



CITY COUNCIL WORK SESSION

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

Tuesday, June 01, 2021 - 5:00 PM

AGENDA

Please register for the City Council Work Session

<https://attendee.gotowebinar.com/register/8054749917914710285>

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

DISCUSSION ITEMS

1. Joint Work Session with Planning Commission
 - McGovern Campground
 - Residences at Salida Bottling Development
2. Staffing Adjustments
3. F Street Follow Up

CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: June 1st, 2021

AGENDA ITEM: McGovern Campground Major Impact Review—
Joint Work Session/Conceptual Review with Planning Commission

FROM: Bill Almquist, Community Development Director

The prospective applicants, Mark and Michael McGovern, have submitted conceptual development plans for a campground on a .78 acre site located at 1-3 Hillside Drive. The parcel is zoned Industrial (I). The site is classified as vacant; however, there is currently a variety of structures and vehicles that remain on the site that are intended to be removed by the applicants prior to any development. Campgrounds in the Industrial zone district require Major Impact Review approval for a development permit. See vicinity map and site photos below:



The applicants are currently proposing approximately 17 camping “pads” with space for vehicles up to the approximate size of a transit van or small RV. Access would be taken off of Hillside Drive, which traverses the properties immediately to the northwest and for which there is an access easement. It is unclear if the County or the Railroad would allow any additional access points from the southwest. The application will be subject to the review standards for major impact reviews, including consistency with the Comprehensive Plan, appropriate and compatible use, nuisances, public facilities, and impact on environment.

The applicants have indicated interest in working with the City to improve the aesthetic appeal and functionality of the “trailhead” area immediately to the southeast of their property. Frontside Trail as well as other other Arkansas Hills trails take access from that location. The City and the applicants have also discussed the potential of a shared restroom facility that would have two sides—one for patrons of the campground, to be locked and for patron use only, and another open to users of the trails. Parks and Recreation staff is open to the possibility of some construction funds being applied to such a project, and the applicants are open to the possibility of assuming all regular maintenance responsibilities (both sides). Parks and Recreation staff has also indicated a desire to create a more welcoming, organized, and signed trailhead spot next to the campground for the public’s benefit.

Staff would appreciate the input of Council and the Commission on such arrangements and/or plans.

Attachments

Concept Narrative

Conceptual Site Plan

ILC for the property

Hillside Minor Subdivision Plat with adjacent Hillside Drive access easement

Introduction:

The goal and mission of the Salida Campground is to provide a recreational facility for camping by creating a unique experience capitalizing on hospitality, recreation and its prime location in one of the most attractive parts of Colorado. We plan to be more than just a great campground. We plan to create an environment of upscale comfort and outdoor luxury that surpasses the standard fare for all of our outdoor recreators.

The Salida Campground is located in Salida, Colorado, just off the Arkansas river at the base of the Arkansas Hills Trail System within walking distance to historic downtown Salida and all its amenities.

Salida Campground is an LLC, created, owned and operated by the McGovern families in 2021. Both families currently own and operate successful businesses in Salida and are well connected to the community.

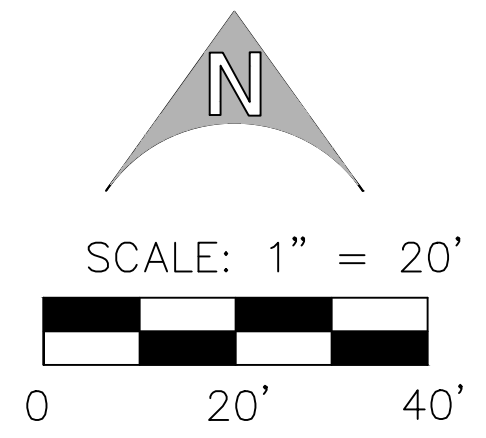
We are willing to work together with the City of Salida to provide a facility that will accommodate restrooms to users of the Arkansas Hills Trail System. At this time during our initial planning phase, we are inviting the City of Salida to partner with us to help provide these amenities. We have had preliminary meetings with city staff, they feel that this is a great opportunity.

