



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
October 23, 2023 - 6:00 PM

AGENDA

Email public comments to: planning@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. October 10, 2023 - Draft Minutes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

- 2. **Flour Mill Annexation** - The applicant, Biker Baker LLC, represented by Rob Gartzman submitted a complete application to annex the property located at 6907 County Road 105 on September 13, 2023 along with an application for Zoning to be considered during a separate hearing
- 3. **Flour Mill Zoning** - The applicant, Biker and Baker Holdings, is requesting a zoning designation of High Density Residential (R-3) should the property located at 6907 C.R. 105 be annexed.
- 4. **Major Impact Review - Flour Mill Planned Development and Major Subdivision** - Following approval of the Flour Mill Annexation of the 2-acre property into the City of Salida, and zoning of High-Density Residential (R-3) the applicant, Biker Baker Holdings, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 105. Below are the requests:

A: Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

- Lots 11 and 12 will have frontage off of the private parking lot and not a public street
- Increased density
- Increased height allowed for Lots 10, 11 and 13
- Reduced minimum lot size for Lots 1, 2, 3 and 4
- Reduced minimum lot frontage for the single-family and Laundromat lots
- Reduced minimum setbacks - reduced minimum front and rear setbacks
- Increased maximum Lot Coverage with structures for Lots 10, 11 and 13
- Increased maximum Lot Coverage for uncovered parking/access for Lot 14 (parking lot)
- Reduced minimum Landscape area for Lot 14
- Modified Schedule of Uses

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

The applicant is proposing to deed restrict 50% of the units within the development.

B: Approval of a Major Subdivision to subdivide the above-described property into 12 residential lots, one (1) lot for a laundromat and one (1) lot for the HOA maintained parking lot.

UPDATES

COMMISSIONERS' COMMENTS

ADJOURN

**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
October 10, 2023 - 6:00 PM

MINUTES

Email public comments to: planning@cityofsalida.com

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

CALL TO ORDER BY CHAIRMAN – 6:00 PM

PRESENT

Commissioner Giff Kriebel
Commissioner Judith Dockery
Commissioner Michelle Walker
Commissioner Brian Colby
Commissioner Aaron Derwingson
Alternate Commissioner Dan Bush

ABSENT

Chairman Greg Follet
Vice-Chair Francie Bomer

ROLL CALL

APPROVAL OF THE MINUTES

- July 24, 2023 - Draft Minutes

Motion to approve the minutes was made by Commissioner Dockery, Seconded by Commissioner Colby.

Voting Yea: Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

THE MOTION PASSED.

UNSCHEDULED CITIZENS- NA

AMENDMENT(S) TO AGENDA- NA

PUBLIC HEARINGS

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|---|--|
| A. Open Public Hearing | E. Public Input |
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| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

- Vandaveer Ranch PD Modification for South Ark Neighborhood** - The request is to amend the Vandaveer Ranch Overall Development Plan (ODP) specifically for the 93.5 acres owned by the City of Salida on the west side of the ODP area. The area currently encompasses four "Vandaveer Planning Areas" (VPAs) of the ODP: the primarily residential area (VPA-1) —formerly referred to as the "Vandaveer Neighborhood" which is now referred to as the "South Ark Neighborhood"—and three parks and open space areas (VPA-7, VPA-8, and VPA-9) which are intended, collectively, to be named "Vandaveer Regional Park." The remaining VPAs to the east of the subject site are not part of this modification request.

- Open Public hearing – 6:02pm**

- B. Proof of Publication –**
- C. Staff Review–** Director Almquist reviewed the application.
- D. Applicant’s Presentation-** Cheney Bostic with StudioSeed consulting was present online and presented with Director Almquist.
- E. Public Input – NA**
- F. Close Public Hearing –7:05 pm**
- G. Commissioner Discussion –**
- H. Commission Recommendation –**

Motion made by Alternate Commissioner Bush to accept the request with the following conditions to recommend that individuals over 60 years of age shall be considered part of the “Chaffee County local workforce” if they have: (1) lived within Chaffee County a minimum of 10 years; or (2) worked for a minimum of 4 years in Chaffee County in the last 10 years; and if they otherwise qualify for the deed-restricted affordable units, recommend that ADUs will remain limited to 30 and only be on single family attached and detached houses, and where practical, bike and pedestrian traffic will be separated especially on CR 104 and the extension thereof. The recommendation of approval is also subject to the City Attorney’s legal and non substantive amendments to the wording of the Section 3.3, Seconded by Commissioner Colby.

Voting Yea: Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

THE MOTION PASSED.

UPDATES- Director Almquist provided updates.

