



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
November 22, 2021 - 6:00 PM

AGENDA

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

APPROVAL OF THE MINUTES

- 1. September 27, 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. **Chaffee County Creativity Center- Limited Impact Review** - The request is for Limited Impact Review approval for a school in the Commercial (C-1) zone district to include circus, music, performing, visual and martial arts education and training. The request is also for approval to maintain an existing dwelling unit on same site as a commercial use, located at 605 Teller Street.

UPDATES

COMMISSIONERS' COMMENTS

ADJOURN

PLANNING COMMISSION REGULAR MEETING

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

September 27, 2021 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

- Chairman Greg Follet
- Vice-Chair Francie Bomer
- Commissioner Judith Dockery
- Commissioner Giff Kriebel
- Commissioner Doug Mendelson
- Commissioner Michelle Walker
- Commissioner-Alternate Dave Haynes

APPROVAL OF THE MINUTES

1. August 23, 2021 - Draft Minutes

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

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

NEW BUSINESS

2. Time Extension for Salida Crossings Planned Development - The applicant is requesting a 12-month extension to their previously approved development schedule for the Salida Crossings Planned Development, consistent with code provisions at Sec. 16-7-110(d) of the Salida Municipal Code. The property consists of 3.15 acres located at 1520 E. Highway 50. It is zoned C-1 with the Planned Development (PD) overlay.

Dwayne Cozart spoke about the extension.

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

THE MOTION PASSED.

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

3. Amendments to Chapters 6 and 16 of the Salida Municipal Code- Relating to Short-term rental regulations.

Commissioner Kriebel recused himself from the Short-term rental discussion

Commissioners asked staff questions regarding

- Procedural timing between Council meeting and Planning Commission
- The reasoning and location of the STR Caps
- The affordable housing exception to the Chaffee County residency addition

- A. Open Public hearing – 6:33pm**
- B. Proof of Publication -Yes**
- C. Staff Review of Application –**
- D. Applicant’s Presentation –**
- E. Public Input –**

Morgan Jones- 133 E Sackett, spoke against the Ordinance.

Joshua Andert- 22 Hillside, spoke against the Ordinance and asks the commission to reject the proposal.

Jess Wierzbinski- 420 F Street, made a suggestion to allow Short Term Rental licenses to be transferable.

Nick Ryder- asked to extend the moratorium until more information on housing is collected and disagrees with the caps.

Dan Thomas- spoke against the Ordinance.

Dorothy Norbie- 136 E 2nd St., spoke about her experience owning a STR and addressed the residency requirement.

Michael Blazewicz- encouraged a primary residence option but disagrees with a Chaffee County residency requirement.

Bill Bormes- would like the City to raise the application fee and Occupational Lodging Tax.

Kerstin Stock- 1135 F Street, encouraged the City to pause on the Short Term Rental ordinance and gather more data from Chaffee Housing Authority.

Janie Hayes- 10123 W. Cherokee, spoke against the timing of the Ordinance.

Adriana DeAnda- agreed with the commercially zoned caps but disagreed with the Chaffee County residency requirement.

- F. Close Public Hearing – 7:38pm**
- G. Commissioner Discussion –**

Commissioners discussed the following items:

- Whether C2 should remain uncapped
- Parking standards
- Whether the cap on Hwy 50 would affect the Hotel/Motels
- Residential Mixed Use areas
- Whether Short Term Rental licenses should be transferable
- Chaffee County prioritization versus Chaffee County residency
- Defining what Affordable Housing means in the Ordinance

H. Commission Recommendation -

Vice-Chair Bomer moved to recommend to Council that they accept the Ordinance with an amendment to lower the cap in the 291 Hwy Corridor, **Seconded by Commissioner-Alternate Haynes.**

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Mendelson, Commissioner Walker, Commissioner-Alternate Haynes

THE MOTION PASSED

COMMISSIONERS' COMMENTS

ADJOURN With no further business to come before the Commission, the meeting adjourned at 8:45pm.



MEETING DATE: November 22, 2021

AGENDA ITEM TITLE: Chaffee County Creativity Center – Limited Impact Review Application for a School in C-1 Zone.

AGENDA SECTION: Public Hearing

REQUEST:

The request is for limited impact review approval for a school in a Commercial (C-1) zone to include circus, music, performing, visual, and martial arts education and training at 605 Teller Street. The request is also for approval to maintain an existing dwelling unit on the same site as a commercial use.

APPLICANT:

The applicant is Salida Circus Outreach Foundation, 314 Caldwell Avenue, Salida, CO 821201.

LOCATION:

The subject property is described as Lots 19-22, Block 16, Roberds Third Addition, City of Salida, Chaffee County, Colorado and contains 0.33 acres. This property is also known as 605 Teller Street.



PROCESS:

The Limited Impact Review procedure is for those land uses which are generally compatible with the permitted uses in a zone district, but require site-specific review of their location, design, intensity, density, configuration, and operating characteristics, and which may require the imposition of appropriate conditions, in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

Chapter 16 of the Salida Municipal Code, Table 16-D, specifies that a school in the C-1 zone, and a dwelling unit on the same site as a commercial use, requires a Limited Impact Review, and specifies that Limited Impact Review applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.