Thank you for your time and consideration with this matter while we navigate together.

Sincerely,
The McGovern's



DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



DEVELOPMENT PLAN SUMMARY

PROJECT ADDRESS	2 HILLSIDE DRIVE
NUMBER OF LOTS	5
LOT AREA	0.84 ACRES
ZONING	INDUSTRIAL "I"
RV CAMPSITES (900 SF EACH)	17

1" = 40'
MAY 28, 2021
C-1
Title: DEVELOPMENT PLAN

**HOLLYWOOD
CAMPGROUND**
SALIDA, COLORADO

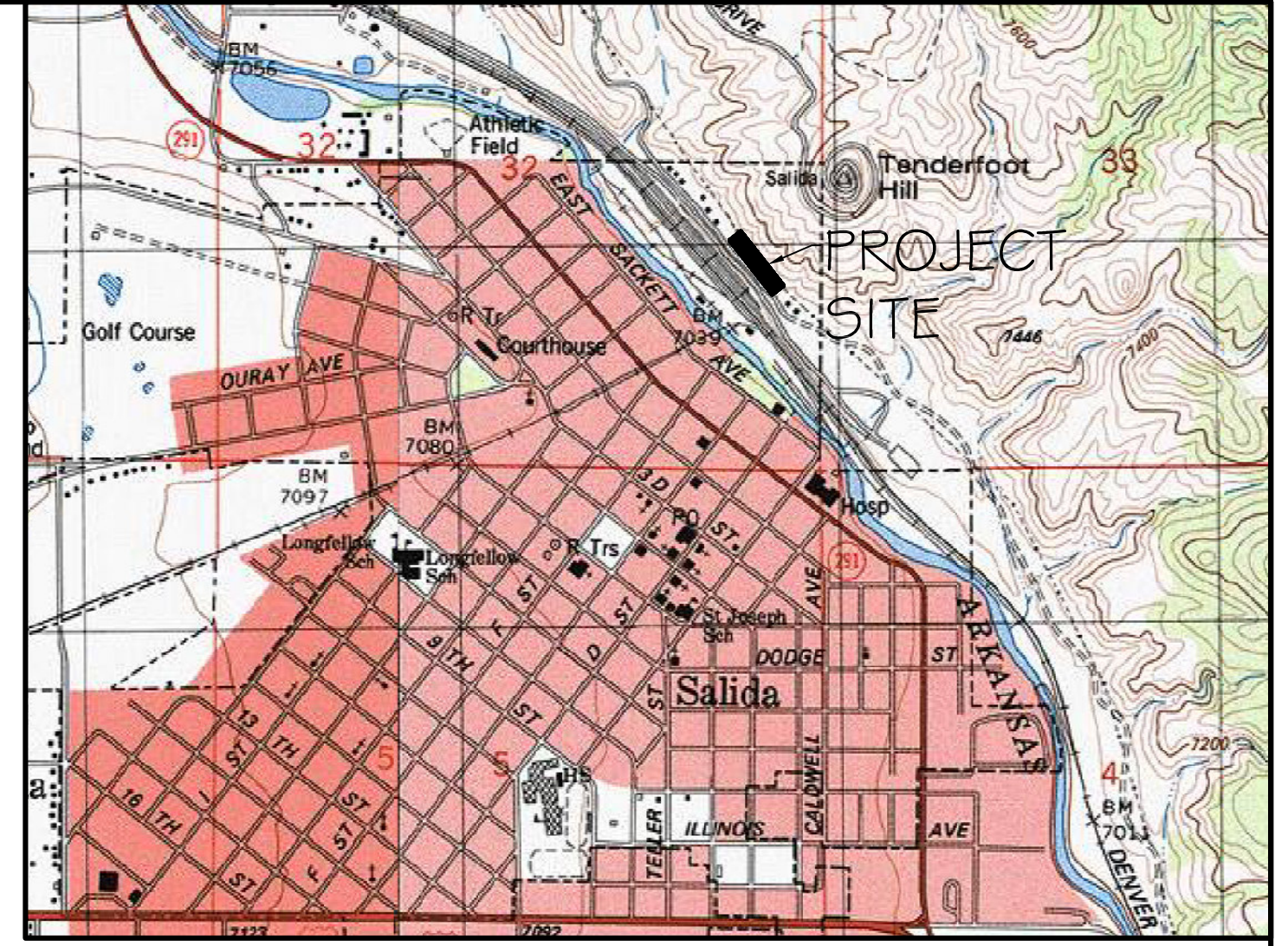
NOTE: LAND AND WATER CONCEPTS, INC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, TO EXISTING UTILITIES, OR ANY OMISSIONS OR ERRORS BY OTHERS, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT THE CLIENT CONSULT WITH A LICENSED PROFESSIONAL ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.

