



# PLANNING COMMISSION REGULAR MEETING

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

Monday, April 26, 2021 - 6:00 PM

## AGENDA

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

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

### CALL TO ORDER BY CHAIRMAN – 6:00 PM

### ROLL CALL

### APPROVAL OF THE MINUTES

- 1. March 22, 2021** - draft minutes

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

- 2. Rose - Sackett's Addition Overlay Deviation request** - The request is for approval of a deviation from the requirements of the Sackett Addition Overlay for the construction of an Accessory Dwelling Unit ("ADU") at 334 E. Second Street, Salida, CO 81201

- 3. Jane's Place Planned Development** - The applicant (Chaffee County Community Foundation) is requesting a Major Impact Review to approve a Planned Development for a mixed-use project on a .46 ac. parcel located at the southwest corner of Highway 291 and W. 3rd Street. The general purpose of the hearing is to review and consider the applicant's proposal for a four-building, 17-unit "community housing" development with a variety of dwelling types, as well as commercial and community space.

### UPDATES

### COMMISSIONERS' COMMENTS

### ADJOURN

*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.*

**\*\*An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.**

# PLANNING COMMISSION REGULAR MEETING

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

March 22, 2021 - 6:00 PM

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## MINUTES

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

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

### CALL TO ORDER BY CHAIRMAN – 6:00 PM

#### ROLL CALL

##### PRESENT

- Chairman Greg Follet
- Vice-Chair Francie Bomer
- Commissioner Judith Dockery
- Commissioner Giff Kriebel
- Commissioner Doug Mendelson
- Commissioner-Alternate Suzanne Copping

#### APPROVAL OF THE MINUTES

1. January 25, 2021 - draft minutes

Motion made by Vice-Chair Bomer, Seconded by Commissioner Dockery.  
 Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery,  
 Commissioner Kriebel, Commissioner Mendelson, Commissioner-Alternate Copping

2. February 22, 2021 - draft minutes

Motion made by Vice-Chair Bomer, Seconded by Commissioner Dockery.  
 Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner  
 Kriebel, Commissioner Mendelson, Commissioner-Alternate Copping

#### UNSCHEDULED CITIZENS – None

#### AMENDMENT(S) TO AGENDA – None

#### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

1. **Rose - Sacketts Addition Overlay deviation** -The applicants, Kevin and Susan Rose, are requesting approval for deviation from the requirements of the Sackett Addition Overlay for

the construction of an Accessory Dwelling Unit (“ADU”) at 334 E. Second Street, Salida, CO 81201

**A. Open Public hearing - 6:04 pm**

**B. Proof of Publication**

**C. Staff Review of Application – Jefferson** stated the applicant recently submitted revisions to their request that have not yet been reviewed by staff and therefore asked that the hearing be continued until April 26, 2021.

**D. Applicant’s Presentation – None**

**E. Public Input – None**

**F. Close Public Hearing - 6:06pm**

**G. Commissioner Discussion - None**

**H. Commission Recommendation**

Motion made by Commissioner Kriebel, Seconded by Vice-Chair Bomer.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Mendelson, Commissioner-Alternate Copping

**2. Upchurch Annexation** -The applicants,Tory and Clee Upchurch, are requesting approval of their 5.32 acre parcel to be annexed into the City of Salida. The property proposed for annexation is located between County Roads 140 and 141, as well as a portion of CR 140 stretching from the existing City limits at the eastern terminus of CR 141 approximately 1,274 feet to the western terminus of CR 141, totaling approximately 2.58 acres.

**A. Open Public hearing - 6:07 pm**

**B. Proof of Publication**

**C. Staff Review of Application -** – Almquist gave an overview of the annexation request for the Upchurch Annexation, and the justification for the serial annexation of the CR 140 ROW along with the Upchurch Annexation. The serial annexation is justified by the Intergovernmental Agreement (IGA) between Chaffee County and the City of Salida that defines this area as within the City of Salida’s Municipal Service Area (MSA).

City Council passed Resolution 2021-04 finding the application in substantial compliance with all applicable regulations and for Planning Commission to move forward with processing the annexation.

Staff finds the application has met all legal requirements for annexation. Staff supports the request with ten (10) recommended conditions, one revision to condition #3 that future lots adjacent to CR 141 be for single-family residential only, and recommended adding an eleventh (11<sup>th</sup>) condition stating that the area of overlap shown on the survey boundaries on the annexation plat shall be resolved prior to recordation of the annexation plan and agreement.

**Kriebel** asked if Angelview came into the City as an annexation. Staff responded yes, in the 1970’s. **Kriebel** asked if the property along Silver Spruce Drive come into the City as an annexation. Staff answered yes, in the 1990’s. **Kriebel** stated that regarding CR 140,

it appears there will be houses facing CR 140 and that would normally allow those houses to park along the road. Is CR 140 wide enough for parking? **Almquist** stated it is currently 80 feet of ROW and that does allow for parking along it, and Public Works commented that there would be parking along CR 140. **Dockery** asked if there would be driveways accessing CR 140. **Almquist** stated that the subdivision plat is not part of the request, however the concept plan that has been presented shows that the lots facing CR 140 would have rear vehicular access. **Bomer** asked for clarification that if this is approved and zoned, will the applicant need to come back to Planning Commission for subdivision approval. **Almquist** stated that yes, if the subdivision request is anything like the concept plan shown, it would require Planning Commission approval. **Mendelson** asked why they are discussing the annexation, he thought that at the joint work session with City Council they had been told their involvement would be limited to the subdivision. **Almquist** clarified that the joint work session between City Council and Planning Commission was for the annexation and zoning and the presentation of the concept plan was just for some initial feedback. **Mendelson** asked for clarification on what Planning Commission is voting on. **Almquist** clarified that Planning Commission is voting whether or not to recommend approval of the annexation to City Council for final vote. **Kriebel** asked if this property, shown as Mixed Residential on the Chaffee County Comprehensive Plan allows 4-16 dwelling units per acre, this concept plan could be implemented in the County. **Almquist** stated that is correct with some limitations due to the requirement of a pre-annexation agreement for the City to provide utilities in order to develop in the County in anticipation of future annexation to the City.

- D. Applicant's Presentation** – Applicant **Upchurch** stated they are working with the City to adhere to any guidelines and standards, and hopes to work with the surrounding neighbors to minimize impacts to their property. **Bomer** asked what happened to the HOA maintained park shown on the original sketch plan. The applicant stated the original design had a park along a road running north-south, but after discussions with Chaffee County and the City it was determined the Shepherd Street ROW would not connect to CR 141 to the north and in the revised layout it didn't make sense to include the park anymore.

**Mendelson** asked the applicant if they talked to the County first. **Upchurch** stated yes, and the County directed them to the City. If the applicant developed in the County, it would still require a pre-annexation agreement with the City to get access to utilities, so it made the most sense to just go to apply to the City for annexation. **Williams** clarified that the IGA requires properties in the MSA to come to the City and the City determines if the property should be annexed.

**E. Public Input** –

**Tom Waters**, no address provided. Concerned about the impacts of increased traffic on CR 140. Concerned about the amount of traffic on CR 140 created by this development plus Angelview. A traffic study should be completed and include an assessment for ingress and egress lanes, driveways, storm drainage, pedestrian crosswalks, signals and wildlife crossing impacts.

**Clifford Whitehouse**, 8195 CR 141C. Stated the annexation is a bad idea because it would not be an improvement to Salida and since the area can be developed without annexation and rezoning, there is no need for it. Development should be in areas already in the City and already with high density zoning. Since resources are limited, applications and requests should be balanced with their long term viability.

**Stephanie Bradshaw**, 8110 CR 141C. Opposed the annexation. Requested that a decision be delayed to allow time to resolve the boundary issue and to complete an Annexation Impact Report (AIR) to consider the effects of density, traffic, environmental effects, sewer and drainage, utilities, ditches on the neighbors and on schools. The City should look at the big picture. Requested single family, rural, residential use.

**Mark Haarold**, 8179 CR 141B. Felt the County Commissioners were much more receptive to the neighbors' concerns and is frustrated with interactions with city staff. Acknowledged that the recommended conditions address some of the concerns, but would like the City conditions to include all of the County Commissioners recommendations from their letter dated March 18, 2021, recommending only single-family homes on the parcel.

**Deanna Myers**, 8155 CR 141. Opposed annexation because of the negative impacts of increased street lighting. Development in the County at ¼ acre lots would be more compatible. Believed there should be buffers between different types of zoning. Wanted any development to be as harmonious as possible with surrounding development.

**Ann Daniels**, 7700 CR 141D. Objected to annexation due to the unresolved boundary issue, the lack of an AIR, that the CR 140 ROW should not count to meeting the contiguity requirement. Requested this property should be rural and a traffic study should be completed.

**Dania Pettus**, 8210 CR 141B. Requested any future public hearing be delayed until Covid is resolved because of difficulty for some concerned residents to participate. Concerned about access off of CR 140, parking along CR 141, traffic congestion, infrastructure limitations, suburban sprawl and compliance with the IGA.

**Charlie Farrell**, no address provided. Because this property can be developed in the County, believed there is no need to annex and that there is enough multi-family development on nearby properties. Requested that the property owner work with the County to develop the property.

**Jessica and Nick Chariton**, 8105 Spruce Street. Understood the need for affordable housing and growth, but would like to see Salida grow responsibly. Requested that the City and County work together on the inevitable growth. Concerned that this is irresponsible and haphazard development, and that it is not congruous with what is around it.

**Aaron Huckstep**, Attorney representing neighbor(s). Concerned that the application is incomplete because it appears the City is not following section 16-9-40 of their Code requiring a cost reimbursement agreement. Public Works identified the need for CR 140 improvements at the time of the Angelview development and we believe a cost reimbursement agreement would address this. Concerned there is no traffic study, no AIR, and that the boundary overlap is not resolved.

**Larry Dean Metzler**, 8110 CR 141C. Concerned with the impacts on CR 140, and the Shepherd Road intersection. Believes the City is favoring the applicant by annexing CR 140 which is in need of improvements and the need will increase with the impact of future Angelview development. Concerned that the proposed density is too high.

**Michelle Pujol and Brent Patrini**, 7616 Meadowlark Drive. Concerned about annexation creep and about the proposed density. Believes that it is backwards for the City to allow

higher density at outskirts. Meadowlark is seeing traffic and lighting impacts from Angelview. Opposed to annexation, and if annexed, density should be for single-family homes only.

**Charla Waller**, (James and Sharon Jacobsen, Kevin Jacobsen, Kristen Jacobsen) 8125, 8175 Ponderosa and 18 acre parcel abutting golf course. Concerned about impacts on water in Shavano Vista subdivision. Believes this not a good way for Salida to provide more affordable housing and that it should be developed in the County. If annexed, it should be with a compatible density.

**Gabriel Pettis**, 604 Ouray Avenue. Concerned about the increased traffic this development would add to the intersection of Holman/ CR 140 / Poncha Blvd intersection and the light pollution, noise pollution, as well as conflicts with pedestrians and bicycle traffic at that intersection. Lower density would lower the traffic.

**Paula Farrell**, 8255 CR 141. Requested that the annexation decision be delayed until an annexation impact report is completed, despite the site being fewer than 10 acres. Density, traffic, environmental, school, utility, police and fire safety, impacts need to be addressed and if annexed, a post-annexation impact report should be done to address these issues.

**F. Close Public Hearing – 7:37pm**

**G. Commissioner Discussion –**

**Dockery** asked why the boundary overlap was not resolved. **Upchurch** stated that it is not a dispute and that he is going to legally deed her the section that her fence line was over onto the Upchurch property, and deeding that property takes time. **Williams** clarified this area of overlap is not part of the property being annexed.

**Keidler** asked if a traffic study was done when Angelview was developed? **Almquist** stated the part that is developed was a minor impact subdivision so it did require a traffic impact analysis. A major impact subdivision will require a traffic study. **Kriebel** stated there has been a lot of development abutting CR 140 and traffic is a legitimate concern. Can this be required prior to annexation?

**Williams** clarified State Statute 31-12-108.5 states that an Annexation Impact Reports “shall not be required” for annexation of 10 acres or less. Shall not means cannot be required. The traffic impact report is a requirement of the City’s subdivision ordinance.

**Bomer** asked if there is any way a traffic impact report would not be required. **Almquist** stated yes, it is only required for a major subdivision. A minor subdivision of fewer than 5 lots does not require traffic study. **Bomer** stated that it would be unlikely that it would be a minor subdivision. She noted that the Angelview development was supposed to take over maintenance of CR 140, but when their plan changed from condominiums to townhomes that agreement no longer applied and it didn’t happen. **Almquist** stated that Public Works commented on the potential future capacity of the road as an 80 foot wide ROW collector road. Several conditions of the annexation approval are related to CR 141 and CR 140 regarding traffic impacts and improvements. **Bomer** asked what area would be included in a traffic study for the subdivision **Almquist** noted that the traffic study would specifically looks at existing conditions and then adds on to that what is proposed by the subdivision. It would go beyond the Holman intersection. **Bomer** asked if Planning Commission could take into account the traffic affects when evaluating the subdivision

plat. **Almquist** noted yes. **Williams** noted that several of the recommended conditions address impacts to roadways.

**Almquist** clarified some of the items that were brought up in the public comments:

State Statute reads that the City shall not require an AIR because the parcel is less than 10 acres. Additionally, the topic of an AIR is addressed in the IGA with the County. **Williams** cited that language as follows: “County review of Annexation Impact Report. When required, pursuant to State Statute, the City shall have Annexation Impact Report prepared and delivered by the County on all property greater than 10 acres.” **Kriebel** asked if an AIR is precluded. **Williams** iterated that State Statute says an AIR “shall not be required” for annexations 10 acres or less in area, which means the City “cannot” require the applicant to do an AIR.

Some comments referenced possible development of the nearby “Treat” property, and there is no proposal for annexation of the referenced property.

The serial annexation of CR 140 is allowed for by state statute. By definition of this parcel being in the MSA, the IGA intends for it to be annexed, and the inclusion of CR 140 up to the MSA boundary is then logically included as part of this annexation.

There is no specific proposal for the future development of Angelview yet. It may happen soon but there is no specific application for development as of now.

Regarding lack of City response to inquiries, once an application is received by the City, elected officials are under quasi-judicial requirements for the zoning and quasi-legislative requirements for the annexation that prevents elected officials from discussing of the project. Staff has been responding to procedural questions.

Current Covid regulations do allow in person attendance in the chambers with limited capacity, and that the City has been conducting online hearings for many months now.

**Follet** asked if Angleview was required to provide street lighting on CR 140. **Almquist** did not think improvements to CR 140 were required, and that any lighting at Angelview is along their internal, private streets. Any lighting on CR 140 in the future would be public, which Exel would provide and they have their own standards for lights.

**Bomer** asked applicant if they would voluntarily complete an AIR. Applicant stated he doesn’t know what that involves so he could not commit to it at this time.

**Bomer** stated she’s troubled that they don’t have all the information she thinks they should to make this decision.

**Mendelson** stated he felt the County should have been included in hearing and that more study, including a traffic study, should have been done. He feels the annexation is moving too fast. **Follet** noted that the annexation of this area has been discussed extensively in the past. **Mendelson** feels it has not been discussed enough. He acknowledges that the proposal is compatible with the Salida Comprehensive Plan, but stated that it is not a great Comprehensive Plan and therefore this proposal should be tabled.

**Copping** asked how often the IGA is updated. **Almquist** replied it is updated as needed, with either party initiating the need to update. He addressed the concept brought up in some of the public comments that density should be focused at the core of a city. Salida’s core is a historic district with very limited development potential. The residential lots radiating out from the core are primarily already developed small lots. This is a barrier to



consolidating large lots interior to town to provide higher density housing near the core. Therefore the area that can accommodate higher density development is further out from the core. This is why the MSA from 2009/10 identifies these areas as the locations for future development and to provide needed housing, and therefore extended services to these areas. **Copping** noted that this conversation tonight has exposed some of the fault lines that appear to exist regarding approaches to the MSA area, and has brought to the front the tensions that exist in the implementation of the IGA. Do we need to rethink some language in the IGA to provide more guidance for the future? **Almquist** noted that the IGA and MSA do take into account the capacity of the transportation corridors along which higher densities should be located. Therefore not all areas of the MSA are designated for higher densities, just those where the transportation capacity is available.

**Copping** posed the question - What happens if we don't annex? If we annex, then City of Salida land use code and standards apply and therefore the City has more control over future development.

**Bomer** concurred that, while she has some concerns, if the annexation is denied, the potential density in County could be the same.

**Williams** provided additional clarification on the IGA, noting that it states that all new land use development applications shall be submitted to the City and the County agrees not to accept land use development applications for property within the MSA. Annexation and development agreement will be considered with terms that conform to the Salida Municipal Code and Comprehensive Plan and that the City shall not deny annexation except for good cause.

**Mendelson** noted that he found the applicant's letter confusing re: the intention of the applicant to live on the property.

#### **H. Commission Recommendation –**

Motion made by Commissioner Kriebel, Seconded by Vice-Chair Bomer.

Discussion ensued regarding amending the motion to amend condition #8 to require that the inclusionary housing requirement be met by built units rather than by fee-in-lieu. Williams clarified that this will be accomplished under the current wording of condition #8 and that no amendment is necessary.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner-Alternate Copping

Voting Nay: Commissioner Mendelson

3. **Upchurch Zoning** - The applicants, Tory and Clee Upchurch, are requesting a zoning designation of Medium-Density Residential (R-2) should the property be annexed.

**A. Open Public hearing – 8:40 pm**

**B. Proof of Publication**

**C. Staff Review of Application – Almquist** gave an overview of the zoning request. Staff supports the request for a zoning designation of Medium-Density Residential (R-2) with no conditions.

**Dockery** asked what the maximum number of units are that could be built in R-1.

**Almquist** stated it is 11 units per acre based on maximum density, but the minimum lot size is 7,500 square feet which would be more limiting on a built-out subdivision site.

**Mendelson** asked why the City is approving zoning without a plan.

**Williams** clarified this is to zone the newly annexed property. It is required within 90 days of annexation. It cannot be conditioned because it is just zoning.

**D. Applicant’s Presentation –Upchurch** stated that the current plan is to dedicate the lot on the southeast corner to Chaffee County Housing Trust to build the inclusionary housing. He believes it needs R-3 zoning in order for that lot to work for them. He would also like to do R-3 zoning on the south side of property because it allows for more flexibility in driveway and multi-family configurations than R-2, not with the intent of maximizing the R-3 density.

**Follet** asked if applicant plans on incorporating some open space. Upchurch stated that with the modification of the road configuration, it does not flow well with plan, but he’s not completely opposed to it.

**Hussey**, as applicant’s representative, stated the difference between the two plans is that the square feet of public row has increased from 30k sf to over 50k sf.

**Bomer** stated the currently shown triangle lot appears to be a good spot for open space.

**E. Public Input –**

**Aaron Huckstep**, believed that annexation is not mandatory. Stated that density should be concentrated in the center of the city, not at edge. If applicant intends to eventually rezone, why not make R-1 now and let them rezone to R-3 later?

**Tom Waters**, requested that the zoning is set to the lowest density possible.

**Clifford Whitehouse**, concerned with development near the airport. Stead the County recommended R-1. Requested to use the 90 days allowed until zoning of the property is required. Believed Salida should prevent development of over-stimulating environments.

**Stephanie Bradshaw**, opposed to anything greater than R-1 zoning. Does not believe higher density is compatible given contiguity to 1-5 acre lots. R-1 was recommended by County. Requested that a traffic study be done prior to ruling on zoning request.

**Mark Harrold**, concerned that the County Commissioners have a better understanding of the effect of this property on surrounding land owners. County recommended R-1. Applicant said in letter they were going to build a “public-use park”.

**Deanna Meyers**, Comprehensive Plan says should be complimentary on mass and scale. Lot size difference is not complimentary. Would like the inclusionary housing to be a single-family home rather than multi-family.

**Ann Daniels**, stated that planning theory does not support flagpole annexation at boundary for high-density housing. It should be at city center. This should be R-1 to blend higher density of city with rural character of county.

**Dania Pettus**, felt the density was inappropriate. Should not consider density greater than R-1. Concerned about parking that might spill onto CR 141.

**Charlie Farrell**, felt that the staff report and presentation did not address the neighbors’ concerns, including a petition signed by the neighbors. He felt there should have been a meeting with neighbors to address their concerns. Requests that the zoning be R-1.

@ 3:41 Chairman **Follet** assured the public that the Planning Commission packet did include comments and letters demonstrating the neighbors’ concerns.

**Almquist** further clarified that the letter from the Chaffee County Board of Commissioners was also included in the Planning Commission Packet. Regarding the referenced petition, it had been sent directly to City Council in January, who shared it with staff. At that time, the applicants’ application submittal had not yet been deemed complete and no noticing regarding the application had gone out. Public commentary is only allowed to be considered for the public hearing if it is submitted after there is a complete application to be considered. The petition’s original submittal date was well before a complete application. A late-hour request was made to submit this petition into the public comment record. **Almquist** then forwarded the petition to the Planning Commission.

**Dean Metzler**, stated that he felt this is sprawl and the site should be zoned R-1.

**Jeff Meyers**, according to the 2000 Salida Comprehensive Plan, the purpose is to protect existing neighborhoods from negative impacts of new uses. A multi-family housing development such as this would have a negative property value impact on the existing neighbors.

**Michelle Pujol**, agreed with what others have said. Felt staff only presented the pros and ignored the cons of this application. Requests it be zoned R-1.

**Paula Farrell**, concerned about additional annexations in the future along CR 140 and city the April 2, 2018 City Council and Planning Commission joint work session. Believes if affordable housing is a concern, then City should require more affordable units, and they should be single-family homes and the applicant should be responsible for building them. Requests it be zoned R-1.

**Charla Waller**, (+ representing James, Sharon, Kevin and Kristen Jacobsen) believed the MSA map is deceptive in how it shows the 18-acre parcel in orange. Stated that this property should not be R-3; please zone it R-1.

**F. Close Public Hearing - 9:56 pm**

**G. Commissioner Discussion –**

**Bomer** stated the applicant can start at R-1 and based on other studies, can evaluate changing.

**H. Commission Recommendation - Motion made by Vice-Chair Bomer to recommend to City Council approve the zoning to R-1. Seconded by Commissioner Kreibel.**

Discussion on the motion: **Copping** asked if a traffic study would still be required at subdivision if it was zoned R-1. **Bomer** stated she believed it would. **Almquist** clarified that a traffic study can be requested by the Administrator at Major Impact Review, but that it is not automatically required. **Bomer** asked if she could condition the approval on providing a traffic study at Major Impact Review of the Subdivision. **Williams** clarified that a zoning cannot be conditioned. City Manager **Nelson** stated that if it was a decision

of his, he was committed to requiring a traffic study at Major Impact Review for the subdivision.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner-Alternate Copping

**UPDATES-** None.

**COMMISSIONERS' COMMENTS**

**ADJOURN:** With no further business to come before the Commission, the meeting adjourned at 10:10 p.m.

## STAFF REPORT

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**MEETING DATE:** April 26, 2021 – Continued from March 22, 2021  
**AGENDA ITEM TITLE:** Rose, 334 E. Second Street - Sacketts Addition Overlay Deviation  
**AGENDA SECTION:** Public Hearing

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**REQUEST:**

The request is for approval of a deviation from the requirements of the Sackett Addition Overlay for the construction of an Accessory Dwelling Unit (“ADU”) at 334 E. Second Street, Salida, CO 81201.

**APPLICANT:**

The applicants are Kevin and Susan Rose, 74 Hillside Drive, Silverthorne, CO 81498.

**LOCATION:**

The subject property is known as Lots 22 and 23, Sacketts Addition, City of Salida, Chaffee County, 334 E. Second Street.

**PROCESS:**

This application is for a deviation from the Sackett Addition Overlay. The purpose of the deviation is to assure that the proposal, in adequate detail, is drawn and submitted according to the requirements of the Land Use Code.



A public hearing is conducted by the Planning Commission for a deviation from the Sackett Overlay, after public notice in a newspaper of general circulation and posting on the property 15 days prior. The Commission shall approve, approve with conditions, or deny the application, or remand it back to the applicant with instructions for modification or additional information or action.

Approval of the deviation shall constitute authorization to proceed with the administrative review and building permit applications for the accessory dwelling unit.

**OBSERVATIONS:** This section is intended to highlight concerns raised by staff to assist the Commission in doing the same. Additional concerns or questions may arise after a presentation by the applicant.

- 1) The property is zoned Medium Density Residential (R-2) and is located within the Sackett’s Addition Overlay.
- 2) Land Use Code Sec. 16-5-80(c)(3) requires new accessory structures in the Sackett’s Addition Overlay be subordinate in terms of mass, scale and height to the primary structure.
- 3) Land Use Code Sec. 16-5-80(c)(3)(i) The maximum height allowed for accessory structures is one and one-half stories. The height of a new accessory structure must be subordinate to the height of the primary structure.



Existing primary residence

- In the original application materials the structure did not meet the one and one-half story requirement. The applicant resubmitted floor plans in order to meet the one and one-half story requirement.

- 4) According to the applicant the existing primary structure is approximately 18’ 8” and is requesting approval to construct an ADU with a height of 20’ 10”.
- 5) Since the height of the proposed accessory dwelling unit exceeds the height of the existing primary structure, a deviation per Section 16-5-80 (c)(5) from the Sackett Addition Overlay is required.

- 6) The existing single-story accessory structure will be removed and replaced with the proposed detached garage and ADU. There are no accessory dwelling units located within this block for comparison to the proposed ADU.



Existing accessory structure

**DEVIATION REVIEW STANDARDS: (Section 16-5-80(C)(5))**

(5) Deviations. Deviations from the requirements of these design guidelines may be permitted upon a finding by the Planning Commission that the proposed design solution is consistent with the existing mass and height of the block where the new structure or addition is proposed. In reviewing an application for a deviation the Planning Commission may consider the unique challenges of a particular site or existing structures of the site. Such challenges may include but are not limited to, narrow lot width, low foundation heights of adjacent structures, or unusual setbacks on existing or adjacent structures. Deviations will follow the development review procedures of the Land Use Code for applications where the Planning Commission is the decision making body.

**Land Use Code Sec. 16-5-80(c)(3) requires new accessory structures in the Sackett's Addition Overlay be subordinate in terms of mass, scale and height to the primary structure.**

- The residences on this block are primarily single-story. There is a two-story residence with a single-story detached garage located adjacent to this property.

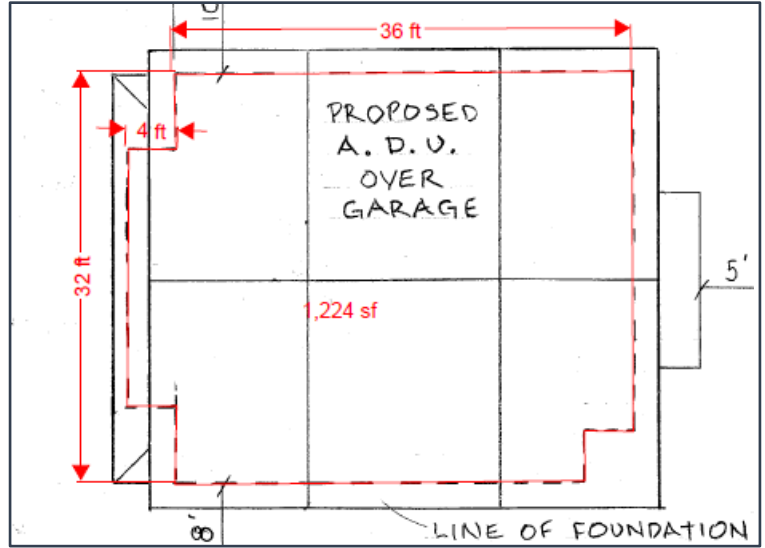


- According to Land Use Code Sec. Sackett's Addition Overlay 16-5-80(C)(3)(i) The maximum height allowed for new accessory structures is one and one-half stories. The height of a new accessory structure must be subordinate to the height of the primary structure.
- The proposed height of the ADU is 20'10" which is 2'2" taller than the existing single-story residence as shown in the application materials. The applicant is showing a grade difference of one foot (1') from the front of the property to the rear and is showing that the actual height difference will be 14".

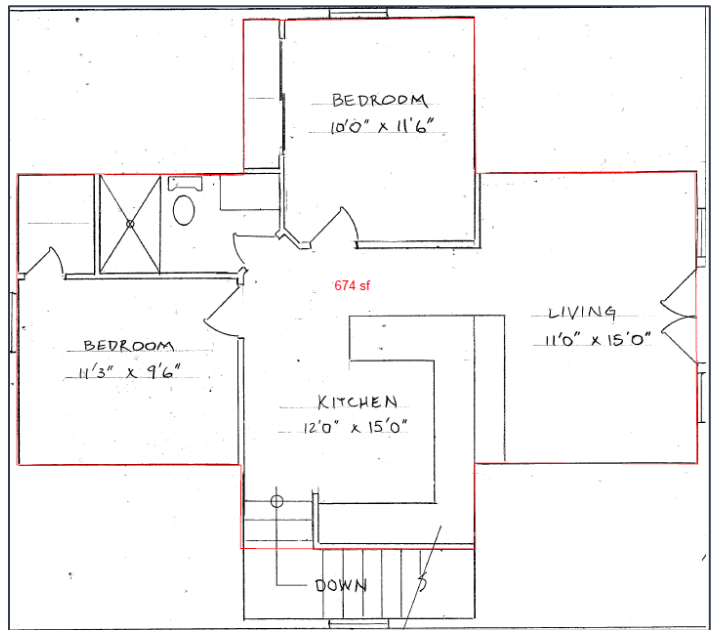


- In the Land Use Code and the Sacketts Addition Overlay the definition of Story, half is – “A space under a sloping roof that has the line of intersection of the roof and wall face not more than 3 feet above the floor level and in which space the possible floor area with headroom of 5 feet or less occupies at least 40 percent of the total floor area of the story directly beneath.”
  - At the March 22, 2021 Planning Commission meeting the public hearing was continued to the April 26, 2021 meeting because the applicant needed to update his application materials.

- The floor area of the ground floor is 1,224 square feet. The floor plan shows the total conditioned floor area of the upper level to be approximately 55% of the total floor area (674 s.f. / 1,224 s.f.).



- In the updated floor plans the applicant is showing that the floor area of the upper floor occupies at least 40% of the total floor area of the ground floor. Staff could not verify that the floor area with headroom of 5' or less because the updated plans did not have dimensions of the walls or ceiling height.

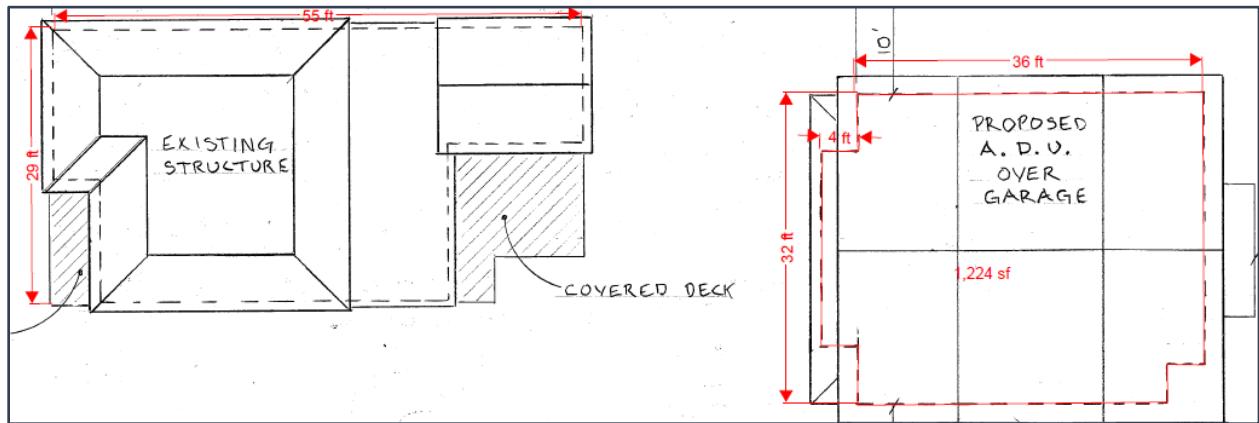


- If the deviation request is approved the applicant must show how the ADU meets the story and one-half requirement with scaled drawings.