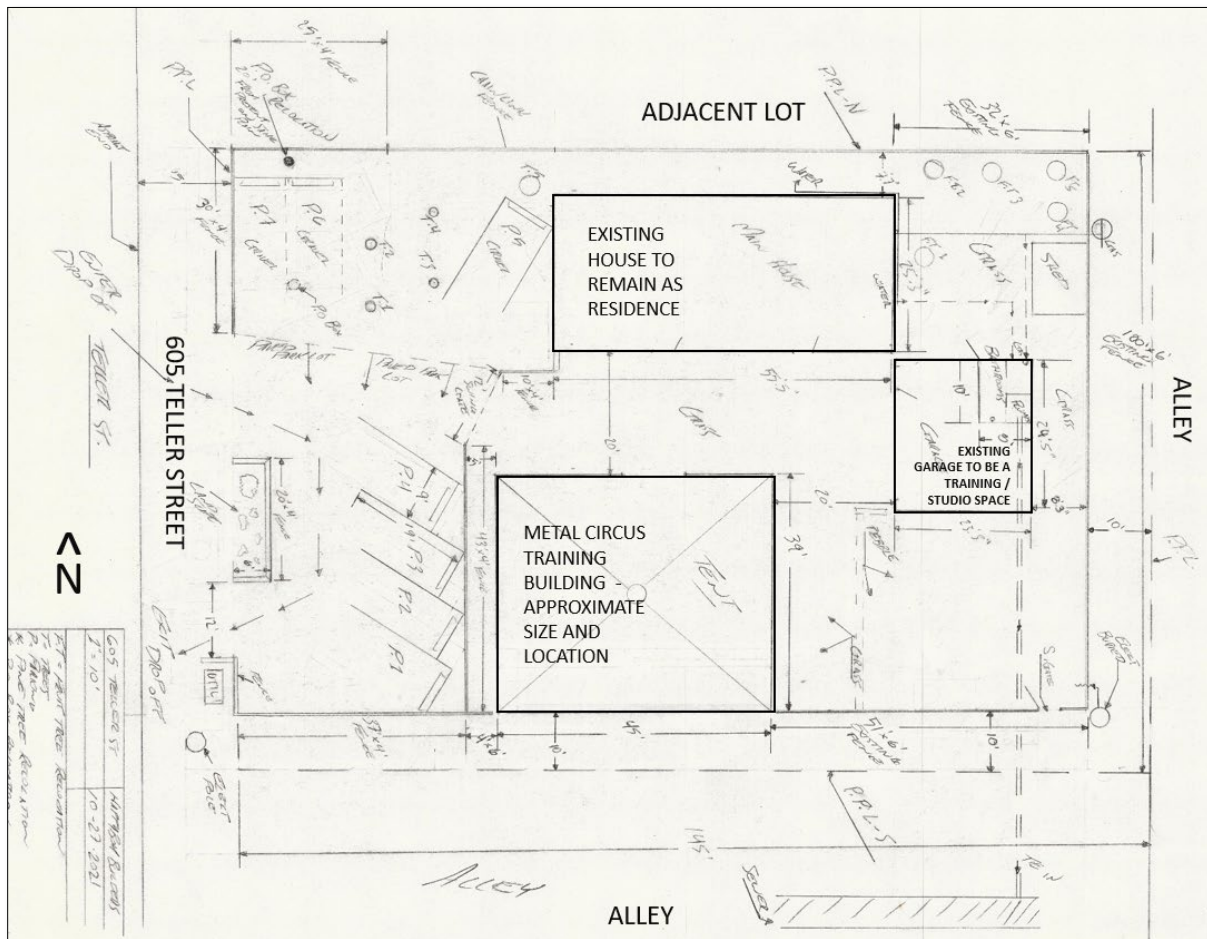
The proposed use is best considered a school in the Land Use Code. A school is defined as “any building or part thereof that is designed, constructed, or used for education or instruction in any branch of knowledge”. The Chaffee County Creativity Center will offer year-round classes and training/rehearsing space, as well as camps, to multiple creativity-based organizations. The focus of the center is on educational classes in a variety of creative arts, therefore “school” was the best fit among uses identified in the Land Use Code. Additionally, there is an existing dwelling unit on the site that will continue to be used as a dwelling unit.



OBSERVATIONS:

1. The property is located in the Commercial (C-1) zone district and currently contains a single family home and detached garage. Surrounding land uses are a truss manufacturer across Teller Street, single-family residential on two sides, and a mobile home park on one side. Nearby is Highway 50 commercial, Salida schools, and a variety of residential uses.

2. The applicant is requesting to utilize this site for classes and training for the Chaffee County Creativity Center (C4), which is comprised of Salida Circus, Colorado Theater in Non-traditional Spaces (Colorado TINTS), Salida Music Streaming Studio, and the Chaffee County Martial Arts Collective. The site is proposed to contain three (3) buildings:
 - a. The existing home which will house a full-time caretaker as well as temporary housing for artists or employees.
 - b. The existing 2-car garage which will be converted into a circus skills/martial arts training/music studio space.
 - c. A proposed metal structure that will serve as a Salida Circus training facility. The size of the building will be between 1,200 – 2,000 square feet, with a maximum height of 35 feet to the highest point of the structure.
3. The Creativity Center will host classes, camps, rehearsals and meetings. The maximum number of people at any one time will be 30 people during circus camps - 24 students and 6 staff. Weekly classes will generally range from 2 to 10 participants. No public performances are planned at this time and if they are planned for, applicant will apply for a Special Event Permit.
4. Parking for the residence and educators will be accommodated on site, and a drop-off lane will be provided for student drop-off and pick-up.
5. As of the date of posting the packet materials, staff has not received any opposition to this application.



