.kasper@salidaelected.com" <harald.kasper@salidaelected.com>, "alisa.pappenfort@salidaelected.com" <alisa.pappenfort@salidaelected.com>, bill.almquist@cityofsalida.com

To whom it may concern:

I appreciate the time that has been dedicated to reviewing the STR ordinance, and as a Colorado native, I also understand that you all would like to make decisions that both maintain the current community feel and allow Salida to mature.

Although I align with the goals of providing affordable housing for Salida workforce, maintaining the charm of Salida and slowing the price increases in real estate in Salida, I do not agree with some of the proposed options to achieve these goals.

I believe that the city has done an amazing job limiting the number of STR licenses to date and in so doing have achieved much of what has been set out as the goals stated above and I support the cap system because it works.

I do not support some of the other proposed changes to the ordinance: 1) the treatment of all zoning areas as the same, 2) the residency requirements and 3) the transferability of the STR licenses.

Here is the logic behind my opinions: 1) commercial and residential zoning is different and the purchase of properties in each zone is likely based on different considerations (namely commercial properties are used for business purposes as denoted by the zone name) and the value of these properties upon purchase and sale rely on zoning- commercial and residential areas may see a difference in percent increase during the same time period based on supply and demand. 2) regardless of residency, property owners have invested interests in Salida. They may be different, but also the interests of a young family may be different than those of a retired couple or a single person that intends to live in Salida as a short term home on their journey across the country (and many other demographics that have been drawn to Salida). Limiting the STR licenses to those who are Chafee county residents limits the diversity of the property owner in the community and reduces the economic benefit to the town of outside money. 3) If the STR licenses are non-transferable, the commercially zoned properties could become either vacant when out of town owners are not occupying the units (like Aspen during the off season), or the prices will come down, making the downtown area possibly more unkept and less desirable to patronize as a destination.

The provision of affordable housing has always been a challenge, but perhaps the fees incurred from such things as STR licenses or local taxes could be applied directly to programs from affordable housing if they are not being used in such a way already. The economic benefit that STRs provide in Salida should be in some way applied to this issue. The charm of Salida will be maintained by economic support and invested individuals (STRs provide this economic boost and property owners should be invested by virtue of their ownership). The increase in property value is based on the supply and demand (Chafee County already has limited growth potential with protected land etc.) and zoning requirements.

The development and shaping of a community is a huge responsibility. I would only ask that you consider the view points of those who are vested in Salida as you make the best decisions for the growth of this community going forward.

Feel free to reach out if you have any questions.

Sincerely,

Shannon Leonard

303-888-3148

Dear Salida City Council, Mayor and City Staff-

10/1/2021

RE: Short Term Rental ordinance

First, I'd like to say the City and Council is doing a great job regulating vacation rentals in residential zones. These rules have maintained the residential neighborhood feel and character, and in my opinion have been a very good change. However, I think restrictions in commercial zones are a different story and will have unintended consequences if not done thoughtfully. If all of the proposed restrictions are implemented then short-term rentals will likely be the most highly regulated business in Salida. While I do think they need to be regulated, they seem to be a scapegoat right now for the affordable housing issue and thus are being treated unfairly. STRs in commercial zones add huge economic benefit to our community, let's work together to ensure the restrictions do not effectively eliminate STRs and their attached community benefits.

Restrictions I like ... I do like the City's idea of implementing a cap to help regulate the # of STRs. I think if you put a cap on the STR #s then that solves the problem of having too many and would eliminate the need to further restrict where an STR owner lives. I also really like the idea of significantly raising the permit/licensing fee for STRs and funneling those funds to affordable housing. By raising the fee you would also be leveling the playing field with motels and hotels that have to pay commercial property taxes. Why not leverage the success of STRs to help pay for affordable housing? It would be a win-win. Most of the STRs are actually 2<sup>nd</sup> homes that are rented when the owner is not in town. Why not implement a tax or fee on sales of 2<sup>nd</sup> homes (I believe Crested Butte is considering this)? Once again, these funds could be directed to affordable housing needs.

Restrictions I don't like ... I am completely against making Chaffee County residents the only ones that can get a STR permit/license. If you impose a cap then it shouldn't matter where one lives. The cap stabilizes the numbers regardless of residency. People that live in Salida and/or Chaffee County don't usually buy properties and use them as vacation rentals. Some do, but most do not. And currently nothing excludes a Chaffee County resident from acquiring a STR permit. The vast majority of STR owners use them as 2<sup>nd</sup> homes primarily and vacation rentals secondarily -when they are not occupying them. STRs are not always huge money makers, like many would make you believe. When you factor in mortgages, utilities, furnishings, insurance, cleaning fees, and 25%-30% management/booking fees, etc. you do not end up making nearly as much as many are claiming. In most cases the income does even cover one's mortgage & expenses. These are 2<sup>nd</sup> homes and if they can't be a STR, would not be long term rentals either, because the owners occupy them too. Again, this rule seems unfair...will the City be requiring other businesses to be owned by Salida/Chaffee County residents? If so, would Natural Grocers and Safeway have to leave? Would most of the businesses on Highway 50 be allowed? This particular rule seems like biased and discriminatory treatment.

Lastly, properties that are in C1 and C2 zones are in highly desired areas -downtown and on the river, and these locations will never be affordable rentals or homes for sale. Heavily restricting STRs in this area will not noticeably help affordable housing. In addition, we are talking about properties that are in business zones- located above bars, restaurants, near banks, near grocery stores, auto garages, lumber yards and retail shops. These are business districts and the appropriate place to have vacation rentals. In these commercial districts STRs are economic drivers that support local businesses. The renters' shop and dine at our local businesses, as well as the non- resident owners. The City and County are marketing Salida as a tourist destination and tourism is Salida's biggest industry. If vacation rentals are drastically reduced or eliminated where will all these people stay? The hotels are already full. And who will support our local businesses? Another idea to support affordable housing would be for the City to start allocating marketing dollars towards affordable housing.

Thanks for listening. I really do think the City is on the right track with these regulations. I just don't think they need to throw the kitchen sink at it. Please reconsider implementing the "Chaffee County residents only" rule. I believe this is overboard and punitive. By implementing caps on vacation rentals and significantly increasing fees, it should produce the results you are looking for.

Sincerely,

Susan Dempsey Hughes



Bill Almquist &lt;bill.almquist@cityofsalida.com&gt;

## Thoughts on Short-Term Rental Ordinance Proposals

**Adriana De Anda** <adeanda@pinonrealestate.com>

Mon, Sep 27, 2021 at 4:51 PM

To: Mike Day <vtgrads@hotmail.com>, "pt.wood@salidaelected.com" <pt.wood@salidaelected.com>, "dan.shore@salidaelected.com" <dan.shore@salidaelected.com>, "Justin.critelli@salidaelected.com" <Justin.critelli@salidaelected.com>, "mike.pollock@salidaelected.com" <mike.pollock@salidaelected.com>, "harald.kasper@salidaelected.com" <harald.kasper@salidaelected.com>, "alisa.pappenfort@salidaelected.com" <alisa.pappenfort@salidaelected.com>, "bill.almquist@cityofsalida.com" <bill.almquist@cityofsalida.com>, "kathryn.dunleavy@cityofsalida.com" <kathryn.dunleavy@cityofsalida.com>, "kristi.jefferson@cityofsalida.com" <kristi.jefferson@cityofsalida.com>, "franco.palumbo@cityofsalida.com" <franco.palumbo@cityofsalida.com>, "publiccomment@cityofsalida.com" <publiccomment@cityofsalida.com>

Mike and Kristen;

Thank you for cc'ing me on this.

I would like to add a few additional thoughts:

Adding caps on commercially zoned areas has been widely accepted from a 'boots on the ground' perspective. I believe adding the Chaffee County residency requirement is redundant in its efforts to curb demand. Following the county's lead in just prioritizing Chaffee County residents in the waitlist as opposed to barring non-residents altogether would be an understandable step from where we are currently.

An example I've seen recently that outlines the unintended consequences of restricting to Chaffee County Residents is with a property in the Palace Hotel. Without the ability to use this as a short-term rental, the property has a much higher chance of sitting on the market, vacant, because of a much narrower prospective buyer profile. In this particular case, it creates an environment where the prospective buyer is limited to someone who wants to live in a downtown hotel room in an area which primarily services our tourism.

Many thanks to the staff for their time on this topic and the willingness of our elected officials to be open to consider these comments.

### Adriana De Anda, Broker Associate

Pinon Real Estate Group

201 F Street | Salida, Colorado | 719.539.0200 (office)

pinonrealestate.com | adrianamdeanda@gmail.com

719.239.0206 (direct)

2018 - present Realtors of Central Colorado Professional Development Chairperson

2018 - present Realtors of Central Colorado, Board Treasurer

2015 - 2017 Realtors of Central Colorado, Director

*1% of Adriana's income is donated to Chaffee County Habitat for Humanity : giving a hand up; transforming lives through education and homeownership. Visit [chaffeehabitat.org](http://chaffeehabitat.org)*

Item 5.

**From:** Mike Day <vtgrads@hotmail.com>

**Sent:** Monday, September 27, 2021 11:33 AM

**To:** pt.wood@salidaelected.com <pt.wood@salidaelected.com>; dan.shore@salidaelected.com <dan.shore@salidaelected.com>; dan.shore@salidaelected.com <dan.shore@salidaelected.com>; Justin.critelli@salidaelected.com <Justin.critelli@salidaelected.com>; mike.pollock@salidaelected.com <mike.pollock@salidaelected.com>; harald.kasper@salidaelected.com <harald.kasper@salidaelected.com>; alisa.pappenfort@salidaelected.com <alisa.pappenfort@salidaelected.com>; bill.almquist@cityofsalida.com <bill.almquist@cityofsalida.com>; kathryn.dunleavy@cityofsalida.com <kathryn.dunleavy@cityofsalida.com>; kristi.jefferson@cityofsalida.com <kristi.jefferson@cityofsalida.com>; franco.palumbo@cityofsalida.com <franco.palumbo@cityofsalida.com>

**Subject:** Thoughts on Short-Term Rental Ordinance Proposals

[Quoted text hidden]



Bill Almquist &lt;bill.almquist@cityofsalida.com&gt;

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## New home owners in Salida

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**Catherine Dunham** <catherine@csdunham.com>  
To: bill.almquist@cityofsalida.com

Mon, Sep 27, 2021 at 3:22 PM

Hello Bill and Planning Committee,

>

> Regarding the current moratorium on issuing short term rental licenses, we understand that the city is currently reviewing a proposed ordinance which will limit the licenses issued.

>

> This summer, we purchased 728 Oak Street Unit N, a condo unit in a commercially-zoned area in Salida. Our contract was signed on July 5th and purchase was completed on August 11th.

>

> Our understanding is that since the contract on the property was executed prior to July 20th, the beginning date of the moratorium, there would be an exception on the proof of Chaffee County residency.