**LAND & WATER
CONCEPTS**
Home Design • Civil Engineering • Project Management



FINAL SUBDIVISION PLAT FOR HILLSIDE MINOR SUBDIVISION, A REPLAT OF A PORTION OF HILLSIDE ADDITION

LOCATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO



VICINITY MAP NOT TO SCALE

CERTIFICATION OF TITLE INSURANCE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN WOOD DEVELOPMENT, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2009.

TITLE AGENT _____

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING ALL OF THE OWNER, MORTGAGEE, AND LIEN HOLDER OF CERTAIN PARCELS OF LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 5-16
HILLSIDE ADDITION
TO THE TOWN (NOW CITY) OF SALIDA,
CHAFFEE COUNTY, COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS OR TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF:
FINAL SUBDIVISION PLAT FOR HILLSIDE MINOR SUBDIVISION, A REPLAT OF A PORTION OF HILLSIDE ADDITION

THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC A 21' PUBLIC ACCESS AND ELECTRIC LINE EASEMENT ACROSS TRACT A AND ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2009.

WOOD DEVELOPMENT, LLC MORTGAGEE/LIENHOLDER

COUNTY OF CHAFFEE)
) ss.
STATE OF COLORADO)

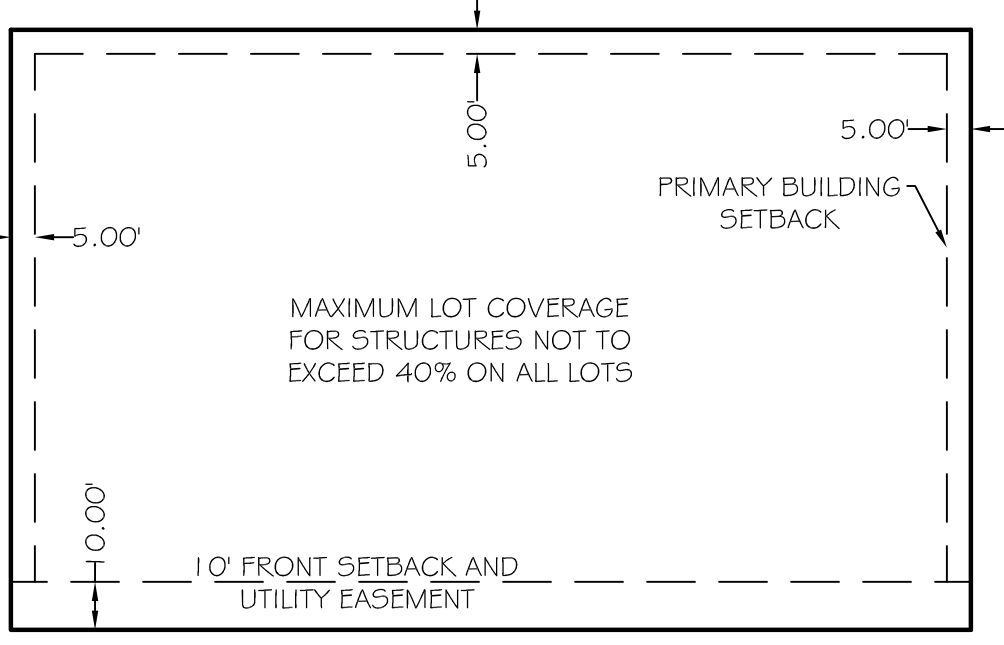
THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2009, BY WOOD DEVELOPMENT, LLC. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