REVIEW STANDARDS (Section 16-4-110(d) - Conditional Uses)

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

Applicant's response: *The 2018 Salida Comprehensive Plan survey revealed that the top reasons people lived in Salida were 1) Arts and culture; 2) recreational activities, 3) a great place to raise kids, and 4) small town atmosphere. The survey also showed a strong focus on supporting local businesses and creating new job opportunities. The Chaffee County Creativity Center aligns with these top goals of Salida by offering local performing artists, musicians, visual artists and other teachers year-round access to training and rehearsal space. The survey also showed a high concern for "excessive development and destruction of countryside." C4 will repurpose an existing property for a variety of uses without causing damage to the natural surroundings. Lastly, C4 will contribute to Salida being a Certified Creative District by being a hub of creative entrepreneurship.*

- The proposed use is for a school focused on creative and performance arts, and to maintain the residential unit on the property. This is in conformance with the Comprehensive Plan. It represents commercial infill development on a currently under-utilized commercially-zoned parcel; it preserves an existing dwelling unit; and it contributes to the town's economic sustainability.

2. Conformance to Code. The use shall conform to all other applicable provisions of this Chapter, 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, as specified in Article IV.

Applicant's Response: *605 Teller is a C-1 zoned property. All new buildings and renovations of existing building will comply with setback requirements, occupancy limits, etc of Use and Dimensional Standards.*

- The draft site development plan provided demonstrates compliance with the C-1 dimensional standards. At the time of building permit application, a final site plan utilizing an improvement location certificate and/or survey will be required to maintain compliance with all zone district standards and be generally in compliance with the draft site plan.
- The proposed circus training structure will be a primary structure, and as such can be a maximum height of 35 feet to the highest point of the structure. The building will be a pre-built metal structure ordered to size and assembled on site. The final height and dimensions will be determined based on zoning and building code requirements. The building is expected to be between 1,200 to 2,000 square feet, and likely 28 to 30 feet in height.

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

Applicant's Response: *There are [7] parking spaces on the property at 605 Teller. Activities at C4 will not exceed parking or occupancy allowances. Our own teacher insurance (for Salida Circus /TINTS /Chaffee County Martial Arts Alliance) allows for no more than eight students per tutor.*

Also, we anticipate most participants will either walk or ride bikes to the property. Currently we are not planning to have a commercial sign on the property. Landscaping plans include removing rocks and all dead foliage from inside the fence. There will be no disruption to the mature trees outside of the fence, or the fruit trees inside the fences.

- Land Use Code Section 16-8-80 states that parking requirements for a school use require 1 space for each employee and 1 space per 4 students. The requirements don't specify the age of students for which this criteria apply. Because the predominant student for this use is not of driving age, staff is proposing a vehicle parking requirement that blends the requirements for a school and a daycare to better meet the needs of this facility, as well as minimum bicycle parking requirements.

The staff proposed requirement is 1 parking space for each employee plus a drop-off lane for students, and to maintain the requirement of 1 parking space for the dwelling unit. The maximum number of people at any one time will be 30 people during circus camps; 24 students and 6 staff. This results in a requirement for 7 off-street parking spaces, which have been provided.

No bicycle parking requirements are provided in the City of Salida Land Use Code. After reviewing standards from other locations, staff is suggesting to apply the standard of 5 bicycle parking spaces per classroom, considering this as a singular classroom, and therefore requiring 5 bicycle spaces.

- The draft site development plan demonstrates compliance with the landscape requirements of Section 16-8-90. The drop-off lane and 4 adjacent parking spaces are planned to be paved per Section 16-8-80 (e)(1). The residential parking space is not required to be paved and the two spaces located closest to the existing trees are not proposed to be paved.
- No signs are proposed.

As conditions of approval:

- A Building Permit and Change of Use Permit must be received prior to construction commencing.
- A site development plan must be submitted with the building permit demonstrating compliance with all applicable Land Use Code criteria, with the addition of a minimum of 5 bicycle parking spaces.

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.

Applicant's Response: *The activities at C4 will be compatible with the character of the area by adhering to the top priorities of the 2018 Comprehensive Plan 1) using the C-1 zone to support local creative businesses; 2) C4 will offer activities that are family friendly and contribute to our small town atmosphere; 3) C4 is easily accessed by walking or by bike, therefore the neighborhood will not be burdened by an overload of traffic or parked cars.*

- Adjacent land uses are residential uses on C-1 zoned land on two sides, a truss manufacturer on C-1 zoned land directly across Teller Street, and manufactured housing residential on R-4 zoned land to the rear of the lot. Not adjacent but in the immediate

vicinity are Salida public schools, multi-family housing, and Highway 50 commercial uses. A school and a residence on this property will be complementary to the variety of uses in the immediate vicinity.

- 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.