> Could you please verify that due to our purchase timeline we are in fact grandfathered into our ability if we choose to Short term lease and we are an exception to proof of Chaffee County residency.

Thank you,  
Clint and Catherine Dunham

>



Bill Almquist <bill.almquist@cityofsalida.com>

## Fwd: Short Term License Ordinance

**Public Comment** <publiccomment@cityofsalida.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Mon, Sep 27, 2021 at 4:43 PM

----- Forwarded message -----

From: **Terry Deveney** <tdeveney@pinonrealestate.com>

Date: Mon, Sep 27, 2021 at 3:35 PM

Subject: Short Term License Ordinance

To: publiccomment@cityofsalida.com <publiccomment@cityofsalida.com>, pt.wood@salidaelected.com <pt.wood@salidaelected.com>, dan.shore@salidaelected.com <dan.shore@salidaelected.com>, jane.templeton@salidaelected.com <jane.templeton@salidaelected.com>, Mike Pollock <mike.pollock@salidaelected.com>, harald.kasper@salidaelected.com <harald.kasper@salidaelected.com>, justin.critellia@salidaelected.com <justin.critellia@salidaelected.com>, alisa.pappenfort@salidaelected.com <alisa.pappenfort@salidaelected.com>

Dear Council Members,

In regards to the proposed changes to STR License-

- Limiting the number of license granted MAY have an impact on real estate pricing- however, pricing would have to be reduced significantly to be considered "affordable." I don't foresee current market values dropping that significantly anytime in the near future.
- Second homeowners purchased properties for personal enjoyment- short term renting off-sets cost, but is not necessary. These homeowners will not rent long term, as they want to enjoy their homes thru the year. Therefore these homes will sit vacant- this will negatively impact the sales tax, revenue for restaurants, art galleries, bike shops, etc., generated by vacation rental guest
- If these homeowners do consider renting long term it will not be affordable-
- I own a vacation rental management company and employee approximately 20 people. These restrictions could jeopardize the livelihood of many of my employees, who live and work in Chaffee County.

My support and suggestions:

- Allow Chaffee County residents to have priority in obtaining a STR license- not restricting the license to county residents only.
- Allowing the proposed cap in the commercially zoned areas.
- Tax STR's at the same rate as hotels.
- Allow only one entity to hold a license

Thank you for your consideration-

Best,

**Terry Deveney, GRI**

Owner/Manager Pinon Vacation Rentals



9/27/21, 4:45 PM

City of Salida Mail - Fwd: Short Term License Ordinance

Associate Broker, Pinon Real Estate Group

719-293-3333

Sent from [Mail](#) for Windows 10

Item 5.



339 E Highway 50, Suite 103  
Salida, CO 81201  
(719) 239-2018  
www.chaffeecountyedc.com  
info@chaffeecountyedc.com

August 11, 2021

Salida City Council  
448 E. First Street, Suite 112  
Salida, CO 81201

RE: Impact to Jobs, Investment From Limiting Short-Term Rentals (STRs) in Commercial Zones

Dear Councilmembers:

The staff, board, and membership of the Chaffee County Economic Development Corporation appreciates the urgency of the affordable housing shortage in the City of Salida and commends your historical and current commitment to finding meaningful solutions. However, we do not view the limiting of short-term rentals (STR's) in commercial zones to be an optimal solution.

As you develop your long-term course of action on this issue, we request that you create opportunities to hear directly from those business leaders who are negatively impacted by the unintended consequences of the recent moratorium on this issue.

Of particular note:

- Construction and development are long-term processes and related capital investment and job creation depends on stable, predictable public policy. The recent moratorium on this issue, while well intentioned, represents a significant mid-stream change to previously agreed upon policy created through robust public input.
- This change creates unintended negative consequences jeopardizing tens of millions of dollars of investment already secured and countless jobs yet to be created in the creation of new mixed-use development in commercial zones.



- Mixed-use projects in commercial zones create desirable, safe, activated spaces 24 hours a day, in zones the Planning Commission has previously identified through public input as well suited for this type of development.
- These projects often donate land to the City’s affordable housing partners and all meet the affordable housing requirements mandated by the City.
- While some residential units in these zones will be short-term rentals in the near term, they provide valuable housing options for workers in numerous construction and building trades in the near term, and may well become long-term rentals in the future as market preferences change.

In order to better understand these concerns, the Chaffee County EDC requests that negatively impacted businesses be allowed an opportunity to contribute to a public conversation to guide future policy on STRs in commercial zones.

Sincerely,



Jake Rishavy  
Executive Director  
Chaffee County Economic Development Corporation



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**STR Discussions**

---

bgray@chaffeeconomy.org <bgray@chaffeeconomy.org>  
To: Drew Nelson <drew.nelson@cityofsalida.com>  
Cc: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Sep 1, 2021 at 10:01 AM

Greetings Drew and Bill,

I wanted to touch base with you regarding the Council's discussions regarding short term rentals. I will attend the next few meetings about this topic, and I would like opportunity to speak on the subject. Please let me know if you'd prefer I do this during "citizen comment" or some other fashion.

I'm sharing with you the attached word doc, which summarizes some Salida-specific responses to a recent survey conducted by the Community Engagement committee on the Chaffee housing Authority. The quotes pulled out are particularly poignant to the STR discussion.

In response to the staff recommendations made August 16<sup>th</sup>, I encourage you to consider the needs of local workforce residents as you navigate this discussion. One approach I will advocate for is to be sure there are *at least* as many permanently affordable long term housing units as there are short term rentals in the four districts/zones being evaluated. One approach could be that in each of these zones/districts there is an inclusionary policy that allows the following unit mix:

- 1/3 Permanently affordable housing units
- 1/3 Short term rentals
- 1/3 market rate housing units

This would at least demonstrate that workforce housing takes the same priority as the tourism and development communities.

Please let me know how and when you would prefer I communicate this recommendation to your Council members.

With great appreciation,

Becky Gray


Director of Housing

Chaffee County, Colorado

719-239-1398

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This message has been scanned for viruses and dangerous content by **MailScanner**, and is believed to be clean.

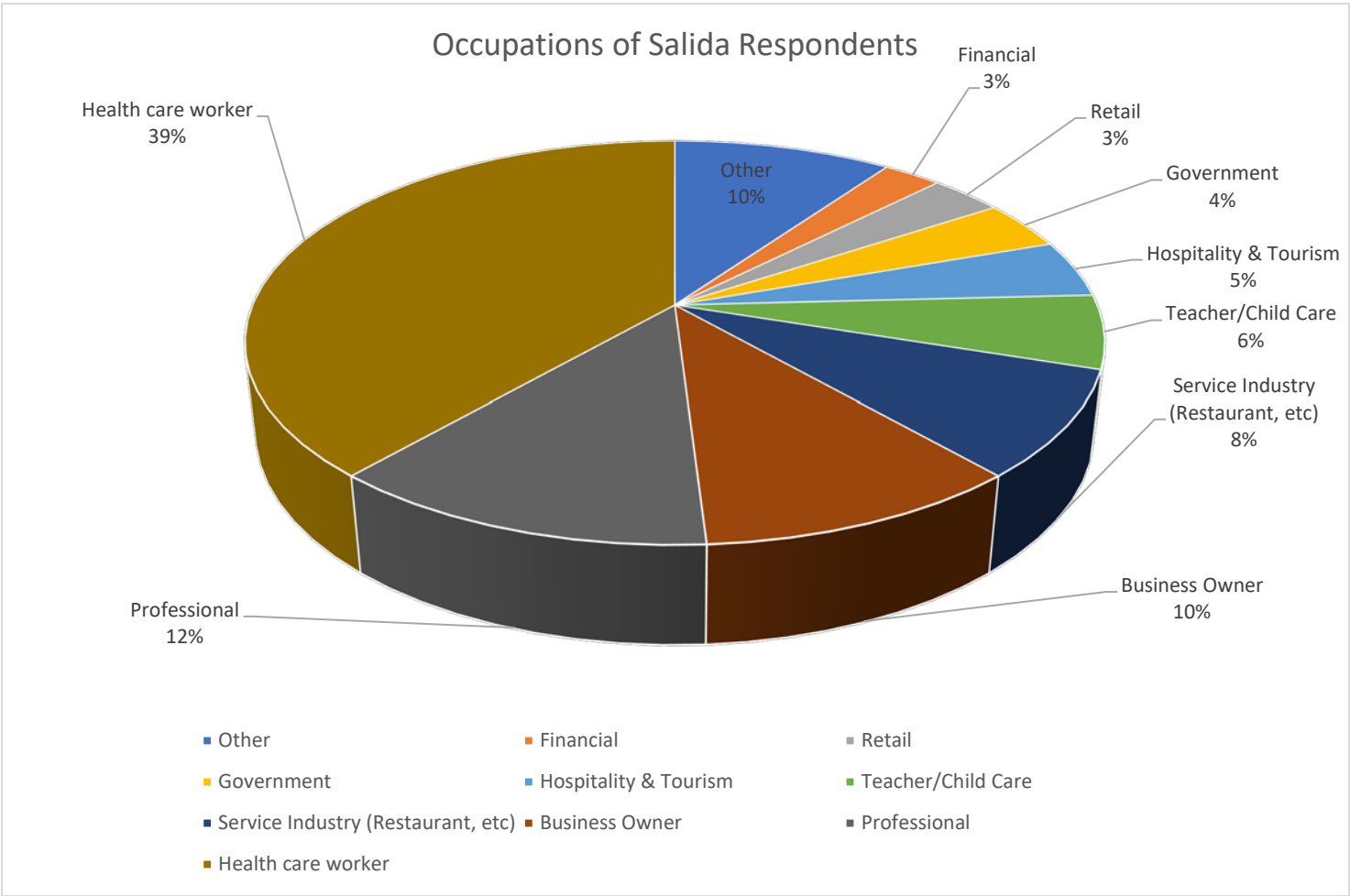
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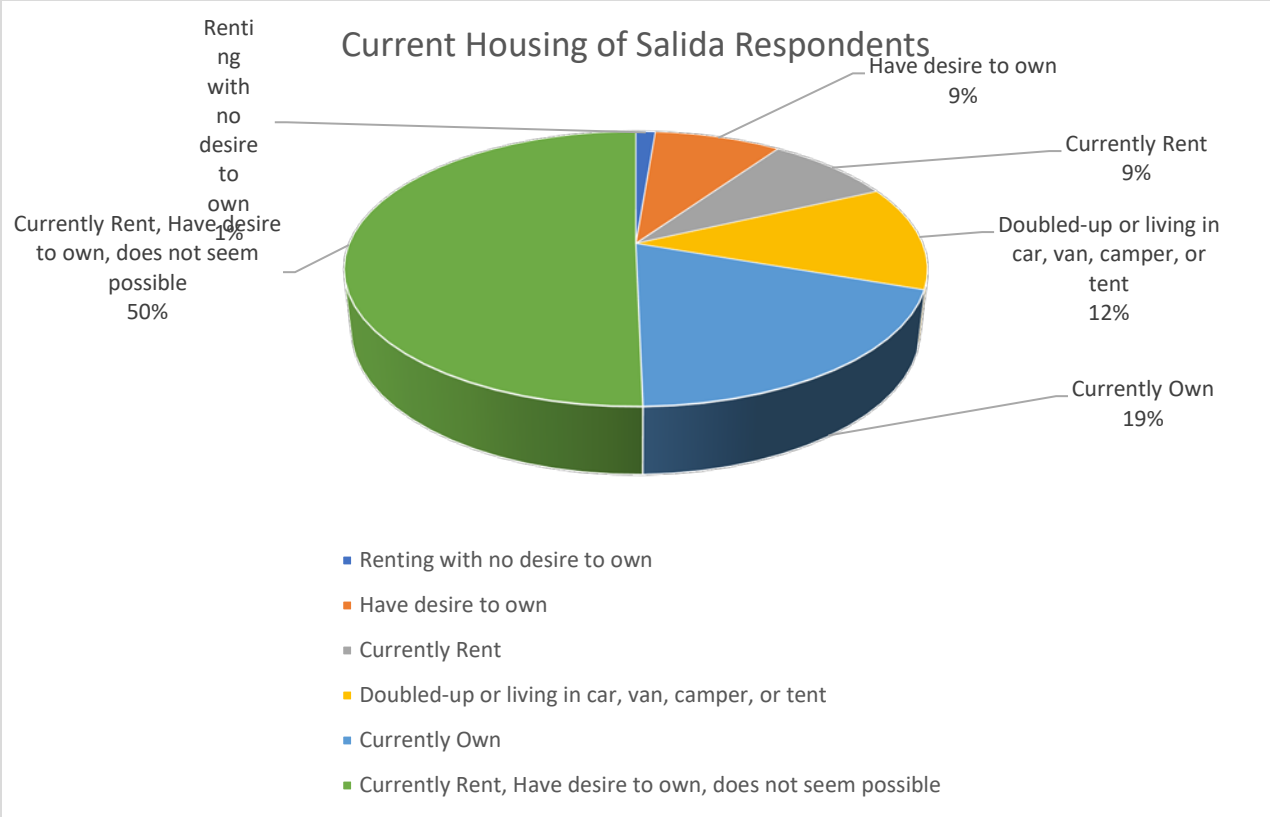
 **Chaffee Housing Authority Survey Salida specific August 2021.docx**  
33K