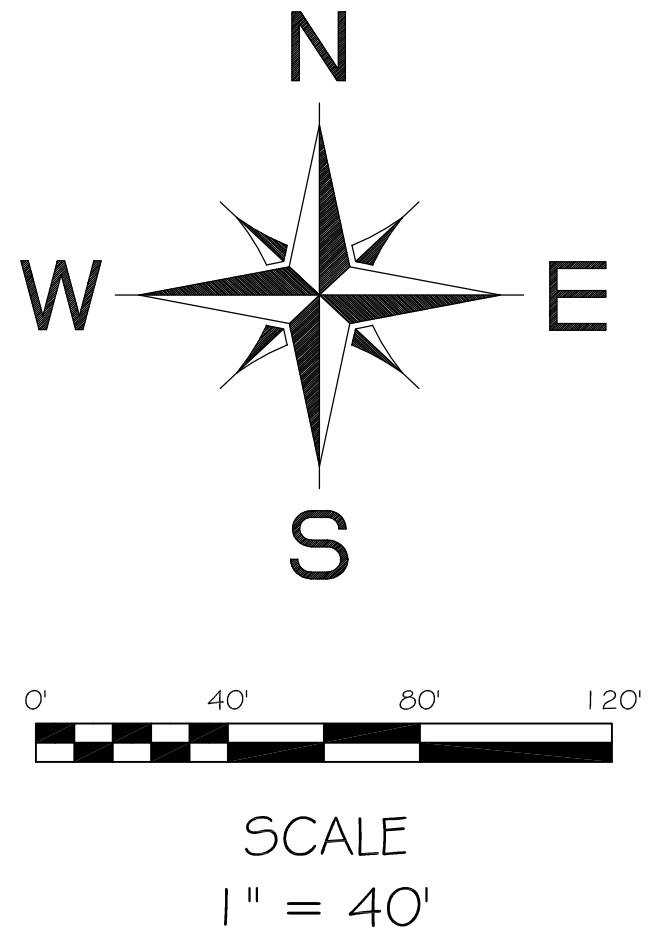
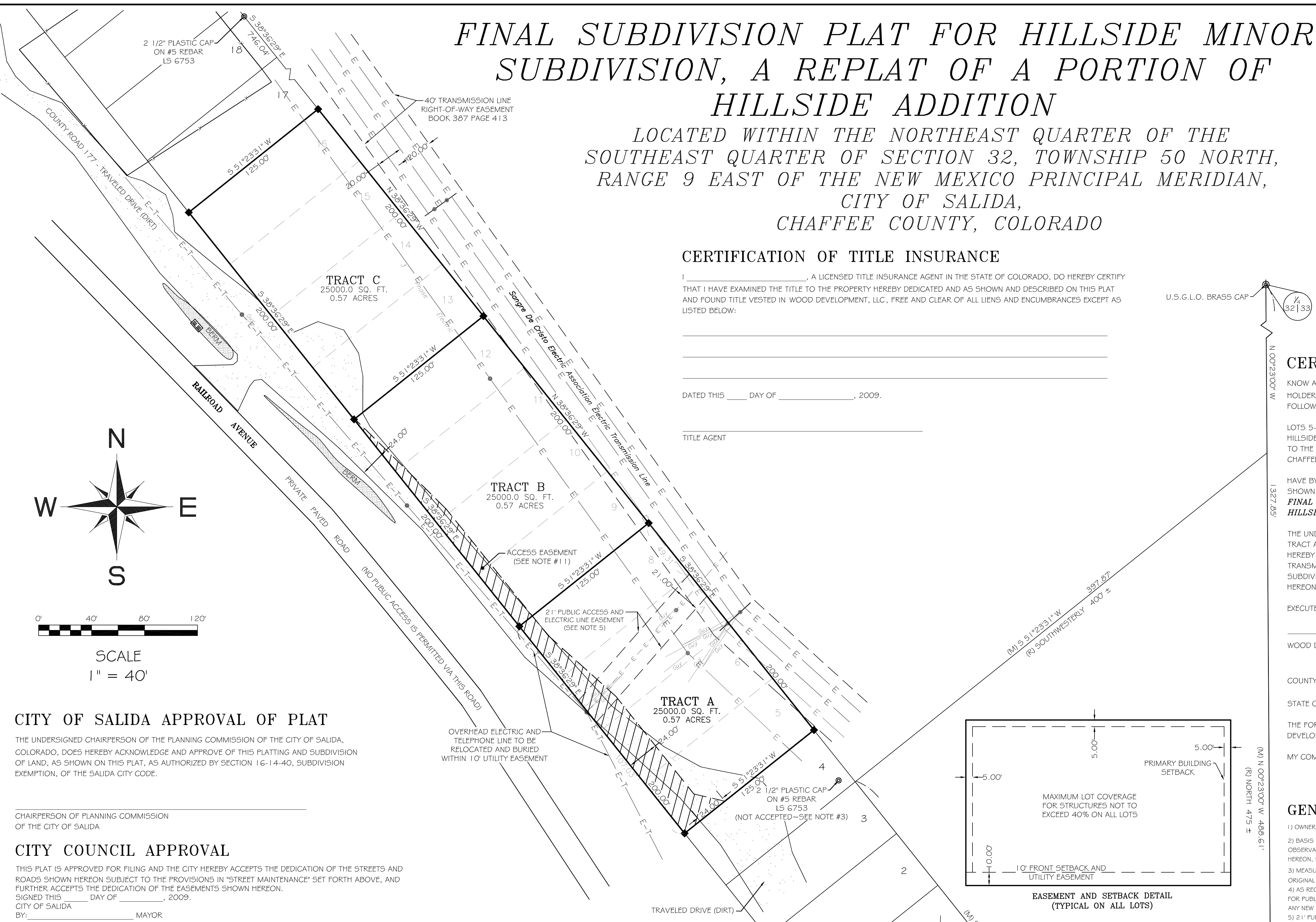
GENERAL NOTES