- With the updated plans the height of the proposed ADU did not change.

➤ With regards to mass and scale, the existing one-story residence is approximately 29' in width and 55' in length. The proposed ADU will be 32' in width and 40' in length and is proposed to be a story and one-half. The applicant is showing a pitched roof and dormers to break-up the massing of the ADU.





**Design recommendations for new construction, additions and alterations within the Sackett's Addition Overlay.** To ensure that new infill construction or the alteration of existing structures will enhance the existing character and historic nature of the neighborhood, use of the following design elements is strongly encouraged. If no consideration is given to these design recommendations, the structure will not be compatible with the neighborhoods.

**I. New Construction –**

**11. New Accessory Structures**

- New accessory structures should be located at the minimum setback from the alley unless the structure is to be set further back to allow for parking between the new structure and the alley.
  - The applicant is showing the garage/ADU with a rear setback of 5' which is the minimum setback requirement.
  
- The roof form of an accessory structure should be similar to and compatible with that of the primary structure.
  - The primary structure has a hipped roof and the proposed ADU will have a pitched roof. The applicant could investigate changing the roof form for the ADU to be more compatible with the primary residence.

**RECOMMENDED FINDINGS:**

1. This deviation request to construct an accessory dwelling unit in the rear of the property should not significantly impact neighboring properties.
2. This application is not subordinate in terms of mass, scale and height to the primary structure because the height exceeds the primary structure by two (2) feet.

**RECOMMENDED ACTION:**

Based upon the observations, review standards, and findings outlined above, staff has given the Commission the two (2) options below:

The Commission APPROVE, with conditions, the deviation from the requirements of the Sacketts Addition Overlay because the proposed ADU should not significantly impact the neighboring properties.

1. The applicant must submit scaled plans showing that the ADU meets the story and one half requirement.
2. Approval of this deviation application will expire in two (2) years if a building permit is not applied for the construction of the ADU at this property.

**OR**

The Commission DENY the deviation from the requirements of the Sacketts Addition Overlay for the construction of an Accessory Dwelling Unit at 334 E. Second Street Salida because the proposed ADU is not compatible with the mass, scale and height of the existing primary structure.

**RECOMMENDED MOTION:**

**“I make a motion to approve the Rose deviation request from the Sacketts Addition Overlay requirements because the proposed ADU should not significantly impact neighboring properties, subject to staff recommended conditions.”**

**OR**

**“I make a motion to deny the Rose deviation request from the Sacketts Addition Overlay requirements because the proposed ADU is not compatible with the mass, scale and height of the existing primary structure.”**

- Attachments:
- Architectural Inventory Form
  - Application materials
  - Proof of publication

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION  
FOR THE CITY OF SALIDA CONCERNING  
A SACKETT'S ADDITION OVERLAY  
DEVIATION APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE:** that on March 22, 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, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The applicants Kevin and Susan Rose are requesting a deviation from the Sackett's Addition Overlay to build an accessory dwelling unit (ADU) at 334 E. Second Street.

Further information on the application may be obtained from the Community Development Department by calling (719) 530-2626. To review the City's social distancing policy and other regulations, please visit: <https://cityofsalida.com/administration/page/covid-19-information>

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

Published in The Mountain Mail March 5, 2021

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Page 1 of 4

- |            |   |
|------------|---|
| Date _____ | Initials _____                          |
| _____      | Determined Eligible-NR                  |
| _____      | Determined Not Eligible-NR              |
| _____      | Determined Eligible-SR                  |
| _____      | Determined Not Eligible-SR              |
| _____      | Need Data                               |
| _____      | Contributes to Eligible NR District     |
| _____      | Noncontributing to Eligible NR District |

## I. IDENTIFICATION

- |  |                                 |
|--|---------------------------------|
| 1. Resource Number: 5CF2289  | Parcel Number: 380705124021     |
| 2. Temporary Resource Number: 55   | SHF/CLG Grant Number: CO-06-017 |
| 3. County: Chaffee   |                                 |
| 4. City: Salida  |                                 |
| 5. Historic Building Name: Neilson/Gardunio House                              |                                 |
| 6. Current Building Name: Gardunio House                                       |                                 |
| 7. Building Address: 334 E. Second Street                                      |                                 |
| 8. Owner Name and Address: Gardunio, Lucille, 334 E. 2nd St., Salida, CO 81201 |                                 |

## II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E  
 SW 1/4 NW 1/4 NE 1/4 NE 1/4 of Section 5
10. UTM Reference Zone 13 Easting 413788 Northing 4265306
11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): 22 and 23 Block(s): 24  
 Addition: Salida Original Town Year of Addition: 1880
13. Boundary Description and Justification:  
 Boundary includes the building and the parcel on which it is located.

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): Rectangular
15. Dimensions in Feet: Length 55 X Width 26
16. Stories: 1
17. Primary External Wall Material(s) (enter no more than two):  
 Brick
18. Roof Configuration (enter no more than one):  
 Hipped
19. Primary External Roof Material (enter no more than one): Metal
20. Special Features (enter all that apply):  
 Porch
21. General Architectural Description:  
 One-story hipped roof with center deck painted brick dwelling. Walls have decorative courses of brick at cornice, original window lintel level, and original sill level. Projecting hipped roof bay on west end of façade (south) has tripartite flat arch window with brick sill. Flat roof porch adjacent projecting bay has slender turned spindle supports atop a concrete deck. Facing porch is an off-center entrance with paneled and glazed door and security screen. Plate glass picture window adjacent to door with brick sill. East wall has tripartite window with brick sill. Enclosed porch at rear with entrance and window facing east. Flat arch window with brick sill visible on west wall toward front. Foundation projects slightly away from wall of house and is concrete.
22. Architectural Style/Building Type: Late Victorian

**23. Landscaping or Special Setting Features:**

Level site with grass lawn and concrete sidewalks. Small planting bed in front of porch. Bushes and flowers planted along sides of house and edges of yard. Evergreen tree at southwest corner of house.

**24. Associated Buildings, Features, or Objects:**

One-story L-shaped side gabled roof secondary house on alley with paneled and glazed door.

**IV. ARCHITECTURAL HISTORY****25. Date of Construction: Estimate 1898-1902 Actual**

**Source of Information:** Sanborn Map, 1898 and Salida Photograph, 1902

**26. Architect: Unknown**

**Source of Information:**

**27. Builder/Contractor: Unknown**

**Source of Information:**

**28. Original Owner: Unknown**

**Source of Information:**

**29. Construction History (include description and dates of major additions, alterations, or demolitions):**

The house was built between 1898 and 1902, based on the 1898 Sanborn fire insurance map and a 1902 photograph of Salida taken from Tenderfoot Hill. The Assessor's 1894 year of construction is incorrect; an earlier one-and-a-half-story frame dwelling is shown on the 1898 Sanborn map. The 1904 Sanborn map shows an irregularly-shaped one-story dwelling with open porches at the southeast (front) and northeast (rear) corners.

The Sanborn map in 1904 showed a small rectangular secondary dwelling (number 334 ½) was located toward the rear of the property and there was a small outbuilding in the northwest corner. Between 1929 and 1945, the secondary dwelling received an addition on its north and the smaller outbuilding was replaced by a larger rectangular building (no longer extant) in the same location.

**30. Original Location: Yes Date of Moves: N/A****V. HISTORICAL ASSOCIATIONS****31. Original Use(s): Domestic/Single Dwelling****32. Intermediate Use(s): Domestic/Single Dwelling****33. Current Use(s): Domestic/Single Dwelling****34. Site Type(s): House, Single Family Dwelling****35. Historical Background:**

This dwelling was erected between 1898 and 1902. The 1903-04 Salida city directory indicated that Harry H. Neilson, a switchman for the Denver and Rio Grande Railroad lived here. By 1911-12, David H. Lewis lived here. He operated a restaurant at 218 Lower F Street. Mrs. Mary Clark, a waitress at the restaurant, roomed here. The 1922-23 city directory showed Peter and Martha Brow residing in this house. Mr. Brow was a blacksmith for the Denver and Rio Grande Western Railroad. By 1931, William H. and Viola Thompson lived at this address and were owners of the property. Mr. Thompson, born in 1884, was an engineer for the D&RGW. He died in 1945; his wife lived until 1972. Arthur L. and Robin M. Oswalt owned the property after the Thompsons.

Girard and Lucille Gardunio were living in this house by 1951. Mr. Gardunio was a quarryman at the Monarch Quarry. The Gardunios and their three children were still living here in 1965, when Mr. Gardunio was employed as a carpenter by Butala Construction. Lucille Gardunio is still indicated as owning this property and residing in the house.

This parcel also had a secondary residence on the alley addressed as 334 ½ E. Second Street. According to the 1911-12 city directory, Ida M. McCoy lived in this backlot building; she was a waitress at a restaurant (possibly that of David H. Lewis, who lived in the main house). Ben and Della Lucero were living here in 1951, when Mr. Lucero died. Born in Santa Fe, New Mexico, in 1876, Mr. Lucero came to Salida in 1917, where he worked for the Rio Grande Railroad until his retirement. Mrs. Lucero was also born in Santa Fe in 1881.

**36. Sources of Information:**

Salida city directories; Mountain Mail, 14 December 1959, 1; Salida Daily Mail-Record, 26 November 1951, 1; Salida Mail, 22 and 24 January 1945 and 11 April 1972; US Census, 1900-1930; Sanborn Fire Insurance Maps; Chaffee County Assessor records.

**VI. SIGNIFICANCE**

**37. Local Landmark Designation:** No **Date of Designation:** N/A

**Designating Authority:** N/A

**Local Landmark Eligibility:** No

**Local Landmark Criteria:** 1 - Exemplary Property 3 - Architectural Signif. 5 - Archeological Imp.  
2 - Historic Signif. 4 - Noted Designer: 6 - Contributing Bldg.

**38. Applicable National Register Criteria:**

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important to history or prehistory.

Qualifies under Criteria Considerations A through G (See Manual).

X Does not meet any of the above National Register criteria.

**39. Area(s) of Significance:** N/A

**40. Period of Significance:** N/A

**41. Level of Significance:** N/A

**42. Statement of Significance:**

This turn of the century house had a number of different residents during the first half of the twentieth century, including several Rio Grande Railroad employees. Since at least 1951 it has been the residence of the Gardunio family, whose head worked as a quarryman and carpenter. This house is representative of the one-story brick dwellings with some Queen Anne style features erected in Salida. The windows of the house have been altered, but it retains its hipped roof with projecting front bay, brick walls with decorative courses, and off-center porch with turned spindle supports.

**43. Assessment of Historic Physical Integrity Related to Significance:**

This house displays historic physical integrity with its tin roof, brick walls (painted) with decorative courses, and original porch supports. Changes include replacement of original tall one-over-one-light windows (two on the front projection and one on the porch), bricking up a second door onto the porch (on the east wall of the projection), removal of one porch support, covering the stone foundation, covering of the wood porch deck with indoor-outdoor carpeting, and addition of a planter adjacent to the porch.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

**44. National Register Field Eligibility Assessment:** Not eligible

**45. Is there National Register district potential? Discuss.** Yes

This resource was documented as part of a survey of a portion of northeast Salida lying between Downtown and the historic Denver & Rio Grande Railroad Hospital. A previous reconnaissance of this neighborhood of the city resulted in the recommendation that this area be intensively surveyed to determine whether a historic district might exist. The boundaries of such a district have not yet been identified since some areas included in the current survey might logically be associated with adjacent unsurveyed areas. A preliminary evaluation of whether this property would be a contributing resource, if found to be within the boundaries of a district, has been made to assist future studies.

**If there is NRHP district potential, indicate contributing status:** Contributing

**46. If the building is in an existing NRHP district, indicate contributing status:** N/A

**VIII. RECORDING INFORMATION**

**47. Photographic Reference(s):** 6: 32-35; 7: 2-3; 21: 15

**Negatives Filed At:** City of Salida

**Photographer:** T.H. Simmons

**Resource Number:** 5CF2289

**Temporary Resource Number:** 55

**Architectural Inventory Form**

23

**Page 4 of 4**

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**48. Report Title:** Salida, Colorado, Historic Buildings Survey, 2006-07

**49. Date(s):** June 2006

**50. Recorder(s):** R.L. Simmons/T.H. Simmons

**51. Organization:** Front Range Research Associates, Inc.

**52. Address:** 3635 W. 46th Ave., Denver, CO 80211

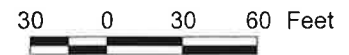
**53. Phone Number(s):** (303) 477-7597

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

**Colorado Historical Society-Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, Colorado 80203 (303) 866-3395**



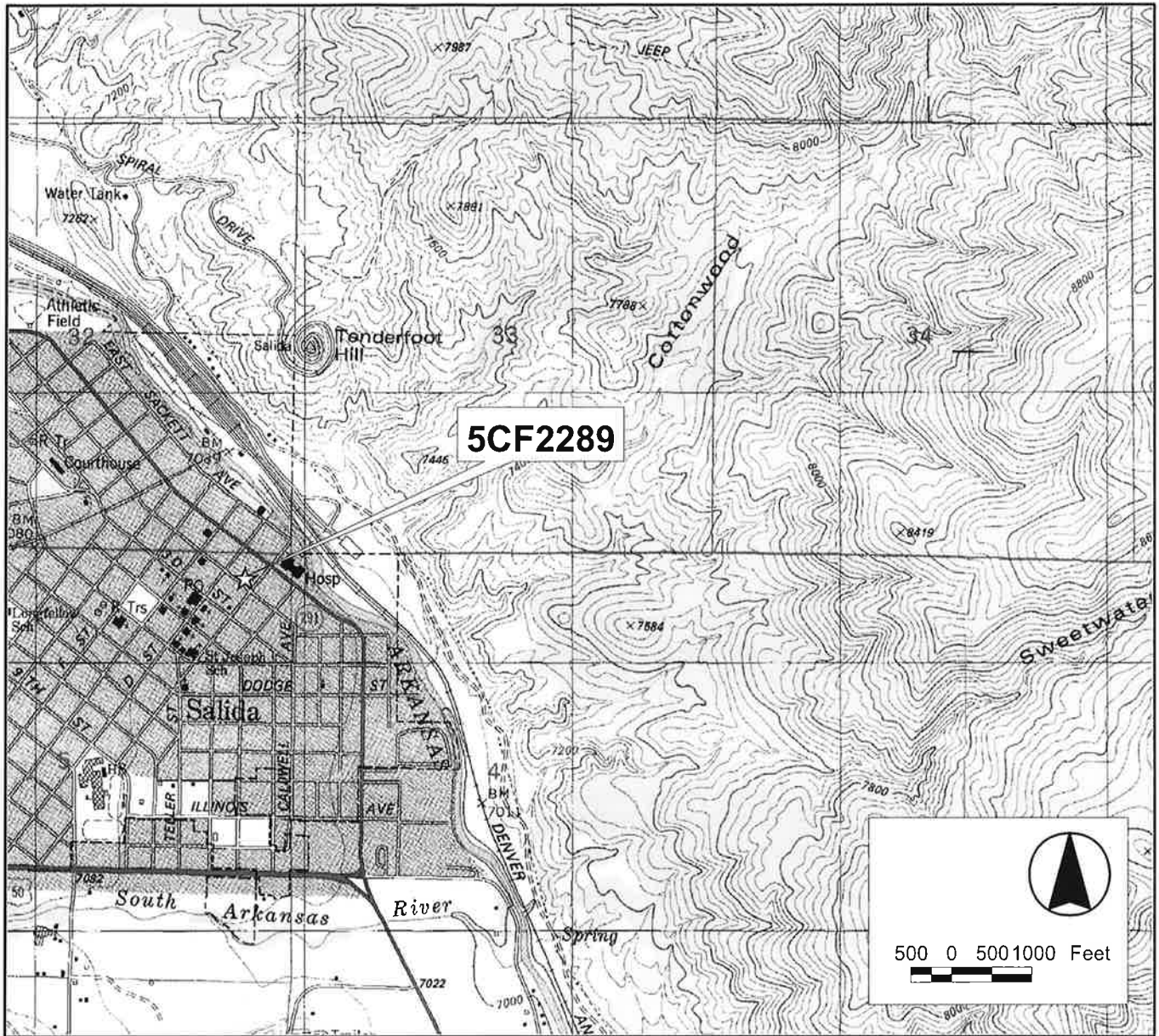
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



334 E. Second Street

LEGEND	
	Survey Area Boundary
	Surveyed-Primary Buildings
	Surveyed-Outbuildings
	Not Surveyed





SOURCE: Extract of U.S. Geological Survey, "Salida East, Colo.," 7.5 minute quadrangle map (Denver: U.S. Geological Survey, 1994).

334 E. Second Street



# GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

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

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

### A. Applicant Information

Name of Applicant: Kevin + Susan Rose

Mailing Address: 74 Hillside Drive, Silverthorne, CO 80498

Telephone Number: 970 389-3245 FAX: \_\_\_\_\_

Email Address: rosehomes@comcast.net

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

### B. Site Data

Name of Development: \_\_\_\_\_

Street Address: 334 East 2nd St., Salida

Legal Description: Lot 22+23 Block 24 Subdivision Sacketts Addition (full description)

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

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

Signature of applicant/agent \_\_\_\_\_ Date \_\_\_\_\_

Signature of property owner KJ Rose for Rose Date 2/25/2021



DEVIATION APPLICATION

448 East First Street, Suite 112  
Salida, CO 81201

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

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

**A. TYPE OF DEVIATION REQUESTED** (Fill In Applicable Requests)

1. **Deviation from Maximum Height:** Existing Height (feet): 18'8" Proposed Height (feet): 20'10"  
*Residence* *ADU*

2. **Deviation from Floor Area:** Required Floor Area: \_\_\_\_\_ Proposed Floor Area: \_\_\_\_\_

**3. Deviation from Setback Requirements**

- a. Setback Deviation Information (if applicable):
  - i. Type of setback:  Front yard  Rear yard  Side yard
  - ii. Which direction:  North  South  East  West  
 Northeast  Northwest  Southeast  Southwest
  - iii. Type of Building:  Principal  Accessory Building
  - iv. Current Setback: \_\_\_\_\_
  - v. Proposed Setback: \_\_\_\_\_
  - vi. Required Setback: \_\_\_\_\_
- b. Second Setback Deviation Information (if applicable):
  - i. Type of setback:  Front yard  Rear yard  Side yard
  - ii. Which direction:  North  South  East  West  
 Northeast  Northwest  Southeast  Southwest
  - iii. Type of Building:  Principal  Accessory Building
  - iv. Current Setback: \_\_\_\_\_
  - v. Proposed Setback: \_\_\_\_\_
  - vi. Required Setback: \_\_\_\_\_

4. **Deviation from Land Use Code Section:** 16-5-80 (3)(i)

**B. DEVELOPMENT PROCESS (City Code Section 16-4-180)**

- 1. Pre-Application Conference. Optional.
- 2. Submit Application.
- 3. Staff Review. Schedule Hearing. Forward Report to Applicant and Board.
- 4. Public Notice Provided For Hearing.
- 5. Public Hearing Conducted by Board and Action Taken.

**C. APPLICATION CONTENTS**

- 1. **General Development Application**
- 2. **Site Plan.** A site plan of the subject property, showing existing and proposed features, buildings, etc. which are relevant to the review of the application. **The copies shall only be accepted on 8½" x 11", 11" x 17" or 24"x 36" paper.**
- 3. **Public Notice**
  - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
  - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
  - c) Applicant is responsible for posting the property.
- 4. **Application Fee.** \$500 cash or check made out to City of Salida.

**D. DEVIATIONS FOR THE SACKETT'S ADDITION OVERLAY**

Deviations from the requirements of these design guidelines may be permitted upon a finding by the Planning Commission that the proposed design solution is consistent with the existing mass and height of the block where the new structure or addition is proposed. In reviewing an application for a deviation the Planning Commission may consider the unique challenges of a particular site or existing structures of the site. Such challenges may include but are not limited to, narrow lot width, low foundation heights of adjacent structures, or unusual setbacks on existing or adjacent structures. Deviations will follow the development review procedures of Article III of the Land Use Code for applications where the Planning Commission is the decision making body. If a variance is requested from other provisions of the code not addressed in these design guidelines, that variance will follow the normal procedure of Section 16-4-180 of the Land Use Code.

**D. DESCRIPTION OF PROPOSAL (If necessary, attach additional sheets)**

The applicant shall submit a narrative, including photos and elevations (if required), describing the deviation request from the standards of Land Use Code section 16-5-80(c).

that side of the block. Multifamily structures must also appear to be similar in mass and scale to existing structures on that side of the block and complement the existing streetscape. Historically, square footage is “hidden” in the roof line or behind the front façade:

(i) Height. Maximum height allowed for a new primary structure or addition is 26 feet. However, if an existing primary structure taller than 26 feet should be completely destroyed by a natural cause such as fire, a new structure may be built to the height and square footage of the original structure. Any additional footprint must adhere to the design requirements. Within the overlay area, height is measured to the top of the ridge or parapet but does not include chimneys, solar installations, etc.

(ii) Mass. Size of primary structures is limited as shown in Table 16-H. If more than one primary structure is proposed, they must share the allotted floor area. If an existing primary structure greater in mass than what is allowed in the design requirements should be completely destroyed by a natural cause such as fire, a new structure may be built to the square footage of the structure prior to destruction.

<b>Table 16-H Allowed Floor Area for Sackett’s Addition Overlay</b>	
<b>Lot Size</b>	<b>Size of primary structure</b>
0 - 3,750	(lot area)(0.4)
3,750 - 7,500	1,500 + (.106667)(lot area - 3,750)
7,500 - 11,250	1,900 + (.106667) (lot area - 7,500)
11,250 - 15,000	2,300 + (.106667) (lot area - 11,250)
Note: No Lot shall be allowed less than 1,200 sq. ft.	

(3) Accessory structures. New accessory structures must be subordinate in terms of mass, scale, and height to the primary structure.

(i) The maximum height allowed for new accessory structures is one and one-half stories. The height of a new accessory structure must be subordinate to the height of the primary structure.

(ii) Garages must be detached from the primary structure and must be accessed from the alley where there is alley access.

(4) Restorations. When the primary façade of an older structure is to be restored to its original, historic appearance, a deviation request pursuant to subsection (5) will not be required if the restoration will conflict with the front setback requirements.

(5) Deviations. Deviations from the requirements of these design guidelines may be permitted upon a finding by the Planning Commission that the proposed design solution is consistent with the existing mass and height of the block where the new structure or addition is proposed. In reviewing an application for a deviation the Planning Commission may consider the unique challenges of a particular site or existing structures of the site. Such challenges may include but are not limited to, narrow lot width, low foundation heights of adjacent structures, or unusual setbacks on existing or adjacent structures. Deviations will follow the development review procedures of Article III of the Land Use Code for applications where the Planning Commission is the decision making body. If a variance is

requested from other provisions of the code not addressed in these design guidelines, that variance will follow the normal procedure of Section 16-4-180 of the Land Use Code.

(d) Design Recommendations. In addition to the Sackett's Addition Overlay building standards set forth in subsection (c) above, the City strongly encourages compliance with the Sackett's Addition Design Recommendations, a copy of which is available for inspection at City Hall. These design elements were created to ensure that new infill construction or the alteration of existing structures will enhance the existing character and historic nature of the Sackett's Addition neighborhood. Although compliance with the Design Recommendations is not mandatory, structures designed without considering these elements may be incompatible with the Sackett's Addition neighborhood.

# Deviation Application – Description of Proposal

Property address: 334 East 2<sup>nd</sup> Street  
Salida, Colorado 81201

Owners: Sweetwater Rose LLC  
Kevin and Susan Rose  
74 Hillside Drive  
Silverthorne, Colorado 80498

Dear Planning Commission,

We, Kevin and Susan Rose, are requesting a deviation from the standards of Land Use Code section 16-5-80(c) which states, “the height of a new accessory structure must be subordinate to the height of the primary structure.” The primary structure, built some time around 1890, is 18’8” and the proposed accessory structure is 20’10” tall. The relative heights are represented in an attached drawing. That drawing does not show however that the face of the secondary structure is more than 80’ behind the face of the primary structure making it exceedingly difficult to see that the secondary is taller than the primary. Please note that the eaves of the gabled roof on the secondary structure equal the eaves of the primary structure in height and the eaves of the shed dormers are subordinate to the primary structure.

The property was purchased by us in April of 2018 and it has served as a long-term rental to the local Salida workforce. Once the secondary structure is completed and we have restored the primary structure (please see the attached photo of 1937), we will move into the primary as permanent residents and rent the second floor ADU to local employees. Susan and I have been living in Summit County for the last 35 years and have been witness to what happens to a community when there is a lack of workforce housing.

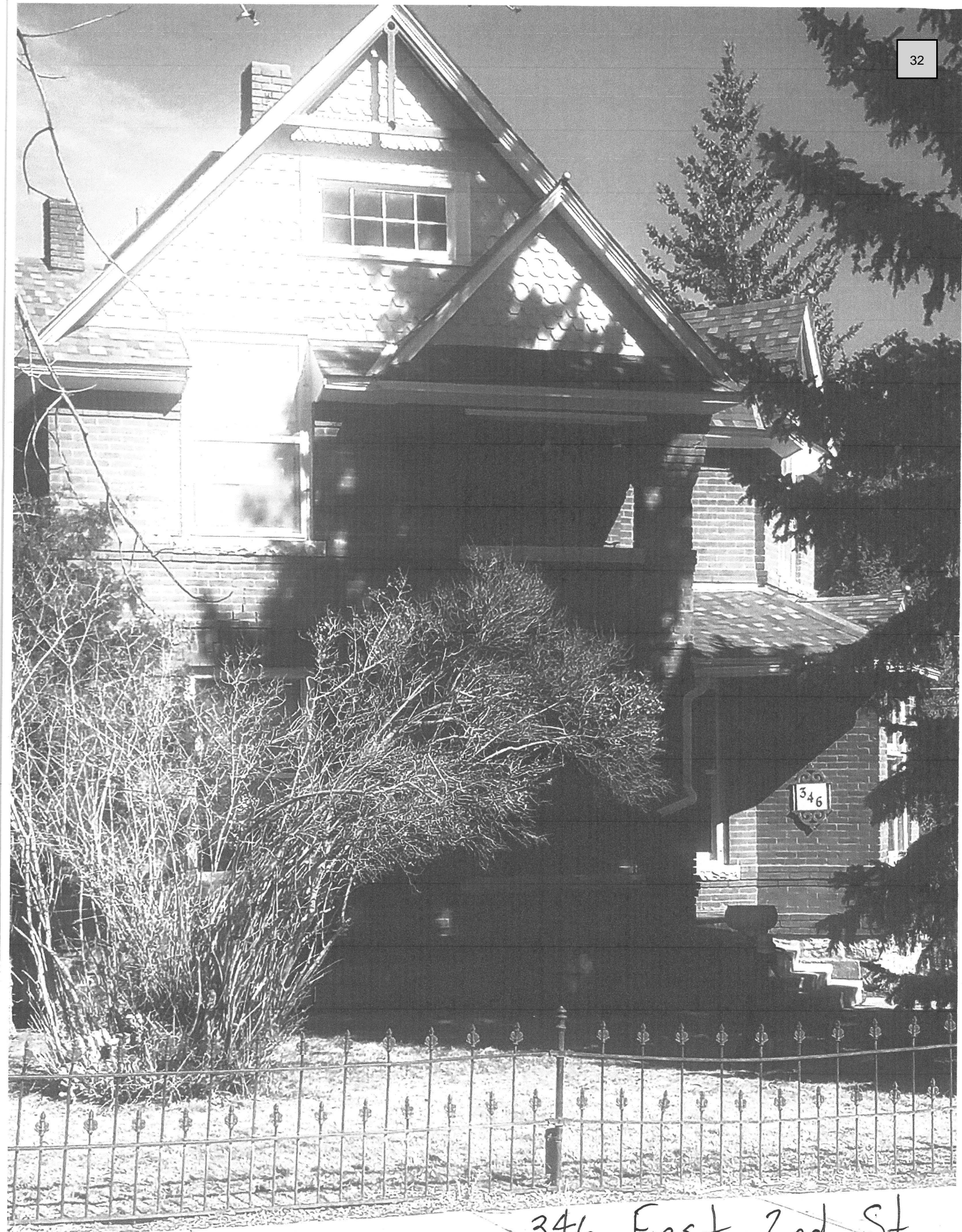
The proposed structure conforms to all other aspects of the Sackett’s Addition Overlay. The setbacks of the proposed structure well exceed what is allowable except to the alley where we propose to be right on the rear setback. The allowable lot coverage for the property is 3000 SF and the two structures as proposed will cover 2337 SF. Once the major construction and restoration work is complete, we have plans for new trees, flower beds and a vegetable garden.

Our home at 334 E. 2<sup>nd</sup> St. is one of the smaller homes in the neighborhood, both in mass and height. Our direct neighbor’s home to the East, 346 E. 2<sup>nd</sup> St., dwarfs both our home and the proposed structure, picture attached. The majority of homes that are within the radius of the Public Notice are either larger in mass or taller than our home, many are both.

Susan and I hope the Planning Commission finds this application acceptable. We look forward to escaping the long winters and crowds of Summit County and making Salida our new home.

Thank you.