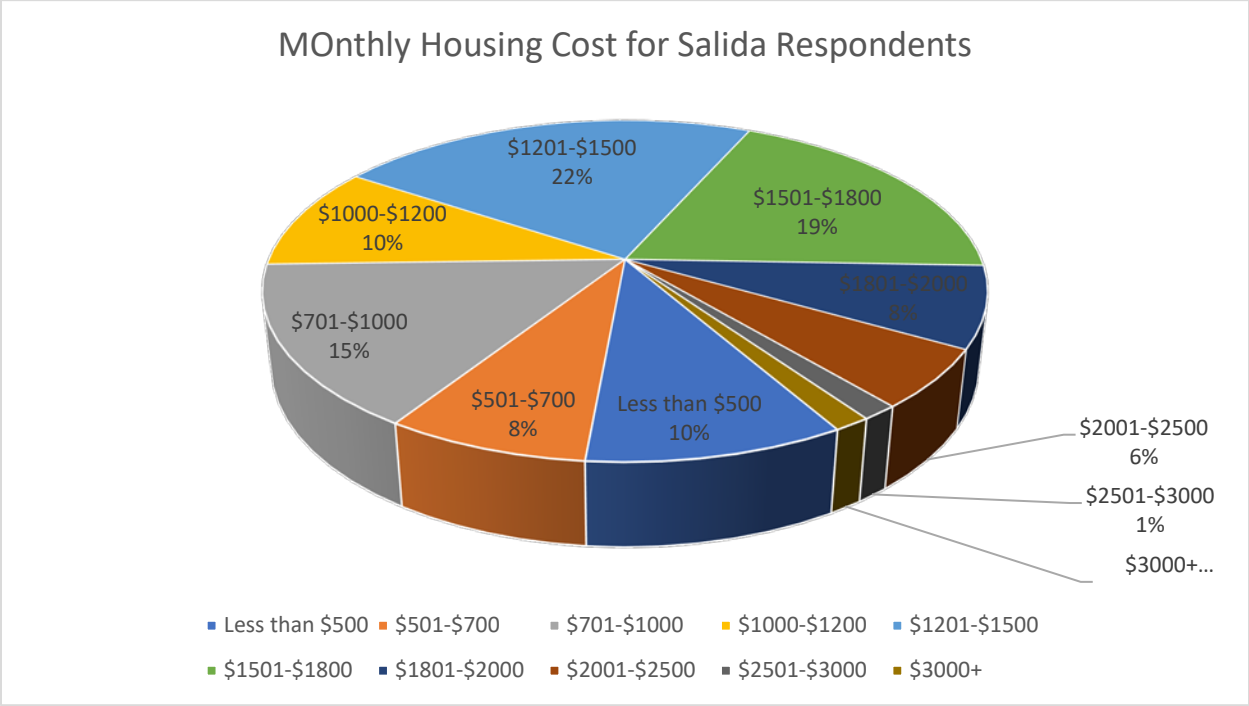
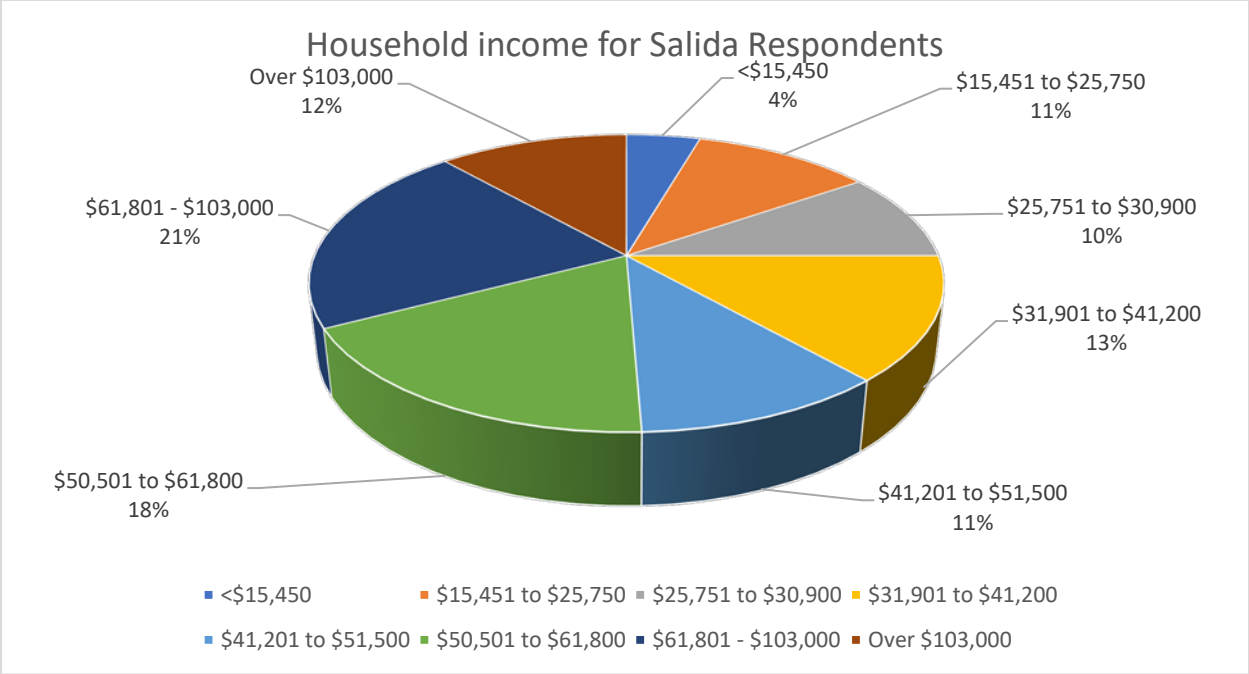
Chaffee Housing Authority – Housing Survey, conducted August 2021

286 total responses as of 9/1/2021

158 reported their primary residence to be in Salida







“I’m currently work three jobs and going to school while living in my car. It’s difficult to find a room or an apartment out here. I’ve tried for a year and eventually will move on in 2022, but I hope in the future there are more housing options for potential people who move out here.”

“We need more long term rentals. The city must understand this and not be afraid to push for it. It’s more about the humans that have lived here forever and Salida’s workforce. It’s heartbreaking that businesses are closed because of lack of help. And native families that have a bad run, that cannot afford to get back in their feet here because there are NO options!! And people that state “affordable housing”, must ask affordable for whom?”

“I am sorry but the city has ruined this town with letting so many air bnb come into Chaffee county’s. City council needs to do something about this now that they let this happen.”

“I would love to buy instead of rent. It is impossible to find something affordable and not enough inventory. Too many short term rentals pushing prices out of reach.”

“It would be helpful if there were more regulations around Air BNB's, as it is impossible to find a fairly priced home for sale, and the number of Air BNB's make renting very difficult. It does not support individuals who work in and support the actual community. It makes me not want to live here or invest in the community any longer.”

“More long term rentals for locals working in Salida. Pet friendly a must.”

“I've struggled to find long-term rentals or even something affordable to buy ; because it boils down to who you know whether you get a discounted rental rate and how long your lease is going to be. I've been trying to buy for over a year now; I've given up on that thinking..... I'd believed this community and County was a champion for their citizens.... when in fact they're more concerned about the tourism dollars.”

“I observe that it is the lack of regulation of vacation rentals that is killing our local access to housing--it also drives prices up both for rentals and home purchases, as well as outside commodification interests of our beautiful area.”

“Progressive, aggressive housing reform that prioritizes the people that work and live here.. those of us that bring value to this place have no voice. Vacation home and second home moratorium, much higher fees, use to income to build or buy back housing appropriate for Chaffee (not apartments, this isn’t Denver).”

“There needs to be less vacation rentals/second homes from people who don’t live here. We are open to buying but prices are skyrocketing because people from out of county/state/country are buying them all up as rentals and charging ridiculous rental prices. There should be a higher property tax or something on those people buying houses that don’t use them as a primary residence.”

“Stop letting second homeowners gobble up all of the inventory for Airbnb!!! We have nowhere to live as locals!!!!!!”





## Fwd: Attention: Planning Commission

**Public Comment** <publiccomment@cityofsalida.com>  
To: Bill Almquist <bill.almquist@cityofsalida.com>

Tue, Sep 7, 2021 at 1:07 PM

Bill,  
Just wanted you to see this. She'd like it forwarded to the Planning Commission.

Erin

----- Forwarded message -----

From: **Jessica Wierzbinski** <wierzbinski@msn.com>  
Date: Mon, Sep 6, 2021 at 9:37 PM  
Subject: Attention: Planning Commission  
To: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com) <[publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)>

If I am sending this to the wrong address, please advise as to how I can get it before the planning commission in advance of their discussion of this topic.