Applicant’s Response: *All activities at CA will be family friendly (i.e. circus workshops, play rehearsals, music practices). Outdoor workshops will end by 8pm, indoor rehearsals will also end by 8pm. We do not anticipate excessive noise, odors, vibrations or glares from these activities. Since most participants will either walk, ride bikes or get dropped off to the property, we do not anticipate any problems with excessive traffic or parking needs. We look forward to getting to know the neighbors in the area, inviting them to rehearsals and/or workshops.*

- The operating characteristics as proposed should not create a nuisance and impacts of the use on the surrounding properties should be minimal. Public performances are not included as part of the current proposal. Applicant has stated they will obtain a special event permit if and when they plan to host public performances at the site. Additionally, this Conditional Use approval can be reviewed in one year.

As conditions of approval:

- Applicant must obtain a Special Event Permit prior to hosting a public performance at the site.
- The application will be reviewed in one (1) year if the City has received any complaints regarding operation of the site.

- 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.

Applicant’s Response: *There is a well on the property which will be ideal for irrigation. We will tap into city water for all other uses. There will be a wheelchair accessible bathroom built inside the garage. Access to the bathroom inside the house will also be available to participants.*

- The property is currently on a domestic well and will need to connect to city water and pay system development fees. The property has a residential sewer tap. The system development fee difference between a residential sewer tap and the appropriately sized commercial sewer tap will be required.

As conditions of approval:

- Public Works will inspect disconnection of well from plumbing system for backflow compliance.
- System development fees must be paid for a commercial water and sewer tap. The existing residential sewer tap will be credited toward the amount owed for the commercial sewer tap. Fifty percent of the payment is required at time of Building Permit and the remaining 50% at time of Certificate of Occupancy.

- 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.

Applicant’s Response: Landscaping, renovations and activities at C4 will not cause significant changes to water resources or the natural environment at 605 Teller. All landscape plans will adhere to the standards of code 16-8-90. The [maximum 35-foot tall] training structure will be built within code and height limitations and will not obscure scenic views for neighbors.

- The existing mature trees on the site will remain to the extent possible, and the surface treatment of the parking spots closest to the trees will remain pervious.

Review Agencies

Fire, Assistant Chief Kathy Rohrich: No issues from the Fire Department at this time. [The structure] will have to meet codes for the 2015 International fire code.

Police, Chief Russ Johnson: No issues from PD.

Public Works, Director David Lady: PW to inspect disconnection of well from plumbing system for backflow compliance.

Chaffee County Building Department, Building Official Dan Swallow: There must be 20 feet between the buildings and 10 feet between the new building and the property line in order to avoid fire-resistance rated construction as reflected on the site plan. Porta-potties are not supported by code for the required plumbing fixtures. Bathrooms will be required. [If bathrooms are in a separate structure, it must be on a proper foundation and built to code.] Additionally, it will need to meet the 10’ fire separation distance to the property line and 20’ between buildings in order to avoid fire-resistance rated construction. [Note: Applicant has been working directly with the Building Official to ensure bathroom code requirements can be met.]

Further comment is reserved for the plan review phase of the project.

REQUIRED ACTIONS BY THE COMMISSION:

- 1. The Commission shall confirm that adequate notice was provided and a fee paid.
- 2. The Commission shall conduct a public hearing.
- 3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

RECOMMENDED FINDINGS:

- 1. This application is consistent with the Comprehensive Plan, Land Use Code and the surrounding neighborhood.
- 2. The applicable review criteria for a limited impact review application has been met.

RECOMMENDED ACTION:

Based on the above findings, staff recommends **APPROVAL** for the limited impact review request at 605 Teller Street for a school in the C-1 zone district, and a dwelling unit on the same site as a commercial use in the C-1 zone district, with the following conditions:

- 1. A Building Permit and Change of Use Permit must be received prior to construction commencing.
- 2. A site development plan must be submitted with the building permit demonstrating compliance with all applicable Land Use Code criteria, with the addition of a minimum of 5 bicycle parking spaces.
- 3. Applicant must obtain a Special Event Permit prior to hosting a public performance at the site.
- 4. The application will be reviewed in one (1) year if the City has received any complaints regarding operation of the site.
- 5. Public Works to inspect disconnection of well from plumbing system for backflow compliance.
- 6. System development fees must be paid for a commercial water and sewer tap. The existing residential sewer tap will be credited toward the amount owed for the commercial sewer tap. Fifty percent of the payment is required at time of Building Permit and the remaining 50% at time of Certificate of Occupancy.

RECOMMENDED MOTION:

That the recommended findings be made and the recommended action be taken.

BECAUSE THIS APPLICATION IS FOR A LIMITED IMPACT REVIEW, THE SALIDA PLANNING COMMISSION SHALL MAKE THE FINAL DECISION ON THIS APPLICATION. THE DECISION OF THE PLANNING COMMISSION MAY BE APPEALED WITHIN 15 DAYS OF THE DECISION BY AN AGGRIEVED PERSON AS SET FORTH IN SECTION 16-2-70 OF THE LAND USE CODE.

- Attachments:
- Application materials
 - Referral agency comments
 - Proof of Publication

Good Morning,

No issues from the Fire Department at this time. Still not sure if it will be a tent or a building. Whatever the structure is, it will have to meet codes for the 2015 International fire code.

Thank you,
Kathy

On Tue, Nov 2, 2021 at 3:42 PM Russ Johnson <rjohnson@salidapolice.com> wrote:

No Issues from PD at this point.

Thanks,

Chief Russell Johnson

Salida Police Department

PW to inspection disconnection of well from plumbing system for backflow compliance.