Kevin and Susan Rose



346 East 2nd St.





334 East 2nd Street

RB #1-F6

of Picture

2-23-37

(RB-F6)

DESCRIPTION

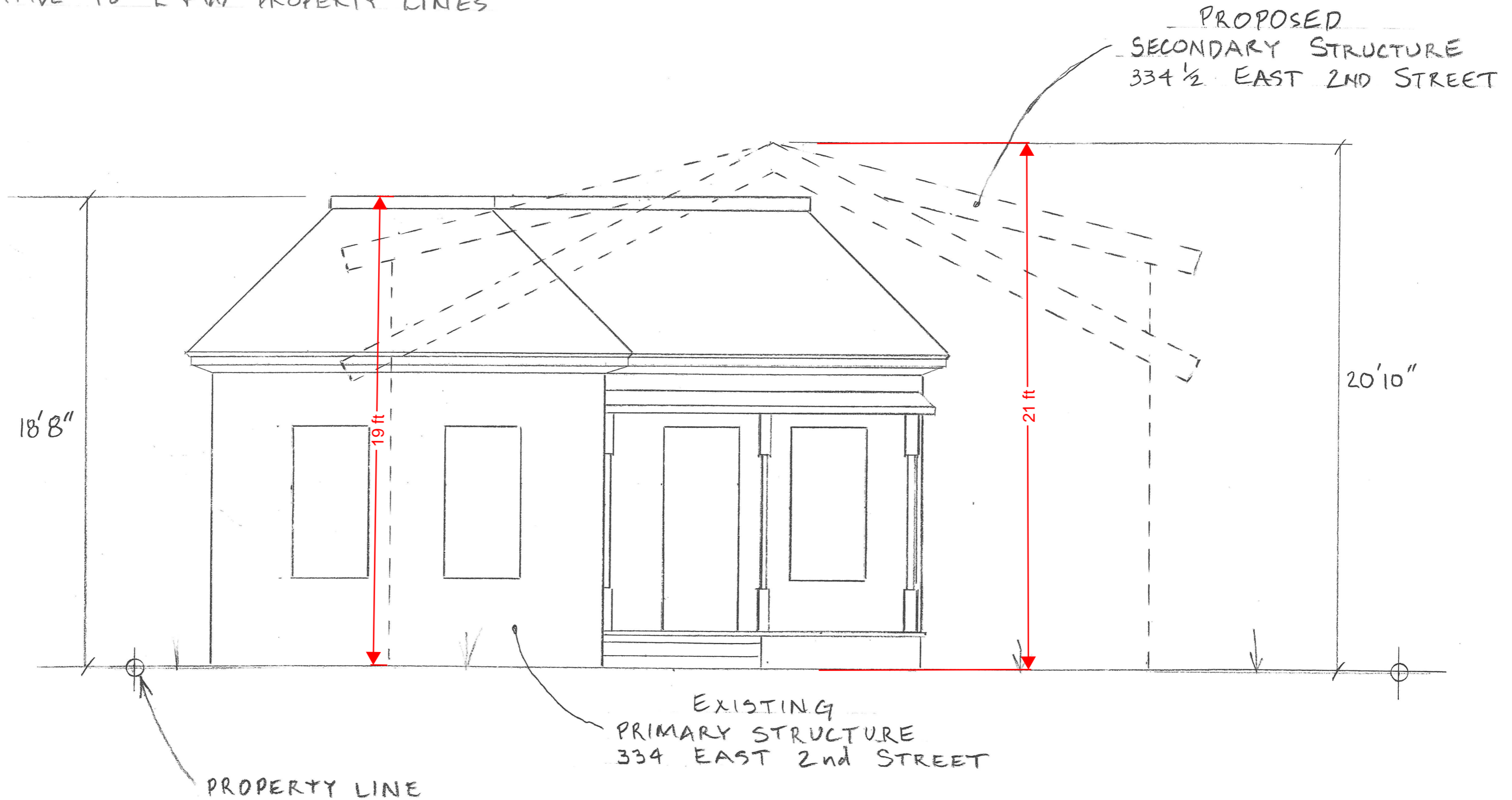
Existing primary structure



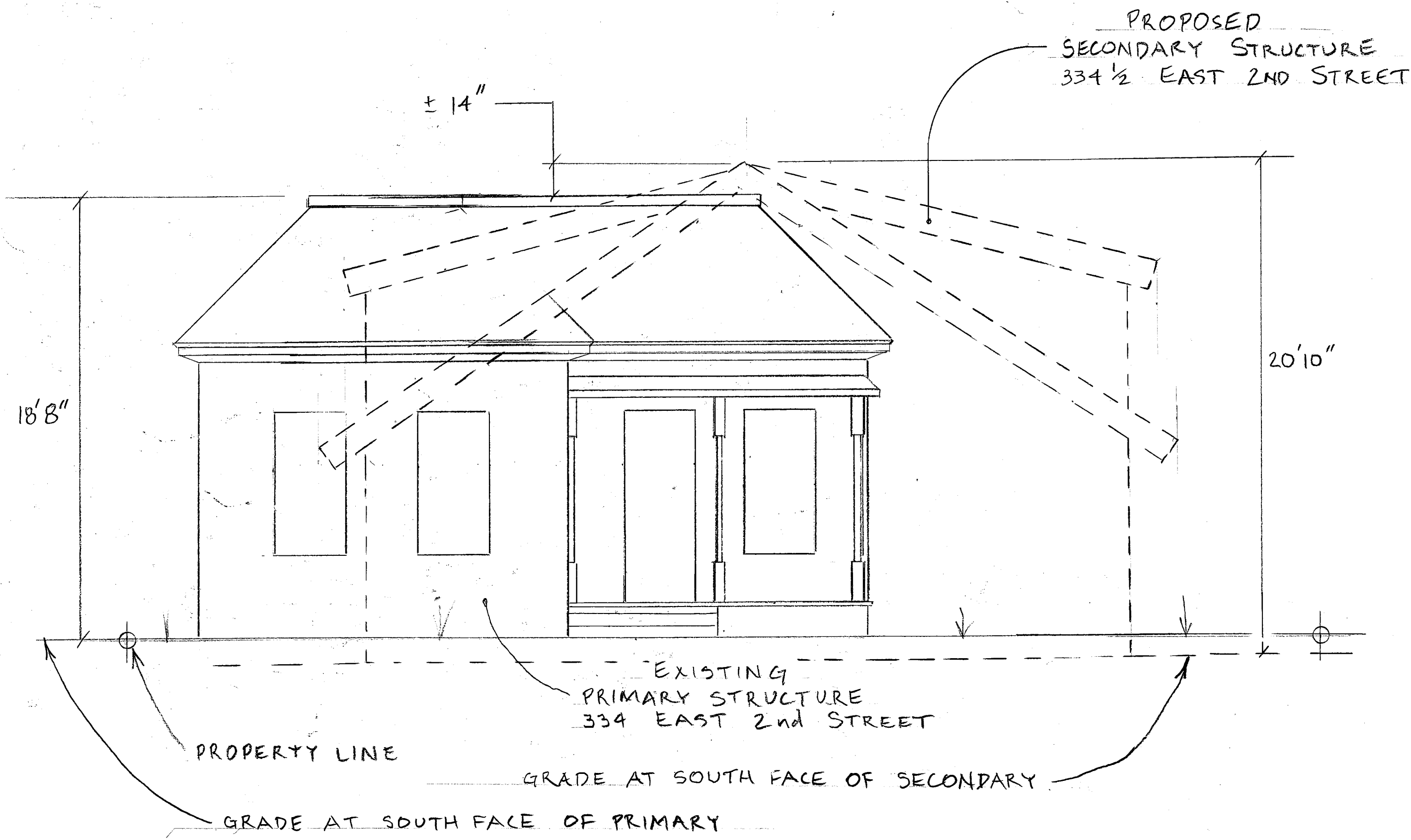
334 East 2<sup>nd</sup> St.

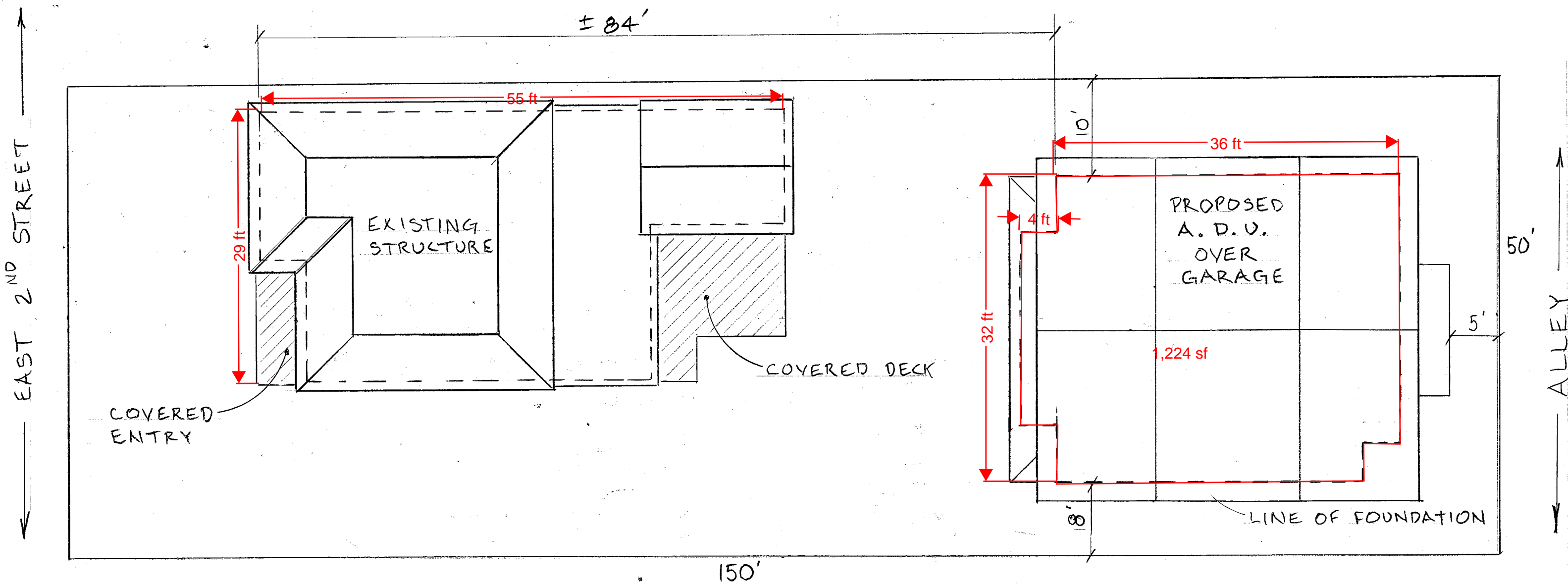
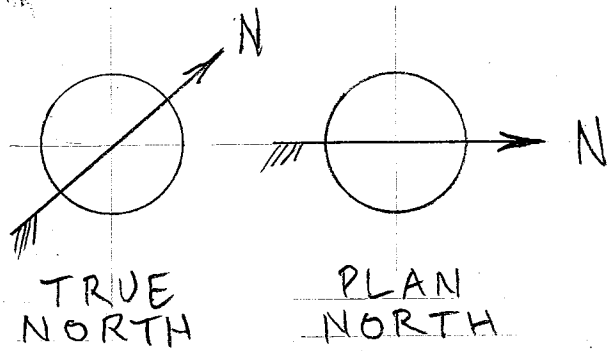
# HEIGHT AND EAVE COMPARISON

- DRAWING IS ALSO REPRESENTATIVE OF  
STRUCTURE OFFSET, TO SCALE,  
RELATIVE TO E+W PROPERTY LINES



1/4" = 1'

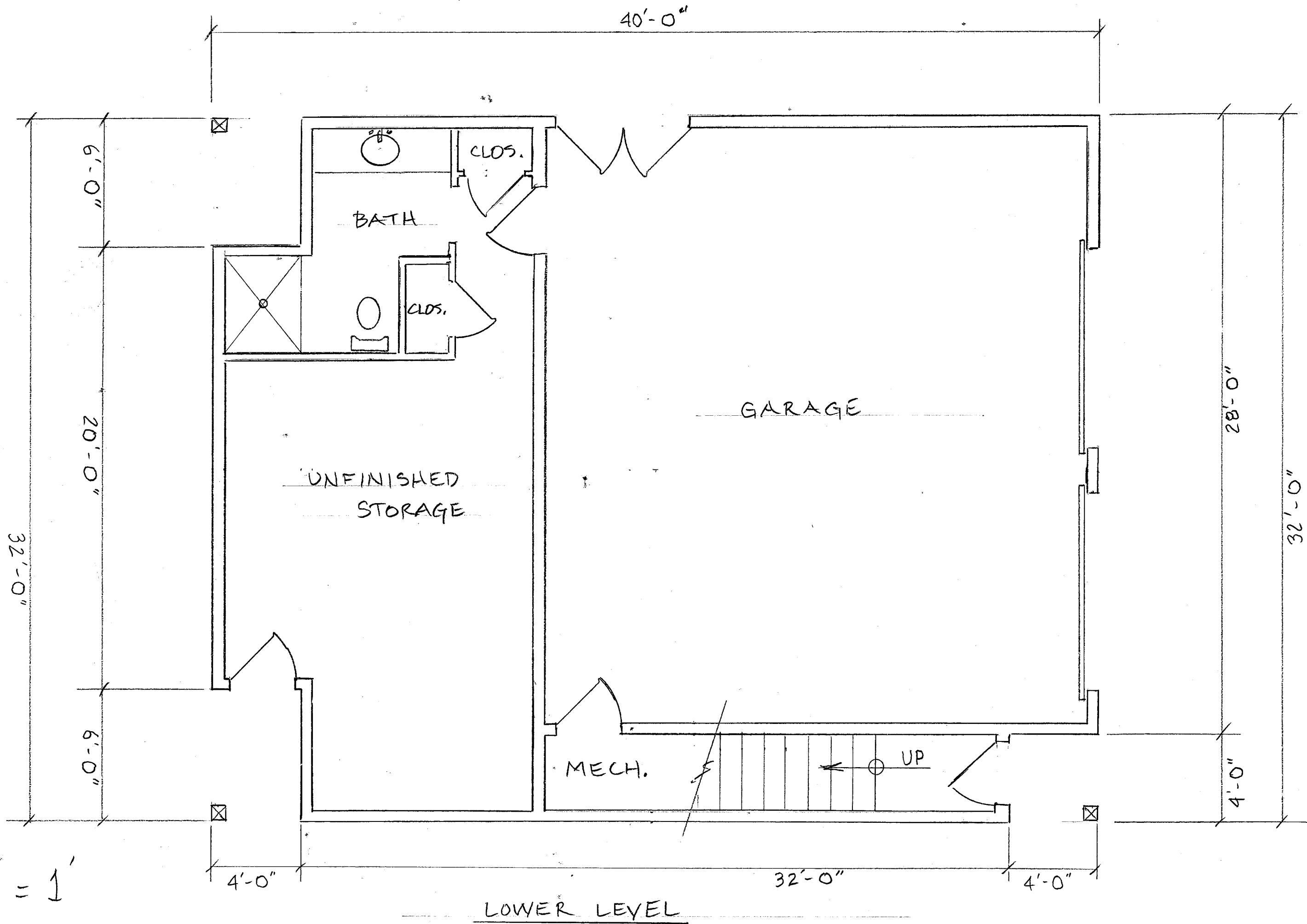


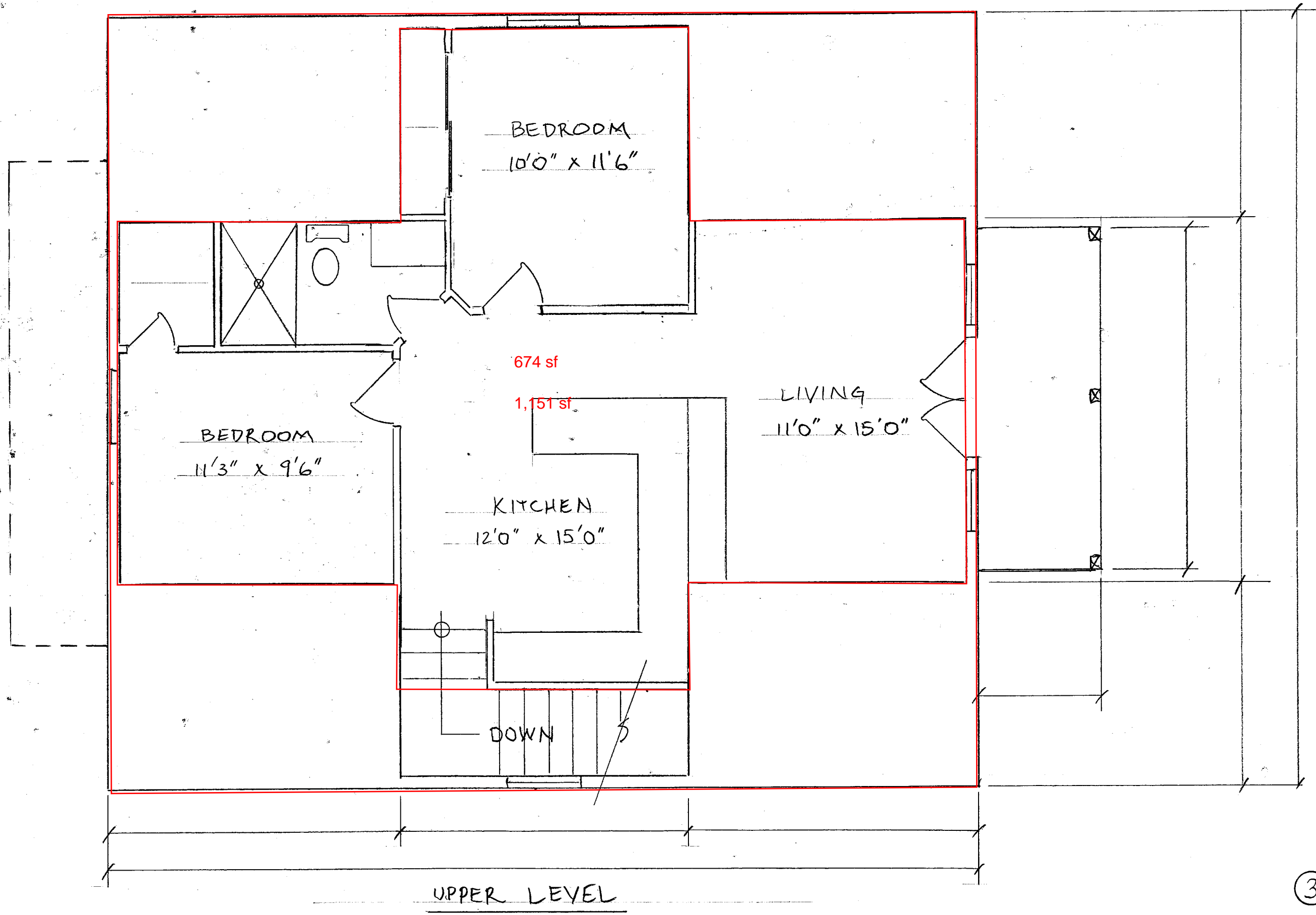


1" = 10'

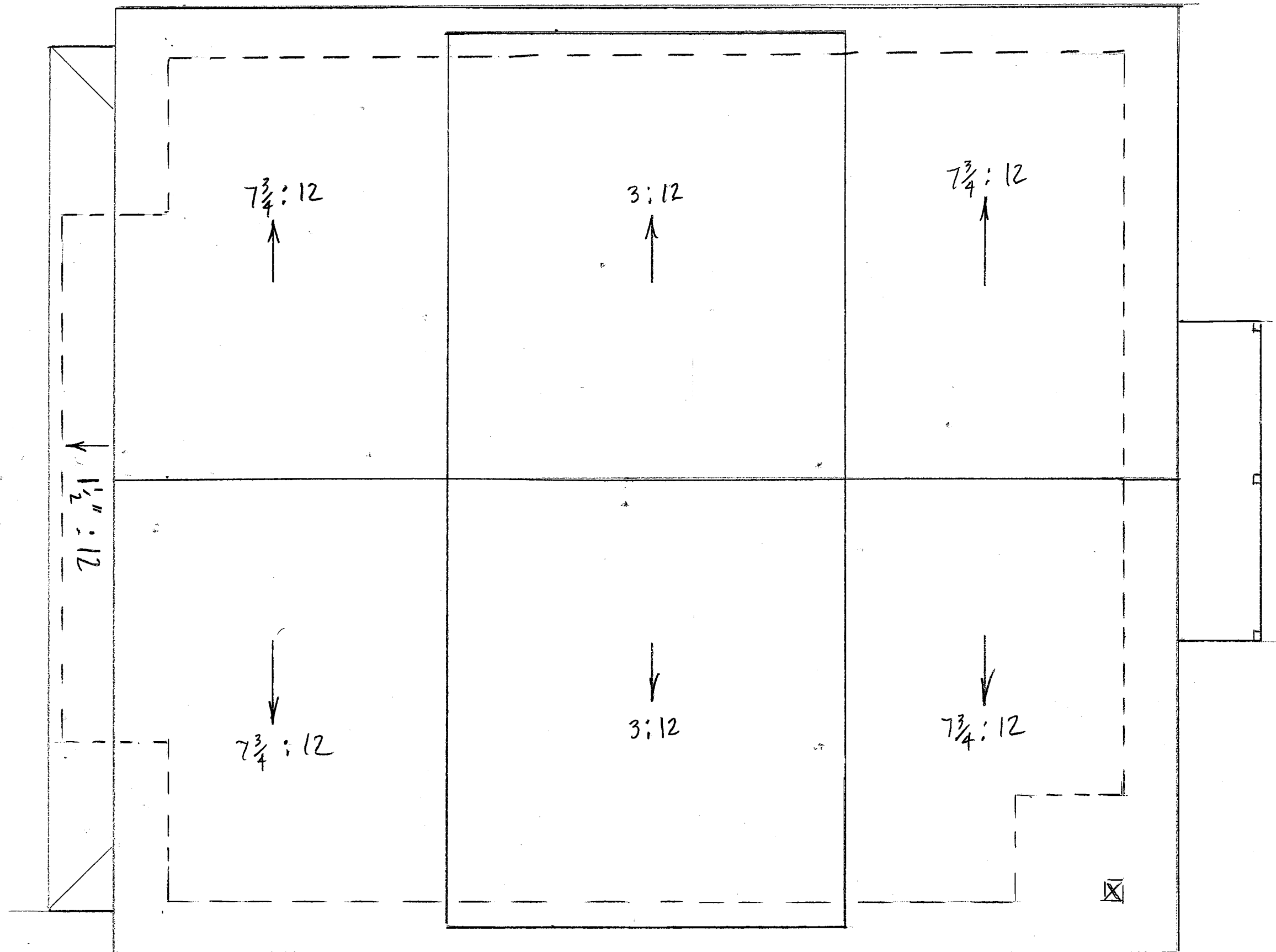
SITE PLAN

ROSE A. D. U.  
 334 EAST 2<sup>ND</sup> STREET  
 SALIDA, COLORADO  
 OWNERS: KEVIN + SUSAN ROSE  
 SILVERTHORNE, CO





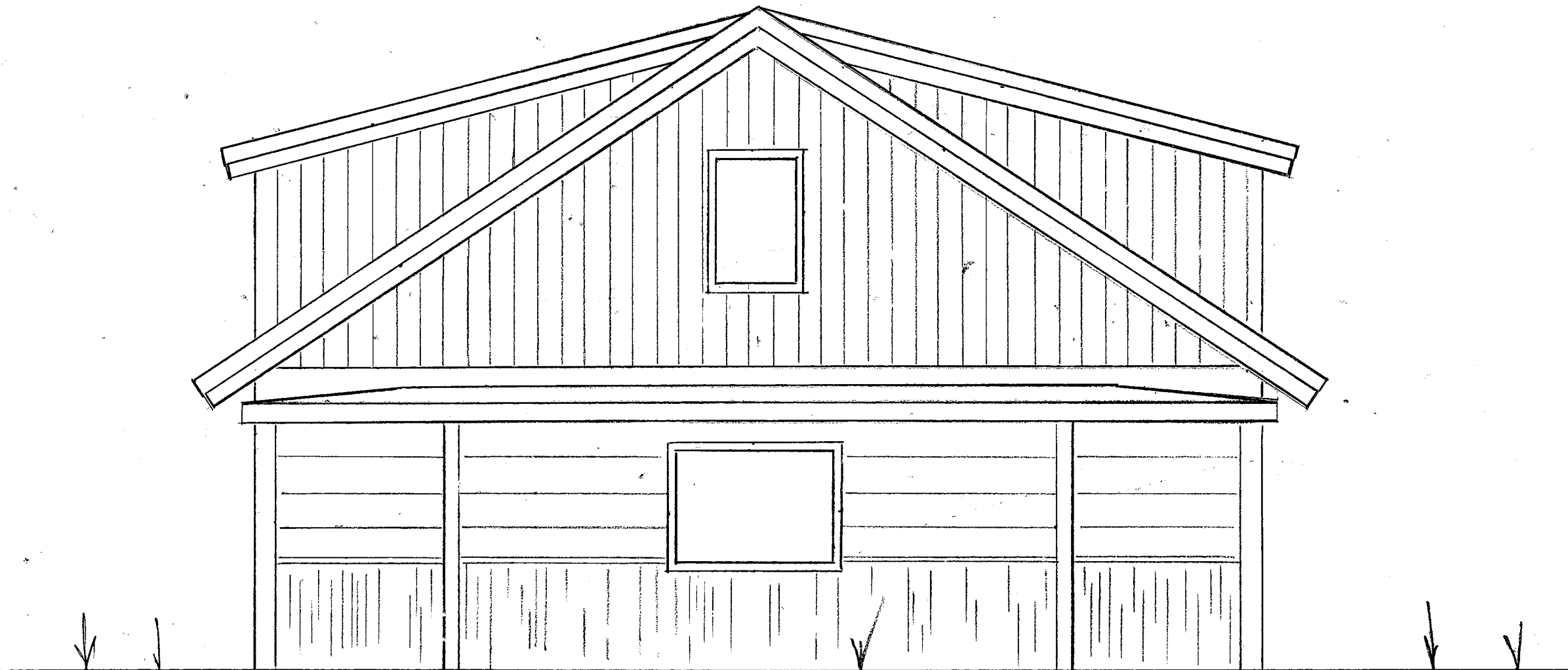
$\frac{1}{4}'' = 1'$



$\frac{1}{4}'' = 1'$

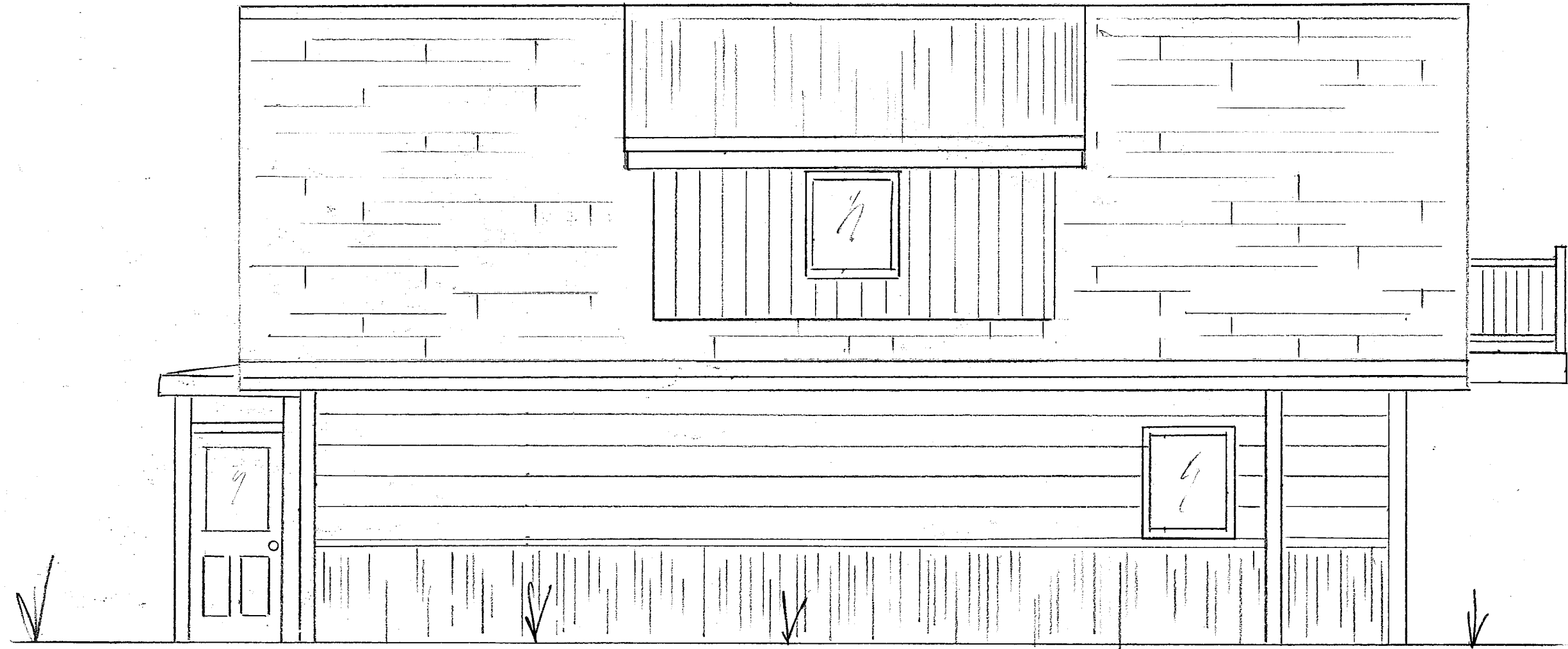
ROOF PLAN





1/4" = 1'

SOUTH ELEVATION



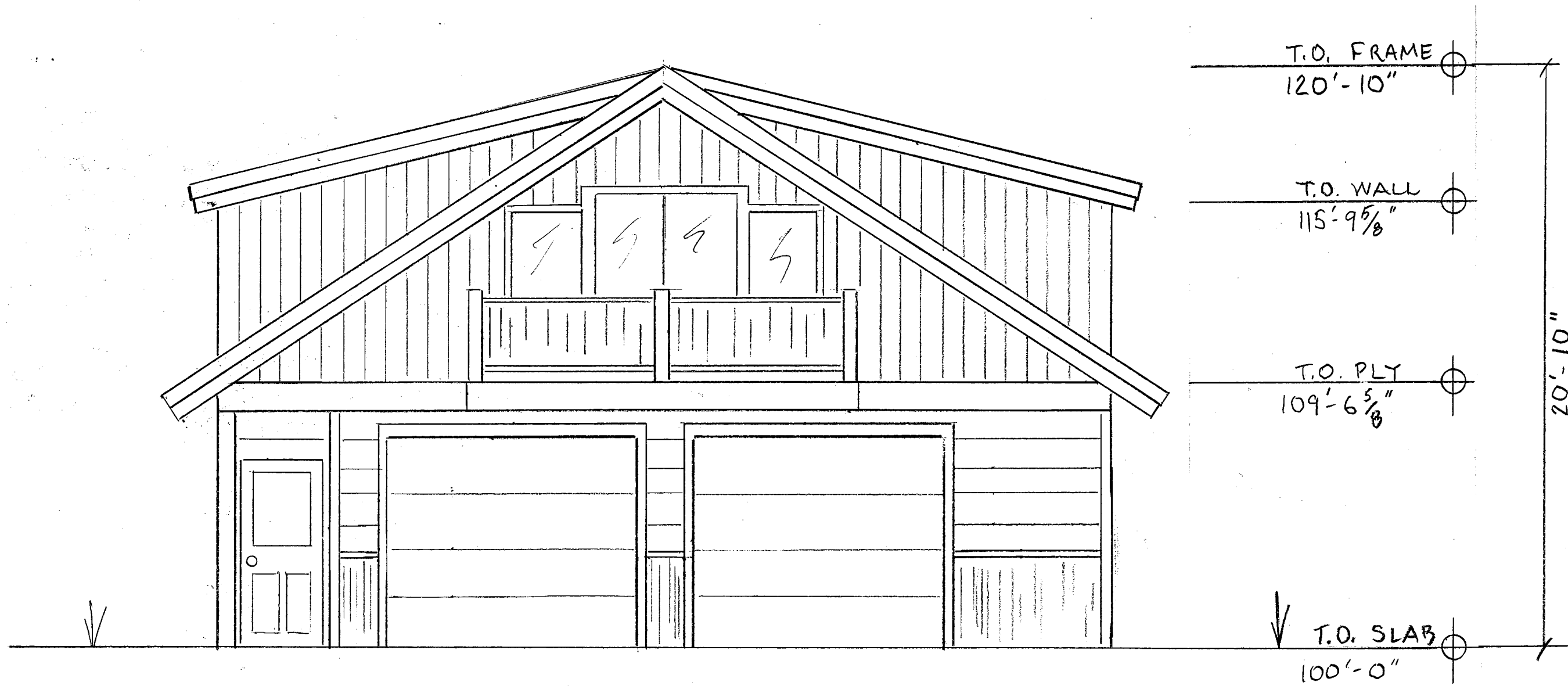
$\frac{1}{4}'' = 1'$

EAST ELEVATION



1/4" = 1'

WEST ELEVATION



1/4" = 1'

NORTH ELEVATION

To the Members of the Planning Commission:

I am writing to ask that you deny the request for a deviation for the proposed accessory dwelling unit at 344 E. 2<sup>nd</sup>.

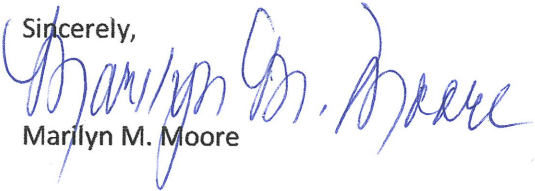
In 2007, a survey of 100 buildings in the Sackett's Addition neighborhood around the old hospital, now the Touber Building, was conducted by Front Range Research Associates. The survey found that the neighborhood was one of the oldest in the city and as a result the city planner at the time, Dara McDonald, suggested that we might want to consider pursuing a historic designation.