This is the letter I'm sending to city council persons, and so I would like to get it before the eyes of the planning commission as well....

Dear City Council member,

Regarding the current moratorium on short term rentals, especially as it applies to historic downtown Salida, I applaud the city for being proactive in protecting long-term housing and preserving the community feel of Salida. However, I question the timing of this moratorium (summer being high season for real estate sales), and certainly the proposed length of it. Many people are left in limbo while the city's decision is pending, and I would ask the council to consider a measure to alleviate that pressure on homeowners and home buyers.

I currently own a condo on C and Sackett Avenue that was my family's primary dwelling until we recently outgrew it. I am trying to sell it in order to buy our "forever home." There is a contract on my condo, and I am under contract on the dream home I'd like to buy. Unfortunately, both of those sales are suspended indefinitely, pending city council's decision on short term rentals.

My condo has been under contract since before the moratorium began, but when the moratorium was announced, the buyers decided they could not proceed with the purchase unless they are able to live in the condo part time and use it as a vacation rental for portions of the year, to help cover their mortgage. Sympathizing with the uncertain situation they've been put in, I agreed to extend the contract for sale to allow time for the city to make their decision. But this puts me in a precarious position to say the least. I risk losing the contract on both homes!

I have a license for short term rentals for the condo, so if that license can be transferred to the new owners, then both of these home sales can go through this fall. And I am not the only STR license holder in the same or a similar position. I know of several buyers and sellers whose investments are tied up right now, pending the city's decision on this. I would urge you to move quickly to allow at least those of us who are under contract to have transferrable licenses, or for the buyers who are currently under contract on commercially zoned properties to be allowed to procure their own license immediately if they choose to, even if the moratorium needs to remain in effect while you hammer out the details of the new licensing restrictions.

Again, I applaud the city for recognizing the local housing crisis and acting on it. I agree there should be a cap on the number of STR licenses available in commercially zoned downtown Salida. Furthermore, allowing licenses in commercial zones to be transferrable to new owners makes complete sense: it would not increase the number of STRs downtown but would simply allow existing businesses to continue to operate as such, unimpeded. It would allow people like me to be able to sell the business they've worked for years to establish; whereas if that possibility is suddenly taken away, my investment crumbles. Honestly, I feel like the city has pulled the rug out from under me here. If my condo becomes suddenly ineligible for an STR license, its value and salability drops considerably.

If I may be so bold as to make recommendations to council on how to protect our downtown and long-term housing without jeopardizing people's investments, I would make the following concrete suggestions, humbly offered for your consideration:

- Limit STR's in downtown commercial zones to somewhere just a little above the saturation level we're now at (because it feels like a pretty good mix of long- and short-term housing downtown right now, such that a small increase in STRs can be sustained without unduly threatening the balance; whereas, dropping the axe on them entirely and unexpectedly feels rather draconian and will certainly cause backlash)
- Allow existing STR licenses in commercial zones to be transferrable to new buyer, upon formal request from said buyers, and requiring a transfer fee to cover administrative costs.
- Require STR owners to pay lodging taxes as they are currently structured, \$3.66 per night rented.
- Remove the cap on the number of nights per year an STR may be rented (since STR's are being compared to hotels and motels, they should be able to rent them out just as frequently as those businesses)
- In both residential and commercial zones, remove any limitations on permanent residents wishing to rent out a portion of their home, or wishing to rent out their entire home for less than 1/3 of the year. (This is how permanent residents can make their personal housing truly affordable for themselves—by renting their homes out while they travel, or renting a room out now and then. This is an affordable housing tool that should not be denied to local homeowners.) Such permanent residents should still be required to hold an STR license from the city and to pay the per-night lodging tax, but their license should not count toward any caps that are put into place.
- Limit the number of STR licenses any given entity can hold for a residence that is not their primary residence to just 1.
- Require all STRs (and hotels and motels) to provide curbside recycling service to their guests. (I realize this last point is rather tangential, but it really should be in place in a town that is such a vacation destination. If you need someone "in the STR industry" to spearhead this as a separate initiative, I'm happy to take that one, and I will likely tackle it once this moratorium/licensing question is resolved. Your direction in that endeavor is most welcome.)

Thanks for your time and attention, and for the hard work you're putting into shaping this important civic policy for our burgeoning town!

Best,

Jess

Jessica

**Stay In Salida**  
719-207-1335  
[Stayinsalida.com](http://Stayinsalida.com)





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## Short Term Rentals

---

**Keith Kolar** <kckolar@sbcglobal.net>  
To: bill.almquist@cityofsalida.com

Sun, Sep 19, 2021 at 3:21 PM

Bill,

I am writing in regards to the short term rental moratorium in downtown Salida; noted in the Standard.

As I recall from the last big recession, Salida welcomed local and outside investment into its downtown. These investments would seem to have had an overall positive impact.

I am not in favor of restricting current or under development STR properties that bring visitor spending to the city.

I wouldn't disagree Salida needs to have more affordable housing for its workers vs more STRs for visitors.

That said, is there any consideration for a special economic development zone that would draw investors in to build affordable apartments?

Best regards  
Keith Kolar  
(M) 1 630 240 5640



Public Comment &lt;publiccomment@cityofsalida.com&gt;

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## Short Term Rental Public Comment

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**Shawn Allison** <Shawn@thinairdurance.com>

Fri, Aug 13, 2021 at 1:03 PM

To: "publiccomment@cityofsalida.com" &lt;publiccomment@cityofsalida.com&gt;

I am very concerned about the moratorium on short term rental STR as it relates to applications in the commercial zone of Salida. The commercial zone by definition, is the ability to utilize property rights for commercial applications. These uses include a business and home base business or the ability to offer lodging services. Salida lacks downtown lodging options which contributed greatly to sales tax revenue. This participation in funding the potential for long term housing projects for our locals. Short term renters have a tremendous effect in the participation in our local economy. I understand the need for more affordable long term rental options. It should be a top priority to address many different solutions to the housing shortage.

By placing a moratorium on the commercial zone, you limit property rights of owners. These owners are not going to magically provide affordable housing, instead these homes will sit empty providing no value to the community.

Increase application fees, hire more resources, put more tax burden on the STR to help provide solutions that will help the long-term shortage of much needed resources to keep our citizens in the community.

Regards,

Shawn Allison

431 E 1<sup>st</sup> Street

Salida, CO 81201

303-521-5161

Name of an Adult has been filed with the
Charfee Court.
The Petition requests that the name of
Addie Lee Browning
be changed to
Adelee Browning Richey

By/s/ Dana Fern
Clerk of Court/Deputy Clerk
Published in The Mountain Mail September
10, 14 and 17, 2021

PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS BEFORE
THE CITY OF SALIDA PLANNING
COMMISSION AND SALIDA CITY
COUNCIL CONCERNING PROPOSED
AMENDMENTS TO CHAPTER 6
BUSINESS LICENSES AND REGULATIONS
AND CHAPTER 16 LAND USE AND
DEVELOPMENT OF THE SALIDA
MUNICIPAL CODE REGARDING SHORT-
TERM RENTAL (STR) UNITS
TO ALL MEMBERS OF THE PUBLIC AND
INTERESTED PERSONS- PLEASE TAKE
NOTICE that two public hearings will be
held to consider amendments to Chapter 6,
Article VI and Chapter 16, Article IV of the
Salida Municipal Code regarding short-term
rental units and licensing:
Monday, September 27, 2021 -
at or about the hour of 6:00 p.m., a
public hearing will be conducted by the
City of Salida Planning Commission
at City Council Chambers, 448 East
First Street, Suite 190, Salida, CO and
online at: https://register.gotowebinar.
com/j/1909092342220683277.
Planning Commission will consider said
amendments and make recommendations
to City Council for the hearing listed below.
Tuesday, October 5, 2021 -at or about
the hour of 6:00 p.m., a second hearing
and public hearing will be conducted by
the Salida City Council at City Council
Chambers, 448 East First Street, Suite
190, Salida, CO and online at the following
link: https://attendee.gotowebinar.com/
register/63882995264112043866.
The proposed changes regard potential
caps on the number of licenses permitted
in currently unincorporated zone districts/
areas, residency requirements, and other
code clarifications. Interested persons are
encouraged to attend the public hearings
online or in person. Further information on
the application may be obtained from either
the City Clerk's Office or the Community
Development Department.
Published in The Mountain Mail September
17, 2021

- EQUIPMENT \$281.95; DENVA VEHICLES
VALUE 2. \$453.37; BUSINESS OPTIONS
MEDICAL BILLING LLC. \$5,235.26; BUSI-
NESS SOLUTIONS LEASING. \$3,441.15; C &
J AUTOMOTIVE. \$3,015.96; C.C. TREASUR-
ER & PUBLIC TRUSTEE. \$409.23; CAOA.
\$50.00; CAPITAL ONE. \$249.77; CAPITAL
ONE TRADE CREDIT. \$195.87; Castetrick.
Devlin. \$150.00; CDPHE (ASD-AR-
B1). \$670.00; CENTRAL COLORADO DIST.
\$1,000.00; CENTRAL COLORADO TITLE &
ESCROW. \$51,300.00; CENTRAL RESTAU-
RANT PRODUCTS, LLC. \$398.66; Century-
Link. \$3,223.69; CENTURYLINK GGC
\$4,907.52; CHAFFEE COUNTY DHS.
\$21,228.48; CHAFFEE COUNTY FIRE PRO
TECTION DIST. \$4,010.50; CHAFFEE
COUNTY HOUSING DEPARTMENT.
\$139,110.00; CHAFFEE COUNTY LANDFILL.
\$759.77; CHAFFEE COUNTY TREASURER.
\$474,361.14; CHAFFEE TIRE & WHEEL. \$897.00;
\$669.48; CHAFFEE TIRE & WHEEL. \$897.00;
CHAMBER OF COMMERCE HEART OF THE
ROCKIES. \$5,000.00; CHARTER COMMUNI-
CATIONS. \$144.98; CITY OF SALIDA,
\$4,534.00; CITY SERVICE COMMONS
\$2,584.87; COLLEGIATE COLLEGIATE
APARTMENTS. \$450.00; COLD DEPT OF
PEAKS BANK. \$1,645.04; COLO. DEPT
OF REVENUE. \$1,884.91; COLONIAL LIFE &
ACCIDENT. \$948.50; COLORADO ASSOCIA-
TION OF TAX APPRAISERS. \$85.00; COLO-
RADO CENTRAL TELECOM. \$2,002.92;
COLORADO COMPRESSED GASES
\$128.80; COLORADO STANDARD LLC
\$8,750.00; COLORADO STATE UNIVERSITY
\$2,572.50; COLORADO WEED MANAGE-
MENT ASSO. \$493.50; COMMUNICATION
SOLUTIONS. \$492.87; COPELAN, JOSHUA
\$319.52; COPPER, DEE DEE. \$40.00; COR-
VINUS GROUP LLC. \$795.37; CPIS PORTA-
BLES. \$120.00; CRABTREE GROUP INC.
\$40.00; CRAWFORD AUTO PARTS. \$480.15;
CREST COUNSELING SERVICES. \$23.00;
CURIGUS, MARJO. \$150.00; CURTIS, DAVID
\$5,333.33; DE VOY DANE. \$105.00; DEPT
OF LABOR BOILER INSPECTION. \$180.00;
DESIGN CONCEPTS CIA INC. \$7,413.75;
DISTRICT ATTORNEY OFFICE. \$127,998.24;
DOUMAS, THOMAS. \$100.00; DUNN, SU-
SAN H. \$35.00; DWYER, ANNE. \$113.27; EL
PASO COUNTY COPRNER. \$4,500.00;
ELECTION OF COLORADO. \$170.00; ELITE
BRANDS OF COLORADO. \$1,170.00; EMER-
ALD CARPET CARE. \$1,298.00; ESO SOLU-
TIONS, INC. \$111.00; EXTENSION ACTIVITY
FUND. \$29.20; FAIRBANKS SCALES, INC.
\$2,230.00; FAMILY FRIENDLY COURT.
\$154.00; FAMILY SUPPORT REGISTRY,