David Lady, P.E.
City of Salida, Director of Public Works
340 W. Hwy 291
Salida, CO 81201
719-539-6257
david.lady@cityofsalida.com



From Dan Swallow, Building Official:

REPLY via e-mail, or written here: There must be 20 feet between the buildings and 10' between the new building to the property line in order to avoid fire-resistance rated constructed as reflected on the site plan. Porta-potties are not supported by the code for required plumbing fixtures. Bathrooms will be required. Further comment is reserved for the plan review phase of the project.

Follow – up:

It is likely that two bathrooms will be required if the occupant load is over 15 people and total number of fixtures based on occupant load must also be considered. If there are more than 15 people, then gender specific bathrooms are required per IBC 2902.2. The garage must be on a permanent foundation, it must be insulated and a heat source is necessary to ensure the plumbing does not freeze. It might be a good idea to have me come out and take a look at the building. If you would like me to come take a look, then give me a call at the number below and we can schedule something. Thanks.

Dan Swallow
Director of Development Services
Chaffee County, CO
(719) 530-5567
dswallow@chaffeecounty.org

Persons interested in the Chaffee County Planning Commission should submit a letter to the Board of Commissioners stating qualifications to serve. Applicants must be a resident of the county. While there are no specific requirements other than residency, applicants should be able to demonstrate knowledge of land use changes and impacts of land use changes and Chaffee County. Three positions are available until 4:00 p.m. on November 19, 2020 in the Commission located in the Courthouse at 1000 10th Avenue, or mailed to P.O. Box 81201 or e-mail to chaffee@chaffeeadmin.org. For further information call (719) 539-2218 Ext. 0. Published in The Mountain Mail November 5,

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A LIMITED IMPACT REVIEW APPLICATION TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on November 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/join/1909092342220683277>

The applicant, Salida Circus Outreach Foundation, is requesting approval for a mix of uses to include a school on property known as Lots 19-22, Block 16, Roberds Third Addition, City of Salida, Chaffee County, Colorado. This property is also known as 605 Teller Street.

The general purpose of the application is to ensure the compatibility of the proposed use within a Commercial (C-1) zone district. Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department, (719) 530-2631.

*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 November 5, 2021

INTRODUCED AND ADOPTED AND FULLY in a new ordinance on the day of November

ATTEST:
By: _____
City Clerk
Published in The Mountain Mail November 5, 9, 12 and 16, 2021

PUBLIC NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A LIMITED IMPACT REVIEW APPLICATION TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on November 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/join/638299526441120436>

PUBLIC NOTICE
CITY OF SALIDA, COLORADO
ORDINANCE NO. 18
(Series of 2021)
AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO EXTENDING A TEMPORARY MORATORIUM ON THE SUBMISSION AND PROCESSING OF

PUBLIC NOTICE
The Chaffee County Planning Commission is seeking applications for volunteers in connection with the Agricultural Land Use Conservation Program, which was created by the adopted Right to Farm Program. The program provides a mechanism for the resolution of conflicts regarding agricultural practices within the program in intended to address concerns in Chaffee County that are costly, more efficient and more effective than formal dispute resolution. A party to a conflict. A full-time Chaffee County Planning Commissioner will be appointed to mediate disputes with mediation, dispute resolution skills and an open, fair attitude towards rural development. Applicants should include a letter of recommendation from a person with experience you are seeking. Two positions are available until 4:00 p.m. on November 19, 2020 in the Commission located in the Courthouse at 1000 10th Avenue, or mailed to P.O. Box 699, Salida, Colorado or e-mail to chaffeeadmin@chaffeeadmin.org. For further information call (719) 539-2218 Ext. 0. Published in The Mountain Mail November 5,

PUBLIC NOTICE
CITY OF SALIDA, COLORADO



GENERAL DEVELOPMENT APPLICATION

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

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

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Appeal Application | <input checked="" type="checkbox"/> Limited Impact Review:
(Type) <u>School in C-1</u> |
| <input checked="" type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | <input type="checkbox"/> Other: _____ |
| <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: Salida Circus Outreach Foundation

Mailing Address: 314 Caldwell Ave Salida Co 81201

Telephone Number: 7192394500 FAX: _____

Email Address: info@thesalidacircus.com

Power of Attorney/ Authorized Representative: Jennifer Dempsey, Creative director
(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: Chaffee County Creativity Center (C4)

Street Address: 605 Teller St, Salida Co 81201

Legal Description: Lot ^x _____ 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 *Jennifer Dempsey, director* Date 10/4/2021
Verified by PDFFiller
10/04/2021

Signature of property owner _____ Date _____

Summary of proposed use of 605 Teller Street property:

1. The Chaffee County Creativity Center (C4) will be a hub of creative entrepreneurship for years to come. It will offer year-round training and rehearsal space to the Salida Circus, Colorado TINTS (theater in non-traditional spaces), Salida Music Streaming Studio and the Chaffee County Martial Arts Collective.
2. The location of C4 is 605 Teller Street, a ranch-style live/work space near the corner of Highway 50 and Teller Street. The property includes a 1,400 square foot house (2 bedrooms, 1 bathroom, living room, dining area and large kitchen); a 2 car garage (that will be converted into a circus skills/martial arts training/music studio space); a .33 acre front yard (4 city lots). The front fence will be moved forward to accommodate a training structure, 30 ft x 50 ft x 25 foot high. [If the site cannot accommodate a 30 foot wide structure, then a 25' x 45' structure will be built].
3. The electrical line overhead will be buried. The entrance to C4 will be a 12 foot electric sliding gate.
4. There are [seven] parking spaces available in the front, with potential for more.
5. There is a well on the property which will be ideal for irrigation. We will tap into city water for all other uses.
6. The property is commercially zoned (C-1) and is ideally located for local pre-school, elementary, middle and high school students to access by walking or biking.
7. The property allows housing for a full-time caretaker, as well as temporary housing for visiting artists, employees, etc.
8. At this point, C4 will only be used for workshops, camps, rehearsals and meetings. We currently have no plans for performances or vendors on the property. Later, if we do want to hold a performance, we will apply for special [event] permit.
9. At any given time, there will be no more than 30 people on the property. Weekly circus classes generally range between 6-10 participants, music rehearsals between 2-6 people, and theater rehearsals between 2-6 people. Circus camps will accommodate maximum of 24 participants and 6 staff members.
10. There will be a wheelchair accessible bathroom built inside the garage. Access to the bathroom inside the house will also be available to participants.
11. We are working with professional arborists to safely relocate the fruit trees from the south side of the property to the back north end and for trimming the mature trees in the front removing any dead branches strictly for safety purposes.
12. Work on this project will be done in phases. Tentative timeline as follows: 1) Oct 13, 2021 - closing on Teller St property; 2) Oct 22 begin preliminary landscaping (removal of rocks and dead foliage on property); 3) Nov 1 begin renovation of garage; 4) Nov/Dec lay concrete foundation for training building; 5) Jan 2022 construction of training building, to be completed by end Jan; 4) May/June 2022 Grand opening of C4 (in time for Salida Circus 15th Anniversary)
13. The Salida Circus Outreach Foundation 501c3 recently received a \$450,000 Community Revitalization Grant from the Colorado Dept of Economic Development and international Trade for the renovations/buildings of C4. The purpose of the Chaffee County Creativity Center is to ensure that the Salida Circus and other arts groups will continue to thrive for generations to come.

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.

The 2018 Salida Comprehensive Plan survey revealed that the top reasons people lived in Salida were 1) Arts and culture; 2) recreational activities, 3) a great place to raise kids, and 4) small town atmosphere. The survey also showed a strong focus on supporting local businesses and creating new job opportunities. The Chaffee County Creativity Center aligns with these top goals of Salida by offering local performing artists, musicians, visual artists and other teachers year-round access to training and rehearsal space. The survey also showed a high concern for "excessive development and destruction of countryside." C4 will repurpose an existing property for a variety of uses without causing damage to the natural surroundings. Lastly, C4 will contribute to Salida being a Certified Creative District by being a a hub of creative entrepreneurship.

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.

605 Teller is a C-1 zoned property. All new buildings and renovations of existing building will comply with set back requirements, occupancy limits, etc of Article 5, Use and Dimensional Standards.

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

There are 4 parking spaces on the property at 605 Teller. Activities at C4 will not exceed parking or occupancy allowances (the exact ratio is still being determined by Fire dept) Our own teacher insurance (for Salida Circus/TINTS/Chaffee County Martial Arts Alliance) allows for no more than eight students per tutor. Also, we anticipate most participants will either walk or ride bikes to the property. Currently we are not plan to have a commercial sign on the property. Landscaping plans include removing rocks and all dead foliage from inside the fence. There will be no disruption to the mature trees outside of the fence, or the fruit trees inside the fences.

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.

The activities at C4 will be compatible with the character of the area by adhering to the top priorities of the 2018 Comprehensive Plan 1) using the C-1 zone to support local creative businesses; 2) C4 will offer activities that are family friendly and contribute to our small town atmosphere; 3) C4 is easily accessed by walking or by bike, therefore the neighborhood will not be burdened by an overload of traffic or parked cars.

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.

All activities at C4 will be family friendly (ie circus workshops, play rehearsals, music practices). Outdoor workshops will end by 8pm, indoor rehearsals will also end by 8pm. We do not anticipate excessive noise, odors, vibrations or glares from these activities. Since most participants will either walk, ride bikes or get dropped off to the property, we do not anticipate any problems with excessive traffic or parking needs.
We look forward to getting to know the neighbors in the area, inviting them to rehearsals and/or workshops.

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.

We are purchasing two porta johns through Mountain High Septics/C&P portables. These units meet the requirements of the Ministry of Labour for construction sites. They are equipped with flush tank, sink for hand-wash, soap dispenser and paper products. Units are serviced weekly. The units will be located behind the garage and will be wheelchair accessible.

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.

Landscaping, renovations and activities at C4 will not cause significant changes to water resources or the natural environment at 605 Teller. All landscape plans will adhere to the standards of code 16-8-90.
There will be no removal of mature trees or living foliage on the property.
The 25-foot tall training structure will be built within code and height limitations and will not obscure scenic views for neighbors.

HTS TENTIQ Inc. | 5250 Old Orchard Rd, Suite 300 | Skokie IL 60077

The Salida Circus.