In August, 2007, my neighbor, Kathryn Hardgrave, and I invited every property owner in the neighborhood to a meeting to explore this possibility. It was immediately apparent that while the property owners were not interested in a historic designation, they were very concerned about preserving the character of the neighborhood. In particular, the property owners were concerned that any new construction or additions should be compatible with the existing structures, particularly with regard to mass, height, and scale.

Following many more meetings, several resident surveys, and work sessions with the planning commission, the final design overlay was created. In response to the homeowners' concerns, the *requirements* of the design overlay were limited to mass, scale, and height, with *recommendations* for design elements to be included to make any new structures or additions compatible with the neighborhood. Quite specifically, these requirements and recommendations applied to accessory structures, which were to be subordinate in mass scale and height to the primary structure.

The proposed accessory dwelling unit at 344 E. Second Street does not meet the requirements of mass, height, and scale, as it is *taller* than the primary residence. Furthermore, it fails to incorporate any of the design recommendations or make any architectural reference either to the residence or to the surrounding homes. There certainly are no unique circumstances or challenges that would allow approval of the deviation request.

I therefore respectfully ask that you deny this request for a deviation.

Sincerely,  
  
Marilyn M. Moore

April 19, 2021

To the City of Salida Community Development Department

I saw the overlay deviation request posted at 334 E. Second Street.

I am one of the property owners within the Sackett Addition Overlay district that “started the whole thing” on August 4, 2007. During the initial backyard meeting with neighbors from different blocks, we explored the idea of creating a historic district. There was historic district interest, but not enough to pursue that option, yet property owners were interested in some form of restrictions. We drafted several overlay documents based on neighborhood input before it was reviewed by Planning and Zoning and finally approved by City Council on September 15, 2009. It was a long process and input was solicited from every owner in the original proposed district. I include this background information because I want the current Community Development Department and Planning Commission to know great effort and endurance was required to create the district. I feel it is the city’s duty to uphold the ordinance as written.

The proposed accessory structure at 334 E. Second appears to only meet the detached garage requirement of the ordinance. The proposed structure is taller than the primary structure and from the drawing does not appear to be smaller in mass or scale to the house, nor does it meet the one and one-half story requirement.

Although the design recommendations are just that, recommendations, they are strongly encouraged. The design of the proposed structure does not have a roof form similar to the house and the design in no way ties the two structures together. Simply, the structure looks out of place and does not complement the house.

There are only three overlay requirements for accessory structures. These requirements need to be met. Please deny the applicant’s current request.

The accessory structure being built on the corner of Fourth Street and C Street is an example of a structure that meets the intent of the ordinance. I hope the applicants will embrace the purpose of the ordinance and rethink their plans.

Sincerely,

Kathryn Hardgrave  
429 E. Second St.

**PLANNING COMMISSION STAFF REPORT**

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**MEETING DATE:** April 26, 2021

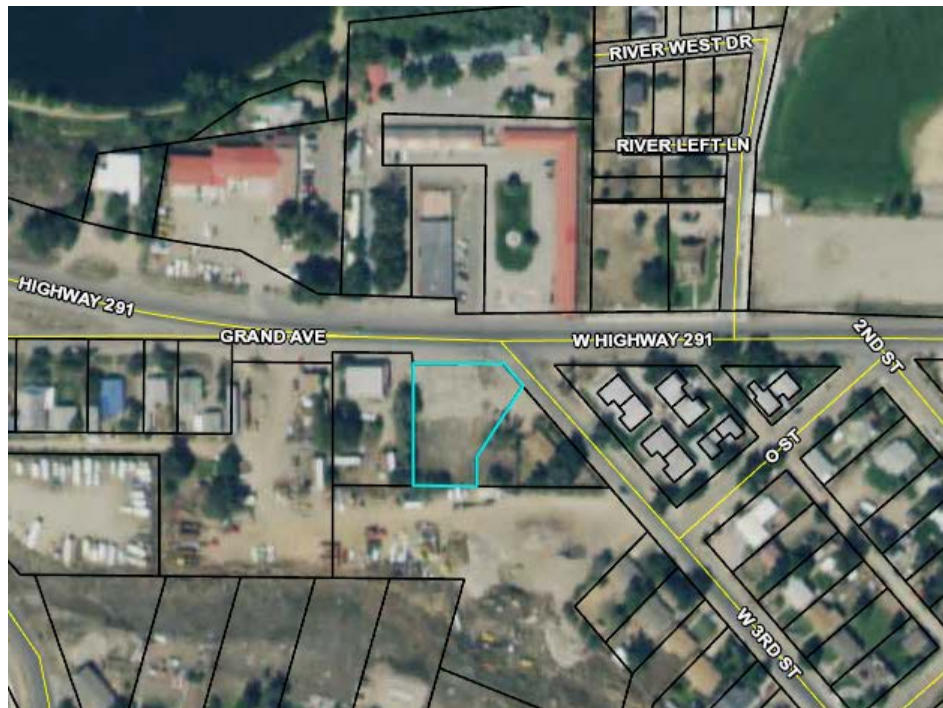
**AGENDA ITEM TITLE:** Jane’s Place Planned Development

**AGENDA SECTION:** Public Hearing

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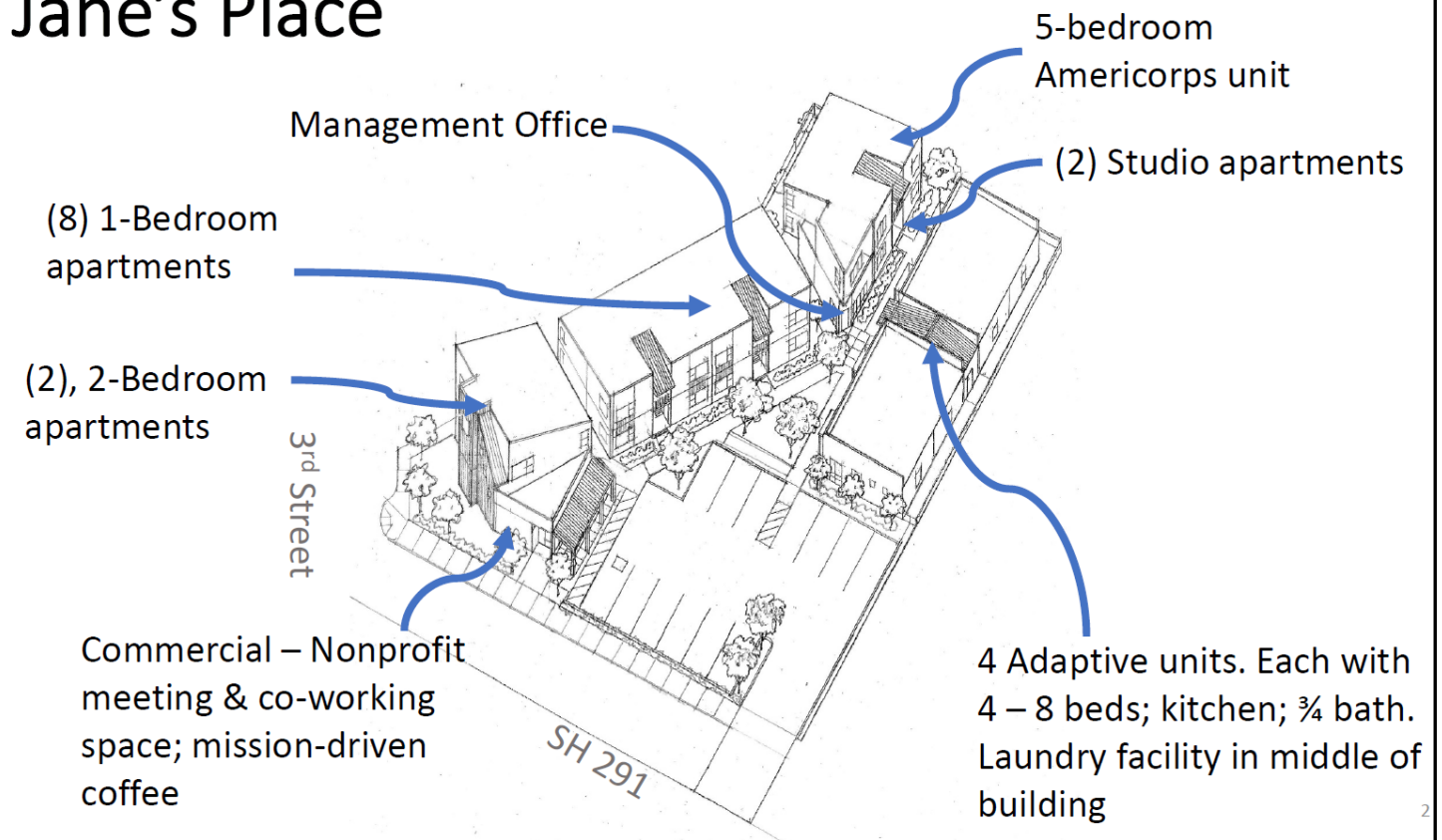
**REQUEST / BACKGROUND:**

The applicant (Chaffee County Community Foundation) is requesting a Major Impact Review to approve a Planned Development for a mixed-use project on a .46 ac. parcel located at the southwest corner of Highway 291 and W. 3<sup>rd</sup> Street. The property is vacant and currently owned by Ronald Ferris and is described as “A tract of land located in the NW quarter of the SW quarter of Section 32, Township 50 North, Range 9 East of the NMPM, within the City of Salida, Chaffee County, Colorado” and is zoned Commercial (C-1) with a Highway 291 Established Commercial overlay. The general purpose of the hearing is to review and consider the applicant’s proposal for a four-building, 17-unit “community housing” development with a variety of dwelling types, as well as commercial and community space.



Vicinity Map

# Jane's Place



## **A. PROPOSED PLANNED DEVELOPMENT**

A Planned Development is an overlay which allows flexibility in the underlying zoning district standards to "...permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts."

The applicant is requesting Planned Development approval to allow four buildings on the site with a total of 17 residential units, a coffee shop, a community meeting room and administrative offices, among other amenities. The residential units are proposed to take a variety of forms and are split amongst each of the four buildings:

Building 1 is intended for what the applicant refers to as "adaptive housing," or a "four-plex comprised of oversized studio units" that can be adjusted for size via the use of firewall doors. Essentially a "rooming house," the overall capacity would be up to 32 individuals, and the applicant states that the units would be intended for "emergency and temporary housing, as well as seasonal housing for Chaffee County's public land, food & beverage, and recreation workforce." This building would also house a communal laundry facility. Building 2 is a tri-plex that would include two studio apartments, a five-bedroom apartment, and a centrally-located administrative and management office. Building 3 is proposed as an eight-plex containing all one-bedroom apartments. Building 4 is a primarily commercial building, with meeting space and a co-working space (that may include a coffee bar) on the ground floor and 2 two-bedroom apartments on the top floor.

The applicant is asking for approval to deviate from three specific code requirements through the PD process:



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

A table of dimensional standards clarifying requested deviations is attached to the end of this report.

**THE CITY OF SALIDA COMPREHENSIVE PLAN**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The applicant is the Chaffee County Community Foundation, working in concert with the Chaffee Housing Authority.

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

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

**PLANNED DEVELOPMENT EVALUATION CRITERIA:**

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

1. **Minimum dimensional standards:** *The PD is a negotiated zone district. While there may be no fixed lot size or lot widths, the Planning Commission and City Council require minimum dimensional standards, including setbacks and space between buildings as necessary to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and to ensure that the PD is compatible with other developments in the area.*

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

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

No trails are planned for the development, nor should they be required given the location and size of the development. However, given the proposed density of the development and the proximity to Marvin Park and the Arkansas River, staff recommends the following condition of approval:

- The applicant shall be responsible for installing a thermoplastic or similar pedestrian crossing across Highway 291 and relevant safety signage (similar to that found roughly 1/4 mile west of the site) in a specific location to be determined by Public Works Director and CDOT, prior to CO for any of the buildings.

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

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

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

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

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

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

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

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

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

- The project shall remain managed by the Chaffee Housing Authority or similar organization focused on affordable/attainable housing.
- No short-term rental licenses shall be allowed in the development without appropriate Planned Development (or PD amendment) approvals.
- The total number of individuals housed in each building shall not exceed Fire Code requirements.

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

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

The provisions of these regulations concerning a Planned Development will not eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City. No subdivision is requested.

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

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

- The engineered plan submittal shall include the roadway, utility, and drainage details and shall be submitted to Public Works for review and approval prior to processing of the development improvement agreement.
8. *The maximum height of buildings may be increased above the maximum permitted for like buildings in other zone districts. In no case shall a building exceed the maximum height requirement if the deviation shall result in:*
    - a. *Adverse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas or scale that is disproportionate to surrounding development or natural features.*
    - b. *Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.*
    - c. *Inability to provide adequate fire protection using equipment currently in use by the Fire Department.*

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

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

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

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

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

- 11. Transportation Design: *The PD shall provide interconnected transportation networks designed to disperse and reduce the length of automobile trips, connect to adjacent roadways and enhance the greater transportation pattern of the City and surrounding area. The street design and circulation system must be adequate to support the anticipated traffic. The proposed land uses may not generate traffic volumes which exceed the capacity of existing transportation systems, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts. The internal street circulation system shall be designed for the type of traffic generated, safety and separation from living areas, convenience and access. Private internal streets may be permitted, provided that adequate access for police and fire protection is maintained, access for maintaining public infrastructure within the right-of-way is explicit and provisions for using and maintaining such streets are imposed upon the private users and approved by the Planning Commission and City Council. Bicycle lanes, paths and sidewalks shall be provided for all residential uses, retail establishments and public buildings and amenities. Nonmotorized transportation ways shall be adequate in terms of safety, separation, convenience and access to points of destination and attractiveness.*

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

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

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

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

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

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

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

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

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

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

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

The project does provide a few small private open space area for residents of the development. Staff recommends the following condition of approval:

- The applicant shall provide a childrens’ playscape or similar amenities to encourage play and outdoor activity in one of the open space areas on the site.

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

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

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

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

**EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS**

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

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

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

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

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

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

There are a few small private open spaces provided within the development. Marvin Park is also located just a few hundred yards away and staff has recommended installation of a

crosswalk across Highway 291 for ease of access to the park and river trail system for residents of the development.

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

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

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

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

**RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:**

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

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



**STAFF RECOMMENDATIONS:**

Staff recommends approval of the requests with the following conditions:

**A. PROPOSED PLANNED DEVELOPMENT**

- The applicant shall be responsible for installing a thermoplastic pedestrian crossing across Highway 291 and relevant safety signage (similar to that found roughly ¼ mile west of the site) in a specific location to be determined by Public Works Director and CDOT, prior to CO for any of the buildings.
- The engineered plan submittal shall include the roadway, utility, and drainage details and shall be submitted to Public Works for review and approval prior to processing of the development improvement agreement.
- The project shall remain managed by the Chaffee Housing Authority or similar organization focused on affordable/attainable housing.
- No short-term rental licenses shall be allowed in the development without appropriate Planned Development (or PD amendment) approvals.
- The total number of individuals housed in each building shall not exceed Fire Code requirements.
- The applicant shall provide a childrens’ playscape or similar amenities to encourage play and outdoor activity in one of the open space areas on the site.
- The applicant shall work with City staff to identify other off-site parking options and access in the immediate vicinity that may accommodate patrons and employees (or provide an offset for residents’ vehicles) of the commercial aspects of the development and thereby reduce potential impacts on the surrounding area in a safe and effective method. Such parking would need to be paved and have connection to the property via a sidewalk.

**RECOMMENDED MOTIONS:**

- A. “I make a motion to recommend the City Council approve the proposed Jane’s Place Planned Development subject to the conditions recommended by staff.”

Attachments:

- Proposed Table of Dimensional Standards for Jane’s Place PD
- Jane’s Place PD Application Materials
- Development Plan
- Proof of Notice

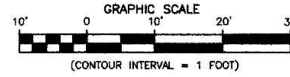
Code Analysis of Proposed Planned Development - Jane's Place

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

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

# Jane's Place

(8) 1-Bedroom  
apartments



**LEGEND**

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING GAS MAIN
- EXISTING OVERHEAD POWER
- EXISTING/NEW UTILITY POLE WITH STREET LIGHT
- EXISTING ASPHALT (NOT SHOWN ON SITE FOR CLARITY)
- EXISTING CONTOUR
- PROPERTY LINE
- DRAINAGE SWALE
- CONCRETE
- 6" SEWER SERVICE
- XFMR NEW PAD MOUNT TRANSFORMER (BY XCEL)
- UG ELEC NEW UNDERGROUND ELECTRIC LINES (BY XCEL)
- GAS NEW GAS SERVICE LINE (BY ATMOS)

2<sup>nd</sup> Floor - (2), 2-  
Bedroom  
apartments

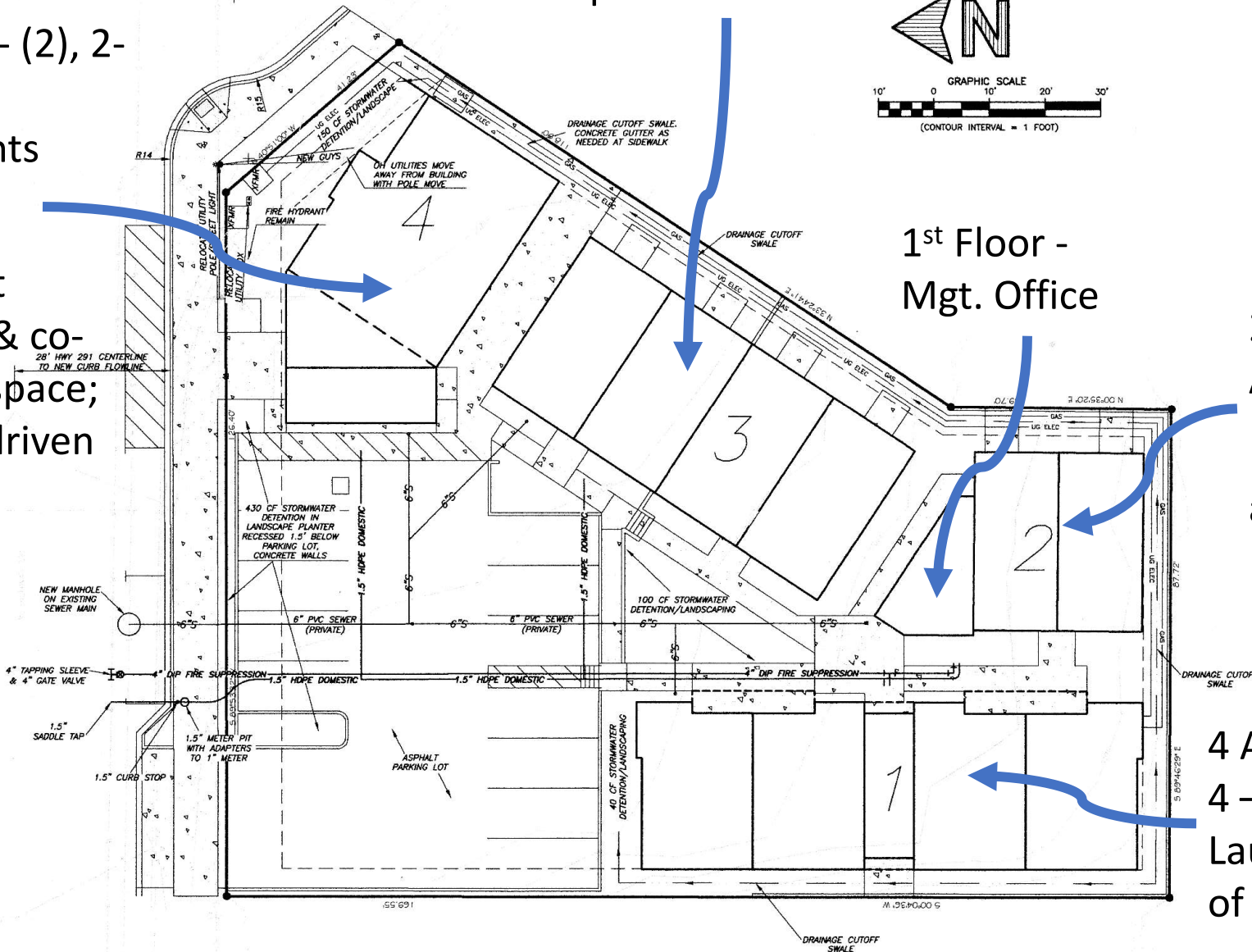
1<sup>st</sup> Floor -  
Nonprofit  
meeting & co-  
working space;  
mission-driven  
coffee

1<sup>st</sup> Floor -  
Mgt. Office

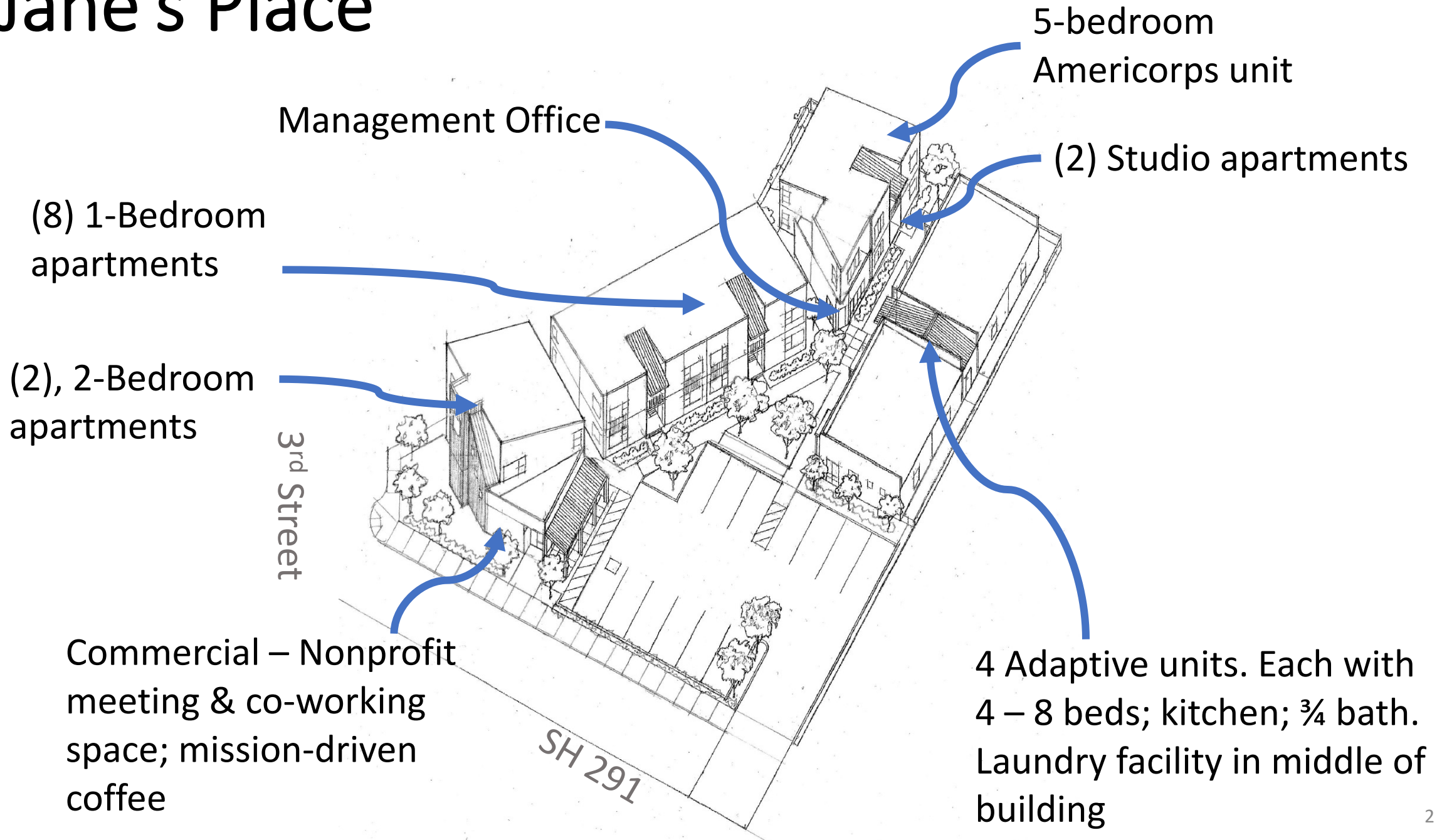
2<sup>nd</sup> Floor - 5-bedroom  
Americorps unit

1<sup>st</sup> Floor - (2) Studio  
apartments

4 Adaptive units. Each with  
4 – 8 beds; kitchen; ¾ bath.  
Laundry facility in middle  
of building



# Jane's Place





### Jane’s Place Planned Development Application

Chaffee County  
Community Foundation

March 29, 2021

Dear City of Salida Planning & Zoning Commissioners and City Staff,

We are honored to submit this planned development application for your consideration. Since our joint session on November 30<sup>th</sup>, we have continued to refine the development called Jane’s Place through nonprofit and partner conversations, workforce housing discussions with local employers, engaging consultants, and two public informational meetings held on March 4<sup>th</sup> and March 18<sup>th</sup>. Jane’s Place continues to be an innovative and unique concept worthy of your consideration and support.

We look forward to meeting with you on April 26<sup>th</sup> and include here the following documents all contained within a single PDF. Please note the page numbers as shown below are shown in red on each page and sometimes overlap page numbers or formatting of files included herein.

- Planned Development Application .....1
- Site Plan .....6
- Building Floorplans & Elevations .....7
- Civil Engineering Plan.....14
- Table of C-1 Code Compliance .....15
- Parking Reduction Assessment.....16
- In/Out Traffic Analysis.....22
- Landscaping Plan.....23
- Water Demand Analysis .....24
- Utilities & Drainage.....25
- Drainage Report.....26
- Property Survey .....46

Thank you all for your leadership in our community. Your time, consideration, and support of Jane’s Place will serve to make Jane’s Place a stronger development which serves the Salida and Chaffee community for many decades to come.

Sincerely,

Joseph Teipel  
Executive Director  
Chaffee County Community Foundation  
[joseph@chaffeecommunity.org](mailto:joseph@chaffeecommunity.org)  
(719) 204-5071

Robert Grether  
Architect  
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Becky Gray  
Director  
Chaffee Housing Authority  
[bgray@chaffeecounty.org](mailto:bgray@chaffeecounty.org)  
(719) 530-2590

**PD APPLICATION FOR JANE’S PLACE COMMUNITY HOUSING**

**EXECUTIVE SUMMARY**

Jane's Place is an innovative housing and nonprofit development space proposed on a currently vacant lot at the corner of Highway 291 and 3rd Street in Salida, Colorado. The project is named after, and honors the vision of, the late Jane Whitmer, who was integral in founding Family & Youth Initiatives within Chaffee County’s Department of Human Services, among many other projects. Chaffee County Community Foundation is acting as a catalyst and convener and will own the property, and the Chaffee Housing Authority is envisioned to own and manage all aspects of the housing.

The project design includes the following four buildings:

- 1) Adaptive Housing: This four-plex is comprised of oversized studio units. Two units are on either side of a laundry facility, and can be connected by firewall doors, allowing the space to “adapt” and grow or shrink to meet the needs of the community at any given time. Each sleeping area in the building can hold up to four bunk beds, establishing a maximum occupancy of 32 individuals. These units are designed to meet the needs of emergency and temporary housing as well as seasonal housing for Chaffee County’s public lands, food and beverage, and recreation workforce.
- 2) Administrative/Americorps Housing: This three-plex is designed based on community input, and includes two studio apartments, a five-bedroom apartment, and a centrally located administrative and management office. The studio apartments are in response to our employers need to have transitional or temporary housing for the recruitment of new professionals into our community, as well as respite housing for community members fleeing domestic violence. The five-bedroom unit was designed in response to our non-profit partners feedback on a need to house Americorps VISTA volunteers, who expressed a desire for group living as well as their own bedroom door. Lack of affordable housing has been one of the biggest barriers to bringing additional Americorps volunteers to serve with Chaffee County nonprofits.
- 3) The Eight Plex: This traditional eight-plex contains all one-bedroom apartments and is designed to fill the need for transitional housing for the Chaffee County workforce, or temporary housing for visiting professionals.
- 4) The Commercial Building: Two apartments are on the top floor of the commercial building, each containing two bedrooms. These apartments were designed in response to feedback from community partners at Chaffee County Department of Human Services, and their need to house families with children. The ground floor of this building will contain meeting space, a non-profit development/co-working space, which may include a mission-driven coffee bar employing youth and adults with disabilities operated by an existing Chaffee non-profit.

**DEVELOPMENT PLAN:**

The Development Plan information required by the City of Salida is included in two attached plan documents – the Site Plan and the Engineering Plan. The Site Plan shows the building outlines, setbacks, building square footages, unit types, parking lot, pathways, offsite improvements, and proposed paving and building floor elevations as well as the existing contour lines. The Engineering Plan, created by The Crabtree Group, provides additional required information for this application. In addition, separate

drawings of each building’s floor plan and elevation are included, providing the types and sizes of the apartment units and the ground floor plan of the commercial space in Building #4.

**CODE ANALYSIS**

The site area under C-1 zoning would allow 7 residential units by right, and this project proposes 17 units. Several considerations justify the proposed number of units, based on density considerations. First is that the average unit size is 575 square feet which is much smaller than a market driven project would typically build. The requirement for 2800 square feet per unit seems unreasonable for units that are only an average of 575 square feet and the ordinance was likely not written with this kind of project in mind. At the time it was written, the housing demand environment was much different from today’s severe affordability and demand-supply imbalance, especially in locations close to downtown with the kind of services that are critical to the demographics we are seeking to serve. In addition, there is very little vacant land near downtown available for development so it is important that, whenever possible, any development should make full use of the opportunity to serve the most critical housing needs.

The proposed use of the commercial space is permitted under the C-1 zoning as indicated in Table 16-D.

It is important to note that the building coverage is only 40.4%, including the 1362 square foot commercial space, whereas the allowable coverage for C-1 zoning is 60%.

The project does meet or exceed the setbacks required for C-1 zoning and is well under the height limitations.

In addition, the minimum landscape area required by C-1 zoning is 10% whereas the project provides 23% of the site area in landscaping or more than double the requirement. If the landscape area was 10% of the lot size it would require 1982 square feet and would then require 6.6 trees. The actual landscape area is 4559 square feet which would require 15 trees. The project will provide 20 trees or 5 more than required.

A table demonstrating a thorough analysis of Jane’s Place as compared to the code is included with this application.

**SH 291 CORRIDOR OVERLAY (the Overlay):**

Given the location, this project falls under the requirements for Established Commercial within the Highway 291 Corridor, and is surrounded on all sides by properties zoned C-1. Following is an analysis of this Planned Development (PD) Project’s compliance with the Overlay.

Even though this is a PD application, this project meets the setback requirements of C-1 zoning as required by the Overlay.

The project embraces the Overlay recommendation for shared parking, and therefore does not meet the parking standard of Section 16-8-80. The proposed parking reduction for this PD is analyzed in an attached memorandum prepared by a transportation consultant, Wells and Associates, and concludes that “this project strikes a good balance between land use and parking needs.” The proposed parking for this PD is further supported by a recent study of affordable housing projects in Colorado, which found that 50% of the required parking for the studied projects go unused.

An Access Permit from CDOT for the parking lot has been applied for and may be available at the time of the Planning Commission Hearing. Preliminary discussions with the CDOT engineer indicate that the proposed location for access is likely the only possible access point. Based on the Overlay preference, an attempt was made to create a shared driveway with the adjacent property owner to the West but there was no a response.

The Project meets the requirement of the Architectural Standards that require two materials for the exterior finishes as demonstrated in the attached drawings of the building elevations.

The uses of the commercial building will comply with Table 16-D.

The one and two-story buildings in the PD are compatible in scale with the neighboring structures.

The proposed Project includes an 8-foot-wide sidewalk on the SH 291 frontage, suggested by the Public Works Director, along with a modification of the intersection which will increase public safety and reduce the speed of traffic coming eastbound on SH 291 traffic and making a right turn on to W. 3<sup>rd</sup> Street. Also proposed is a 4-foot-wide planting strip along the parking lot frontage, split half on the highway Right of Way (ROW) and half on the property to allow for a planting screen as show on the Landscape Plan.