ADJOURN With no further business to come before the Commission, the meeting adjourned at 7:45 p.m



PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 23, 2023

AGENDA ITEM TITLE: Recommendation on Proposed Annexation – Flour Mill Annexation

AGENDA SECTION: Public Hearing

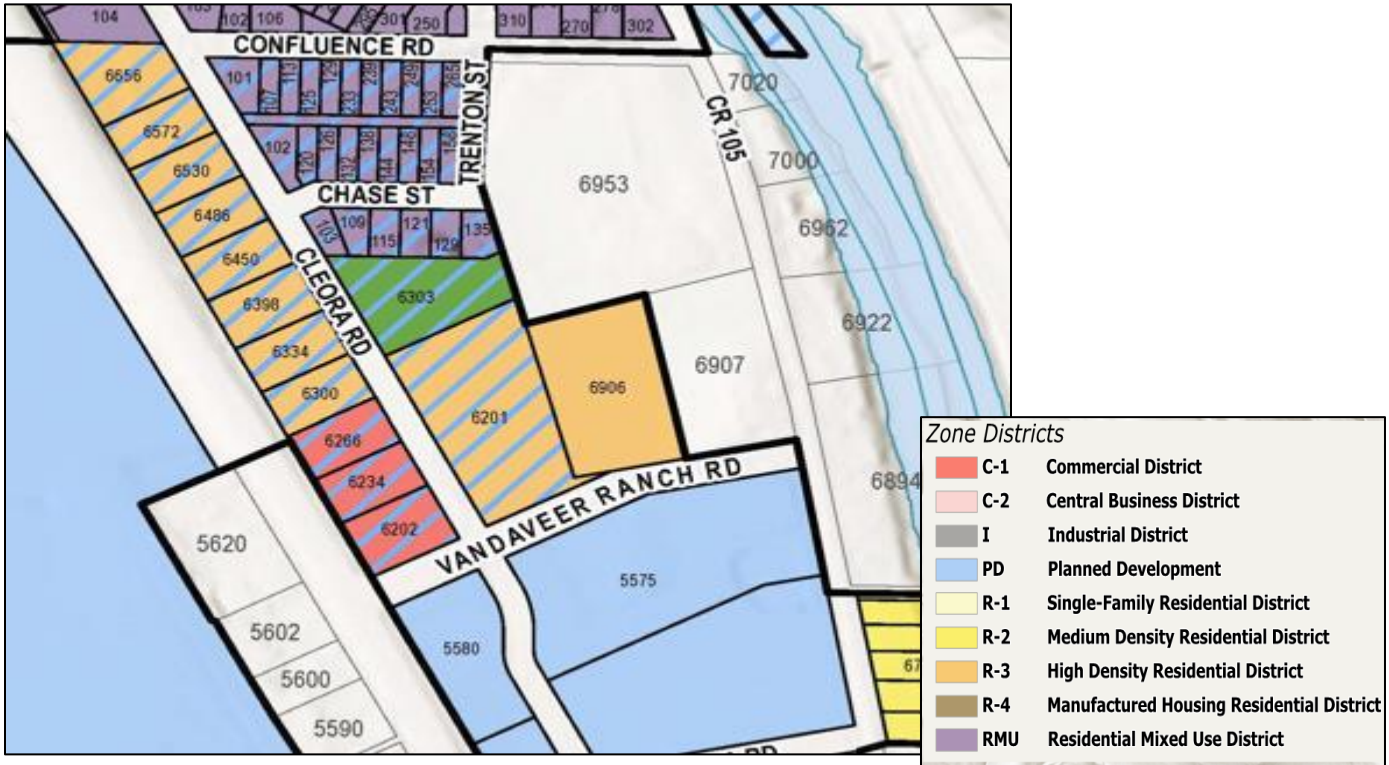
REQUEST / BACKGROUND:

The applicant, Biker Baker LLC, represented by Rob Gartzman submitted a complete application to annex the property located at 6907 County Road 105 on September 13, 2023 along with an application for Zoning to be considered during a separate hearing.

A conceptual review meeting was held with City Council and Planning Commission on August 14, 2023.



Surrounding Land Use and Zoning: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties to the north and east remain in Chaffee County and are also zoned RES. The properties to the west are within the city limits and are zoned High Density Residential (R-3) and the properties to the south are part of the Vandaveer Ranch Planned Development.