- SIGNS & GRAPHICS. \$80.00; PSYCHOLOGI-
CAL DIMENSIONS. \$350.00; PUEBLO BANK
& TRUST. \$415.01; OTPOD. \$427.72; QUIL
CORPORATION. \$974.39; RAUSCHKE,
PAUL. \$150.00; READY COMM. \$839.15;
REED, YARA. \$1,225.00; RICE, REBECCA
\$150.00; RIVER FLINNERS. \$40.00; RIVER-
SIDE TROPHIES. \$39.95; ROBERTS, RICK.
\$19.98; ROSHAMBO, LLC. \$300.00; ROW-
ELL, ANGEL. \$2,156.45; SAFETY KLEEN
SYSTEMS, INC. \$304.35; SAGE GENERA-
TION. \$224.63; SALIDA ACE HARDWARE.
\$5,244.51; SALIDA AUTO & DIESEL REPAIR.
\$213.25; SALIDA AUTO PARTS. \$2,369.51;
SALIDA AUTO SALES. \$1,293.60; SALIDA
FIRE EXTINGUISHER, LLC. \$344.00; SALIDA
HOSPITAL DISTRICT. \$2,107.42; SALIDA
TO ELECT. \$1,323.73; SANNOI PASTEUR
INC. \$483.74; SARAH F WHITTINGTON PC,
\$8,054.00; SOANGA MEAT CO. \$315.44;
SCOTT, JOEL. \$40.00; SEAN'S LAWN CARE
\$1,200.00; SELLARS PROJECT SPACE
\$91,800.00; SHAMROCK FOODS COMPA-
NY. \$2,674.76; SHEHANE, JUDITH. \$300.00;
SHIP N THINGS. \$49.50; SKYLINE STEEL.
\$19,837.60; SORUM TRACTOR COMPANY.
\$1,000.00; SORUM BREWING. \$165.00;
\$401.17; SOULCRAT BREWING. \$165.00; SOUTH-
ERN COLORADO MORTUARY TRANSPORT
LLC. \$885.00; SOUTHWEST CENTENNIAL
CORPORATION. \$920.00; SSCOR INC.
\$132.27; STANDARD INSURANCE COMPA-
NY. \$3,161.64; STECK INSIGHTS WEB DE-
SIGN. \$75.00; SISCO DENVER. \$6,390.93;
TBR Bank. \$41.67; TELEFLEX LLC
\$2,215.50; THE ALLIANCE. \$ART. \$550.00;
THE ARTWORKS. \$16,374.00; THOMAS RE-
MEDIATION. \$159.14; TIMBERLINE MO-
TORS-PORTS. \$272.86; TOLIN MECHANICAL
SYSTEMS. \$1,686.00; TOTAL OFFICE SOLU-
TIONS. \$315.29; TOWN & COUNTRY SALI-
DA, INC. \$8,175.51; TOWN OF PONCHA SPRINGS.
\$243.65; TRACTOR SUPPLY CREDIT PLAN
\$535.92; TRANSWEST TRUCK TRAILER RV
\$271.94; TRILLIUM, HOLDCO. \$79.44;
\$9,236.97; TRIPLETT, ASHLEY. \$79.44;
TRYG GROUP LLC. \$23,761.56; TURN KEY
HEALTH CLINICS, LLC. \$30,936.67; U.S.
BANK. \$73,795.18; UJACOG. \$290,000.00;
UPPER ARK VALLEY FOP #43. \$1,680.00;
UPPER ARKANSAS CONSERVATION DIS-
TRICT. \$381.25; URBONAS, WAYNE. \$393.28;
VALLEJONA, ROBERT A. \$300.00; VAX-
CARE. \$533.93; VETTEL, JOSEPH. \$107.78;
VENES, REBECCA. \$60.00; VERIZON WIRE-
LESS. \$5,092.85; VISTA WORKS. \$138.25;
WAGNER EQUIPMENT CO. \$228.19; WART-

CLASSIFIEDS
Every Which
LOG
NEW
THE MOUNTAIN
125 E. Second Street | themount
classifieds@themount



**CITY COUNCIL ACTION FORM**

<b>Originating Dept.</b> Community Development	<b>Presented by</b> Nina P. Williams - City Attorney	<b>Date</b> October 5, 2021
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**ITEM Ordinance 2021-16- Extending a temporary moratorium on the submission, acceptance, processing and approval of any application for a short-term rental license, and declaring an emergency**

**BACKGROUND**

**On July 20, 2021, via Ordinance 2021-11, City Council imposed a three month moratorium, or temporary halt, on the issuance of new or transferred STR licenses to give staff, Planning Commission and City Council the opportunity to analyze and review various options and solutions to address the shortage of housing, as well as evaluate the impacts of short-term rental units on affordability and availability.**

**Ordinance 2021-15, amending the City’s short-term rental regulations, becomes effective on November 8, 2021, while the 3 month STR moratorium expires on October 20, 2021. Therefore, in order for equitable enforcement and consistent application of the Code and the City’s administrative regulations, it is crucial that this temporary moratorium be extended until November 8, 2021, when the new regulations become effective.**

**STAFF RECOMMENDATION**

**Staff recommends extending this temporary moratorium until November 8, 2021.**

**SUGGESTED MOTION**



**CITY COUNCIL ACTION FORM**

<b>Originating Dept.</b> Community Development	<b>Presented by</b> Nina P. Williams - City Attorney	<b>Date</b> October 5, 2021
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**“I move to approve Ordinance 2021-16, extending a temporary moratorium on the submission, acceptance, processing and approval of any application for a short-term rental license, and declaring an emergency,” followed by a roll call vote.**

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

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA,  
COLORADO EXTENDING A TEMPORARY MORATORIUM ON THE  
SUBMISSION, ACCEPTANCE, PROCESSING AND APPROVAL OF ANY  
APPLICATION FOR A SHORT-TERM RENTAL LICENSE, AND DECLARING  
AN EMERGENCY**

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

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

**WHEREAS**, pursuant to C.R.S. § 31-23-301 the Council also possesses the authority to adopt and enforce zoning regulations; and

**WHEREAS**, pursuant to such authority, the City has previously adopted certain regulations concerning short-term rentals within Chapter 6 and Chapter 16 of the Salida Municipal Code (“Code”); and

**WHEREAS**, on July 20, 2021, through Ordinance 2021-11, the City Council imposed a three (3) month temporary moratorium on receiving applications for review and issuing or approving short-term rental licenses in order to preserve the status quo while the Planning Commission and City Council completed its review of the City’s regulatory framework for short-term rentals and its impact on the housing crisis; and

**WHEREAS**, said temporary moratorium expires on October 20, 2021, and the effective date of Ordinance 2021-15, amending the City’s short term rental regulations, is November 8, 2021; and

**WHEREAS**, in order for equitable enforcement and consistent application of the Code and the City’s administrative regulations, it is crucial that this temporary moratorium be extended until November 8, 2021, the effective date of Ordinance 2021-15; and

**WHEREAS**, the Council finds and determines that this brief extension of the temporary moratorium on short term rental license applications is necessary to the immediate preservation of the public health, safety and welfare and that this ordinance should therefore become effective immediately upon adoption, as authorized by C.R.S. § 31-16-105.

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

**Section 1.** The City Council incorporates the foregoing recitals as conclusions, facts, determinations and findings by the City Council.

**Section 2.** Extension of Temporary Moratorium. Effective immediately, upon the date of this Ordinance, the three (3) month moratorium imposed on July 20, 2021, upon the submission, acceptance, processing, and approval of all applications for short-term rental licenses within the City of Salida is hereby extended. No application for a short-term rental license shall be submitted to or accepted by the City, and no such application shall be reviewed or license issued or approved in response to such an application. This moratorium does not apply to those properties governed by already-existing Planned Development Agreements, Subdivision Improvement Agreements and Annexation Agreements with the City.

**Section 3.** Effective Date; Expiration. The moratorium imposed on July 20, 2021 and extended by this Ordinance shall continue as of the effective date of this Ordinance and shall expire on November 8, 2021.

**Section 4.** Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

**Section 5.** Emergency declaration. Pursuant to C.R.S. § 31-16-105, the City Council hereby finds, determines and declares that an emergency exists and that this ordinance is necessary for the immediate preservation of the public health, safety and welfare and the financial well-being of the City because there must be a data-driven analysis conducted on the impact on City residents, workforce and property owners concerning short-term rentals and affordable housing, and therefore, this ordinance must be passed as an emergency ordinance.

**INTRODUCED, READ AND PASSED, ADOPTED AND ORDERED PUBLISHED IN FULL** in a newspaper of general circulation in the City of Salida by the City Council this 5<sup>th</sup> day of October, 2021.

CITY OF SALIDA

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

ATTEST: (SEAL)

By: \_\_\_\_\_  
City Clerk





REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 5, 2021

AGENDA ITEM NO.	ORIGINATING DEPARTMENT: Finance	PRESENTED BY: Aimee Tihonovich
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**ITEM:** Resolution 2021-33 to certify delinquent accounts to the Chaffee County Treasurer.

**BACKGROUND:** Chaffee County Treasurer Dee Dee Copper requires a certified list of delinquent water, sewer and special charges to be added to the 2021 tax roll and collected in the same manner as other taxes are collected. The attached Resolution authorizes this process and attached is the list of delinquent accounts to be certified. This list shall be updated through the end of the month to reflect any payments received prior to us submitting the list to the County Treasurer.

There are five delinquent water and sewer accounts requiring certification for 2021. This number is two less than the seven accounts certified in 2020. The majority of these accounts are, simply put, delinquent accounts. As in past years the majority of these accounts were for distressed properties including, but not limited to; properties in foreclosure, properties of deceased owners where the estate is not paying bills as well as abandoned properties.