The requirement for a Conditional Use Permit for Multi-Family units in the Overlay is addressed by the PD application process.

**INCLUSIONARY ZONING REQUIREMENT**

The City of Salida; Inclusionary Housing Ordinance requires that 12.5% of all units constructed be held permanently affordable at 80% AMI. This Project aims to meet a variety of community needs, based on input from community partners, and tenants will pay no more than 30% of their income for rent. The Project is anticipated to serve tenants earning from 20% AMI to 200% AMI.

The following is a summary of the Project’s primary tenant base:

- People without housing: Our community partner, Chaffee Hospitality Inc., provides overnight shelter for people experiencing homelessness from November through April. We are estimating maximum of 16 people per night, based on their historic shelter numbers. The guests themselves would stay at no charge, but Chaffee Hospitality will be paying on a lease for the units involved. This tenant profile is likely earning 30% AMI or less.
- People working entry-level seasonal jobs: This includes Americorps volunteers (year-round), Colorado Fire Camp participants (summer), Southwest Conservation Corps (summer), river raft guides (summer), Monarch Mountain employees (winter), and service industry workers (both summer and winter). These tenants will pay no more than 30% of their income (and perhaps less for the Americorps Volunteers, depending on their sponsor organization's commitment), and their AMI range is estimated to be between 30% - 70 % AMI.
- Temporarily displaced households: This includes persons leaving domestic violent situations, persons experiencing a natural disaster (fire, flood, loss of electricity), and persons transitioning from one housing situation to another. This tenant group is expected to pay up to 30% of their income, and the remainder of rent costs (if any) may be picked up by a partnering agency or



employer working with the household. This tenant population's AMI can range from 20% to 200%.

- Temporary or newly recruited employees: This includes newly recruited professionals to the community who need a place to rent before making a long-term housing commitment as well as visiting employees, such as medical professionals who work for a number of months in our location, then return to their long-term home. This is a need we heard from the US Forest Service, the Buena Vista Correctional Facility (DOC), the Heart of the Rockies Regional Medical Center, as well as local governments. Again, this population would pay no more than 30% of their income on rent, and we estimate their AMI range to be 80% -200% AMI.
- Households with support: This includes households working with the Chaffee County Department of Human Services, Full Circle Restorative Justice, the Alliance against Domestic Violence, or any other partner organization who provides supportive services to the household. Again, the tenants will pay no more than 30% of their income for rent, and this population’s AMI range is estimated to be 50% - 150% AMI.

Because of this community-based approach and the maximum rent a tenant will pay being capped at 30% of their income, which is by definition affordable, this Project should be exempt from the City of Salida’s Inclusionary Housing Ordinance. An additional reason to exempt this property is that it will be owned and managed by the Chaffee Housing Authority, a public entity partially controlled by the City of Salida itself.

**SOIL AND GEOLOGIC CHARACTERISTICS**

Per discussion with the Public Works Director, the Project proposes to wait until the construction document Phase to obtain the necessary soil studies for the use of the structural engineer. It is possible that this location is within the 3rd Street sand area which would then be reflected in the foundation designs.

**TRAFFIC ANALYSIS**

The CDOT Access Permit required an estimate of traffic volume expected to use the access. Attached is an analysis identified as Table 1, Adaptive Housing Project, done by Wells and Associates that concluded there would be an average of 71 trips in and out of the PD per day.

**STORM DRAINAGE ANALYSIS**

This analysis and plan is provided as an attachment by The Crabtree Group.

**WATER AND SANITARY SEWER**

Attached are the AAWA M31 calculations by The Crabtree Group.

Water and sewer services will be provided as shown in the Crabtree Plan from the existing City of Salida utilities in the SH 291 R.O.W.

**COST OF PUBLIC IMPROVEMENTS**

The curb and gutter, sidewalk, ADA ramp and driveway apron on the SH 291 and W. 3<sup>rd</sup> Street R.O.W. are estimated to cost \$91,000 based on recent unit costs provided by the City Public Works Director.

**SOLAR DESIGN**

At this time, the project does not anticipate incorporating any solar photovoltaic system; however, should the opportunity arise during the course of the development to obtain funding or in-kind donations to support the installation of a solar system, the Project design contains several roof-top options that would be feasible locations for such a system.

**FLOOD PLAIN AND WETLANDS**

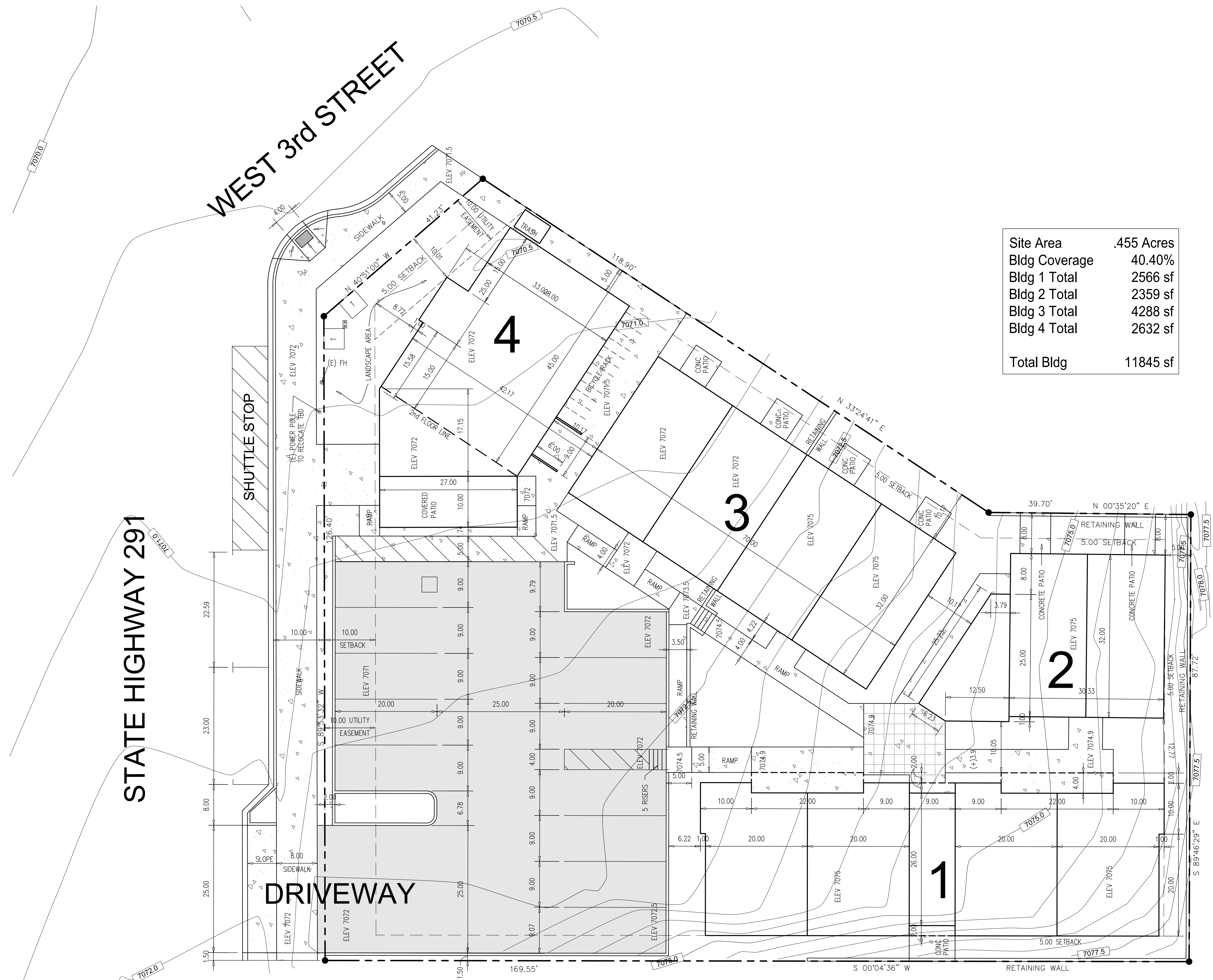
The project is not in a 100-year flood plain and does not have any wetlands.

**LANDSCAPE PLAN**

Attached is a Landscape Plan by landscape architect Evan Brady of Mountain Aspect.

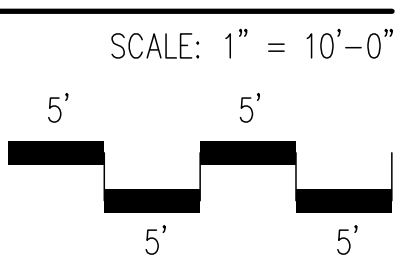
**STREETLIGHTS, SIGNS AND TRAFFIC CONTROLS**

The stop sign and street sign are on the opposite corner and the streetlight is on the existing power pole which Xcel will be required to move as the existing guy wires encroach on the Building envelope. The request to move the pole has been submitted to Xcel and the project will provide a 10-foot-wide utility easement on both street frontages per a request from Xcel. The project has provided locations for two transformers that meet Xcel clearance requirements.



Site Area	.455 Acres
Bldg Coverage	40.40%
Bldg 1 Total	2566 sf
Bldg 2 Total	2359 sf
Bldg 3 Total	4288 sf
Bldg 4 Total	2632 sf
<b>Total Bldg</b>	<b>11845 sf</b>

**SITE PLAN**



STATE HIGHWAY 291

WEST 3rd STREET

SHUTTLE STOP

DRIVEWAY

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MEMBER  
**AIA**  
AMERICAN INSTITUTE OF BUILDING DESIGN

**ROBERT GREYER ARCHITECT**  
502 OURAY AVE, SALIDA, CO 81201  
719-530-1788 BKGREYER@OUTLOOK.COM

JANES PLACE COMMUNITY HOUSING  
SW CORNER OF SH 291 & W. 3rd STREET  
SALIDA COLORADO

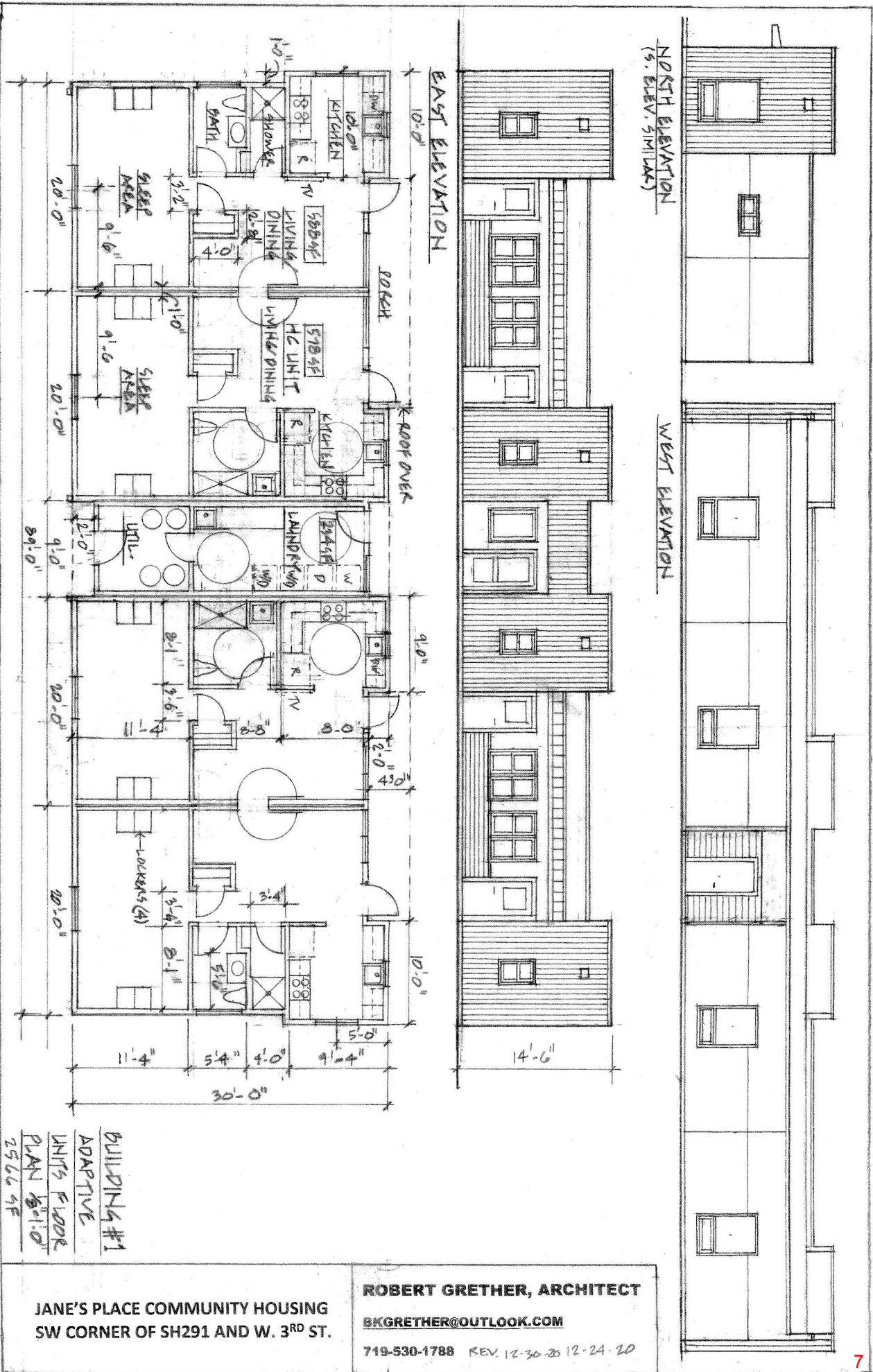
REVISIONS

SITE PLAN

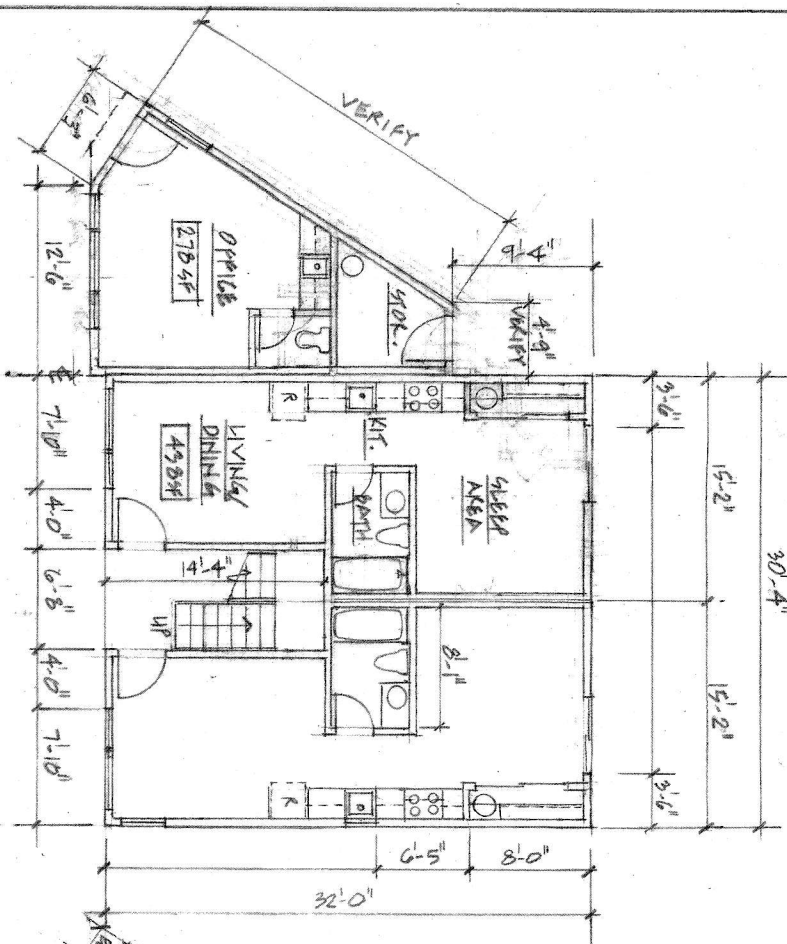
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DATE: 03/25/21  
DRAWN BY: KEZ  
SHEET NUMBER

**V101**

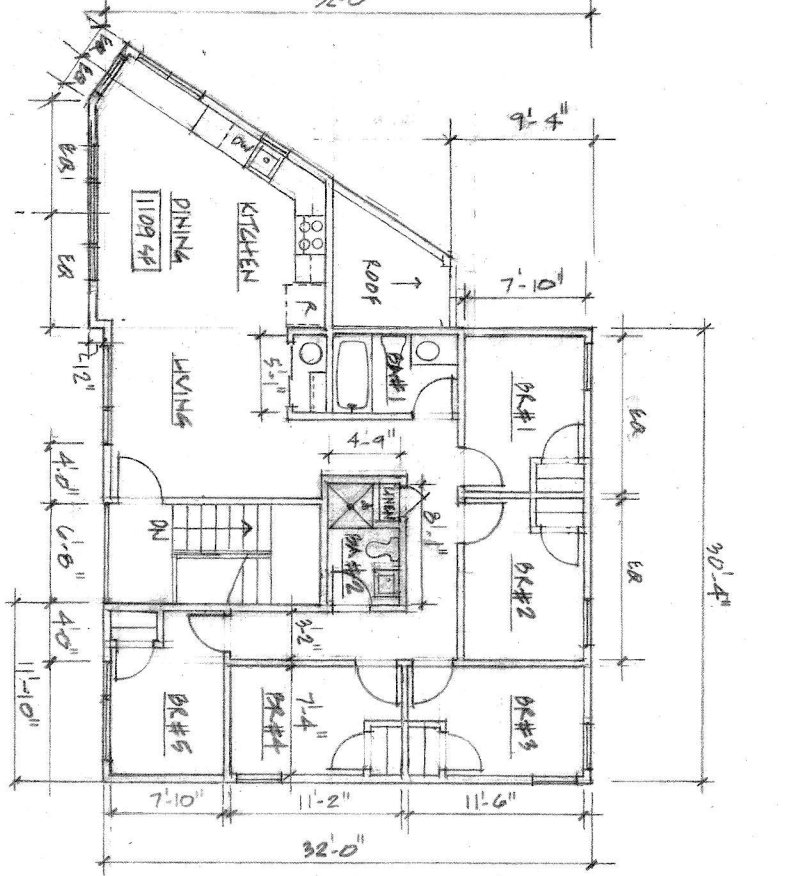
FOR REVIEW ONLY



GROUND FLOOR PLAN BUILDING # 2



SECOND FLOOR PLAN



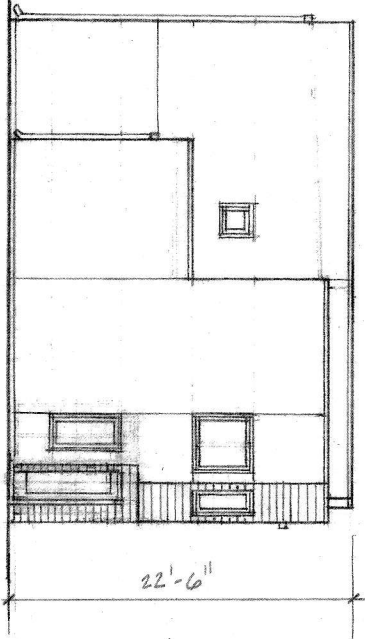
JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

**ROBERT GREYER, ARCHITECT**  
BKGREYER@OUTLOOK.COM  
719-530-1788

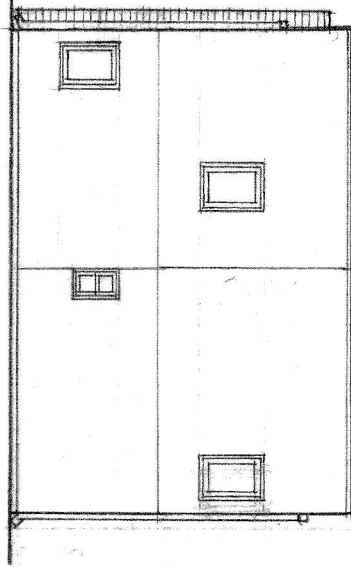
TITLE:  
FLOOR PLANS  
BUILDING 2

DATE: 12-24-20  
REV. 12-26-20  
REV. 1-18-21

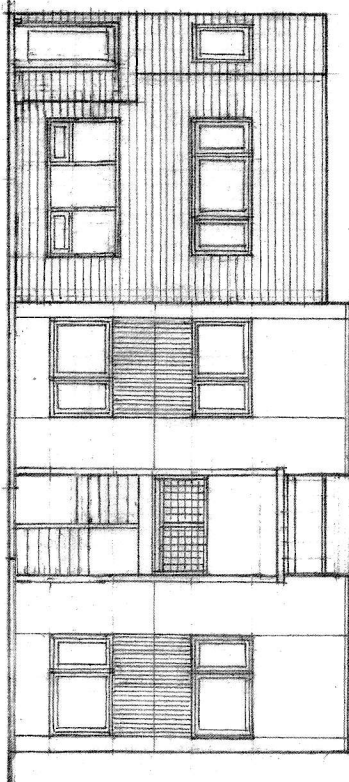
NORTH ELEVATION BUILDING #2



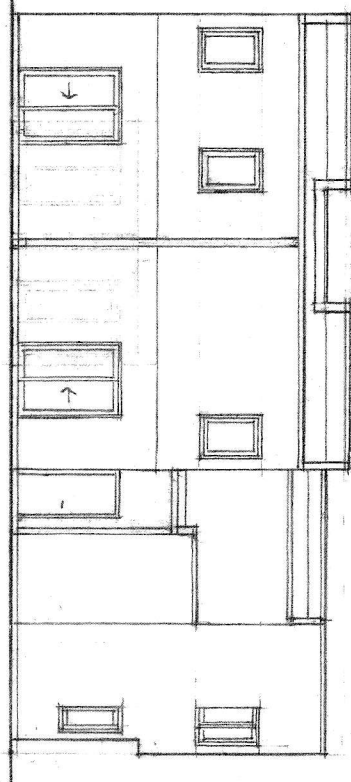
SOUTH ELEVATION



WEST ELEVATION BUILDING #2



EAST ELEVATION



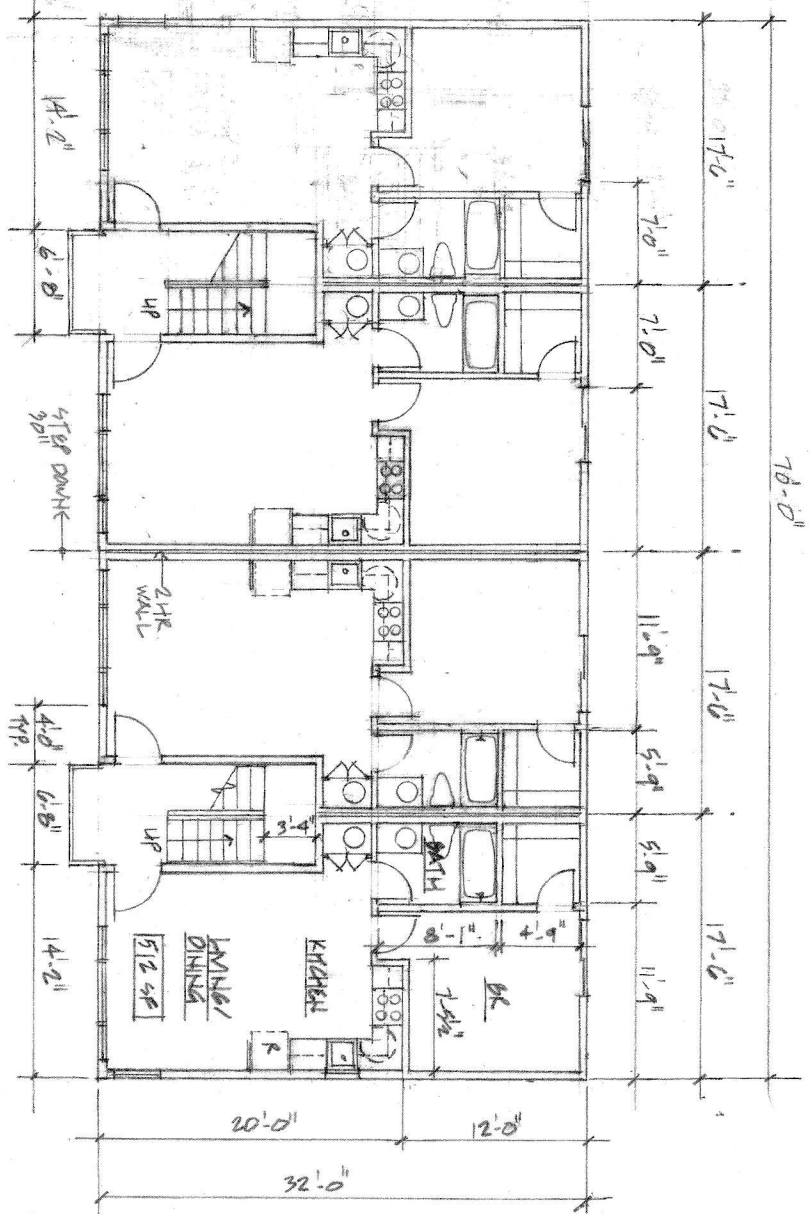
JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

**ROBERT GREYER, ARCHITECT**  
[BKGREYER@OUTLOOK.COM](mailto:BKGREYER@OUTLOOK.COM)  
719-530-1788

TTT6:  
ELEVATIONS  
BUILDING #2

DATE: 12-24-20  
REV: 12-22-20  
REV: 1-15-21

BUILDING #3 FLOOR PLAN - TWO FLOORS  
1/8" = 1'-0"



JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

**ROBERT GREYER, ARCHITECT**

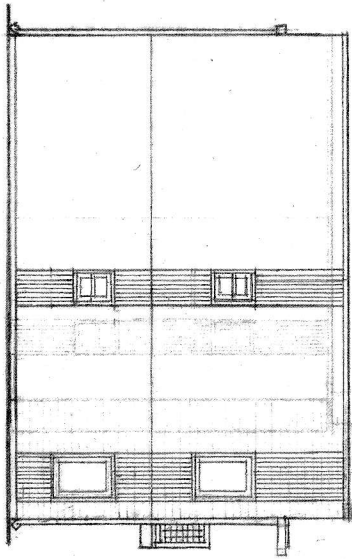
[BKGREYER@OUTLOOK.COM](mailto:BKGREYER@OUTLOOK.COM)

719-530-1788

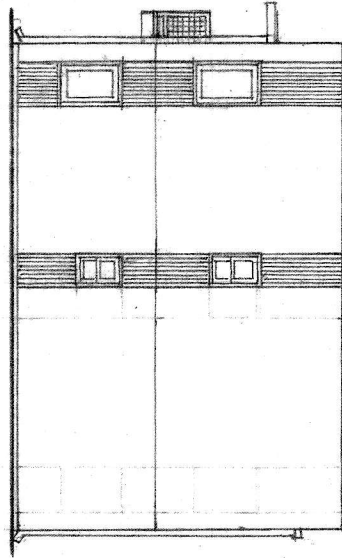
TITLE:  
BUILDING #3  
FLOOR PLAN

DATE: 12-24-2010  
REV. 12-26-10  
REV. 2-26-21

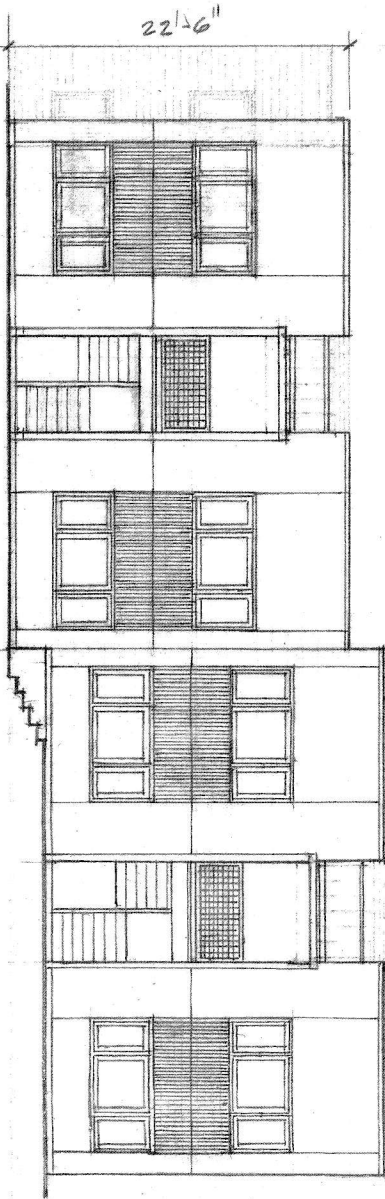
NORTH ELEVATION BUILDING #3



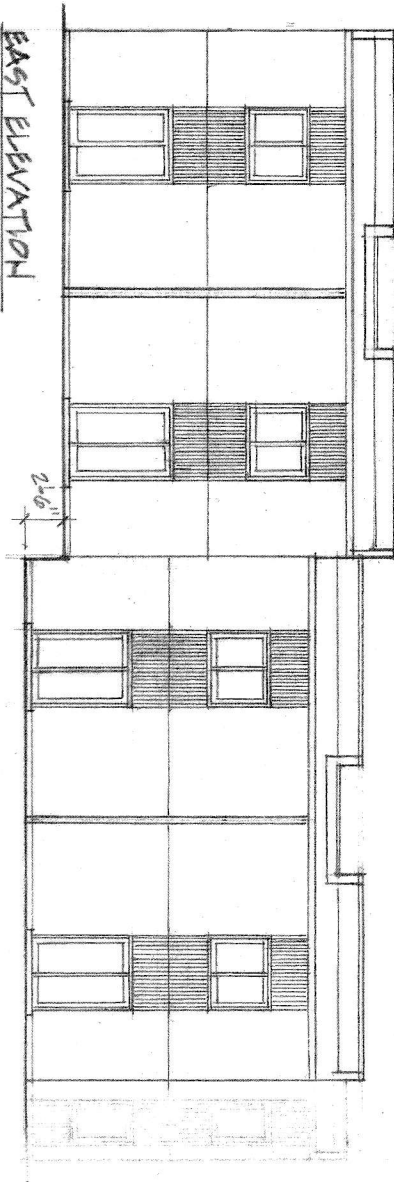
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

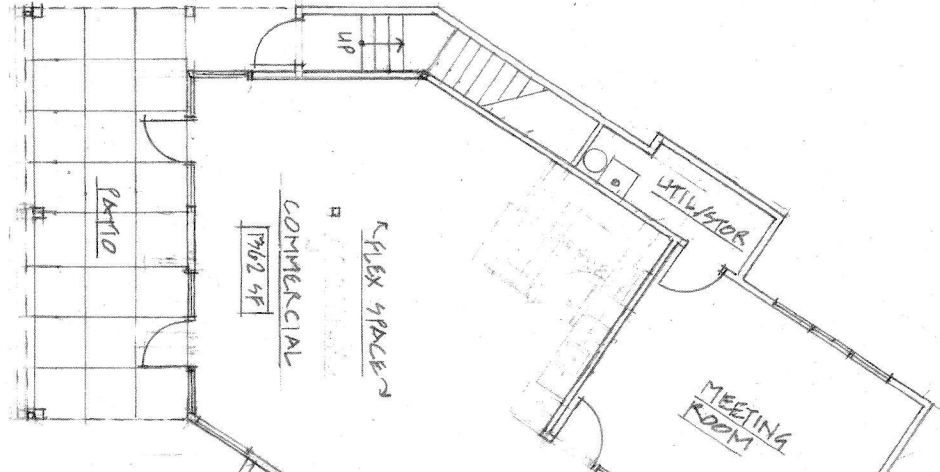
**ROBERT GREYER, ARCHITECT**  
[BKGREYER@OUTLOOK.COM](mailto:BKGREYER@OUTLOOK.COM)  
719-530-1788