PROCESS:

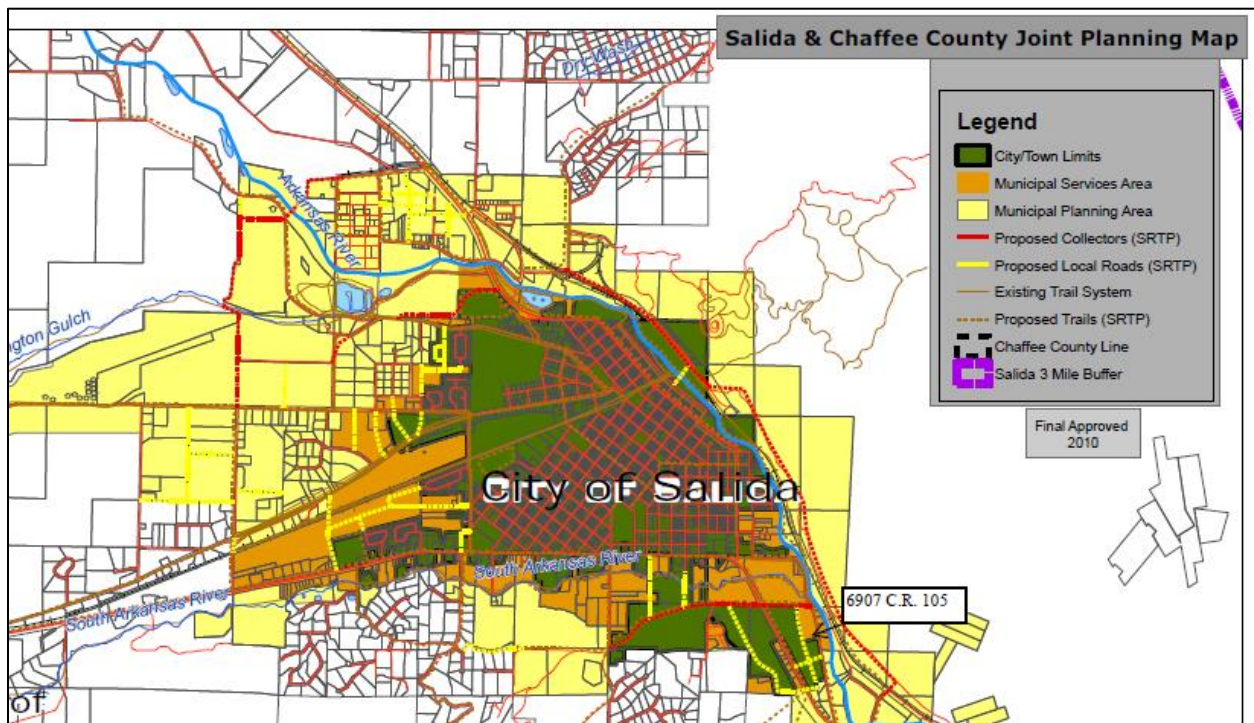
An application for annexation is a multi-step process. When annexing a property, the City must follow state statutes for contiguity and procedural requirements. The steps and standards include:

- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;
- Staff reviews the petition for compliance with city and state statutes and Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date;
 - On October 17, 2023 City Council adopted Resolution 2023-46 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for December 5, 2023.
- The (City Council) public hearing is advertised in the newspaper for four consecutive weeks;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- Council holds the public hearing on the annexation petition;
- Council reviews and possibly approves an annexation agreement; and
- Council holds a public hearing to review and possibly approves the proposed zoning.

FINDINGS OF FACT:

As explained above, the annexation shall be considered by the Commission as a required step prior to the zoning of the property. The following findings of facts are required for annexation:

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



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

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Assistant Fire Chief, Kathy Rohrich, responded “Fire Department has no concerns at this time.”
- Salida Police Department: Police Chief, Russ Johnson, responded “No issues from PD at this time.”
- Salida Parks and Recreation Department: Director Diesel Post, responded “Thanks for sharing. I do not see any mention of open space or fee-in-lieu. I know that Rob mention to the planning commission that Confluent park was so close and that that would the park that this neighborhood would use, use he will still need fee-in-lieu and probably some trail connections.”
- Public Works Department and City Engineering Consultants: Public Works and JVA are in the process of reviewing the civil plans.
- Salida Finance Department: Staff Accountant, Renee Thonhoff, responded 6907 C.R. 105 has a sewer/water utility account. System development fees would need to be paid upon further development.
- Salida School District: Superintendent David Blackburn, responded “We will accept fees in lieu of land.”
- Xcel Energy: Response is attached
- Chaffee County Planning Department, No response received

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed annexation, subject to the conditions listed below.

RECOMMENDED MOTIONS:

“I make a motion to recommend City Council approve the proposed Flour Mill Annexation as it meets the findings of fact for annexation, subject to the following recommended conditions to be included in the annexation agreement:

1. That new residential dwelling units constructed on the property shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal.
2. That new residential dwelling units constructed on the property shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites, at the time of issuance of a building permit.
3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.