**STAFF RECOMMENDATION:**

Staff recommends passing the resolution.

**SUGGESTED MOTION:** A Council person should make a motion to approve Resolution 2021-33, a resolution certifying delinquent water, sewer and special charges to the Chaffee County Treasurer to be added to the 2021 tax role and authorizing the Mayor and City Clerk to sign the Order.

Followed by a second and then roll call vote.

Attachments  
Exhibit A, List of delinquent accounts

**CITY OF SALIDA, COLORADO**  
**RESOLUTION NO. 33**  
**(Series of 2021)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,  
CERTIFYING DELINQUENT CHARGES, ASSESSMENTS, OR TAXES TO THE  
CHAFFEE COUNTY TREASURER TO BE ADDED TO THE 2021 TAX ROLL.**

WHEREAS, in accordance with C.R.S. §31-20-105, the Salida City Council adopted Article III to Chapter 13 and Article VII to Chapter 4 of the Salida Municipal Code regarding municipal liens for unpaid charges, assessments, and taxes; and

WHEREAS, pursuant to Section 4-7-10 of the Salida Municipal Code, the Salida City Council wishes to certify all delinquent charges, assessments, or taxes to the Chaffee County Treasurer for collection; and

WHEREAS, pursuant to Section 13-3-100 of the Salida Municipal Code, the Salida City Council wishes to certify all delinquent water and sewer charges to the Chaffee County Treasurer for collection.

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

1. The City Council incorporates the foregoing recitals as findings by the City Council.
2. Pursuant to Chapter 4, Article VII of the Salida Municipal Code, "Municipal Liens", all delinquent charges, assessments, or taxes that have not been otherwise collected, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference, are hereby certified to the Chaffee County Treasurer to be added to the 2021 tax roll and collected and paid by the Chaffee County Treasurer in the same manner as other municipal taxes are authorized by the law to be collected.
3. Pursuant to Chapter 13, Article III of the Salida Municipal Code, "Certification of Water and Sewer Charges", all delinquent water, sewer, and special charges, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference, are hereby certified to the Chaffee County Treasurer to be added to the 2021 tax roll and collected and paid by the Chaffee County Treasurer in the same manner as other municipal taxes are authorized by the law to be collected.
4. The City Clerk has authority to accept payments until Noon on October 25, 2021. If payments are received prior to this deadline, those accounts will be removed from Exhibit A. An updated Exhibit A will be certified to the Chaffee County Treasurer and a copy will be presented to the Salida City Council at the regular meeting on November 2, 2021.

RESOLVED, APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF SALIDA, COLORADO

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

[SEAL]

ATTEST:

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

<b>Water and/or Wastewater Accounts</b>					
Account	Contact	2021 Lien Amounts	Parcel Number	Address	LegalDescription
<a href="#">01-000006816-00</a>	MICHAEL SHEARER	1,143.29	368131404010	548 Poncha Blvd, Salida, CO 81201	LOT 17 W'LY 12.5 FT LOT 15 BLK 213 SALIDA ON MESA ADD SALIDA B356 P24 & 25 B355 P887
<a href="#">99-000008430-00</a>	WESTERN DEVELOPMENT & INV. INC.	401.13	380704300161	1531 East Highway 50, Salida, CO 81201	TRACT I SMITH & GUHL BLA BEING TRACT IN SW4SW4 4-49-9 PLAT 323430 REC 324648 TREASURER
<a href="#">01-000007112-00</a>	LEWIS T. OVERSOLE	1,570.66	380704300143	633 Walnut Street, Salida, CO 81201	LOT 47 LEWIS THOMPSON ADD SALIDA REC 297304 M9500007640 LOCATED ON LAND
<a href="#">01-000008268-00</a>	WINDMILL RESTAURANT	563.03	380704214004	588 East First Street, Salida, CO 81201	LOTS 20 THRU 25 BLK A AND PT LOTS 2 3 BLK C BABCOCKS ADD SALIDA REC 279863 REC 279862 TREASURER
<a href="#">09-800474083-00</a>	ROBIN D. & AMY E. GREEN	284.07	380510100142	602 Poncha Avenue, Poncha Springs, CO 81242	LOT 2 DE ANZA VISTA SUBDIVISION PLAT 324559 REC 344829
<b>5</b>		<b>3,962.18</b>			



**CITY COUNCIL ACTION FORM**

<b>Department</b> City Clerk	<b>Presented by</b> Erin Kelley - City Clerk	<b>Date</b> October 5, 2021
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**ITEM Resolution 2021-34 – Amending the 2021 Fee Schedules**

**BACKGROUND**

Throughout the recent discussions surrounding short-term rentals, City staff, including the City Clerk’s office and the Community Development department, reviewed application fees for short-term rental licenses. Currently, the initial application fees for new short-term rental licenses are a total \$470 for residential areas, while only \$270 for commercial properties. However, city staff has confirmed that the administrative review costs the same, regardless of zoning district. Therefore, it is recommended that the City charge the same \$470 for all new short-term rental licenses for initial applications. The fees for renewals are already \$270 regardless of zone.

**STAFF RECOMMENDATION**

Staff recommends approval, so to better and more fairly recouperate administrative, maintenance and enforcement costs associated with all short-term rental licenses.

**SUGGESTED MOTION**

“I move to approve Resolution 2021-34, amending the 2021 Fee Schedules.”

**RESOLUTION NO. 34**  
**(Series 2021)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO**  
**AMENDING THE 2021 FEE SCHEDULES**

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

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

**WHEREAS**, fees associated with the services provided by the City require adjustment from time to time to account for matters such as: increases in costs to provide such services, the implementation of new services and regulations, changing circumstances, and/or applicable amendments to the Code; and,

**WHEREAS**, on December 15, 2020, the City Council adopted the 2021 Fee Schedules via City Resolution No. 2020-43; and,

**WHEREAS**, since the adoption of the 2021 Fee Schedules, City Council most recently amended the 2021 Fee Schedule on July 20, 2021, via Resolution 2021-25; and,

**WHEREAS**, due to the recent discussions surrounding short-term rentals, City staff, including the City Clerk’s office and the Community Development department, has reviewed application fees for short-term rental licenses, and confirmed that the cost to the City for the administrative review of new licenses is the same across all zoning districts, and that cost is, at minimum \$470 per new application; and

**WHEREAS**, Council has determined the amended short-term rental business license fees, as it relates to new licenses, and as included in Exhibit A, attached hereto and incorporated herein, are appropriate, fair and justified, and,

**WHEREAS**, the applicable portion of the amended 2021 Fee Schedules is attached hereto and incorporated herein as Exhibit A.

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

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.
2. This resolution and updated Fee Schedules are intended to supersede all previous fee schedules adopted by the City Council.
3. Effective upon approval, the City hereby adopts the amended 2021 Fee Schedules (applicable updated portions are attached hereto as Exhibit A).

**RESOLVED, APPROVED, AND ADOPTED this 5<sup>th</sup> of October, 2021.**

CITY OF SALIDA

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

[SEAL]

ATTEST: \_\_\_\_\_  
City Clerk/Deputy City Clerk

**Exhibit A**  
**Amended Portion of 2021 Fee Schedules**





**2021 Fees and Charges for Clerk's Office Licenses:  
Liquor, Marijuana, Special Events, Vendors, Arborists and Short Term Rentals**

<b>TYPE OF LICENSE</b>	<b>FEE</b>
<b>Liquor</b>	
New License	\$1,000.00
New License with Concurrent Review	\$1,000.00
Transfer of Ownership	\$750.00
Application Late Renewal Fee (Not more than 90 days of license expiration date)	\$500.00
Application Reissue Fee (More than 90 days but less than 180 days of license expiration date)	\$500.00
Application Reissue Fine (More than 90 days but less than 180 days of license expiration date)	\$ 25.00/day beyond the 90 day expiration date
Annual Renewal Application Fee	\$100.00
Annual Art Gallery Fee	\$100.00
Fire Inspection Fee	\$50.00 (initial visit) \$35.00 thereafter
<b>Types of Permits</b>	
Art	\$41.25
Art Gallery Permit	\$3.75
Bed & Breakfast Permit	\$3.75
Beer & Wine	\$48.75
Brew Pub	\$75.00
Club	\$41.25
Distillery Pub	\$75.00
Hotel & Restaurant	\$75.00
Liquor-Licensed Drugstore	\$22.50
Lodging & Entertainment	\$75.00
Mini Bar Permit with Hotel Restaurant	\$48.75
Optional Premises	\$75.00
Retail Liquor Store	\$22.50
Tavern	\$75.00
Vintner's Restaurant	\$75.00
Fermented Malt Beverage On Premises	\$3.75
Fermented Malt Beverage Off Premises	\$3.75
Fermented Malt Beverage On/Off Premises	\$3.75
Special Event Permit	\$100.00
<b><i>Other Charges to Existing Liquor Licenses</i></b>	
Change of Location	(not to exceed) \$750.00
Change of Trade Name/Corporate Name	N/A
Corporate/LLC Change (Per Person)	\$100.00

Manager Registration (Hotel & Restaurant; Tavern; Lodging & Entertainment; Campus Liquor Complex	\$75.00
Modification of Premises	N/A
<b>Multiple Vendor and Outdoor Vendor Permit</b>	
Multiple Vendor Event Permit	\$75.00
Additional Fee Per Participating Vendor	\$20.00
Outdoor Vending Permit – 10 Day	\$50.00
Outdoor Vending Permit – 45 Day	\$100.00
Outdoor Vending Permit – 180 Day	\$200.00
Outdoor Vending Permit – 365 Day	\$400.00
<b>Retail Marijuana</b>	
Annual Operating Fee	\$1,000.00
Transfer of Ownership	\$750.00
Change of Location	\$750.00
Primary Contact/Manager Registration	\$75.00
Background Check (per person)	\$100.00
Corp/LLC Changer (per person)	\$100.00
Local Fire Inspection Fee	\$50.00 (initial visit) \$35.00 thereafter
Change of Primary Contact/Manager	\$75.00
Modification of Premises	\$100.00
Change of Trade Name/Corp. Name	\$100.00
<b>Arborist License (SMC 6-4-10)</b>	
Arborist License	\$100.00
Penalty for Operating No License	\$100.00
<b>Short-Term Rental Business License</b>	
Short-term Rental Business License <u>and administrative review</u> – New	<del>\$270.00</del> <b>\$470</b>
<del>Short-term Rental Business License – New Residential Administrative Review</del>	<del>\$200.00</del>
Short-term Rental Business License – Renewal	\$270.00
Penalty for Operating without a Business License	\$2,650.00
Late Fee on Occupation Lodging Tax	\$50.00/quarter
<b>Open Records Requests</b>	
	\$33.58/hour past the first free hour



**CITY COUNCIL ACTION FORM**

<b>Department</b> Administration	<b>Presented by</b> Drew Nelson - City Administrator	<b>Date</b> October 5, 2021
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**ITEM**

Declaration of Extension of State of Emergency – Covid-19 Action Plan Implementation

**BACKGROUND**

As we are all quite aware, the worldwide COVID-19 pandemic has created an environment where federal, state and local governments Article XVII, Section 2-17-10 of the Salida Municipal Code states that when it appears to the Mayor that the general health, safety and welfare of the inhabitants of the City are threatened, he or she may declare a state of emergency by proclamation. After conferring with the Chaffee County Public Health, on Friday, March 13<sup>th</sup>, 2020, such an emergency declaration was approved by Mayor Wood to approve the City of Salida COVID-19 Action Plan. The City Council ratified the emergency declaration on March 17<sup>th</sup>, 2020, extending until April 25<sup>th</sup>, 2020. Eighteen (18) extensions have been granted for the Declaration, with the most recent one ending on October 6<sup>th</sup>, 2021. Staff continues to work with Chaffee County Public Health to revise the City of Salida COVID-19 Action Plan to reflect changes to the State of Colorado’s COVID-19 Dial, identifying rates of infection, positivity rate, and hospitalizations as data points for moving up or down on the City’s Tiered response (a copy of the Action Plan is attached hereto for your review). Currently, the City is at Tier I in the Action Plan, with Chaffee County continuing to have a public health order in place.