TITLE:  
BUILDING #3  
ELEVATIONS

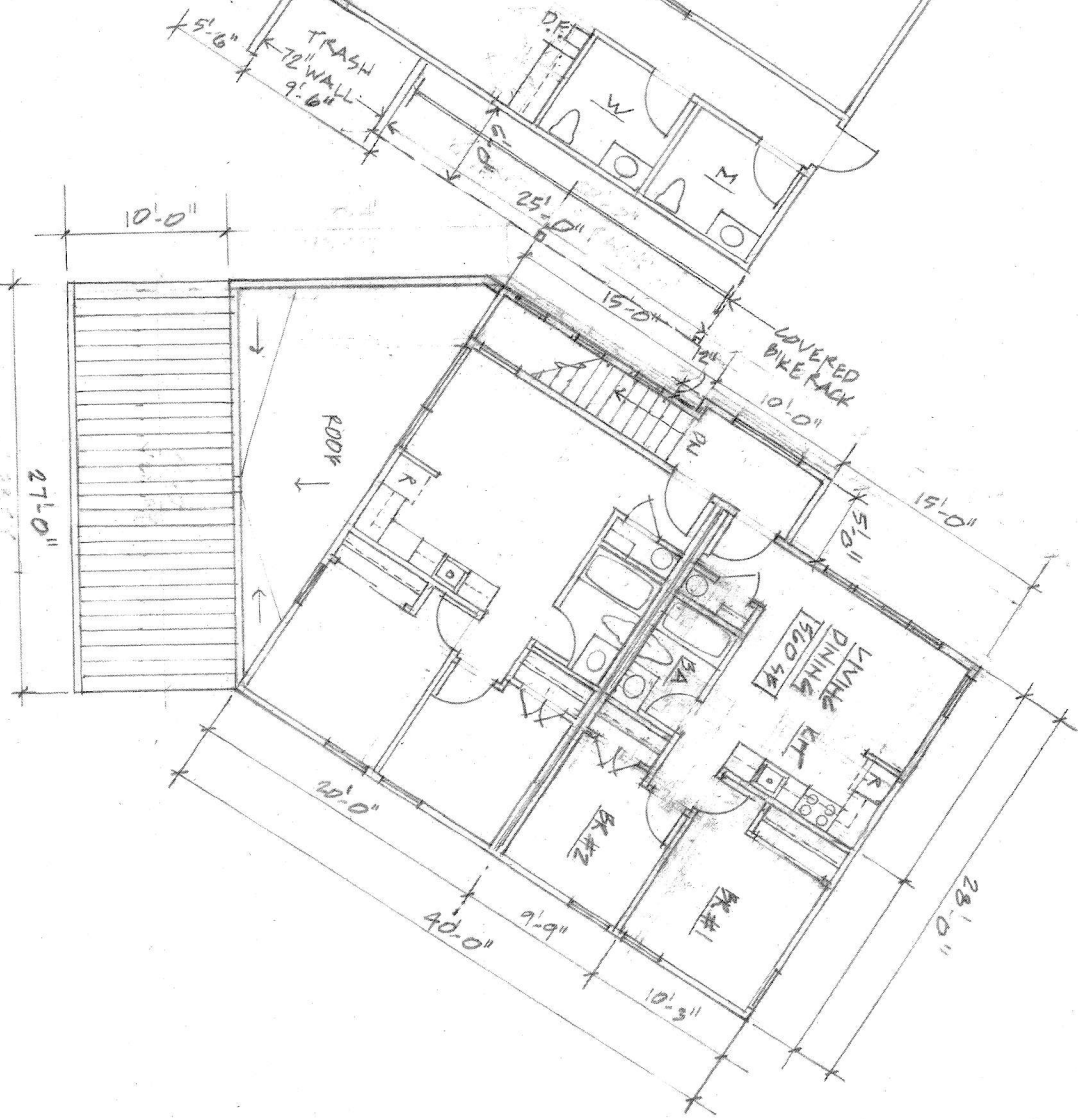
DATE: 12-04-20  
REV. 12-06-20  
REV. 2-26-21



BUILDING #5 COMMERCIAL FLOOR PLAN  
1/8" = 1'-0"



BUILDING #5 SECOND FLOOR 2 BK APT. PLANS  
1/8" = 1'-0"



JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

**ROBERT GREYER, ARCHITECT**

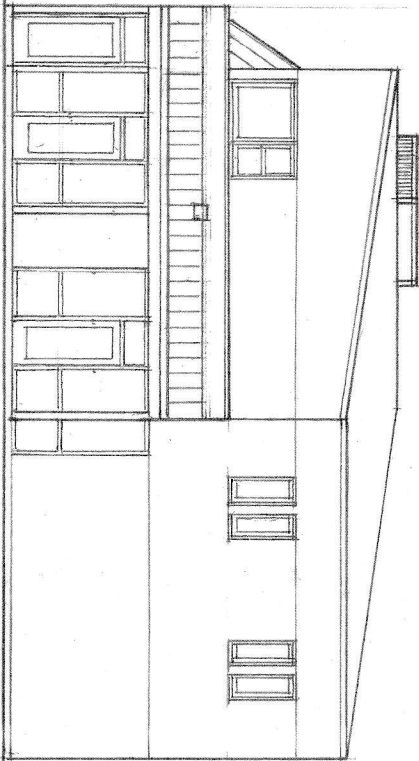
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719-530-1788

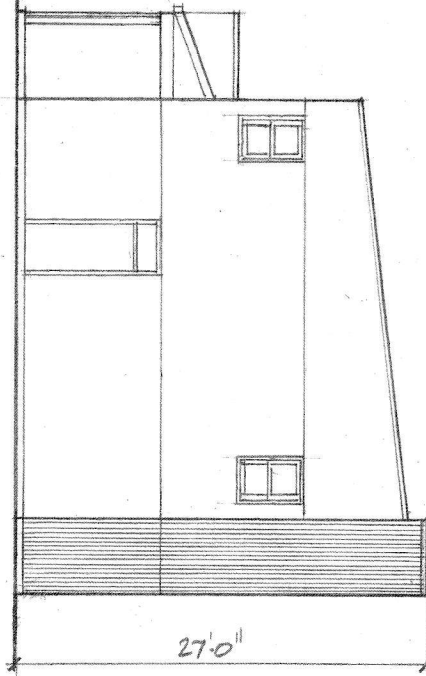
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BUILDING #5  
FLOOR  
PLANS

DATE: 2-20-21

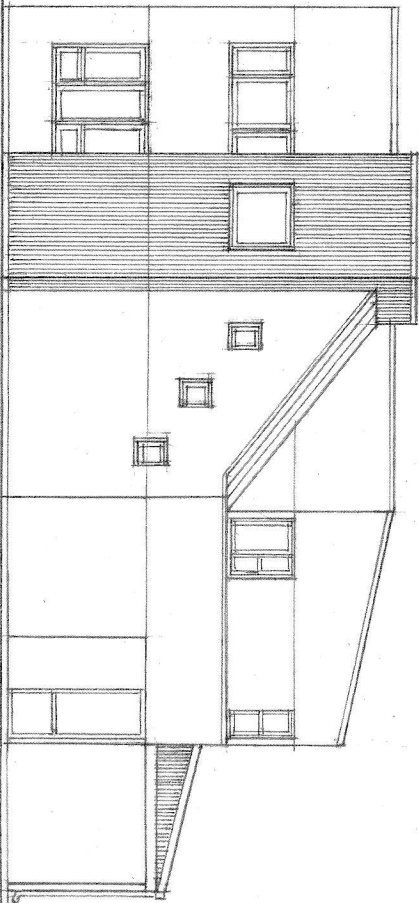
WEST ELEVATION



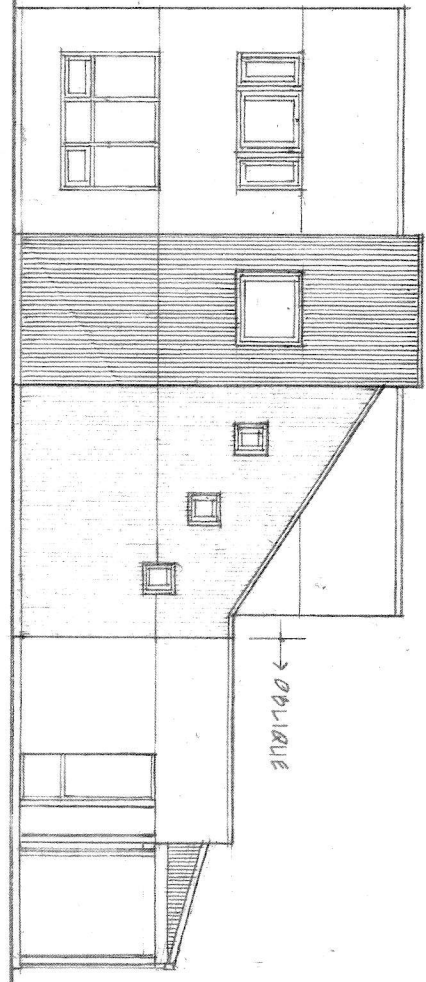
SOUTHEAST ELEVATION



NORTH ELEVATION BUILDING #4



NORTHEAST ELEVATION



JANE'S PLACE COMMUNITY HOUSING  
SW CORNER OF SH291 AND W. 3<sup>RD</sup> ST.

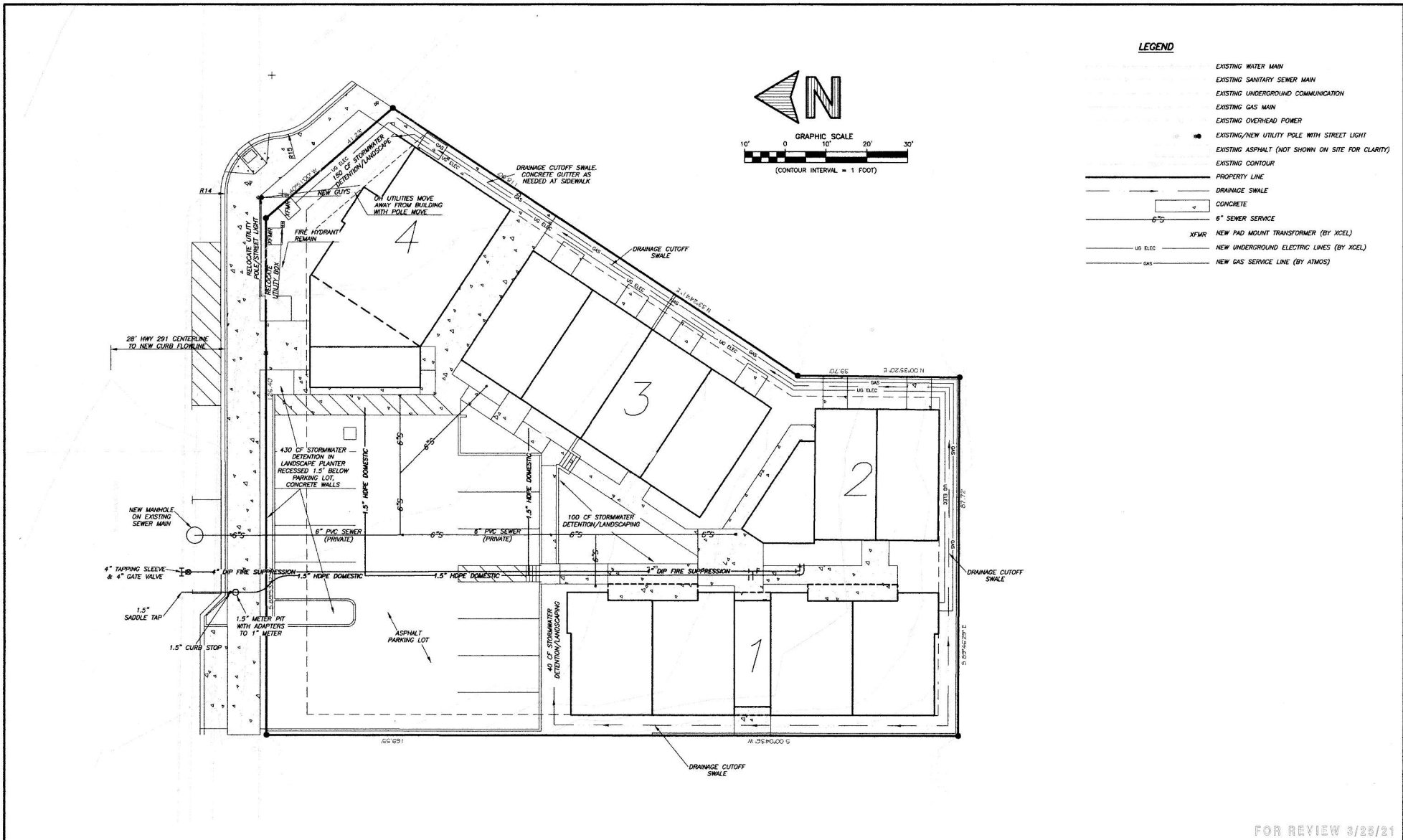
ROBERT GREYER, ARCHITECT

BKGREYER@OUTLOOK.COM

719-530-1788

DATE:  
BUILDING #4  
ELEVATIONS

DATE: 2-24-09



FOR REVIEW 3/25/21

<p><b>PRIVATE ENGINEER'S NOTES TO CONTRACTOR</b></p> <p>THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE ASSUMED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO UTILITIES IDENTIFIED AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONS NECESSARY TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THIS DRAWING ON THESE DRAWINGS. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE QUALITY AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, LOSS OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK AND PROJECT DESCRIBED FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER OR THE ENGINEER.</p>	<p><b>PREPARED FOR:</b>                  CCCFC                  PO BOX 492                  BUENA VISTA                  PHONE: 303-985-3595</p> <p><b>PREPARED UNDER THE DIRECTION OF:</b>                  _____ DATE _____</p> <p>WILLIAM HUSSEY                  L.C.E. NO. 58899                  EXPI. DATE 12/31/21</p>	<p><b>PREPARED BY:</b></p> <p><b>CRABTREE GROUP INC</b>                  ENGINEERING SMART GROWTH</p> <p>316 S STANLEY                  SALIDA, CO 81051                  PH: 719-824-1658</p> <p>316 CUYAMA ROAD                  SALIDA, CO 81052                  PH: 719-281-1788</p>	<p><b>SEAL</b></p> <table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>MARK</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p style="text-align: center;"><b>REVISIONS</b></p> <table border="1"> <tr> <td>APPR.</td> <td>DATE</td> <td>REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	MARK				APPR.	DATE	REVISION				<p><b>CITY OF SALIDA</b></p> <p>DESIGNED BY: WBH          DRAWN BY: WBH          CHECKED BY: _____          SCALE: 1"=20'</p> <p>APPROVED BY: _____          AGENCY HEAD: _____          BENCHMARK: DOCK SPIKE WHERE SHOWN ON PLAN. ELEV=7071.97</p> <p>DATE: MAR. 2021</p>	<p><b>JANE'S PLACE</b>                  SALIDA, CO                  PLANNED DEV. &amp; MIR  <b>CIVIL ENGINEERING PLAN</b>                  UTILITIES AND DRAINAGE</p>	<p>SHEET NO. 1                  OF 1 SHTS.                  PROJECT NO. 21005</p>
DATE	BY	MARK																
APPR.	DATE	REVISION																

## Code Analysis of Proposed Planned Development

	C-1 Zoning		Planned Development	Differences		Highway 291 Overlay Commercial	Planned Development	Differences	
	Allowed	Required	Proposed	Over	Under	Required	Proposed	Over	Under
Minimum Lot Size	-	5,625	19,820	14,195	-	-	19820	-	-
Density: Minimum square foot per unit	-	2,800	1,101	-	1,699	-	-	-	-
Minimum lot frontage	-	37.5	126.19	88.69	-	-	-	-	-
Maximum lot coverage	60%	-	40%	-	20%	-	-	-	-
Maximum lot coverage, including parking	90%	-	64%	-	26%	-	-	-	-
Minimum landscape areas (excluding pathways)	-	10%	23%	13%	-	-	-	-	-
Minimum side setback	-	5	Varies, 5 minum	-	Varies	5	Varies, 5 minum		Varies
Minimum rear setback	-	5	5	-	-	5	5	-	-
Minimum front setback	-	10	10	-	-	10	10	-	-
Maximum building height	35'	-	27'	-	8	Not to exceed 2 stories	27'	-	-
Parking	-	18	13	-	5	24 Res + 3 Comm = 27	13	-	14
Parking Notes:		With Inclusionary Ordinance	Active and Public transportation; parking studies support reduced parking for lower income developments			Shared access encouraged; 24 spaces for residential plus 1 space for each 4005F Commercial (3 spaces) = 27 parking spots	Active and Public transportation; parking studies support reduced parking for lower income developments		
Highway Access	-	-	-	-	-	Per CDOT access	-	-	-
Pedestrian Access	-	-	-	-	-	5' sidewalk	-	-	-
	-	-	-	-	-	4' parkway	-	-	-
Exterior Materials	-	-	-	-	-	2 or more materials	-	-	-
Multifamily Housing	-	-	-	-	-	Conditional Use	-	-	-



**TO:** Robert Grether

**FROM:** Kevin R. Fellin, P.E.  
Lester E. Adkins, P.E.

**SUBJECT:** Parking Reduction Assessment

**RE:** Adaptive Housing Project  
City of Salida, Colorado

**DATE:** December 17, 2020

11220 Assett Loop  
Suite 202,  
Manassas, VA 20109  
703-365-9262  
[WellsandAssociates.com](http://WellsandAssociates.com)

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The purpose of this memorandum is to submit a formal parking reduction request to the City of Salida, Colorado in support of the proposed Adaptive Housing Project. The subject site is located in the southwest corner of the 3<sup>rd</sup> Street/State Highway (SH) 291 intersection and is currently undeveloped. The proposed Adaptive Housing project seeks to construct four (4) new buildings that would provide a total of 17 affordable/workforce dwelling units and approximately 1,375 square feet (SF) of commercial space. The commercial space would operate as a non-profit resource center for low-income individuals.

The demand for on-site parking for a particular project depends on a wide variety of factors and this parking assessment evaluates those factors that may impact this project based on the on-site parking supply that is being proposed. The proposal would provide 12 off-street spaces without a shared access driveway off of SH 291, but could increase the supply to a total of 13 spaces if a shared driveway is obtained (see Exhibit A). In addition, one designated motorcycle parking space would be provided.

The baseline minimum number of required parking spaces is based on the assumption that the residential units are considered inclusionary, which, under the zoning ordinance would require one (1) space per unit or 17 spaces. When classifying the commercial space as a community building, this use would require 3.44 spaces or three (3) spaces after rounding for a total of 20 spaces required for the entire project. As summarized in Table 1, the shortfall would either be seven (7) or eight (8) spaces below the City's minimum parking requirement depending on the driveway location.

**MEMORANDUM**

Table 1  
Parking Tabulation Summary

Use	Amount	Minimum Parking Requirements (1)	Minimum Required Spaces
Residential (2)	17 units	1 spaces per unit	17 spaces
Commercial (3)	1,375 SF	1 spaces per 400 SF	<u>3 spaces</u>
Total Required Spaces			20 spaces
Total Provided Spaces (without shared driveway)			12 Spaces <i>(8 fewer spaces than Code or 40.0% parking reduction)</i>
Total Provided Spaces (with shared driveway)			13 Spaces <i>(7 fewer spaces than Code or 35.0% parking reduction)</i>

Note(s):

- (1) Minimum parking requirements based on the Table 16-J of the Zoning Ordinance.
- (2) Standards for inclusionary housing developments (Section 16-13-50) permit one (1) space per unit.
- (3) The commercial space is assumed parked according to the "Community Building" land use standard.

A reduction in the required parking supports making the apartments more affordable by reducing the cost impact per unit. A policy issue arising out of the requirement for one (1) parking space per unit adds approximately 12% to the cost of the unit according to a study by the Victoria Transport Policy Institute. This percentage is likely even higher when the units are small and certainly increases the rents that the project must charge to be viable. Based on the same study, when land cost is based on \$500,000 per acre which applies to this project, the land cost alone per parking space is approximately \$4,200. Added to that would be constructions costs and long-term maintenance costs.

The following is a summary key factors that would further support reducing the required parking by mitigating the on-site parking demand to a proposed parking supply that would be adequate for this project.

**VEHICLE OWNERSHIP BASED ON INCOME**

According to the Victoria Transport Policy Institute study referenced above, it indicates that vehicle ownership rates drop with income. Given the fact that on an average basis the incomes of the targeted residents for this project would be lower than what is typical for a conventional market rate apartment project, it would be anticipated some residents would not own a vehicle.

# WELLS + ASSOCIATES

## MEMORANDUM

This is especially true when the surrounding community provides opportunities (e.g. walking, biking, shuttle service) to make ancillary trips without the need of a vehicle.

In Chaffee County, government statistics indicate approximately 22% of households or 46% of non-family households make less than \$30,000 and are at less than 50% of the Area Median Income (AMI). This segment of the population represents a category of people who need either emergency shelter, transition housing or supportive housing. This project would provide seven (7) of its 17 units (or 41%) that would be designed to serve this target population. One can safely assume that vehicle ownership rates associated with those seven (7) units will be lower than average. One or more of these units will be occupied by tenants such as the Southwest Conservation Corps, Americorps Volunteers, and other seasonal workers that have lower parking needs than typical tenants.

### UNBUNDLED PARKING

The project is planning to unbundle the residential parking from the cost to lease the residential unit where residents will be offered parking at a separate/additional cost. Those residents who do not have a vehicle are in effect paying a portion of the parking cost for those who do have a vehicle when the parking is free. To unbundle the parking cost, the project proposes to charge tenants with a vehicle on a sliding scale based on income, thus reducing the incentive to have a vehicle. Figures from 2002 in the previously noted study indicate that lower income tenants spend approximately \$3,000 annually on a vehicle that is undoubtedly much higher today. The fee for parking would be coupled with a limit of 11 maximum issued permits that would allow residents to park on-site. This would be enforced by a dashboard permit as available on a first come first serve basis.

### BICYCLE PARKING AND PEDESTRIAN ACCESS

The project would provide 10 covered bicycle parking spaces as a supporting alternative to vehicle ownership. The tenant demographic and local bicycle amenities/culture anticipates a substantial proportion of younger workers who would bike to work as well as to other necessary services. The downtown, with two (2) grocery stores, post office, recreational parks, entertainment, library, and many clothing stores, is about a half a mile to the east and the hospital is about one third of a mile to the west. Those distances are within a reasonable 10 to 15- minute walks and less via a bicycle trip. Again, the on-site bicycle parking would further support bicycle versus vehicle ownership. Salida is a relatively compact city with numerous bicycle trails and a strong bicycle culture that supports a higher than average use.

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## MEMORANDUM

### SHUTTLE SERVICES

The Chaffee Shuttle is a free shuttle service available by appointment or, possibly, with a regular scheduled stop that provides transportation to shopping, work, medical services, and social activities throughout the County. In addition, there is a shuttle service that for a fee provides service to other cities in the state. The Shuttle is a viable alternative for many people who do not have a vehicle, do not have a driver’s license, or choose not to drive to function in a normal fashion. This project is proposing to improve its SH 291 frontage with a sidewalk and a dedicated shuttle stop space to support non-auto trips. Alternatives to vehicle ownership would reduce the need for on-site parking and represents a significant savings in cost of living for future residents.

### SHARED PARKING

Shared parking is especially useful in cases such as the subject property where a single parking space may be used by either a residential or commercial user. Because each land use within the development may experience a peak parking demand at different times of day or different months of the year relative to each other, the actual peak parking demand of the subject development may be less than if the peak parking demand of each land use was considered separately. For example, the commercial use would experience peak parking demands during the midday hours while the residential use experiences peak demands during late evening and overnight. It is anticipated that residents of the subject site would have varying work schedules and shifts that also include the working shifts during the weekends. Assuming a baseline condition that reduces the residential parking requirement by six (6) spaces (17 – 6 = 11 residential spaces) based on the attributes described previously, it would be safe to assume that at least half of the residential spaces would be available during the day, leaving seven (7) to eight (8) spaces available for the commercial use. This would exceed the three (3) space commercial parking requirement that would be needed during the important daytime hours.

As shown with the shared parking analysis presented in Table 2, the inherent characteristics of the site and shared parking would suggest an overall 12 to 13 space parking supply would serve typical conditions.



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## MEMORANDUM

Table 2  
Shared Parking Analysis (1) (2) (3) (4)

Hour	Residential		Commercial (Required = 3 spaces)				Total
	Hourly Demand		Visitor Hourly Demand		Employee Hourly Demand		
	(%)	(Spaces)	(%)	(Spaces)	(%)	(Spaces)	
	Required = 17 spaces (Adjustment = 6 fewer spaces) <b>Adjusted Req = 11 spaces</b>		<b>Visitor Req. = 2 spaces</b>		<b>Employ Req = 1 spaces</b>		
6 AM	95%	11	0%	0	0%	0	11
7 AM	80%	9	0%	0	0%	0	9
8 AM	67%	8	15%	1	25%	1	10
9 AM	55%	7	35%	1	45%	1	10
10 AM	50%	6	60%	2	75%	1	9
11 AM	45%	5	75%	2	95%	1	9
12 PM	40%	5	100%	2	100%	1	9
1 PM	40%	5	100%	2	100%	1	9
2 PM	40%	5	95%	2	100%	1	9
3 PM	40%	5	85%	2	100%	1	9
4 PM	45%	5	85%	2	100%	1	9
5 PM	50%	6	85%	2	100%	1	10
6 PM	60%	7	90%	2	100%	1	11
7 PM	70%	8	80%	2	100%	1	12
8 PM	80%	9	65%	2	90%	1	12
9 PM	85%	10	45%	1	60%	1	12
10 PM	95%	11	0%	0	0%	0	11
11 PM	97%	11	0%	0	0%	0	11
12 AM	100%	11	0%	0	0%	0	11

Note(s):

- (1) Hourly distributions obtained from the Urban Land Institute (ULI) "Shared Parking" 3<sup>rd</sup> Edition.
- (2) A residential adjustment of 6 fewer spaces than Code parking was applied as a baseline condition to account for anticipated reduced auto ownership, availability of a shuttle, unbundled parking, and access to pedestrian/bicycle facilities.
- (3) ULI's hourly percent distribution for a typical retail use was utilized for the commercial use and broken down by visitors (customers) and employees.
- (4) The published ULI hourly percent distributions for the commercial use were adjusted to 0% before 8 AM and after 9 PM when anticipating the commercial uses future operating hours.

### ON-STREET PARKING

This project proposes to provide a new sidewalk along its SH 291 frontage that would allow for two (2) additional parallel on-street parking spaces. As mentioned above, if a shared driveway or a modified right angle corner street intersection is achieved, the parallel parking could be increased to three (3) spaces. This segment of highway frontage currently has little to no demand for on—street parking. For all intents and purposes, this project would likely provide the only parking demand for those spaces. The property across the street has far more parking available that it ever uses and is more convenient than the proposed on-street parking spaces. Although not counted to meet the site’s parking requirements, in effect the on-street parking would serve

# WELLS + ASSOCIATES

## MEMORANDUM

as additional project parking that further supports the requested parking reduction (see Exhibits A and B). Third Street, which is primarily residential in the block to the east, has little to no on-street parking demand as seen in the below photo taken on a Sunday afternoon when people are most likely to be home. Though unlikely needed, it would be available for any small overflow parking needs that may occur.



Note: Third Street on Sunday evening, December 6, 2020.

## CONCLUSIONS

Given the nature of the project and the wide variety of alternatives listed above that would either reduce or mitigate the number of on-site parking spaces required by the Zoning Ordinance, it is reasonable to conclude that the project as proposed can function adequately with proper management. There would be on-site management that would address any issue that may arise and enforce solutions. This project strikes a good balance between land use and parking needs. It is this balance that further supports affordable housing and is more environmentally sound by taking advantage of underutilized on-street parking spaces that otherwise are underutilized. We feel confident that this project would function at a high level and be a positive prototype for other future developments.

Table 1  
Adaptive Housing Project: Salida, Colorado  
Trip Generation Analysis (1) (2) (3)

ITE Land Use	Land Use Code	Amount	Units	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Average Daily Trips
				In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise) 1-2 Stories	220	17	DU 35% Net New Trips	2 (1)	7 (2)	9 (3)	8 (3)	5 (2)	13 (5)	88 (31) 57
Small Office Building/Community Space	712	1,375	SF 35% Net New Trips	2 (1)	1 0	3 (1)	1 0	3 (1)	4 (1)	22 (8) 14
<b>Total</b>				<b>2</b>	<b>6</b>	<b>8</b>	<b>6</b>	<b>5</b>	<b>11</b>	<b>71</b>

Note(s):

- (1) Trip generation based on the Institute of Transportation Engineers' Trip Generation, 10th Edition.
- (2) GFA = Square Feet of Gross Floor Area, DU = Dwelling Unit
- (3) A 35% trip reduction is assumed to account for the affordable housing character of the development and bike friendly nature of the community where residents may not own a vehicle. The site is supported by a parking reduction that reflects the intended non-auto users.