Attachments: Proof of publication
Agency Reviews
Flour Mill Annexation Application and Plat Submittal

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING ANNEXATION, ZONING, PLANNED DEVELOPMENT AND MAJOR SUBDIVISION APPLICATIONS

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on October 23, 2023 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 hearing is regarding applications for the Flour Mill Annexation, Zoning, Planned Development Overlay and Major Subdivision submitted by and on behalf of Rob and Sarah Gartzman of Biker Baker Holdings, LLC, for the property located at 6907 County Road 105.

The City is currently considering the petition to annex and zone the subject property into the City. The general purpose of the hearings is to review the annexation map and supportive information and to consider the applicant's request to zone the property High Density Residential (R-3).

The request also includes concurrent review of Major Impact review applications for a Planned Development Overlay and Major Subdivision.

The requests include:

A. Approval of a Planned Development Overlay to allow the following deviations from the High Density Residential (R-3) zone district:

- Proposed subdivision with two (2) lots that will not front a public road, increased allowed density, reduced minimum lot size, reduced lot frontage, maximum lot coverage with structures (Lots 11, 12 & 13), reduced setbacks, increased height (Lots 11, 12 & 13) and reduced landscaping standards for Lot 14.

B. Approval of a Major Subdivision to subdivide the 2 acre property into 13 residential lots and 1 HOA owned and managed parking lot.

Any recommendation by the Planning Commission for the Annexation, Zoning, Planned Development Overlay and Major Subdivision shall be forwarded to the City Council for review and a public hearing scheduled for December 05, 2023, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, kristi.jefferson@cityofsalida.com (719) 530-2626.

*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 October 6, 2023



PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: _____

DATE: September 25, 2023

- Salida Public Works
Salida Fire Chief
Salida Police Chief
Salida Finance Department
U.S. Postal Service
U.S. Forest Service
CO Dept. of Transportation
City Consulting Engineer
City Attorney
Parks and Recreation Director

- Xcel Energy
Atmos Energy
Chaffee Co. Planning
Army Corps of Engineers
Division of Wildlife
Town of Poncha Springs
Chaffee Co. Building Official
Historic Preservation Commission
School District R-32-J
Other:

APPLICANT: Biker Baker Holdings LLC (Rob Gartzman) PHONE: 303-903-4620

EMAIL: rob@sweeties insalida.com

PROPERTY LOCATION: 6907 C.R. 105

PROJECT DESCRIPTION: The owner submitted applications for Annexation, Zoning, Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 107

TENTATIVE MEETING DATES:

- Planning Commission 10/23/23 @ 6:00 P.M.
City Council 12/05/23 @ 6:00 P.M.
Board of Adjustment @ P.M.
Board of Appeals @ P.M.

TRANSMITTAL INCLUDES:

- Application Form/Cover Letter
Vicinity Map
Site Plan
Plat
Other:

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: NO CONCERNS AT THIS TIME.

RESPONSE NEEDED BY: October 12, 2023

RECEIVED: _____

PLANNING STAFF: Kristi Jefferson

From: [Diesel Post](#)
To: [Kristi Jefferson](#); [Doug Bess](#); [Kathy Rohrich](#); rjohnson@salidapolice.com
Subject: Re: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Monday, September 25, 2023 9:17:41 AM
Attachments: [image001.png](#)

Thanks for sharing. I do not see any mention of open space or fee-in-lieu. I know that Rob mention to the planning commission that Confluent park was so close and that that would the park that this neighborhood would use, use he will still nee fee-in-lie and probably some trail connections.



Mike 'Diesel' Post
Director, Parks and Recreation

diesel.post@cityofsalida.com
P: 719-539-4555 | C: 719-966-9378
448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, September 25, 2023 8:53 AM
To: Doug Bess <doug.bess@cityofsalida.com>; Kathy Rohrich <kathy.rohrich@cityofsalida.com>; rjohnson@salidapolice.com <rjohnson@salidapolice.com>; Diesel Post <diesel.post@cityofsalida.com>
Subject: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

Attached is the agency review for Rob Gartzman’s annexation, zoning, Planned Development and Subdivision applications. Please let me know if you have any questions.

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



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

From: [Russ Johnson](#)
To: [Kristi Jefferson](#); [Doug Bess](#); [Kathy Rohrich](#); [Diesel Post](#)
Subject: RE: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Monday, September 25, 2023 2:33:35 PM
Attachments: [image001.png](#)

Nothing from PD at this time.

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, September 25, 2023 8:54 AM
To: Doug Bess <doug.bess@cityofsalida.com>; Kathy Rohrich <kathy.rohrich@cityofsalida.com>; Russ Johnson <rjohnson@salidapolice.com>; Diesel Post <diesel.post@cityofsalida.com>
Subject: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

Attached is the agency review for Rob Gartzman’s annexation, zoning, Planned Development and Subdivision applications. Please let me know if you have any questions.