- 1) OWNER & SUBDIVIDER: WOOD DEVELOPMENT, LLC, PO BOX 237, SALIDA, COLORADO 81201
- 2) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS BETWEEN THE SOUTHEAST CORNER OF SECTION 32 AND THE EAST QUARTER OF SECTION 32 BETWEEN MONUMENTS AS SHOWN HEREON, HAVING A BEARING OF N 00°23'00" W.
- 3) MEASUREMENTS AND DISCUSSION WITH L5 6753, ROBERT G. BIGLOW, INDICATE THE 2 1/2" PLASTIC CAP MAY HAVE BEEN MOVED FROM THE ORIGINAL LOCATION.
- 4) AS REQUIRED UNDER SECTION 16.20.30 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT
- 5) 21' PUBLIC ACCESS AND ELECTRIC LINE EASEMENT AS SHOWN HEREON IS A NON-EXCLUSIVE GRANT OF EASEMENT TO THE CITY FOR PUBLIC ACCESS LIMITED TO NON-MOTORIZED USES (BUT INCLUDING BICYCLES)
- 6) NO EASEMENT OF RECORD EXISTS FOR 3 PHASE ELECTRIC LINE
- 7) PROPOSED SEWAGE DISPOSAL SYSTEM: I.S.D.S.
- 8) PROPOSED WATER SUPPLY: WELL
- 9) CHAFFEE COUNTY WILL NOT BE RESPONSIBLE FOR IMPROVING OR MAINTAINING COUNTY ROAD 177
- 10) PURSUANT TO SECTION 16-14-20(B) OF THE SALIDA MUNICIPAL CODE, AS MAY BE AMENDED, LAND DEDICATION FOR PARKS AND OPEN SPACE HAVE BEEN PROVIDED FOR 1 UNIT FOR EACH TRACT A, B, AND C OF THIS SUBDIVISION. IN THE EVENT THAT ADDITIONAL RESIDENTIAL UNITS ARE CONSTRUCTED ON EITHER TRACT A, B, OR C, EITHER BY SUBDIVISION OR BUILDING PERMIT APPROVAL, FEES IN LIEU OF LAND DEDICATION FOR PARKS AND OPEN SPACE IN THE AMOUNT THEN IN EFFECT SHALL BE PAYABLE TO THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 11) LOTS ARE SUBJECT TO A REVOCABLE ACCESS EASEMENT GRANTED TO CHAFFEE COUNTY AND RECORDED AT RECEPTION NUMBER _____ SAID EASEMENT IS INTENDED TO PROVIDE A 24' WIDTH FOR ROADWAY PURPOSES. 24' WIDTH IS BASED UPON EXISTING SOUTHERLY LIMITS OF THE TRAVELLED WAY OR SOUTHWESTERLY PROPERTY BOUNDARY, WHICHEVER ENCUMBERS LOTS DEPICTED HEREON LEAST.



LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP L5 37937
- POWER POLE
- X — FENCE
- E — E OVERHEAD ELECTRIC
- E-T — OVERHEAD ELECTRIC & TELEPHONE
- (M) MEASURED
- (R) RECORD PER BOOK 126 PAGE 388



CITY OF SALIDA APPROVAL OF PLAT

THE UNDERSIGNED CHAIRPERSON OF THE PLANNING COMMISSION OF THE CITY OF SALIDA, COLORADO, DOES HEREBY ACKNOWLEDGE AND APPROVE OF THIS PLATTING AND SUBDIVISION OF LAND, AS SHOWN ON THIS PLAT, AS AUTHORIZED BY SECTION 16-14-40, SUBDIVISION EXEMPTION, OF THE SALIDA CITY CODE.

CHAIRPERSON OF PLANNING COMMISSION OF THE CITY OF SALIDA

CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON. SIGNED THIS ____ DAY OF _____, 2009. CITY OF SALIDA BY: _____ MAYOR

CLERK AND RECORDER'S CERTIFICATE

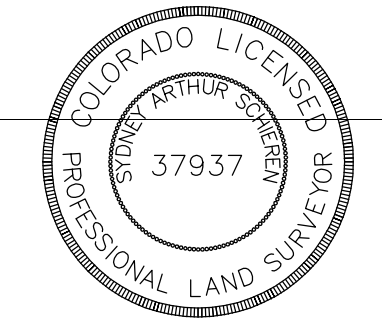
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____ M. ON THIS ____ DAY OF _____, 2009 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

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



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.

REVISED:	FINAL SUBDIVISION PLAT FOR HILLSIDE MINOR SUBDIVISION, A REPLAT OF A PORTION OF HILLSIDE ADDITION LOCATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO
JOB # 0706	
DATE: NOVEMBER 24, 2009	
SHEET 1 OF 1	
LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031	

- 3. Maximum number of stories within the Hwy 291 Established Residential Overlay** Item 1.
From 2 stories to 2.5 stories, taking into account “English basements” along 1st Street, and considering that the full 2.5 story buildings would be located towards the rear (west corner) of the development.

The units are currently proposed to range between 800 and 1400 square feet and would likely be condominiumized for sale or rent.

The applicants intend to provide a brief presentation during the work session. Staff would appreciate the input of Council and the Commission.

Attachments

Site Plan

Conceptual Rendering

Rendering of Anticipated Impact to 1st Street View Corridor from F Street

UNIT DESCRIPTION

UNIT #	SQUARE FOOTAGE	# OF STORIES
1	1400	2
2	1400	2
3	1400	2
4*	850	2
5	1000	2
6	1400	2
7	1400	2
8	1000	2.5
9**	1000	2.5
10**	800	2.5
11	800	2.5
12	800	2.5
13	1000	2.5
14	800	2.5
15	800	2.5
16	800	2.5
COMMERICAL*		
725		2

* 2 STORY MIXED-USE BLDG
 **AFFORDABLE UNIT



SITE PLAN - OPTION 1
 SCALE: 1" = 30'-0" (PRINTED ON 11x17)