State Highway 291

W 3rd Street

Bldg. 4

Bldg. 3

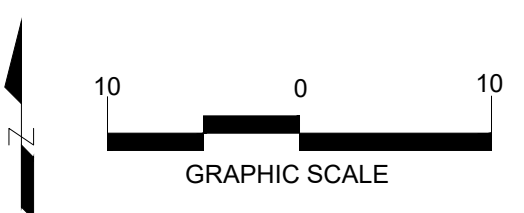
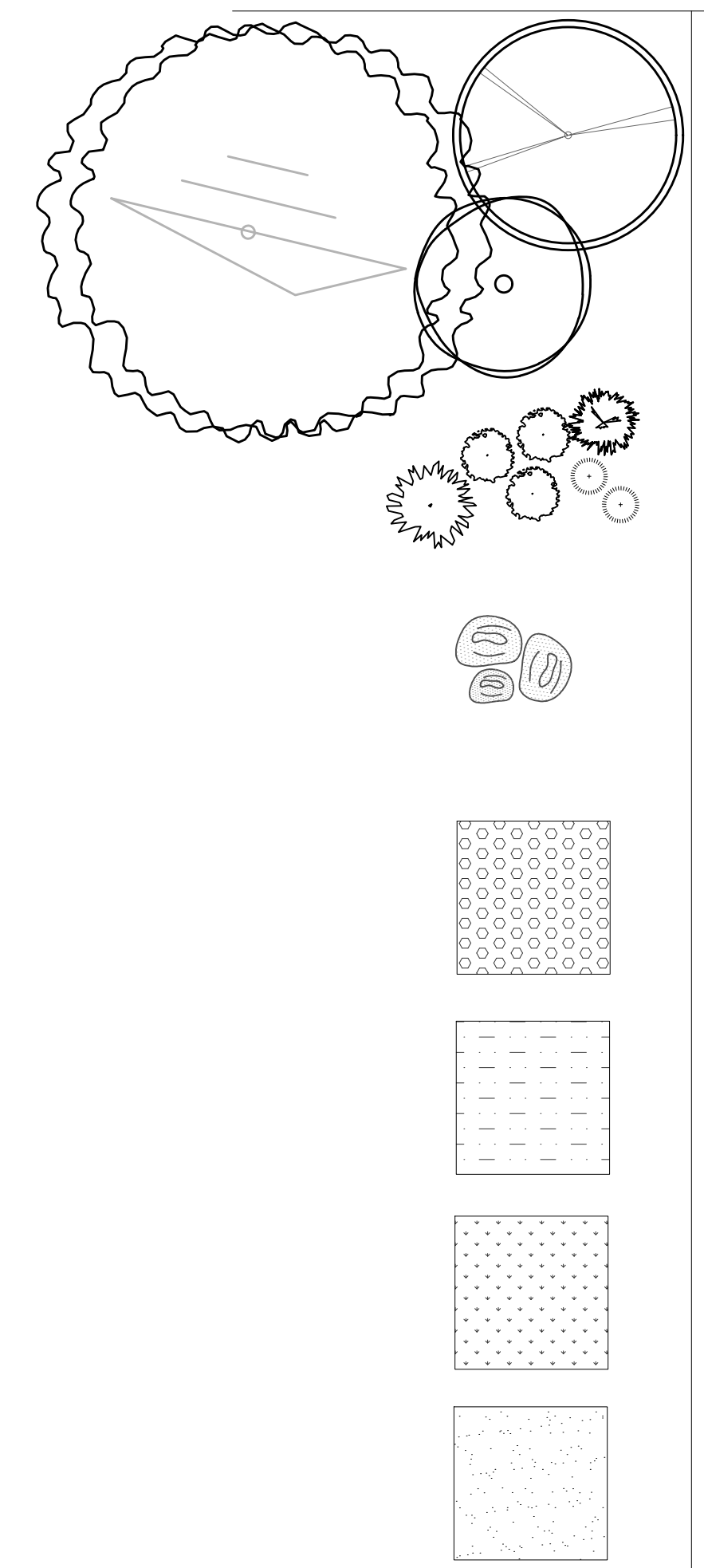
Bldg. 1

Bldg. 2

Jane's Place Conceptual Plant Schedule						
Key	Botanical Name	Common Name	Size	Root	Spacing	Cultivars
<b>Deciduous Trees</b>						
AN	Acer negundo 'Sensation'	Sensation Box Elder	2"	B&B	As Shown	'Sensation'
CA	Crataegus ambigua	Russian Hawthorn	2"	B&B	As Shown	
GT	Gleditsia triacanthos	Common Honeylocust	2"	B&B	As Shown	'Shademaster', 'Skyline'
MR	Malus x 'Radiant'	Radiant Crabapple	2"	Cont.	As Shown	'Radiant'
PN	Prunus cerasifera 'Newport'	Newport Plum	2"	Cont.	As Shown	'Newport'
ST	Sorbus x thuringiaca	Oakleaf Mountain Ash	2"	B&B	As Shown	
TC	Tilia cordata	Littleleaf Linden	2"	B&B	As Shown	'Greenspire'
<b>Evergreen Shrubs</b>						
Jp	Juniperus x pfitzeriana 'Monsan'	Sea of Gold Juniper	3 gal.	Cont.	As Shown	
Ma	Mahonia aquifolium	Oregon Grape	5 gal.	Cont.	As Shown	
<b>Deciduous Shrubs</b>						
Bt	Berberis thunbergii	Japanese Barberry	5 gal.	Cont.	As Shown	'Rose Glow'
Cb	Caryopteris x clandonensis	Blue Mist Spirea	5 gal.	Cont.	As Shown	'Dark Knight'
Ch	Chamaebatiaria millefolium	Fernbush	5 gal.	Cont.	As Shown	
Ca	Cotoneaster apiculatus	Cranberry Cotoneaster	3 gal.	Cont.	As Shown	'Tom Thumb'
Fp	Fallugia paradoxa	Apache Plume	5 gal.	Cont.	As Shown	
Pl	Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange	5 gal.	Cont.	As Shown	'Cheyenne'
Pg	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5 gal.	Cont.	As Shown	'Goldfinger'
Sa	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal.	Cont.	As Shown	'Anthony Waterer'
<b>Ornamental Grasses</b>						
ca	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Cont.	As Shown	'Karl Foerster'
bg	Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass	1 gal.	Cont.	As Shown	'Blonde Ambition'
<b>Seed Mixes</b>						
1	Pinon Juniper Meadow Mix					
As supplied by Western Native Seeds, Coaldale, CO, 719-942-3935						

City of Salida - Landscape Design Guidelines	
Landscape Area Calculations - C1 Zoning	
Total Project Area	19812 SF
Minimum Required Landscaped Area (10%)	1981 SF
<b>Total Landscaped Area / Open Space Provided: 23%</b>	<b>4455 SF</b>
Trees Required Per Landscaped Area	Provided:
1 Tree Required per 300 SF (1981/300=7 Trees)	<b>20 Trees</b>
<b>Parking Lots</b>	
Minimum Required Landscaping (6 plants per 15 spaces, 1 tree)	
12 Spaces: 1 tree, 5 shrubs	Provided:
Trees (included in above total)	<b>5</b>
Shrubs	<b>18</b>

Legend



Sheet Title: Concept Plan  
Scale: 1" = 10'-0"  
Date: 3/25/2021  
Drawn By: EWB  
File: 21.01 L Working.dwg  
Job Number: 21.02

● Preliminary Drawing - Not For Construction.  
○ Bid Set  
○ For Construction  
○ As Built

Revisions	By:
Date:	

Overall Landscape Concept Plan

**Jane's Place**

H 291 / W 3rd Street Salida, CO 81201

**Mountain Aspect**  
Landscape Architecture, LLC  
1291 W 3rd Street Suite 3  
Salida, CO 81201  
719-842-2162  
www.mountainaspect.com

SHEET  
**L100**

**Water Demand Estimate and Meter Sizing Using Fixture Values**

(Based on AWWA M22 Manual, Second Edition)

Date 3/25/2021  
By Bill Hussey

Project **Jane's Place**

Residential, Non-Residential, M.F. Residential Multi-Family

Pressure Zone at Project 80

Fixture or Appliance	Fixture Value (at 60 psi)	Number of Fixtures	Subtotal Fixture Value
Toilet (tank)	4	21	84
Toilet (flush valve)	35	0	0
Urinal (wall or stall)	16	0	0
Urinal (flush valve)	35	0	0
Shower (single head)	2.5	5	12.5
Sink (lavatory)	1.5	21	31.5
Kitchen Sink	2.2	17	37.4
Utility Sink	4	1	4
Dishwasher	2	17	34
Bathtub	8	14	112
Clothes Washer	6	3	18
Hose connections (with 50 ft of hose)			
1/2 in.	5	0	0
5/8 in.	9	0	0
3/4 in.	12	2	24
Miscellaneous			
Bedpan washers	10	0	0
Drinking fountains	2	0	0
Dental units	2	0	0
Combined Fixture Value			357.4
Demand (gpm) - See Curves			39
Pressure Adjustment Factor			1
Total Adjusted demand (gpm)			39
Minimum Meter Size			1"
Service Line Velocity (fps)			5.8
<b>Minimum Service Size (HDPE)</b>			<b>1.5"</b>

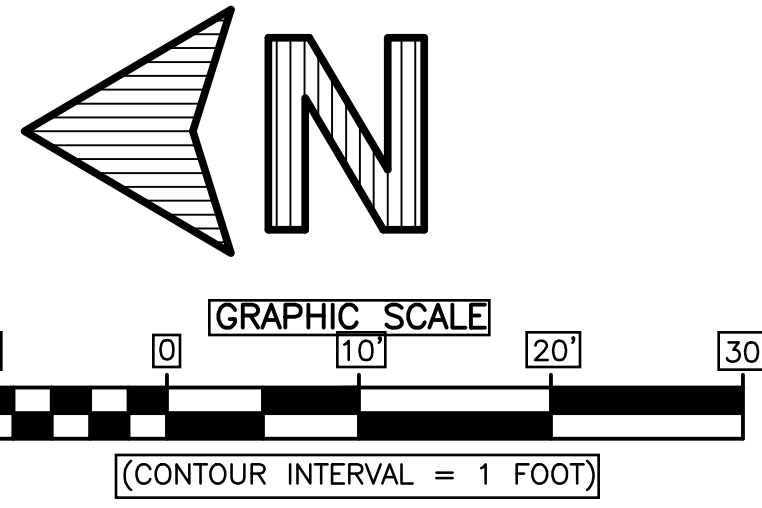
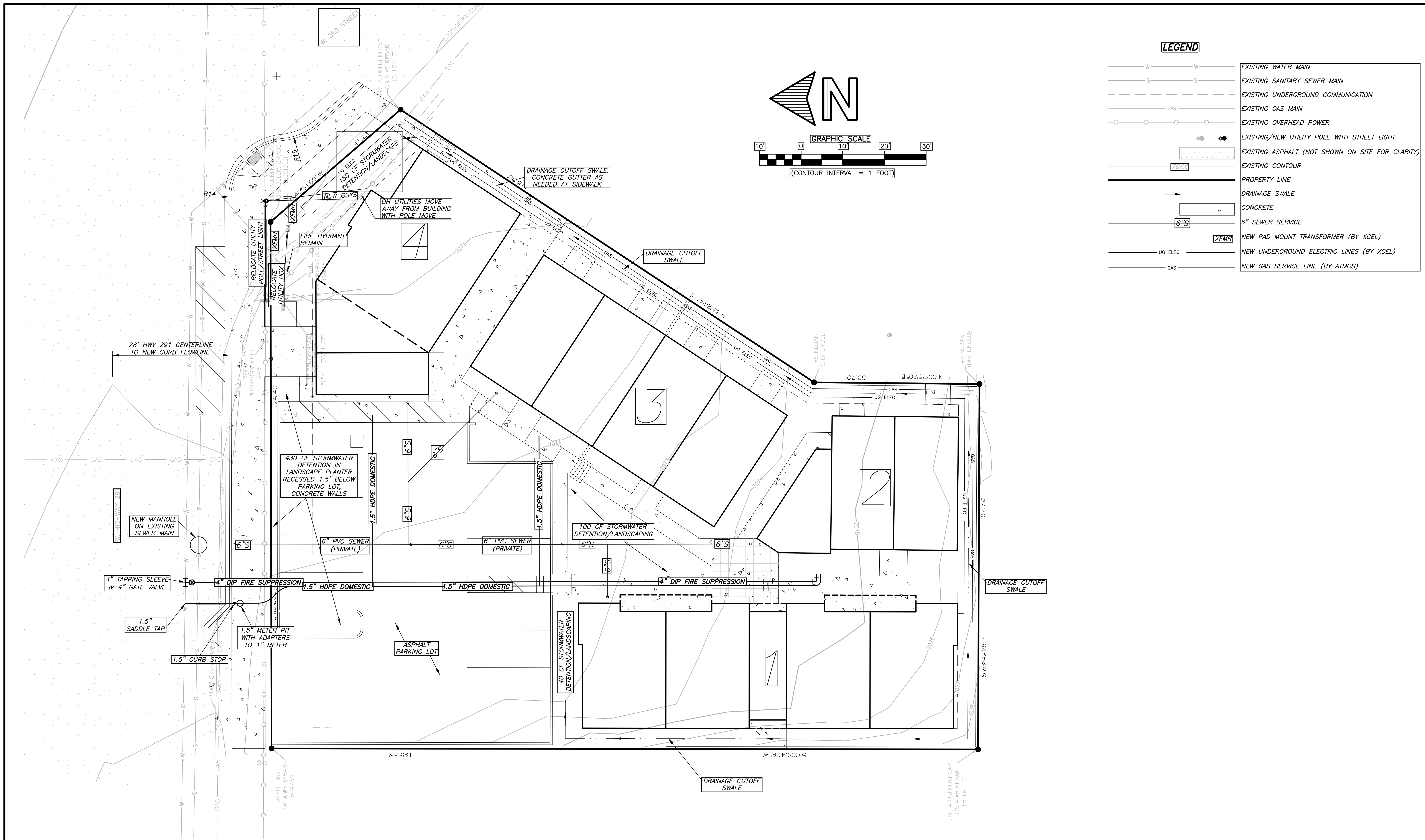
Approved by: \_\_\_\_\_

calculated  
user inputted

Sewer Service Sizing per UPC

bldg 1	bldg 2	bldg 3	bldg 4	upc dfu	upc dfu total
4		5	8	4	84
					0
					0
					0
	4	1		2	10
	4	5	8	4	21
	4	3	8	2	34
	1			2	2
	4	3	8	2	34
		4	8	2	28
	3			3	9
					0
					0
					0
			1	1	0

222  
6" sewer service at 1% ok up to 700 dfu



**LEGEND**

	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING UNDERGROUND COMMUNICATION
	EXISTING GAS MAIN
	EXISTING OVERHEAD POWER
	EXISTING/NEW UTILITY POLE WITH STREET LIGHT
	EXISTING ASPHALT (NOT SHOWN ON SITE FOR CLARITY)
	EXISTING CONTOUR
	PROPERTY LINE
	DRAINAGE SWALE
	CONCRETE
	6" SEWER SERVICE
	NEW PAD MOUNT TRANSFORMER (BY XCEL)
	NEW UNDERGROUND ELECTRIC LINES (BY XCEL)
	NEW GAS SERVICE LINE (BY ATMOS)

FOR REVIEW 3/25/21

**PRIVATE ENGINEER'S NOTES TO CONTRACTOR**  
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.  
 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

**PREPARED FOR:**  
 CCCF  
 PO BOX 492  
 BUENA VISTA  
 PHONE: 303-995-3595

**PREPARED UNDER THE DIRECTION OF:** [DATE]

WILLIAM HUSSEY [CRABTREE GROUP, INC] [L.C.E. NO.] 56989 [EXP. DATE] 10/31/21

**PREPARED BY:**  
**CRABTREE GROUP INC.**  
 ENGINEERING SMART GROWTH™

328 D STREET BALIDA, CO 81201 PH: 719-539-1878

918 GUYANA ROAD OJAI, CA 93023 PH: 719-221-1799

**SEAL**

DATE	BY	MARK	REVISIONS

**CITY OF SALIDA**

DESIGNED BY: WBH  
 DRAWN BY: WBH  
 CHECKED BY: [ ]  
 SCALE: 1"=20'  
 DATE: MAR. 2021

APPROVED BY: [ ]  
 AGENCY HEAD: [ ]  
 BENCHMARK: DOCK SPIKE WHERE SHOWN ON PLAN, ELEV.=7071.07

**JANE'S PLACE**  
 SALIDA, CO

**PLANNED DEV. & MIR**

**CIVIL ENGINEERING PLAN**  
 UTILITIES AND DRAINAGE

**SHEET NO.**  
 1

**OF 1 SHEETS**

**PROJECT NO.**  
 21005

MARCH 25, 2021



**DRAINAGE REPORT**  
JANE'S PLACE



BILL HUSSEY, PE  
Crabtree Group Inc.  
Salida, Colorado  
Project #21005



719.539.1675  
719.221.1799

325 D Street, P.O. Box 924, Salida, CO 81201  
422 Main Street Ventura, CA 93001





Contents

1 Introduction..... 1

2 Existing Conditions..... 1

3 Soils..... 1

4 Precipitation ..... 1

5 Runoff Analysis ..... 1

6 Conclusion ..... 2



# 1 INTRODUCTION

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Jane’s Place is a proposed development in the City of Salida, at the southwest corner of Highway 291 and 3<sup>rd</sup> Street. Improvements to the site will include asphalt parking lot, concrete sidewalk, and four buildings.

# 2 EXISTING CONDITIONS

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The subject site contains deteriorating asphalt and sparse vegetation. Existing stormwater flow on site consists of sheet flow from southwest to northeast. There is no evidence of significant off-site generated stormwater runoff entering the site. Existing stormwater outfall to the site is to Highway 291, which slopes downhill to the east.

# 3 SOILS

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Information for the on-site soils was obtained from the USDA Web Soil Survey (U.S. Department of Agriculture, n.d.). The soils consist of Dominson gravelly sandy loam, which is assigned to Hydrologic Soils Group A. Web Soil Survey data is included in Appendix A.

# 4 PRECIPITATION

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Precipitation amounts for the Design Storms was obtained from the NOAA precipitation frequency estimates for the subject area. The Design Storms utilized in the analysis are summarized in 1 below.

TABLE 1

Storm Return Period (yr)	24-hour Rainfall Amount (in.)
2	1.34
5	1.64
10	1.89
25	2.26
50	2.55
100	2.85

# 5 RUNOFF ANALYSIS

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The runoff Analysis was performed utilizing the methods described in the Natural Resources Conservation Service (NRCS) Technical Release #55 (TR-55), with a Type II storm distribution. Predevelopment peak site runoff for the 25-year, 24 hour is 0.32 cfs. Postdevelopment peak site runoff for the 25-year, 24 hour storm is 0.76 cfs.

Therefore, per TR-55 Figure 6-1, a minimum of 720 cubic feet of stormwater detention is needed to mitigate the additional runoff caused by development of the site. Surface detention will be provided per the civil engineering plans.

TR-55 calculations are included in Appendix C

## 6 CONCLUSION

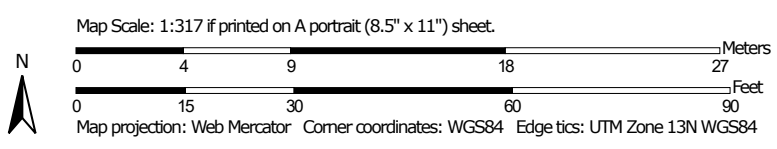
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The development of the site is expected to increase the on-site generated stormwater flows after completion of construction. To mitigate this impact, a minimum of 720 cubic feet of on-site stormwater detention is incorporated in the site plan. Incorporation of the stormwater storage into the site design will mitigate the impact of the development to the stormwater flows in the area.

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## APPENDIX A: SOILS REPORT

Soil Map—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**


 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties  
 Survey Area Data: Version 13, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	0.4	100.0%
<b>Totals for Area of Interest</b>		<b>0.4</b>	<b>100.0%</b>



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## APPENDIX B: NOAA PRECIPITATION ESTIMATES



**NOAA Atlas 14, Volume 8, Version 2**  
**Location name: Salida, Colorado, USA\***  
**Latitude: 38.5395°, Longitude: -105.9994°**  
**Elevation: 7085.8 ft\*\***  
 \* source: ESRI Maps  
 \*\* source: USGS



**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF\\_tabular](#) | [PF\\_graphical](#) | [Maps & aeriels](#)

**PF tabular**

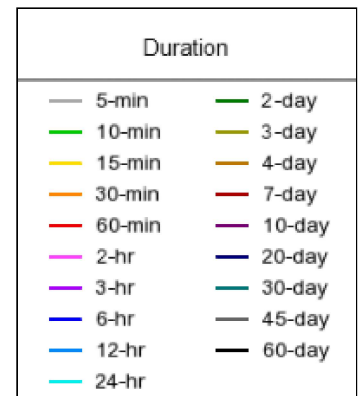
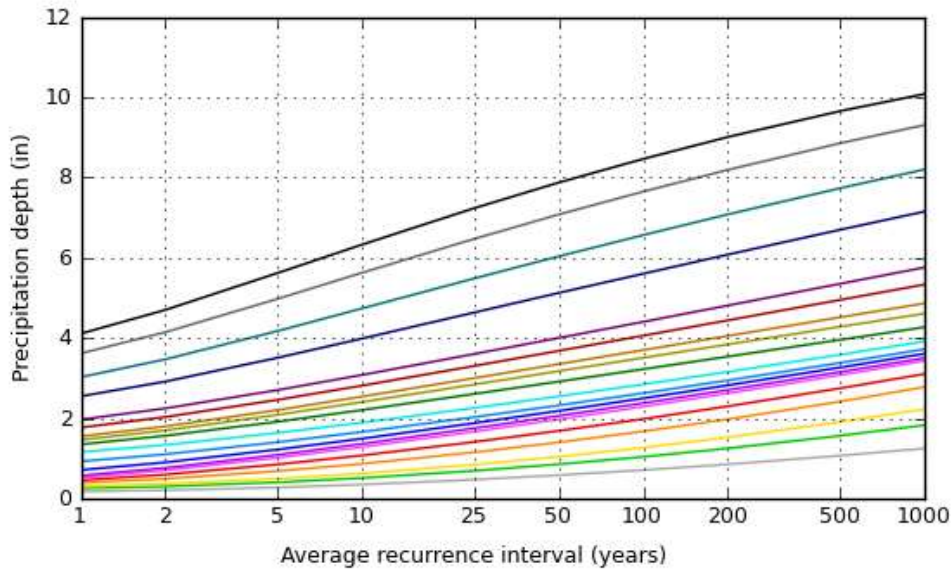
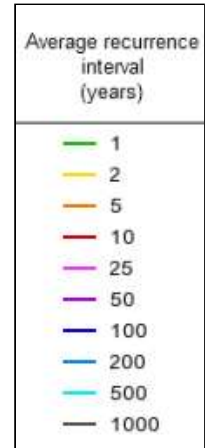
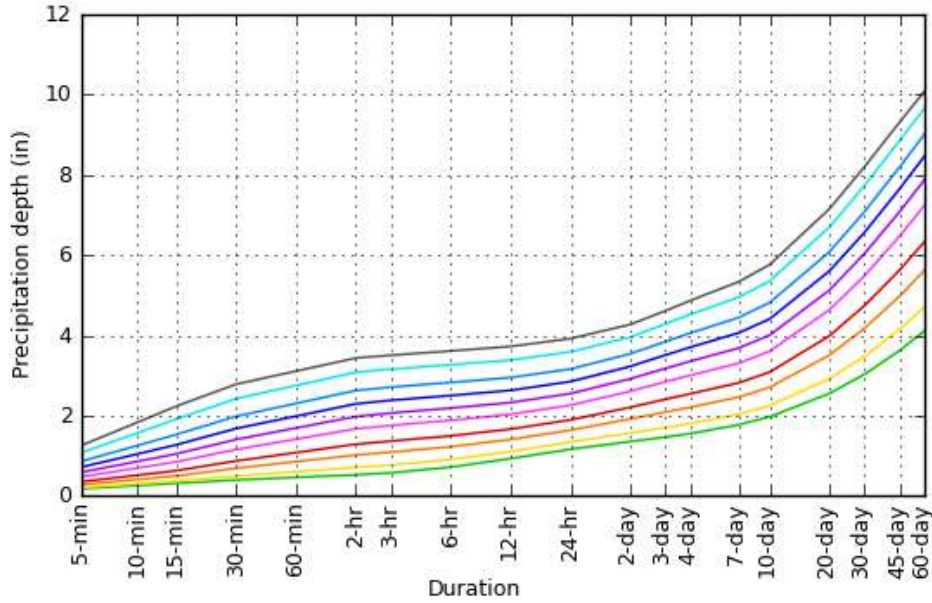
<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup></b>										
<b>Duration</b>	<b>Average recurrence interval (years)</b>									
	<b>1</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>25</b>	<b>50</b>	<b>100</b>	<b>200</b>	<b>500</b>	<b>1000</b>
<b>5-min</b>	<b>0.174</b> (0.137-0.227)	<b>0.207</b> (0.163-0.270)	<b>0.277</b> (0.217-0.362)	<b>0.350</b> (0.272-0.460)	<b>0.472</b> (0.365-0.674)	<b>0.584</b> (0.435-0.837)	<b>0.711</b> (0.510-1.04)	<b>0.855</b> (0.586-1.29)	<b>1.07</b> (0.703-1.66)	<b>1.25</b> (0.791-1.94)
<b>10-min</b>	<b>0.255</b> (0.200-0.332)	<b>0.304</b> (0.238-0.395)	<b>0.406</b> (0.317-0.530)	<b>0.513</b> (0.398-0.673)	<b>0.692</b> (0.534-0.987)	<b>0.855</b> (0.637-1.23)	<b>1.04</b> (0.746-1.53)	<b>1.25</b> (0.859-1.89)	<b>1.57</b> (1.03-2.43)	<b>1.83</b> (1.16-2.84)
<b>15-min</b>	<b>0.311</b> (0.244-0.405)	<b>0.370</b> (0.291-0.482)	<b>0.495</b> (0.387-0.647)	<b>0.625</b> (0.486-0.821)	<b>0.844</b> (0.652-1.20)	<b>1.04</b> (0.777-1.49)	<b>1.27</b> (0.910-1.87)	<b>1.53</b> (1.05-2.31)	<b>1.91</b> (1.25-2.96)	<b>2.23</b> (1.41-3.46)
<b>30-min</b>	<b>0.394</b> (0.309-0.512)	<b>0.494</b> (0.388-0.643)	<b>0.685</b> (0.535-0.894)	<b>0.867</b> (0.673-1.14)	<b>1.15</b> (0.881-1.62)	<b>1.40</b> (1.04-1.99)	<b>1.68</b> (1.20-2.44)	<b>1.98</b> (1.35-2.97)	<b>2.42</b> (1.58-3.73)	<b>2.78</b> (1.76-4.31)
<b>60-min</b>	<b>0.458</b> (0.359-0.595)	<b>0.600</b> (0.471-0.781)	<b>0.851</b> (0.665-1.11)	<b>1.08</b> (0.836-1.41)	<b>1.41</b> (1.07-1.96)	<b>1.69</b> (1.24-2.37)	<b>1.98</b> (1.41-2.87)	<b>2.30</b> (1.56-3.43)	<b>2.75</b> (1.79-4.22)	<b>3.11</b> (1.97-4.82)
<b>2-hr</b>	<b>0.522</b> (0.415-0.669)	<b>0.706</b> (0.561-0.906)	<b>1.02</b> (0.805-1.31)	<b>1.29</b> (1.01-1.66)	<b>1.67</b> (1.27-2.26)	<b>1.98</b> (1.47-2.72)	<b>2.29</b> (1.64-3.24)	<b>2.62</b> (1.80-3.83)	<b>3.08</b> (2.03-4.63)	<b>3.43</b> (2.20-5.24)
<b>3-hr</b>	<b>0.572</b> (0.458-0.728)	<b>0.765</b> (0.612-0.974)	<b>1.09</b> (0.867-1.39)	<b>1.36</b> (1.08-1.75)	<b>1.75</b> (1.34-2.35)	<b>2.06</b> (1.54-2.81)	<b>2.38</b> (1.72-3.33)	<b>2.71</b> (1.87-3.91)	<b>3.16</b> (2.09-4.70)	<b>3.50</b> (2.26-5.30)
<b>6-hr</b>	<b>0.713</b> (0.579-0.895)	<b>0.903</b> (0.732-1.14)	<b>1.22</b> (0.987-1.54)	<b>1.49</b> (1.20-1.89)	<b>1.88</b> (1.46-2.48)	<b>2.19</b> (1.65-2.93)	<b>2.50</b> (1.83-3.45)	<b>2.83</b> (1.98-4.01)	<b>3.27</b> (2.19-4.79)	<b>3.61</b> (2.36-5.38)
<b>12-hr</b>	<b>0.928</b> (0.763-1.15)	<b>1.11</b> (0.907-1.37)	<b>1.40</b> (1.15-1.75)	<b>1.66</b> (1.35-2.08)	<b>2.03</b> (1.60-2.64)	<b>2.32</b> (1.78-3.07)	<b>2.63</b> (1.95-3.57)	<b>2.95</b> (2.09-4.12)	<b>3.38</b> (2.30-4.88)	<b>3.72</b> (2.46-5.45)
<b>24-hr</b>	<b>1.16</b> (0.966-1.42)	<b>1.34</b> (1.11-1.63)	<b>1.64</b> (1.36-2.01)	<b>1.89</b> (1.56-2.33)	<b>2.26</b> (1.80-2.89)	<b>2.55</b> (1.98-3.31)	<b>2.85</b> (2.14-3.80)	<b>3.16</b> (2.27-4.35)	<b>3.59</b> (2.47-5.09)	<b>3.92</b> (2.63-5.65)
<b>2-day</b>	<b>1.35</b> (1.14-1.63)	<b>1.57</b> (1.32-1.89)	<b>1.92</b> (1.61-2.31)	<b>2.21</b> (1.84-2.68)	<b>2.61</b> (2.10-3.27)	<b>2.92</b> (2.29-3.72)	<b>3.23</b> (2.45-4.22)	<b>3.54</b> (2.57-4.78)	<b>3.96</b> (2.76-5.50)	<b>4.27</b> (2.90-6.05)
<b>3-day</b>	<b>1.46</b> (1.24-1.74)	<b>1.70</b> (1.44-2.03)	<b>2.09</b> (1.77-2.50)	<b>2.41</b> (2.02-2.89)	<b>2.84</b> (2.30-3.53)	<b>3.18</b> (2.51-4.01)	<b>3.51</b> (2.68-4.55)	<b>3.84</b> (2.81-5.13)	<b>4.28</b> (3.01-5.90)	<b>4.61</b> (3.16-6.47)
<b>4-day</b>	<b>1.55</b> (1.33-1.84)	<b>1.80</b> (1.54-2.14)	<b>2.21</b> (1.88-2.63)	<b>2.54</b> (2.15-3.04)	<b>3.00</b> (2.44-3.70)	<b>3.35</b> (2.67-4.20)	<b>3.70</b> (2.84-4.77)	<b>4.06</b> (2.98-5.38)	<b>4.52</b> (3.19-6.18)	<b>4.87</b> (3.35-6.78)
<b>7-day</b>	<b>1.77</b> (1.53-2.07)	<b>2.03</b> (1.75-2.38)	<b>2.46</b> (2.12-2.89)	<b>2.82</b> (2.41-3.33)	<b>3.31</b> (2.73-4.03)	<b>3.68</b> (2.97-4.56)	<b>4.06</b> (3.16-5.16)	<b>4.44</b> (3.31-5.82)	<b>4.95</b> (3.54-6.68)	<b>5.34</b> (3.71-7.33)
<b>10-day</b>	<b>1.97</b> (1.71-2.29)	<b>2.25</b> (1.95-2.62)	<b>2.70</b> (2.34-3.15)	<b>3.08</b> (2.65-3.61)	<b>3.60</b> (2.99-4.35)	<b>4.00</b> (3.25-4.92)	<b>4.41</b> (3.45-5.55)	<b>4.81</b> (3.61-6.25)	<b>5.35</b> (3.85-7.16)	<b>5.76</b> (4.04-7.85)
<b>20-day</b>	<b>2.55</b> (2.25-2.92)	<b>2.92</b> (2.57-3.34)	<b>3.51</b> (3.08-4.03)	<b>3.99</b> (3.48-4.60)	<b>4.64</b> (3.90-5.50)	<b>5.13</b> (4.21-6.18)	<b>5.61</b> (4.44-6.93)	<b>6.08</b> (4.61-7.74)	<b>6.70</b> (4.88-8.79)	<b>7.16</b> (5.08-9.57)
<b>30-day</b>	<b>3.03</b> (2.69-3.43)	<b>3.47</b> (3.09-3.94)	<b>4.18</b> (3.70-4.75)	<b>4.74</b> (4.17-5.42)	<b>5.49</b> (4.64-6.43)	<b>6.04</b> (4.99-7.19)	<b>6.57</b> (5.24-8.03)	<b>7.09</b> (5.41-8.91)	<b>7.74</b> (5.67-10.0)	<b>8.20</b> (5.87-10.9)
<b>45-day</b>	<b>3.62</b> (3.25-4.07)	<b>4.15</b> (3.72-4.67)	<b>4.98</b> (4.44-5.61)	<b>5.63</b> (4.99-6.38)	<b>6.47</b> (5.51-7.49)	<b>7.08</b> (5.90-8.34)	<b>7.65</b> (6.15-9.24)	<b>8.20</b> (6.30-10.2)	<b>8.86</b> (6.54-11.3)	<b>9.31</b> (6.72-12.2)
<b>60-day</b>	<b>4.11</b> (3.71-4.59)	<b>4.70</b> (4.24-5.26)	<b>5.62</b> (5.05-6.30)	<b>6.33</b> (5.65-7.13)	<b>7.24</b> (6.19-8.30)	<b>7.88</b> (6.59-9.19)	<b>8.47</b> (6.84-10.1)	<b>9.01</b> (6.97-11.1)	<b>9.66</b> (7.17-12.2)	<b>10.1</b> (7.32-13.1)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