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



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

From: [Blackburn, David](#)
To: [Kristi Jefferson](#)
Subject: Re: FW: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Friday, September 29, 2023 1:26:21 PM
Attachments: [image001.png](#)
[image001.png](#)

We will accept fees in lieu of land. Thank you.

Respectfully,

Dr. D. Blackburn
Superintendent
719.530.5203
719-221-5915
salidaschools.com

On Mon, Sep 25, 2023 at 11:30 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for Rob Gartzman’s Annexation, Zoning, Planned Development and Subdivision applications for his property at 6907 C.R. 105. Please let me know if you have any questions.

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



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

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Subject: Re: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Monday, September 25, 2023 10:55:55 AM
Attachments: [image001.png](#)
[Outlook-2efhggrn](#)

The property located at 6907 C.R. 105 currently has one water and one sewer tap. Upon development system development fees will need to be paid.

Thank you,
 Renee



Renee Thonhoff
 Staff Accountant, Finance Department

renee.thonhoff@cityofsalida.com
 P: 719-539-4555 | C: 719-539-5271
 448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

<!--[if !vml]-->

<!--[endif]-->

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

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, September 25, 2023 8:54 AM
To: Renee Thonhoff <renee.thonhoff@cityofsalida.com>
Subject: FW: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

Attached is the agency review for Rob Gartzman’s annexation, zoning, Planned Development and Subdivision applications. Please let me know if you have any questions.

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



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

October 2, 2023

City of Salida
448 East First Street, Suite 112
Salida, CO 81201

Attn: Kristi Jefferson

Re: The Flour Mill

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **The Flour Mill** Annexation and Zoning. Please be advised that Public Service Company has existing overhead and underground electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The City of Salida must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to dAnnexationNotifications@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Salida for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities including relocation and/or removal via

xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. This includes discussions regarding transformer location(s) and issues with the parking lot.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com



GENERAL DEVELOPMENT APPLICATION

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

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

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

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


A. Applicant Information

Name of Applicant: Biker Baker Holdings / Rob Gatzman
 Mailing Address: 815 G St Salida CO 81201
 Telephone Number: 303 903 4620 FAX: _____
 Email Address: rob@sweettrishsalida.com
 Power of Attorney/ Authorized Representative: _____
 (Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: The Flour Mill
 Street Address: 6967 CR 105, Salida, CO 81201
 Legal Description: Lot 3 Block _____ Subdivision Tripe T Minor 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 _____
 Signature of property owner  _____ Date 8/31/23



ANNEXATION APPLICATION

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

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

A. Development Process

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

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

1. General Development Application

2. Annexation Petition

3. Annexation Map. The preferred scale of the map is one (1) inch equals one hundred (100) feet; the minimum allowable scale is one (1) inch equals two hundred (200) feet. Sheet size shall be twenty-four (24) inches by thirty-six (36) inches. If it is necessary to draw the map on more than one (1) sheet, a sheet index shall be placed on the first sheet. The annexation map shall contain the following:

- a. Annexation Name
- b. Legal description. Legal description of the perimeter
- c. Names and addresses. Names and addresses of the owners, subdivider, land planner and land surveyor registered in the State.
- d. Scale
- e. North arrow
- f. Date. The date the map was prepared.
- g. Boundary lines and dimensions. Boundary lines of the proposed annexation. Distinction of the boundary that is contiguous to the City and the length of the same boundary on the map, including required showing of contiguity in feet.
- h. Platted lots. Lot and block numbers if the area is already platted.
- i. Improvements and easements. The location and dimensions of all existing and proposed streets, alleys, easements, ditches and utilities within or adjacent to the proposed annexation.
- j. Vicinity map. The vicinity map shall show the location of the proposed annexation, in relation to the City.
- k. Acreage. Total acreage to be annexed.
- l. Certificates. Certificates required to appear on the final annexation plat are described in Section 16-9-40 of the Land Use Code.

4. Digital Copy. A digital copy of the plat compatible with the City GIS shall be submitted.

5. Application Fee \$3,000 cash or check made out to City of Salida (\$1,000 application fee + \$2,000 retainer for attorney's fees)

7. Public Notice.

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

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

9. Notarized Special Fee and Cost Reimbursement Agreement completed

ANNEXATION PETITION

TO THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, GREETINGS:

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

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

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

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

ANNEXATION PETITION

"INSERT A"

(Description of territory proposed for annexation)

LEGAL DESCRIPTION OF A TRACT OF LAND TO BE ANNEXED

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING LOT 3 OF THE TRIPLE T RANCH MINOR SUBDIVISION AND A PORTION OF CHAFFEE COUNTY ROAD NO. 105, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF VANDAVEER RANCH ROAD AND THE WESTERN RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO. 105, SAID POINT BEING MARKED BY A 1½" ALUMINUM CAP STAMPED "LS 16117" AND BEING THE POINT OF BEGINNING;