04.10.21





CRAFT
21











MEMORANDUM

DATE: June 1, 2021
 FROM: Salida City Staff
 TO: Mayor PT Wood & City Council
 SUBJECT: F Street Plaza Follow-Up

Background

At the last regular meeting of the City Council, the Council heard testimony from three business owners requesting additional street closure in a half-block area of F Street between 2nd and 3rd Streets. At that time, the planned closure areas did not include this area and the Council requested additional analysis from staff on this matter. The Council also approved Resolution 2021-14 on May 4th, 2021, which provides for the Mayor and City Administrator to facilitate the outdoor expansion of businesses for outdoor dining (along with other purposes) related to the Covid-19 pandemic.

Analysis

City staff looked at multiple options for additional street closures in conjunction with the Salida Business Alliance, restaurants, and other businesses. Staff's primary concern in this matter was to provide opportunity for restaurant expansion to the greatest extent possible while maintaining a safe and easily-navigated downtown area. Other considerations included ADA access, eliminating the smallest amount of parking possible, access to businesses that require turning movements onto the street, and fire/public safety access. Staffers involved in this discussion included the Public Works Director, Community Development Director, Fire Chief, City Clerk, and the City Administrator.

The physical conditions that exist on F Street between 2nd Street and 3rd Street do not support closure of either the full street or only half the street (to the mid-block alley). There are two businesses close to 3rd Street (Moonlight Pizza and Mike's Garage) that need driving access onto F Street for vehicles that are parking on their property. There is also a handicapped space directly in front of Fun Street Arcade that is ideal to remain available to downtown visitors. If half the street was closed, there is no logical turnaround mid-block for vehicles that would travel down the street, stranding larger vehicles (trucks) along with drivers unfamiliar with the area. Utilizing the alley for through traffic is ill-advised, as these alleys generally cannot accommodate two-way travel, and there are multiple new residences in the alley between F and G Streets (virtually assuring complaints from those residents). Simply put, alleys are not streets. It is staff's belief that the sum of these constraints are too great to justify the closure of half the street.

Staff also looked at 2018-2019-2020 sales tax results for retail businesses in this block of F Street (excluding Natural Grocers and Moonlight Pizza, as they are accessed separately off of 2nd and 3rd Streets). This is a limited sample size, as there are a number of non-retail businesses (yoga studio, two real estate offices, two physical therapy offices) that also exist on this block. In sum, retail

businesses were down -1.51% in 2020 over 2019. The decline can be attribute to one business that suffered losses over the prior year in excess of -50%; however, this can be attributed to other similar businesses opening in downtown Salida in 2020. Other retailers on this block were up between 14% and 25% over 2019, which is near or above the average retail increase that was seen across the City in 2020 despite the pandemic. Also, some parking turnover did not occur in 2020 due to not enforcing 2-hour parking in Salida, possibly impacting the ability to have more visitors in certain areas of downtown.

Following the last City Council meeting, staff attended the Salida Business Alliance meeting on May 20th. The membership identified a number of options to support businesses that are not in the two-block plaza area that appeared to gain support. These items include:

- Feather Flags for Businesses – possibly utilizing a color-coordinated system to identify business type and identifying which ones are open.
- Welcome to Salida Over-Street Banner Between 2nd and 3rd Streets – a tensioning system apparently already exists in this area and a banner can hopefully be deployed somewhat easily
- Friday Night Hours Extension – creating a grant program for businesses that stay open additional hours on Fridays between June and August (between 5:00 and 7:00 in the evening) to offset employee and O&M costs for being open during times in which restaurants are drawing more people downtown.
- Planters instead of Barricades – this has already been deployed throughout downtown, including new planters with flowers that are located between 2nd and 3rd Streets.

Recommendation

Staff recommends that time be provided to see where improvements can be made as noted above along with visitation numbers for the early summer months. Staff will continue to work with retailers, restaurants, and industry members throughout the summer to solve as many perceived issues as possible. Staff will also monitor any safety and parking issues that may crop up, in conjunction with renewed parking time enforcement in 2021.