**PF graphical**

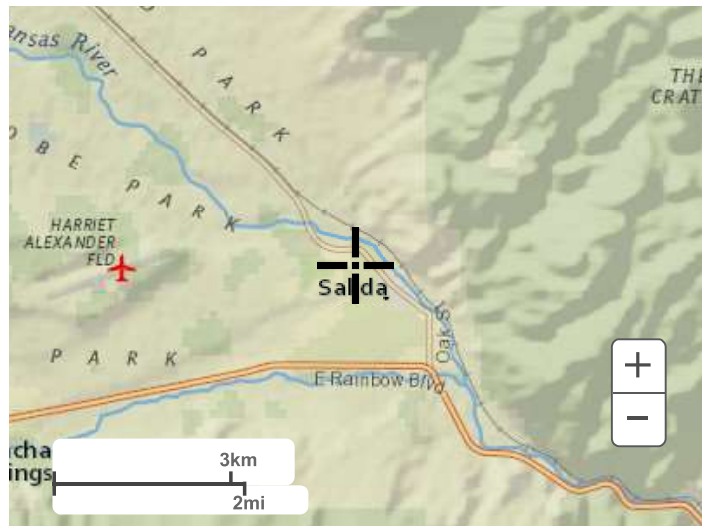
PDS-based depth-duration-frequency (DDF) curves  
Latitude: 38.5395°, Longitude: -105.9994°



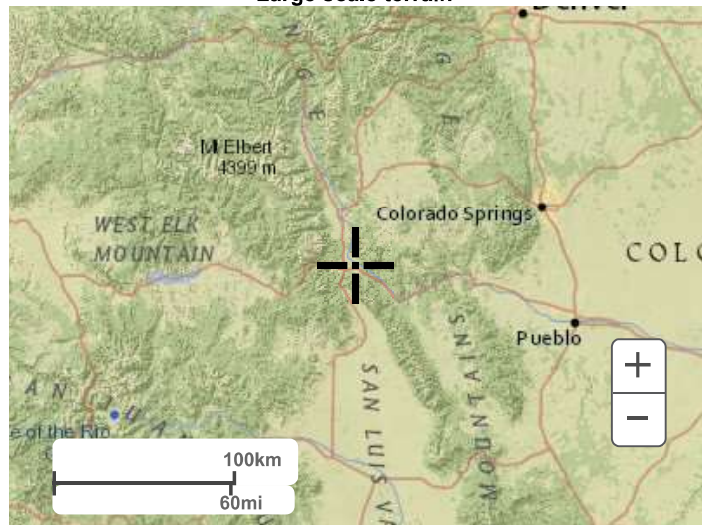
[Back to Top](#)

**Maps & aeriels**

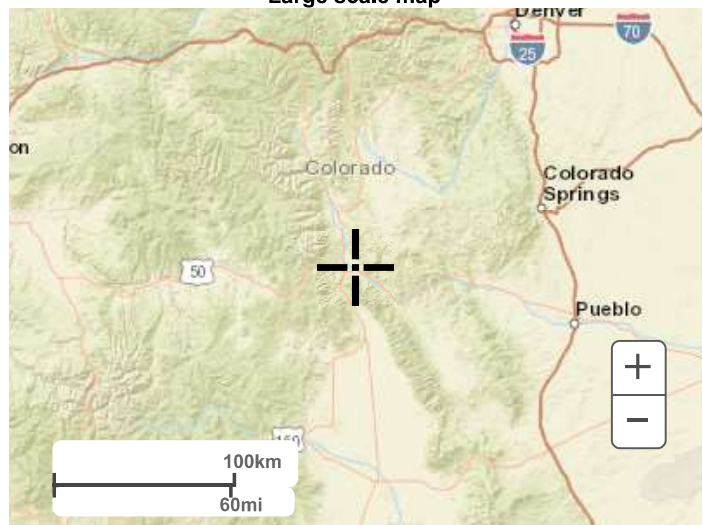
**Small scale terrain**



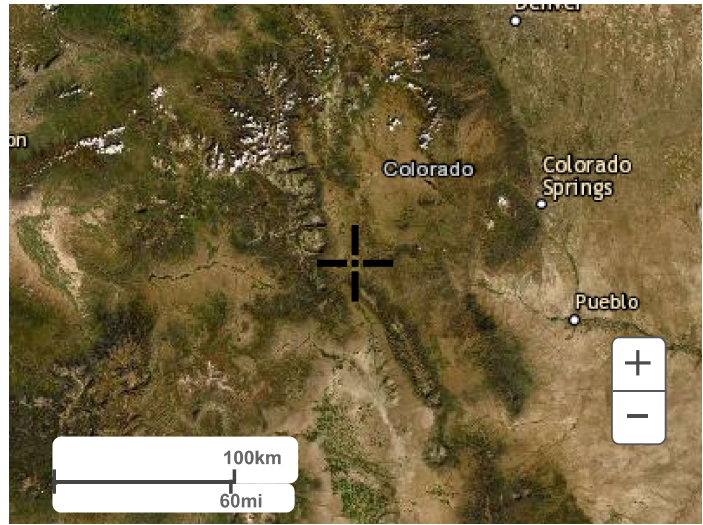
Large scale terrain



Large scale map



Large scale aerial



[Back to Top](#)

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[National Oceanic and Atmospheric Administration](#)  
[National Weather Service](#)  
[National Water Center](#)  
1325 East West Highway  
Silver Spring, MD 20910  
Questions?: [HDSC.Questions@noaa.gov](mailto:HDSC.Questions@noaa.gov)

[Disclaimer](#)

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# APPENDIX C: HYDROLOGIC ANALYSIS

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## DRAINAGE CALCULATIONS

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**Project Name:** Jane's Place

**Project #:** 21005

**Location:** Salida, CO

**Client Name:** Chaffee County Community Foundation

**Client Address:** PO Box 492

Buena Vista, CO 81211

**Client Phone #:** 303-995-3595

**Prepared By:** WBH

**Date:** 3/25/2021

**Checked by:** \_\_\_\_\_

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

**Area Name:** \_\_\_\_\_

Storm Return Period (yr)	24-hour Rainfall Amount (in.)
2	1.34
5	1.64
10	1.89
25	2.26
50	2.55
100	2.85

Source: \_\_\_\_\_

**Rainfall Distribution:** \_\_\_\_\_

II

## PRE-DEVELOPMENT RUNOFF CALCULATIONS

### Pre-Developed Curve Number

Land Use Description	HSG	Curve No.	Area (acres)	Area (%)
Impervious	A	98	0.17	38%
Open space (grass cover <50%)	A	68	0.28	62%
<b>Totals</b>			<b>0.45</b>	<b>100%</b>

**Weighted Curve Number      79**

### Time to Concentration

#### Sheet Flow

Surface Cover	Length (ft)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	Manning's n	T <sub>t</sub> (hrs)
Range (natural)	100	0.020	0.130	0.225

#### Shallow Flow

Surface Cover	Length (ft)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	Velocity Coefficient	T <sub>t</sub> (hrs)
Paved	100	0.020	20.328	0.010

#### Channel Flow

Length (ft.)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	n-Value	Flow Area (ft <sup>2</sup> )	Wetted Perimeter (ft)	Tt (hrs)

**Total Travel Time      0.235**

### Peak Discharge

Storm	2-yr	10-yr	25-yr	50-yr	100-yr
24-hr Precipitation (P)	1.34	1.89	2.26	2.55	2.85
Initial Abstraction (I <sub>a</sub> )	0.532	0.532	0.532	0.532	0.532
I <sub>a</sub> /P	0.397	0.281	0.235	0.208	0.187
Unit Peak Discharge (q <sub>u</sub> )	513	631	659	677	691
Runoff (Q)	0.19	0.46	0.68	0.87	1.08
<b>Peak Discharge (q<sub>p</sub>)</b>	<b>0.068</b>	<b>0.204</b>	<b>0.316</b>	<b>0.415</b>	<b>0.526</b>



## POST-DEVELOPMENT RUNOFF CALCULATIONS

### Post-Developed Curve Number

Land Use Description	HSG	Curve No.	Area (acres)	Area (%)
Natural Desert Landscaping	A	63	0.09	20%
Impervious	A	98	0.36	80%
<b>Totals</b>			<b>0.45</b>	<b>100%</b>

**Weighted Curve Number      91**

### Time to Concentration

#### Sheet Flow

Surface Cover	Length (ft)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	Manning's n	T <sub>t</sub> (hrs)
Range (natural)	100	0.020	0.130	0.225

#### Shallow Flow

Surface Cover	Length (ft)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	Velocity Coefficient	T <sub>t</sub> (hrs)

#### Channel Flow

Length (ft.)	Slope ( <sup>ft</sup> / <sub>ft</sub> )	n-Value	Flow Area (ft <sup>2</sup> )	Wetted Perimeter (ft)	T <sub>t</sub> (hrs)

**Total Travel Time (hrs)      0.225**

### Peak Discharge

Storm	2-yr	10-yr	25-yr	50-yr	100-yr
24-hr Precipitation (P)	1.34	1.89	2.26	2.55	2.85
Initial Abstraction (I <sub>a</sub> )	0.198	0.198	0.198	0.198	0.198
I <sub>a</sub> /P	0.148	0.105	0.088	0.078	0.069
Unit Peak Discharge (q <sub>u</sub> )	729	760	773	780	786
Runoff (Q)	0.61	1.07	1.39	1.66	1.93
<b>Peak Discharge (q<sub>p</sub>)</b>	<b>0.314</b>	<b>0.571</b>	<b>0.757</b>	<b>0.908</b>	<b>1.068</b>

## MINIMUM DETENTION CALCULATIONS

1. Data:

Drainage area  $A_m = 0.0007$  mi.<sup>2</sup>  
 Rainfall distribution II

1st Stage	2nd Stage
-----------	-----------

2. Frequency  $\text{yr}$

25	100
----	-----

3. Peak Inflow

discharge  $q_i$  cfs

0.757	1.068
-------	-------

(from Post-Developed worksheet)

4. Peak outflow

discharge  $q_p$  cfs

0.316	0.526
-------	-------

(from Pre-Developed worksheet)

5. Compute  $q_p/q_i$

0.42	0.49
------	------

6.  $V_s/V_r$

0.31	0.28
------	------

$$(V_s/V_r = C_0 + C_1(q_p/q_i) + C_2(q_p/q_i)^2 + C_3(q_p/q_i)^3)$$

7. Runoff, Q

1.39	1.93
------	------

(from Post-Developed worksheet)

8. Runoff Vol.  $V_r$  cu-ft

2,281	3,162
-------	-------

$$(V_r = QA_m 53.33)$$

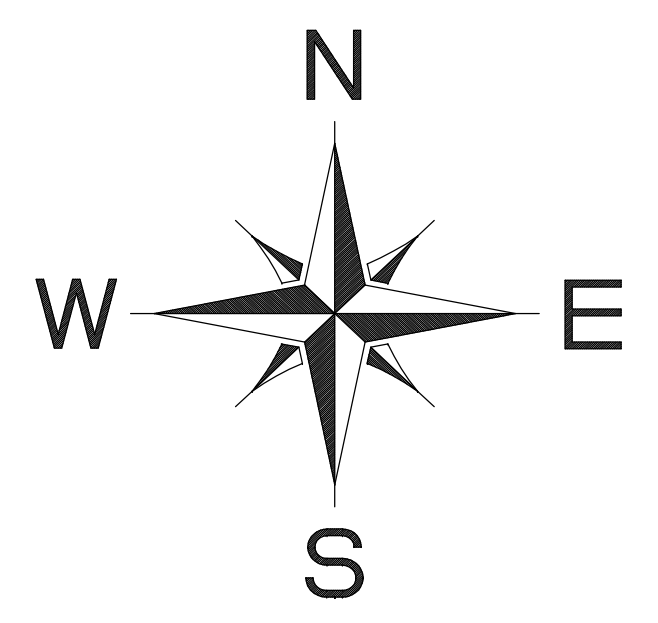
9. Storage vol,  $V_s$  cu-ft

712	884
-----	-----

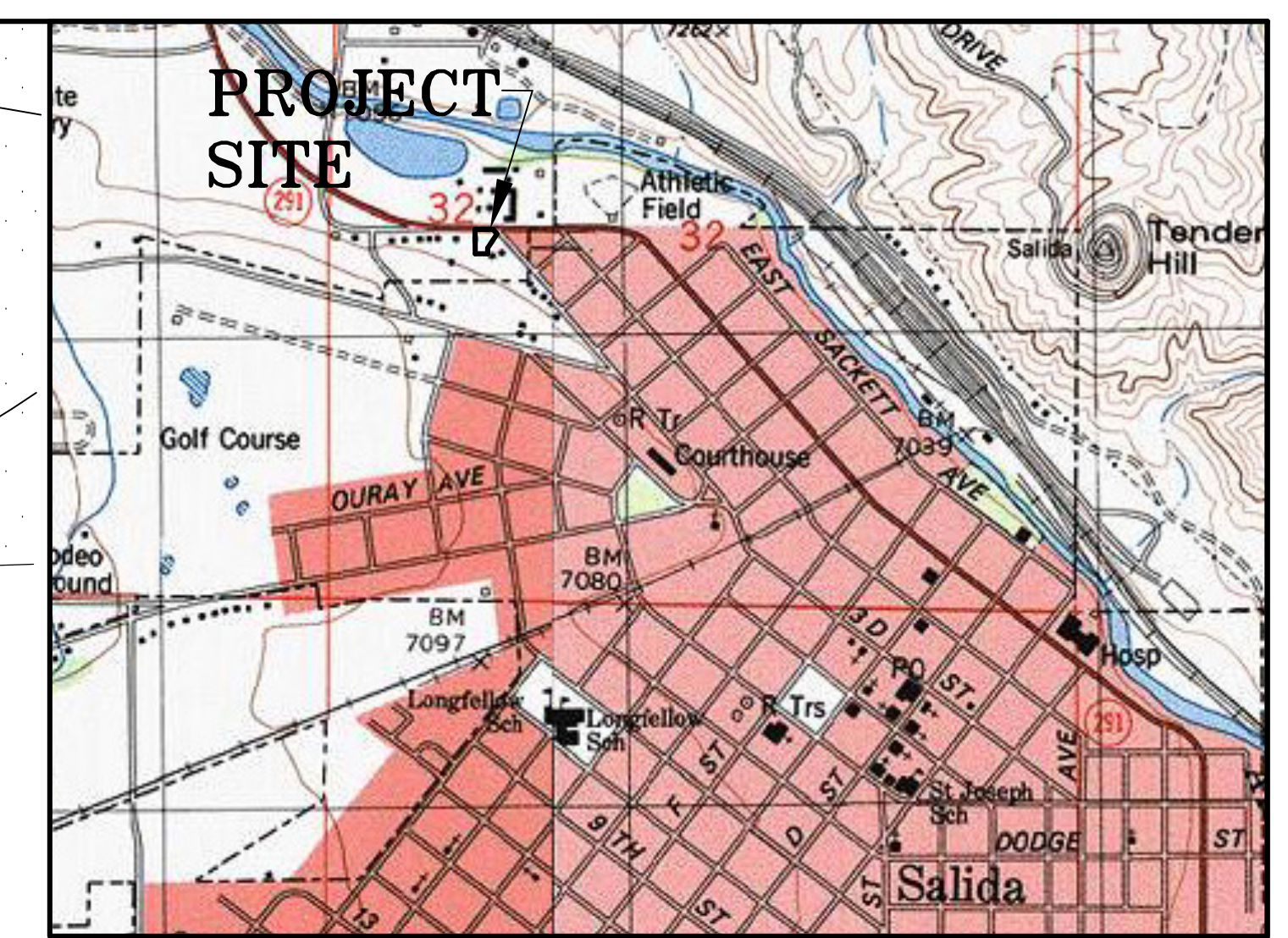
10. Maximum storage  $E_{max}$

--	--

(from plot)



SCALE  
1" = 10'



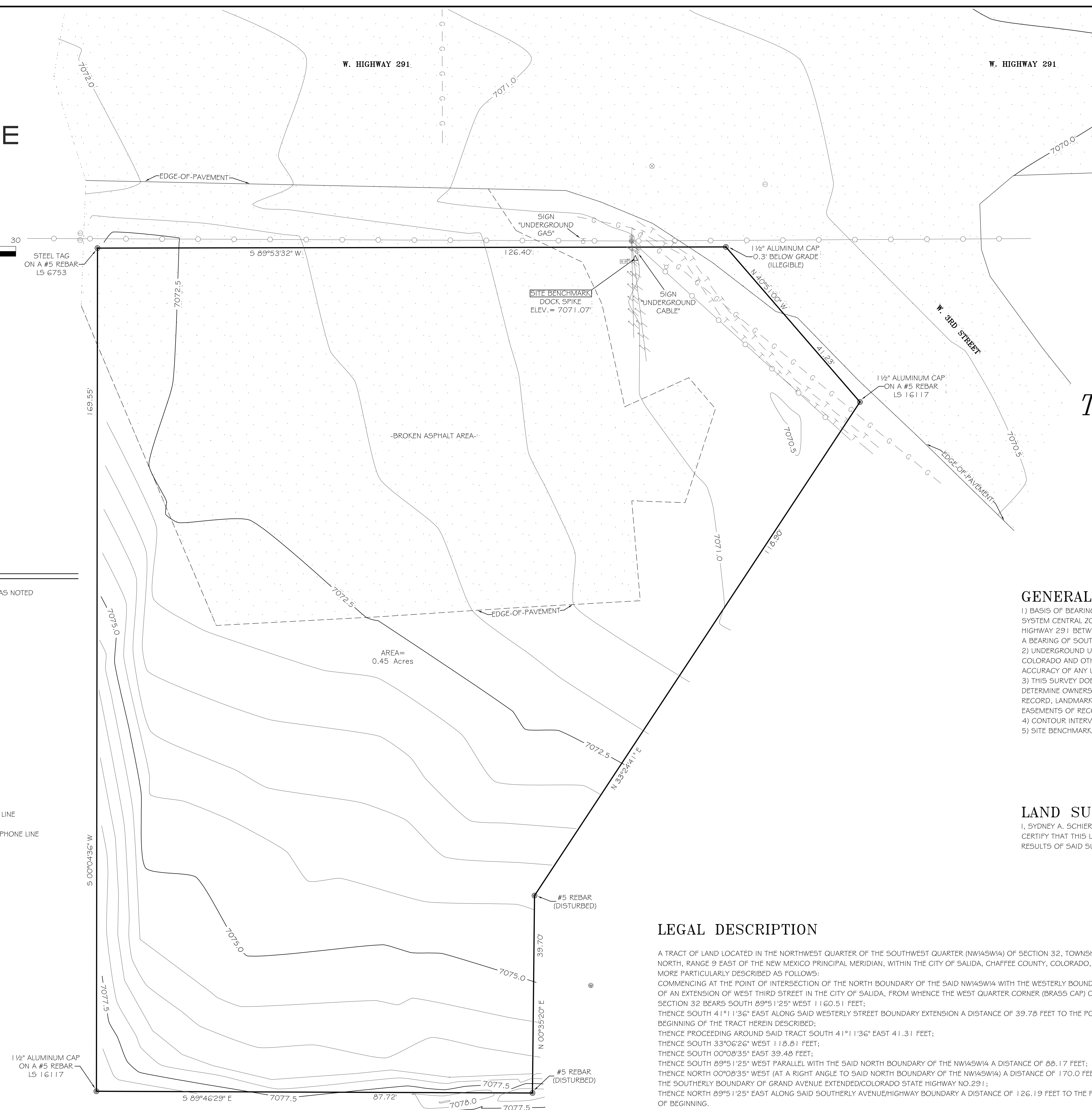
VICINITY MAP  
NOT TO SCALE

# TOPOGRAPHIC SURVEY

HIGHWAY 291  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO

## LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ WATER VALVE
- ⊙ WATER METER
- POWER POLE
- ⊕ SIGN
- ⊕ FIRE HYDRANT
- \* LIGHT POLE
- ⊙ SEWER MAN HOLE
- ▣ UTILITY BOX
- WELL
- OVERHEAD UTILITY
- G — UNDERGROUND GAS LINE
- T - T - UNDERGROUND TELEPHONE LINE
- //// GUY WIRE



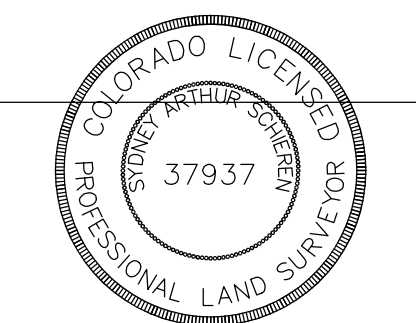
## GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTHERN RIGHT-OF-WAY OF W. HIGHWAY 291 BETWEEN A STEEL TAG STAMPED "LS 6753" AND A 1 1/2" ALUMINUM CAP (ILLEGIBLE) HAVING A BEARING OF SOUTH 89°53'32" WEST.
- 2) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK SURVEYING AND MAPPING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, LANDMARK SURVEYING AND MAPPING RELIED UPON DOCUMENTS PROVIDED BY THE CLIENT. EASEMENTS OF RECORD WERE NOT SHOWN PER CLIENTS REQUEST.
- 4) CONTOUR INTERVAL = 0.5'
- 5) SITE BENCHMARK IS A DOCK SPIKE SET WITH AN ELEVATION OF 7071.07'

## LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN  
COLORADO P.L.S. 37937



## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION 32, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY OF THE SAID NW1/4SW1/4 WITH THE WESTERLY BOUNDARY OF AN EXTENSION OF WEST THIRD STREET IN THE CITY OF SALIDA, FROM WHENCE THE WEST QUARTER CORNER (BRASS CAP) OF SAID SECTION 32 BEARS SOUTH 89°51'25" WEST 1160.51 FEET;

THENCE SOUTH 41°11'36" EAST ALONG SAID WESTERLY STREET BOUNDARY EXTENSION A DISTANCE OF 39.78 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE PROCEEDING AROUND SAID TRACT SOUTH 41°11'36" EAST 41.31 FEET;

THENCE SOUTH 33°06'26" WEST 118.81 FEET;

THENCE SOUTH 00°08'35" EAST 39.48 FEET;

THENCE SOUTH 89°51'25" WEST PARALLEL WITH THE SAID NORTH BOUNDARY OF THE NW1/4SW1/4 A DISTANCE OF 88.17 FEET;

THENCE NORTH 00°08'35" WEST (AT A RIGHT ANGLE TO SAID NORTH BOUNDARY OF THE NW1/4SW1/4) A DISTANCE OF 170.0 FEET TO THE SOUTHERLY BOUNDARY OF GRAND AVENUE EXTENDED/COLORADO STATE HIGHWAY NO.291;

THENCE NORTH 89°51'25" EAST ALONG SAID SOUTHERLY AVENUE/HIGHWAY BOUNDARY A DISTANCE OF 126.19 FEET TO THE POINT OF BEGINNING.

REVISED:
JOB # 20192
DATE: DECEMBER 3, 2020
SHEET 1 OF 1

**TOPOGRAPHIC SURVEY**  
  
HIGHWAY 291  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO



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



# GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112  
Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271  
Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

- Annexation
- Pre-Annexation Agreement
- Variance
- Appeal Application
- Certificate of Approval
- Creative Sign Permit
- Historic Landmark/District
- License to Encroach
- Text Amendment to Land Use Code
- Watershed Protection Permit
- Conditional Use
- Administrative Review:  
(Type) \_\_\_\_\_
- Limited Impact Review:  
(Type) \_\_\_\_\_
- Major Impact Review:  
(Type) Planned Development
- Other: \_\_\_\_\_

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

### A. Applicant Information

Name of Applicant: Chaffee County Community Foundation  
 Mailing Address: PO Box 492, Buena Vista, Colorado 81211  
 Telephone Number: (719) 204-5071 FAX: \_\_\_\_\_  
 Email Address: joseph@chaffeecommunity.org

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

### B. Site Data

Name of Development: Jane's Place  
 Street Address: Grand Avenue (SW corner of 3rd Street and Highway 291)  
 Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (attach description)

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

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

Signature of applicant/agent \_\_\_\_\_ Date 3/29/21  
 Signature of property owner [Signature] Date 3/29/21



# LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

## 1. PROCEDURE (Section 16-3-80)

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

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

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

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

7. Developments involving construction shall provide the following information:

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

a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;

b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;

c. Parking spaces;

d. Utility distribution systems, utility lines, and utility easements;

e. Drainage improvements and drainage easements;

f. Roads, alleys, curbs, curb cuts and other access improvements;

g. Any other improvements;

h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and

i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

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

a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;

b. Plans and profiles for sanitary and storm sewers; and

c. Profiles for municipal water lines; and

d. Street plans and profiles.

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

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

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

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

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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

gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

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

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

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

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

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

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

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

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

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

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

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

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



**2. REVIEW STANDARDS** (If necessary, attach additional sheets)

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

**1. Consistency with Comprehensive Plan.** The use shall be consistent with the City’s Comprehensive Plan.  
**See attachment**

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

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.  
**See attachment**
  
- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.  
**See attachment**

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

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

**See attachment**

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

**See attachment**

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

**See attachment**

## ATTACHMENT – JANE’S PLACE PLANNED DEVELOPMENT

### 2. Review Standards

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

The proposed development is consistent with the applicable parts of the City of Salida’s 2013 Comprehensive Plan. Specifically, Jane’s Place aligns with the vision by creating a “multi-generational community with an eclectic range of housing.’

Moreover, this project aligns with “Policy LU&G-I. 2 – Infill and redevelopment should be encouraged and will advance the objectives of this plan,” and it’s associated Actions:

- Action LU&G-I.2.a - Encourage projects to use maximum density allowances to make the best use of the available infra-structure.”
- Action LU&G-I.2.b – Encourage and incentivize the provision of affordable units where they were removed to make room for new development.
- Action LU&G-I.2.c –Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.

Community informational meetings were held March 4<sup>th</sup> and 18<sup>th</sup>, and invitations were sent to property owners within 350 feet of the proposed development site, which aligns with “Policy LU&G-I.4 – Respect rights of private landowners through open and inclusive public processes.”

Jane’s Place includes an outdoor courtyard and a commercial space that includes outdoor seating, which aligns with “Policy LU&G-III.1 – Ensure adequate public spaces as part of new development.” Specifically aligning with “Action LU&G-III.1.a – Public spaces should be inventoried and a requirement for providing additional space should be a condition of approval for new development,” and “Action LU&G-III.1.b – Encourage the creation of an eclectic range of infill recreation opportunities in existing neighborhoods for all residents of the community to enjoy.”

The proposed development will be on a currently vacant lot, and will improve the natural character of the neighborhood, aligning with “Policy LU&G-IV.1 – Development should not detract from the natural character in and around the city,” and specifically, “Action LU&G-IV.1.a – New development and infill/redevelopment should complement the natural environment and should not compromise identified natural and/or protected resources.”

Additionally, Jane’s Place will fit nicely into the Highway 291 Overlay Corridor and aligns with “Policy ES-I. 1 – Development and/or expansion of existing development should not encroach on important visual resources.”

The drainage plan for Jane’s Place is aligned with “Policy ES-III. 1 – Continue to actively protect and preserve groundwater and surface water resources, and it’s associated “Action ES-III. 1.a. – Require drainage/grading plans for new or expanded development to reduce non-point and point source pollution. Also encourage use of natural run-off filtration such as bio-swales, pervious pavement, etc. for on-site retention.”

Many of the design elements of this proposed development align with many items in the “Environmental Sustainability” section of the Comprehensive Plan.

With specific regard to the Housing section of the comprehensive plan, Jane’s Place supports “Policy H-I.1 – Provide a mix of housing types and densities throughout the city to address a variety of in-comes and lifestyles,” as well as “Policy H-II.1 – Promote new development projects that contain a variety of housing, including affordable units.”

Moreover, it provides the City opportunity to embrace “Policy H-II.3 – Work cooperatively with other agencies to provide affordable housing and home improvements,” and specifically addresses the following action items:

- “Action H-II.3.d – When affordable housing units are provided, ensure the city has a mechanism or partner organization to keep track of and enforce the deed restrictions or land ownership arrangements to ensure the housing remains attainable in the long-term for low and moderate income residents,” and
- “Action H-II.3.e – Facilitate discussions with major employers (e.g. R-32-J, Heart of the Rockies Regional Medical Center, Heart of the Rockies Chamber of Commerce, etc.) in the southern part of the County to understand the needs of their employees and possibly forge new partnerships to help meet employee housing needs,” as the Director of Housing and the Director of Chaffee County Community Foundation hosted several discussions with major employers, whose input directly impacted the design of the project.

The overall design of the project supports “Principle H-III. Energy Efficient, Safe & Sustainable Housing: Dwelling units should be built and maintained for safety and efficiency,” as well as “Principle T-I. Alternative Modes of Transportation: Promote the continued development of a safe and efficient transportation system that offers alternative modes of transportation options in addition to the automobile,” as Jane’s Place is designed to promote the use of the Chaffee Shuttle and alternate transportation options like walking and cycling.

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

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

Jane’s Place was designed to conform with the C-1 Commercial District as well as the Highway 291 Corridor Overlay District.

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

Jane’s Place was designed to align with the parking, landscaping, sign, and improvement standards contained within City code.

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

Jane’s Place is compatible with the surrounding neighborhood, which has an eclectic mix of commercial and long and short term housing. The development will be complimentary to existing uses.

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

Jane’s Place is a predominantly residential development, where the operating characteristics will be compatible to the existing residential elements in the neighborhood. The commercial aspect of the development is not anticipated to produce any nuisance in terms of noise, odor, vibrations, glare, or other similar conditions.

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

There will be adequate facilities to serve the proposed use. The development includes a dedicated stop for the Chaffee Shuttle as well as a reconfigured intersection at 3<sup>rd</sup> and Highway 291. The design of the intersection has been influenced by Salida’s Public Works Director.

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

The water drainage plan for Jane’s Place ensures that the development will not cause significant deterioration to water resources. The project will have limited impacts to the environment.

**PAGE 24 – THE MOUNTAIN MAIL – SALIDA, COLORADO – FRIDAY, APRIL 9, 2021**

through the GoToWebinar application via the following direct link: <https://register.gotowebinar.com/r/1909092342220683277>. Additionally, depending on which "Tier" of its COVID-19 Action Plan the City of Salida is in on April 26th, 2021, based upon Public Health Department guidance, the hearing may also take place in person in the City Council Chambers, 448 East 1st Street, Salida, Colorado. The hearing concerns an application for a Planned Development known as "Jane's Place" located on a .46 ac parcel at the southwest corner of Highway 291 and W. 3rd Street. The lot is currently zoned Commercial (C-1) and legally known as a Tract in the NW ¼ SW ¼ of Section 32 T50N R9E of the N.M.P.M., Chaffee County, Colorado. The application has been submitted by the Chaffee County Community Foundation.

The general purpose of the hearing is to review and consider the applicant's proposal for a four-building, 17-unit "community housing" development with a variety of dwelling types, a coffee shop, community meeting room, and administrative offices, plus other amenities. Any recommendation by the Planning Commission for the Planned Development shall be forwarded to the City Council for review and a public hearing, currently scheduled for June 1st, 2021, at or about the hour of 6:00 p.m., to be conducted remotely through the GoToWebinar application via the following direct link: <https://attendee.gotowebinar.com/register/6382995264411204366>. Additionally, depending on which "Tier" of its COVID-19 Action Plan the City of Salida is in on June 1st, 2021, based upon Public Health Department guidance, the hearing may also take place in person in the City Council Chambers, 448 East 1st Street, Salida, Colorado.

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the Community Development Department, (719) 530-2634. Public comment can be submitted via mail to the City of Salida at the address above (attn: Community Development Department) or via email at [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com) until 12:00PM the days of the hearings.

\*Please note that it is inappropriate to personally contact individual Planning Commissioners or City Councilors outside of the public hearings while an application is pending. Such contact is considered ex-parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meetings via the above GoToWebinar link so your comments can be made part of the record. To review the City's social distancing policy and other regulations, please visit: <https://cityofsalida.com/administration/page/covid-19-information>  
Published in The Mountain Mail April 9, 2021

or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.  
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**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARINGS BEFORE  
THE PLANNING COMMISSION AND  
CITY COUNCIL FOR THE CITY OF  
SALIDA CONCERNING A MAJOR IMPACT  
REVIEW APPLICATION FOR A PLANNED  
DEVELOPMENT**

**TO ALL MEMBERS OF THE PUBLIC  
AND INTERESTED PERSONS: PLEASE  
TAKE NOTICE** that on April 26th, 2021, at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission remotely