THENCE SOUTH 78°47'57" WEST ALONG SAID NORTH RIGHT-OF-WAY OF VANDAVEER RANCH ROAD, A DISTANCE OF 221.72 FEET;

THENCE NORTH 12°14'41" WEST, A DISTANCE OF 383.06 FEET;

THENCE NORTH 73°55'54" EAST, A DISTANCE OF 221.81 FEET TO SAID WESTERN RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO. 105;

THENCE NORTH 12°48'58" WEST A DISTANCE OF 60.18 FEET;

THENCE NORTH 13°53'16" WEST A DISTANCE OF 268.86 FEET;

THENCE NORTHWESTERLY AND DEFLECTING TO THE LEFT, A DISTANCE OF 169.14 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 820.00 FEET, A DELTA ANGLE OF 11°49'07", A CHORD LENGTH OF 168.84 FEET AND A CHORD BEARING OF NORTH 19°46'48" WEST;

THENCE NORTH 25°25'46" WEST A DISTANCE OF 16.62 FEET, THIS AND THE PREVIOUS 3 COURSES ARE ALONG SAID WESTERN RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO. 105;

THENCE SOUTH 88°48'25" EAST A DISTANCE OF 55.88 FEET TO THE EASTERN RIGHT-OF-WAY OF SAID CHAFFEE COUNTY ROAD NO. 105;

THENCE SOUTH 17°20'35" EAST A DISTANCE OF 299.74 FEET;

THENCE SOUTH 14°18'14" EAST A DISTANCE OF 237.32 FEET;

THENCE SOUTH 11°01'56" EAST A DISTANCE OF 251.91 FEET;

THENCE SOUTH 10°39'25" EAST A DISTANCE OF 180.73 FEET, THIS AND THE PREVIOUS 3 COURSES ARE ALONG SAID EASTERN RIGHT-OF-WAY OF SAID CHAFFEE COUNTY ROAD NO. 105;

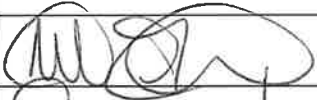
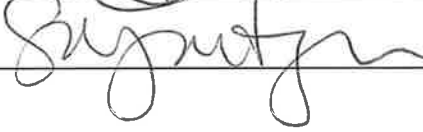
THENCE SOUTH 78°47'57" WEST A DISTANCE OF 47.24 FEET TO SAID WESTERN RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO. 105 ;

THENCE NORTH 09°55'44" WEST ALONG SAID WESTERN RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO. 105, A DISTANCE OF 66.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.10 ACRES.

ANNEXATION PETITION

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

Signature of Petitioners Requesting Annexation to the City of Salida, Colorado	Date of Signature of Each Petitioner	Mailing Address of each Petitioner	Description of Property Included the Area Proposed for Annexation Owned by Each person Signing this Petition. (Attach separate sheet, if necessary)
	8/31/23	8156 St Salida CO 81201	6907 CR 105, Salida CO 81201
	8/31/23	8156 St Salida CO 81201	6907 CR 105 Salida CO 81201

ANNEXATION PETITION

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO)
) ss.
 COUNTY OF CHAFFEE)

being first duly sworn, upon oath deposes and says that she/he was the circulator of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.

Circulator

Subscribed and sworn to before me this _____ day of _____, A. D. 20____.
 Witness my hand and official seal. My commission expires: _____.

Notary Public

**PETITION FOR EXCLUSION OF THE PROPERTY FROM THE SOUTH ARKANSAS FIRE
PROTECTION DISTRICT**

As an owner of property located in unincorporated Chaffee County, fire protection services are generally provided by the South Arkansas Fire Protection District (SAFPD). These services are supported by a mill levy, specifically for the SAFP, on your property tax bill. Once a property is annexed into the City of Salida, certain fire protection services will be provided by the City.

If a property owner annexes into the City and does not petition the SAFP for exclusion from the district, the property owner(s) will continue to pay real property taxes to South Arkansas Fire Protection District. It is the responsibility of the property owner to request that their land be excluded from the special taxing district during the annexation process. The petition to exclude land from the special taxing district should be submitted to the SAFP if you would like to have your property considered for exclusion by the South Arkansas Fire Protection District Board.