Section 2-17-30 establishes a term of no more than ten (10) days of for any emergency declaration. It also provides that the City Council may extend any proclamation issued by the Mayor for a period not to exceed forty (40) days by a two-thirds (2/3) vote. As issues related to COVID-19 continue, it is imperative that the City continues to follow the protocols established in the Action Plan.

**FISCAL NOTE**

No direct costs immediately; however, costs may be incurred as this ever-evolving situation goes forward.

**STAFF RECOMMENDATION**

Due to stagnating vaccination rates and the highly-contagious Delta variant now being the dominant strain in Colorado, it has become evident that the City should retain its emergency footing as we head through the fall months. Staff recommends approval



**CITY COUNCIL ACTION FORM**

<b>Department</b> Administration	<b>Presented by</b> Drew Nelson - City Administrator	<b>Date</b> October 5, 2021
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by the City Council of a Declaration of Extension of Local State of Emergency to implement the City of Salida’s COVID-19 Action Plan, as currently established, until November 3<sup>rd</sup>, 2021, which is one day after the first regular City Council meeting in November.

**SUGGESTED MOTION**

A City Councilmember should state, “I move to approve a Declaration of extension of Local State of Emergency to implement the City of Salida’s COVID-19 Action Plan, extending until November 3<sup>rd</sup>, 2021,” followed by a second and a roll call vote.

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**CITY OF SALIDA, COLORADO  
EXTENDING A LOCAL STATE OF EMERGENCY  
REGARDING COVID-19 (CORONAVIRUS DISEASE 2019)**

**FINDINGS AND CONCLUSIONS:**

**WHEREAS**, COVID-19 is a highly contagious virus that has spread to numerous countries throughout the world, including the United States; and

**WHEREAS**, the virus may cause serious illness or death in certain cases, particularly for elderly and persons with underlying health conditions; and

**WHEREAS**, on March 11, 2020, the World Health Organization (“WHO”) declared the worldwide outbreak of COVID-19 a “global pandemic”, pushing the threat beyond the “global health emergency” it had announced in January; and

**WHEREAS**, on March 11, 2020, the Governor of the State of Colorado declared a state of emergency due to the presence of COVID-19 in Colorado; and

**WHEREAS**, on March 13, 2020, the Board of County Commissioners of Chaffee County declared a Local Disaster Emergency as authorized under C.R.S. § 24-33.5-703(3) to assist local governments in responding to and recovering from emergency events, including emergency epidemics and pandemics; and

**WHEREAS**, on March 17, 2020, the Salida City Council unanimously approved an initial Local State of Emergency regarding COVID-19, extending until April 25, 2020; and

**WHEREAS**, on April 21, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until May 6, 2020; and

**WHEREAS**, on May 5, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until June 3, 2020; and

**WHEREAS**, on June 2, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until July 8, 2020; and

**WHEREAS**, on July 7, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until August 4, 2020; and

**WHEREAS**, on August 4, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until September 2, 2020; and

**WHEREAS**, on September 1, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until October 7, 2020; and

**WHEREAS**, on October 6, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until November 4, 2020; and

**WHEREAS**, on November 2, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until December 2, 2020; and

**WHEREAS**, on December 1, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until January 6, 2021; and

**WHEREAS**, on January 5, 2021, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until February 3, 2021; and

**WHEREAS**, on February 2, 2021, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until March 3, 2021; and

**WHEREAS**, on March 2, 2021, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until April 7, 2021; and

**WHEREAS**, on April 6, 2021, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until May 5, 2021; and

**WHEREAS**, on May 5, 2021, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until June 2, 2021; and

**WHEREAS**, on June 1, 2021, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until July 7, 2021; and

**WHEREAS**, on July 6, 2021, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until August 4, 2021; and

**WHEREAS**, on August 3, 2021, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until September 8, 2021; and

**WHEREAS**, on September 7, 2021, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until October 6, 2021; and

**WHEREAS**, the Chaffee County Public Health Department anticipates that, due to the contagiousness of the illness and the fact that numerous travelers from around the world visit the County, Chaffee County will see cases of the virus and its transmission within the community; and

**WHEREAS**, Article XVII, Section 2-17-10 of the Salida Municipal Code authorizes the Mayor to declare a State of Emergency via proclamation when it appears that the general health, safety and welfare of the inhabitants of the City are threatened by general public unrest or riot, or by attack upon the State; and

**WHEREAS**, Article XVII, Section 2-17-30 allows for the City Council to extend any proclamation issued by the Mayor under Section 2-17-10 to be extended for a period not to exceed forty (40) days by a two-thirds (2/3) vote; and

**WHEREAS**, the City's current State of Local Emergency proclamation will expire on October 6, 2021; and

**WHEREAS**, the cost and magnitude of responding to and recovering from the impact of the COVID-19 virus on local emergency services providers and medical services is anticipated to be far in excess of the community’s available resources; and

**WHEREAS**, in response to the outbreak of COVID-19 in Chaffee County and the Salida community, and in light of the ongoing risk to public health and safety, at this time it is necessary to extend the existing Local State of Emergency.

**NOW THEREFORE, IT IS HEREBY DECLARED BY THE SALIDA CITY COUNCIL:**

Section 1. The confirmed presence of COVID-19 in Chaffee County constitutes a Local State of Emergency, as defined in Article XVII, Section 2-17-10 of the Salida Municipal Code, not to exceed a term of forty (40) days.

Section 2. The effect of this declaration of Local State of Emergency shall continue the City’s COVID-19 Action Plan, revised and effective as of December 1, 2020, attached hereto as Exhibit A, authorizing a tiered approach to proactively respond to changes in the COVID-19 situation as well as reflect the recommendations of our Federal, State, and Local Health Departments.

Section 3. This declaration shall be made effective immediately on October 5, 2021, and shall be in effect until November 3, 2021.

**APPROVED, DECLARED AND ADOPTED** on this 5<sup>th</sup> day of October, 2021.

CITY OF SALIDA, COLORADO

[ SEAL ]

ATTEST:

\_\_\_\_\_  
P.T. Wood, Mayor  
City of Salida, Colorado

\_\_\_\_\_  
City Clerk




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## CITY OF SALIDA – COVID-19 ACTION PLAN

**Purpose:** To provide a comprehensive and tiered Action Plan to City of Salida officials in response to the ongoing COVID-19 pandemic. This Action Plan is intended to slowly escalate to proactively respond to changes in the situation as well as reflect the recommendations of our State and local Public Health Departments. This Action Plan is effective December 1, 2020, until further notice.

**Authority:** Per Sections 2-17-10 and 2-17-20 of the Salida Municipal Code, when it appears to the Mayor that the general health, safety and welfare of the inhabitants of the City are threatened, he or she may declare a state of emergency proclamation. The proclamation may impose a curfew within the City, may prohibit public or private assemblies, may impose restrictions on movement within the City and may contain other regulations necessary and proper to the maintenance of public peace, order and safety.

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### Tier I – Level Green/Blue

**Heightened Awareness.** The Colorado Department of Public Health and Environment (CDPHE) or Chaffee County Public Health Department (CCPH) have indicated that COVID-19 is in the state and are encouraging citizens to be aware and to focus on sanitization and hygiene. CDPHE and/or CCPH has placed Chaffee County in either Level Green or Level Blue on the State’s COVID-19 Dial, with Incidence Rates of up to 75 cases per 100,000 residents (or more than 15 cases in Chaffee County per two-week period), or when the percentage of positive tests is below 1.5%.

- Encourage employees to stay home if sick or to go home if exhibiting symptoms while at work. Employees will continue to use sick leave.
- Identify work spaces where employees can temporarily isolate if they are awaiting transportation to their home or medical care.
- Wash hands often, also use hand sanitizer often.
- Face coverings are required in indoor public settings.
- Heightened amount of environmental sanitation – Lysol, wipes, environmental germicide sprays, etc.
- Employees should refrain from traveling to conferences and/or meetings in other parts of the Country where cases of COVID-19 are expanding.
- Acquire/Inspect/Issue Personal Protective Equipment (PPE) to selected City Staff (gloves, masks, etc.).



- Meetings of the City Council, and of official City Boards and Commissions, will offer the option for remote attendance and participation.

### **Tier II – Level Yellow**

**Statewide Concern.** CDPHE and/or CCPH have indicated multiple cases of COVID-19 within the Chaffee County. CDPHE and/or CCPH has placed Chaffee County in Level Yellow on the State’s COVID-19 Dial. Incidence Rates are between 75 and 175 cases per 100,000 residents (or between 15 and 35 cases in Chaffee County per two-week period), or when the percentage of positive tests is between 1.5% and 3%. When directed by the Mayor, City Administrator, or their delegate, the City will move its response to Tier II which, in addition to Phase I steps, include:

- Teleworking and staggered shifts authorized. Departments should utilize telework options for a limited number of employees to lessen the impact on Tech Services.
- Meetings of the City Council, and of official City Boards and Commissions, will offer the option to attend and participate remotely, and may take place in person following all physical separation requirements. Attendance by members of the public may occur based on room size/capacity and maintaining 6’ of distance between attendees.
- Employees should refrain of physical contact with each other and with members of the public. CDPHE and CCPH recommends a 6’ distance of separation.
- Employees should limit or eliminate any outside agency meeting attendance, unless able to be done remotely.
- City Departments should begin to limit internal meetings. Face coverings are required when meeting in person with other employees or while away from one’s office or desk.
- Employees who self-identify as high risk (having compromised immune systems, for example) should work from home.
- The City will take direction from CDPHE and CCPH.