Jennifer: 719 239 4500

Name Victor Manzano
 Department Sales
 Phone +1 561 665 1199
 Toll-free 800 806 7404
 E-Mail victor.manzano@hts-tentiq.com

Skokie, 09.09.21

ESTIMATE

Dear

Please find below our estimate regarding the proposed pavilion structure to be located in Salida, CO. Our fully comprehensive price includes all aspects of the Pavilion, together with all listed accessories.

For your information, our products are designed and manufactured at our German Parent company headquarters under the internationally recognized standard of quality DIN EN ISO 9001-2008.

PERMANENT PAVILION STRUCTURE SPECIFICATIONS:

Product overview: 40' (span width) x 60' (long) x 30' (eave height) demountable pavilion structure.

The building has been quoted to include the following general specification & accessories:

- Thermo roofs blackout supplied according to California T19 & NFP 92507
- 2 x Entrance / Exit door units (2.40m width x 2.10m height) – position TBD.



NOT TO SCALE
 MAXIMUM BUILDING HEIGHT = 35'

Frame specification:

Our structures are designed and precision manufactured at our German-based manufacturing facility. The main framework of the building is manufactured from a combination of European sourced, maintenance-free, highly durable, and robust extruded structural 6061T6 grade anodized aluminum alloy for the main uprights and rafters together with a corrosive resistant; hot-dipped galvanized structural S355 grade steel for all main portal connection sections.

Span width:	40'
Structure length:	60'
Eave height:	30'
Roof pitch:	18°
Bay spacing:	12'
Gable configuration:	TBD
Main profile size:	334/122/8/4,5 mm (4 channels)
Total ground space:	2,400ft ² / 223m ²

Note: To support the required snow load of 40psf a single internal cable running internally across the span width at 30' height and 5.00 12' intervals will be installed.

IBC Engineering:

The structure will be supplied with a complete US produced & certified "site-specific" structural stability calculation considering both wind and snow loads for a permanently installed demountable structure loads according to IBC Code requirements for Salida, CO.

ANCILLARY PRODUCT SPECIFICATIONS:

Cover specification:

The structure will be supplied with our low inflation air-filled thermo roof system. This roof system consists of two layers of robust, industrial-grade, gloss white, **25oz** OPAQUE white PVC coated fabric membranes, which are inflated by means of an automatic low-pressure air compressor pump (a permanent power supply is required). Each roof cover is linked to the next by specially designed air pipes, which, when installed, maintains air pressure within the roof sections.

The air-filled roof system creates an insulating effect that radically minimizes the risk of internal condensation forming on the inside of the roof, making the thermo roof system the ideal solution for semi-permanent facilities such as hospitality space, sports halls as well storage areas for general perishable packaged items. All roof and gable fabrics are flame retardant according to California T19 & USA-NFPA 701 / CAN/ULC-S109-03 Large Flame Test for Canada.



Coated fabric walls: Sidewalls supplied in two pieces constructed using **25oz** Blackout white coated fabric. All fabrics are flame retardant, according to USA-NFPA 701 / CAN/ULC-S109-03 Large Flame Test for Canada. Sidewalls are tensioned to the base-plates

UPVC entrance/exit doors: The quoted structure will be supplied with 1x double entrance door unit's measure 2.10m (wide) x 2.41m (high). Built for their durability, the main door frame is constructed from steel-reinforced White UPVC frame and door wings. Doors open outwards (hinged left and right side when viewed from outside), fitted 6.38mm laminated security glass. Both door wings are equipped with high-quality ironmongery, including panic hardware to both wings & door lock along with 1 x slow closer mechanism fitted to the active wing.



PRICE DETAILS:	
Per all the above:	\$146,180
Duties & clearing fees	included
Engineering:	\$4,500
Shipping cost: due to volatile pricing of commercial ocean shipping – actual cost incurred to be billed.	\$12,500
Total:	\$163,180

Shipping details:

Lead time: 10 weeks from date of confirmed order and receipt of deposit + shipping time
 Shipping Method: High cube sea freight containers (quantity to be confirmed)
 Shipping time: Allow 4 weeks from date of loading (estimated)
 Loading address: HTS-TENTIQ Inc, Hinter Der Schlagmuhle 1, Kefenrod, Germany, D-63699
 Delivery address: To be confirmed
 Contact: Jennifer
 Tel: 719 239 4500

ALL PRICES ARE FOB ORIGIN; KEFENROD, GERMANY. AS A COURTESY TO OUR CUSTOMERS, WE WILL GLADLY ARRANGE FOR SHIPPING TO NORTH AMERICA, TO INCLUDE CONTAINERIZATION OF PRODUCT, OCEAN FREIGHT, RAIL TRANSPORTATION (IF NECESSARY) AND DRAYAGE TO FINAL DESTINATION, HOWEVER, HTS WILL NOT BE RESPONSIBLE FOR ANY FEES INCURRED AS A RESULT OF FREIGHT TRANSPORTATION TO THE FINAL DESTINATION. ANY AND ALL FEES ARE THE RESPONSIBILITY OF THE CUSTOMER. POTENTIAL FEES MAY INCLUDE THOSE COSTS TO CORRECT SHIFTING, OR UNBALANCED LOADS, STORAGE FEES, COD FEES, TRANSFER FEES, BORDER INSPECTION FEES, DEMURRAGE CHARGES, ETC., AS WELL AS ANY OTHER FEES WHICH MAY ARISE.

CUSTOMER INITIALS _____

Purchase terms:

- 50% upon order signed / 50% upon containers arrival.