Petitions need to meet the requirements of Section 32-1501(1), C.R.S., in the following respects:

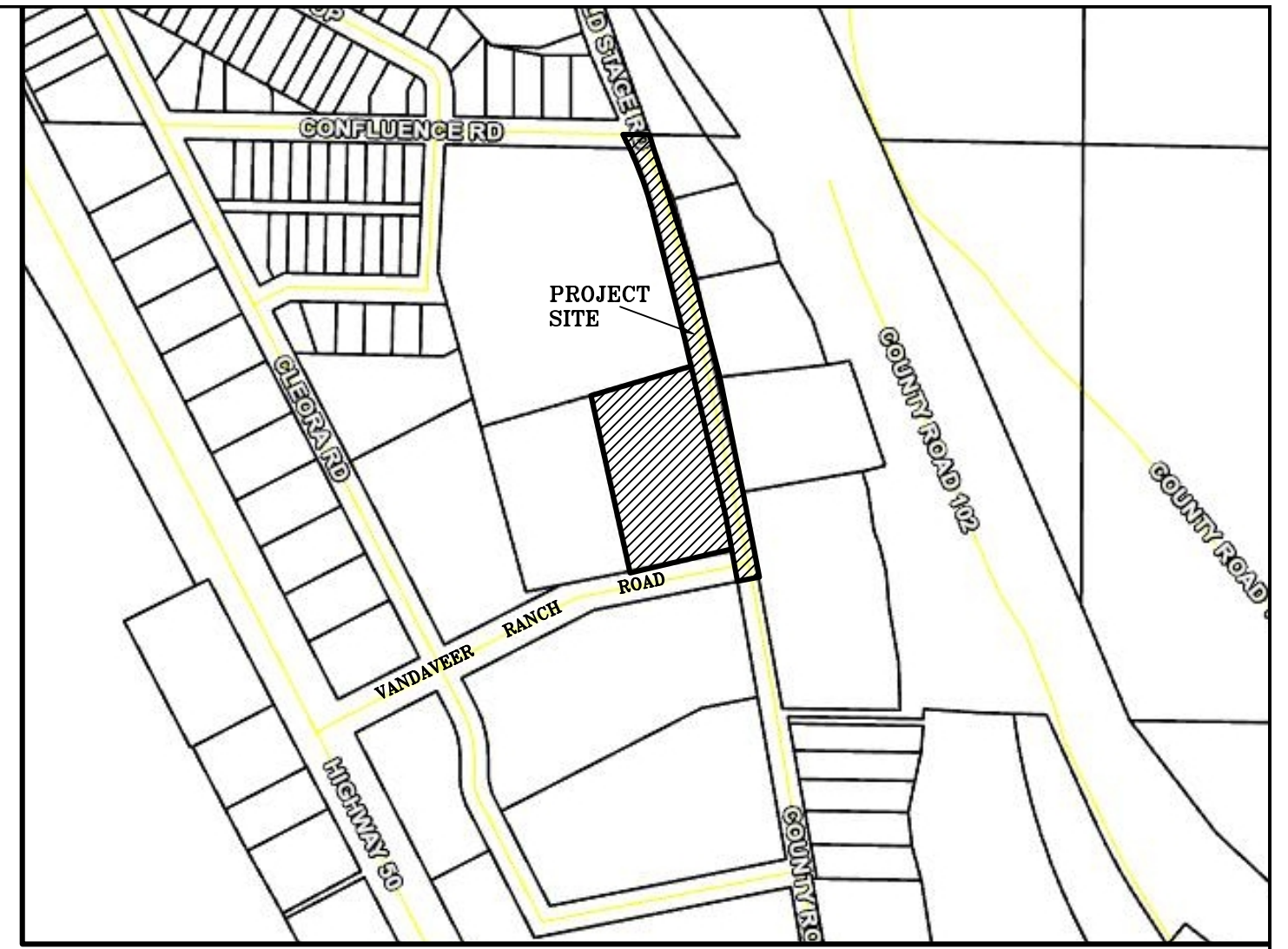
- A. Include a "legal description of the property"
- B. The petition/request must include notarized signature of the property owner(s)

You may mail or deliver a notarized copy of the request letter along with a full legal description of the property or properties (a copy of vesting deeds(s) will suffice) directly to the District, at 124 E Street, P.O. Box 393, Salida, CO 81201

The District incurs legal fees for exclusions in the range of \$650 - \$1000. A \$500 deposit for legal fees will be required up front.