### **Tier III – Level Orange/Red**

**Chaffee County Concern.** Chaffee County Health has indicated multiple rising cases of COVID-19 within Chaffee County, with an Incidence Rate between 175 and 350 per 100,000 residents (or between 35 and 70 cases in Chaffee County per two-week period), or when the percentage of positive tests is between 3% and 5%. CDPHE and/or CCPH has placed Chaffee County in either Level Orange or Level Red of the State’s COVID-19 Dial. When directed by the Mayor, City Administrator, or their delegate, the City will move its response to Tier III which, in addition to Phase II steps, include:

- Employees will be directed to stay home (or go home) if they or any family member they live with is exhibiting any symptoms, or if they are high risk.
- Meetings of the City Council, and of official City Boards and Commissions, may take place in person following all physical separation requirements, and with the following limited

restrictions: in-person attendance of the public is limited to only applicants or appellants for quasi-judicial hearings. Remote attendance and participation by all parties, including City Councilmembers and staff, is strongly encouraged.

- Recreation programs shut down, including very limited access to, or closure of, the Salida Hot Springs Aquatic Center, the SteamPlant Event Center, and the Rotary Scout Hut. Specific closure dates shall be established by Department Heads and announced via press release.
- Teleworking and staggered shifts authorized. Departments will continue to roll out additional measures or plans to allow employees to work remotely, when feasible.
- Departments must take additional steps they have identified to limit exposure between employees and between employees and members of the public.
- Reduced staffing in City buildings authorized. Departments will take steps to ensure City buildings are minimally staffed, and public access is very limited. Employees are encouraged to perform all tasks remotely, if possible. Face coverings must be worn at all times, including while in one's office or at one's desk.
- Heightened level of sanitization of spaces including additional germicide spraying.
- Selected City Staff have PPE on hand and begin utilization, as appropriate.
- Public events (other than official meetings of the City Council, or of official City Boards or Commissions) scheduled to take place in City-owned facilities are suspended until further notice. The Salida community is strongly encouraged to engage in social distancing and to postpone or cancel any gatherings where people will congregate in large numbers and/or in close contact with one another.
- Other steps as directed by CDPHE and CCPH.

#### **Tier IV – Level Red/Purple**

**Full implementation of Response Plan.** Tier IV may occur at such time as CDPHE and/or CCPH places Chaffee County in either Level Red or Level Purple on the State's COVID-19 Dial, with Incidence Rates in excess of 350 cases per 100,000 residents in Chaffee County (or more than 70 cases in Chaffee County per two-week period), or when the percentage of positive tests exceeds 5%, or schools are shut down, or hospitalizations exceed bed capacity at health facilities in Chaffee County, or at such other time as Salida deems it to be in the best interest of the organization and/or community. When directed by the Mayor, City Administrator, or their delegate, the City will move its response to Tier IV which, in addition to Phase III steps, include:

- City Buildings minimally staffed, no public access. Public will be directed to conduct business online, if feasible, or by phone. Non-essential services (City Hall Administration, City Hall Finance, Fire Station Administration, Police Station Administration, and Public Works Administration) are closed to the public. Public is encouraged to use digital and telephone communication, website access, online payments, and other ways of communication to conduct business with the City. Masks required at all times.

- In-Person attendance of meetings of the City Council, and of official City Boards and Commissions, shall be heavily restricted to only staff and select Elected or Appointed Officials who are necessary to be present to effectively run meetings. Any attendance and participation by the public, including applicants and appellants for quasi-judicial hearings, shall be conducted remotely only.
- Departments will fully enact Departmental plans. Teleworking options and staggered shift work maximized. Only essential services ongoing, unless able to be provided through employees working remotely.
- Incident Command may be set up locally or in coordination with County Authorities.
- Selected City Staff mandatory use of PPE.
- Other steps as directed by State and Local Health authorities, including support of their efforts.

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Mayor P.T. Wood asks that the community remain vigilant during these challenging times. “Chaffee County Public Health has worked very hard to get our community through a tumultuous period while keeping our business community intact. It is critically important that we increase our efforts to limit the spread of the disease to the greatest extent possible as we head into the upcoming winter months. Remember that Chaffee’s Got Heart:

- **Hang at Home if Sick**
- **Excel at Handwashing**
- **Always Wear a Mask in Public**
- **Respect Social Distancing**
- **Test if You Have Symptoms**





**CITY COUNCIL ACTION FORM**

<b>Department</b> <b>Administration</b>	<b>Presented by</b> <b>Kristen Knoll, Slate Communications</b>	<b>Date</b> <b>October 5, 2021</b>
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**ITEM**

**Municipal Logo Selection**

**BACKGROUND**

The City of Salida is changing, and the current logo no longer reflects the City's unique and vibrant culture or identity. In March 2021, the City began an inclusive process to redesign its current municipal logo.

**Why is a new City logo needed?**

- The current logo was created before 2008 and has become outdated over time.
- The current logo was designed without a cohesive brand, and brand guidelines were never incorporated, leading to inconsistent logo use.
- Production of the logo on apparel, signs and other digital materials does not reproduce well, often resulting in additional printing costs and other issues.
- The current logo doesn't fully represent the City government organization, its responsibilities or its core values.

**Goal**

The goal of this project is to create a new logo that better represents the City government organization. The logo design must be flexible and work in various applications, including buildings, signage, vehicles, apparel, printed material and online/digital formats.

**Process and Timeline**

Project management and oversight have been led by Slate Communications, the City's communication consultant partner since 2019, with input and guidance from City staff. Below is an overview of the project timeline-

- **March – May-** City staff met with Slate Communications to develop a logo redesign process that incorporated input from residents and allowed local graphic designers to create a new logo. A Brand Committee was established.
- **May – June-** Stakeholder interviews with residents, business owners and artists to gather insights about the community.
- **May – September-** The Brand Committee made up of local graphic designers, artists, community leaders, City staff and City Council members met five times beginning in May.



**CITY COUNCIL ACTION FORM**

<b>Department</b> <b>Administration</b>	<b>Presented by</b> <b>Kristen Knoll, Slate Communications</b>	<b>Date</b> <b>October 5, 2021</b>
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- July – August- Local graphic designers who reside in Chaffee County were invited to submit previous portfolio work. Their work was critiqued by the Brand Committee using a Design Matrix. Twenty-one local designers responded to the opportunity and submitted their artwork. The top two local graphic designers, with the highest overall scores from the Scoring Matrix, were invited to create new logo options for the Committee's consideration.
- August – September- The two local graphic designers, and graphic designers from Slate Communications, spent about a month designing eleven logo options for the Committee to review.
- September- Slate Communications presented the logo options to the Committee and the field of logos were narrowed down to five. The top logos were edited at the Committee's request and reviewed again at another Committee meeting.
- September- The top three logos were shared with the community for review and feedback via an online visual survey. Survey responses will be shared with City Council and the Committee when the opportunity closes on October 4.

**Outcome**

The Brand Committee has selected a top logo for City Council approval. The chosen logo design meets all the requirements and goals of the project and is a strong visual representation of the City organization. The top logo choice is attached.

**FISCAL NOTE**

The total cost for the development of a new City logo, paid to Slate Communications, is \$14,375, broken down as follows-

- Phase 1- Community and Stakeholder Coordination - \$2,625
- Phase 2- Brand Development - \$11,750

Included in the Brand Development total is compensation of \$2,500, each, to two local graphic designers who created several logo options for the Brand Committee's review and consideration. A breakdown of expenses is attached.

Not included in the project cost is production and printing of City collateral incorporating the new logo. Brand and logo integration will take place over time and on an as-needed basis to save money and coincide with project needs and City priorities.

**STAFF RECOMMENDATION**

Staff and the Brand Committee recommend approval of a new municipal logo.



**CITY COUNCIL ACTION FORM**

<b>Department</b> Administration	<b>Presented by</b> Kristen Knoll, Slate Communications	<b>Date</b> October 5, 2021
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**SUGGESTED MOTION**

A Council member should move to approve the selected new municipal logo for the City of Salida organization.

THE CITY OF SALIDA  
WANTS YOUR OPINION.

WHAT'S  
YOUR  
FAVORITE  
LOGO?



VISIT [CITYOFSALIDA.COM/LOGO](http://CITYOFSALIDA.COM/LOGO) TO GIVE US YOUR OPINION.

# CITY OF SALIDA BRANDING

**PHASE 1: COMMUNITY COORDINATION** **\$2,625**

Identify and communicate with stakeholder groups  
 - City representatives (staff & council)  
 - External stakeholders - SBA, Chamber, Arts, Rec

One-on-one conversations with community Influencers

Establish Brand Committee (core decision making team)

Gather brand preferences from brand committee

**PHASE 2: BRAND DEVELOPMENT** **\$11,750**

Synthesize findings into creative brief (i.e., direction for graphic designers to develop new logo choices)

Vet local talent and choose two designers/firms to design logo options

Provide direction and compensation for designers/firms to create two logos each

Slate creates two logo options

Discussion/evaluation of logos by Brand Committee

Rounds of revisions as necessary

Public feedback of top logo options

Based upon feedback from Committee, stakeholders and community feedback, chosen logo is presented to Council

Update existing brand guide with new logo

Develop implementation schedule

DELIVERABLE: LOGO

**FINISHED LOGO & BRAND GUIDE COST** **\$14,375**

**BRAND INTEGRATION & TEMPLATE CREATION** **TBD**

Development of templates, specific needs determined by City staff  
 - Apparel & vendor selection  
 - Vehicles  
 - Print collateral  
 - Sign templates

Update existing Brand Guide with new collateral examples

DELIVERABLE: COMPREHENSIVE BRAND GUIDELINES









Item 10.





719-539-8765 info@cityofsalida.com  
220 W. Sackett Salida, CO 81201

cityofsalida.com



**Michael Varnum**  
ARTS AND CULTURE DIRECTOR  
719-530-0933  
michael.varnum@cityofsalida.com  
220 W. Sackett Salida, CO 81201



*Heart of the Rockies*











Item 10.



# CITY OF SALIDA BRANDING

<b>PHASE 1: COMMUNITY COORDINATION</b>	<b>\$2,625</b>
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Identify and communicate with stakeholder groups  
 - City representatives (staff & council)  
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Gather brand preferences from brand committee

<b>PHASE 2: BRAND DEVELOPMENT</b>	<b>\$11,750</b>
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Slate creates two logo options

Discussion/evaluation of logos by Brand Committee

Rounds of revisions as necessary

Public feedback of top logo options

Based upon feedback from Committee, stakeholders and community feedback, chosen logo is presented to Council

Update existing brand guide with new logo

Develop implementation schedule

DELIVERABLE: LOGO

<b>FINISHED LOGO &amp; BRAND GUIDE COST</b>	<b>\$14,375</b>
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<b>BRAND INTEGRATION &amp; TEMPLATE CREATION</b>	<b>TBD</b>
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Development of templates, specific needs determined by City staff  
 - Apparel & vendor selection  
 - Vehicles  
 - Print collateral  
 - Sign templates

Update existing Brand Guide with new collateral examples

DELIVERABLE: COMPREHENSIVE BRAND GUIDELINES