Payment method:

- By transfer to the following account: JP Morgan Chase. **Account nr:** 835007597 **Routing nr:** 021000021 **Swift Code:** CHASUS33

Notes:

- The above quotation is valid for 10 days from today's date.
- Unless otherwise stated, all costs are exclusive of VAT.
- Should payment terms be exceeded, interest of 6% per month will be added to your account.
- By signing this order confirmation, you are agreeing to our terms and conditions of sale as attached
- The customer will pay all applicable Federal State and Local Taxes.
- Subject to our usual terms and conditions – available upon request.
- E&OE (Errors and Omissions Excepted).

Name: _____ **Title:** _____

Company: _____ **TAX ID #:** _____

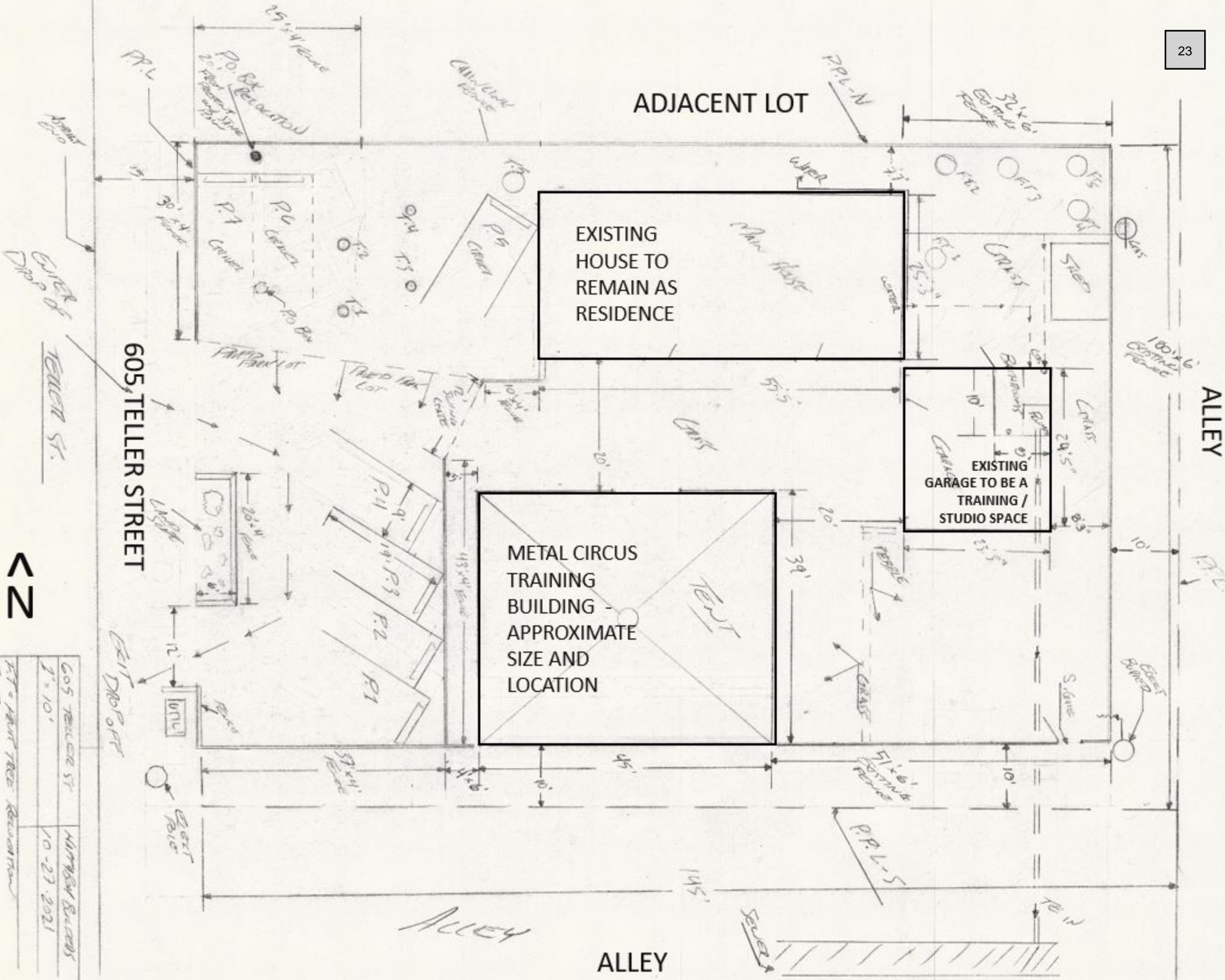
Sign: _____ **Date:** _____

This order only becomes live once this document is returned completed and signed along with signed terms and conditions of trading & payment terms are adhered to. Scan and email all pages to victor.manzano@hts-tentiq.com

I trust the above proposal is of interest to you. Please do not hesitate to contact me should you have any questions. Assuring you of our best attention at all times.

Kind regards,

Victor Manzano
HTS TENTIQ, Inc.
Cell: 561 665 1199
Email: victor.manzano@hts-tentiq.com



← N

605 TELLER ST	AMHS&M RECORDS
1"=10'	10-27-2021
PT = PLANT TREE RECORDATION	
T = TREE	
P = PLANT	
K = TREE RECORDATION	
X = TREE RECORDATION	