BIKER BAKER HOLDINGS, LLC ANNEXATION TO THE CITY OF SALIDA

LOT 3, TRIPLE T RANCH MINOR SUBDIVISION
AND A PORTION OF CHAFFEE COUNTY ROAD 105
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

CITY COUNCIL APPROVAL

WHEREAS, THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX TERRITORY AS DESCRIBED HEREIN BY BIKER BAKER HOLDINGS, LLC, AS OWNERS OF 100 PERCENT OF THE AREA TO BE ANNEXED, EXCEPTING PUBLIC STREETS; AND WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED ON _____, 20____, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENT OF SECTION 3-1-12-107(1), WHEREAS, AFTER NOTICE AND PUBLIC HEARING ON _____, 20____, AS REQUIRED BY SECTION 3-1-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NO. _____ (SERIES 20____), DETERMINING THAT THE ANNEXATION ELECTION WAS NOT REQUIRED; AND WHEREAS, ON _____, 20____, THE CITY COUNCIL ADOPTED ORDINANCE NO. _____ (SERIES 20____) APPROVING AND ANNEXING BIKER BAKER HOLDINGS, LLC ANNEXATION TO THE CITY OF SALIDA; NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE BIKER BAKER HOLDINGS, LLC ANNEXATION TO THE CITY OF SALIDA AS DESCRIBED HEREIN, TO WIT:

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING LOT 3 OF THE TRIPLE T RANCH MINOR SUBDIVISION AND A PORTION OF CHAFFEE COUNTY ROAD NO. 105, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF VANDAVEER RANCH ROAD AND THE WESTERN RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO. 105, SAID POINT BEING MARKED BY A 1/2" ALUMINUM CAP STAMPED "LS 16117" AND BEING THE POINT OF BEGINNING;

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THENCE NORTH 13°53'16" WEST A DISTANCE OF 268.86 FEET;
THENCE NORTHWESTERLY AND DEFLECTING TO THE LEFT, A DISTANCE OF 169.14 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 820.00 FEET, A DELTA ANGLE OF 11°49'07", A CHORD LENGTH OF 168.84 FEET AND A CHORD BEARING OF NORTH 19°46'48" WEST;
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THENCE SOUTH 10°39'25" EAST A DISTANCE OF 180.73 FEET, THIS AND THE PREVIOUS 3 COURSES ARE ALONG SAID EASTERN RIGHT-OF-WAY OF SAID CHAFFEE COUNTY ROAD NO. 105;
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THENCE NORTH 09°55'44" WEST ALONG SAID WESTERN RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO. 105, A DISTANCE OF 66.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.10 ACRES.

SIGNED THIS ____ DAY OF _____, 2023.

CITY OF SALIDA

By: _____
MAYOR

CERTIFICATION OF TITLE

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 BIKER BAKER HOLDINGS, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2023.

TITLE AGENT

GENERAL NOTES

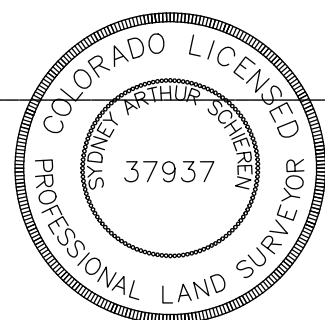
- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE NORTHERN RIGHT-OF-WAY OF VANDAVEER RANCH ROAD BETWEEN A 1/2" ALUMINUM CAP STAMPED "LS 37937" AND A 1/2" ALUMINUM CAP STAMPED "LS 16117" HAVING A BEARING OF NORTH 78°47'57" EAST.
- 2) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WESTCOR LAND TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE AND ESCROW), COMMITMENT NO. 22-20579, DATED AUGUST 15, 2022.
- 3) TOTAL AREA TO BE ANNEXED= 3.10 ACRES +/-
- 4) THIS ANNEXATION SUBJECT TO THE TERMS & CONDITIONS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. _____

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.

PRELIMINARY DRAFT
INTENDED FOR REVIEW BY CLIENT

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



TOTAL PERIMETER OF LAND TO BE ANNEXED	2480.23 FT
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	670.80 FT
CONTIGUOUS BOUNDARY REQUIREMENT 1/6 = 16.7%	27.0 %

REVISED:	
JOB # 22097	
DATE: SEPTEMBER 11, 2023	
SHEET 1 OF 1	

**BIKER BAKER HOLDINGS, LLC
ANNEXATION TO THE
CITY OF SALIDA**

LOT 3, TRIPLE T RANCH
MINOR SUBDIVISION AND
A PORTION OF CHAFFEE COUNTY ROAD 105
CHAFFEE COUNTY, COLORADO

**LANDMARK
SURVEYING & MAPPING**
P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031

CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT BIKER BAKER HOLDINGS, LLC IS THE OWNER OF 100% OF THE LAND DESCRIBED AND SET FORTH HEREIN, EXCEPT PUBLIC STREETS, THAT SUCH OWNER DESIRES AND APPROVES THE ANNEXATION OF THE TERRITORY DESCRIBED HEREIN TO THE CITY OF SALIDA, COLORADO.

EXECUTED THIS ____ DAY OF _____, 202__.

OWNER:

BIKER BAKER HOLDINGS, LLC, AUTHORIZED REPRESENTATIVE

CLERK AND RECORDER'S CERTIFICATE

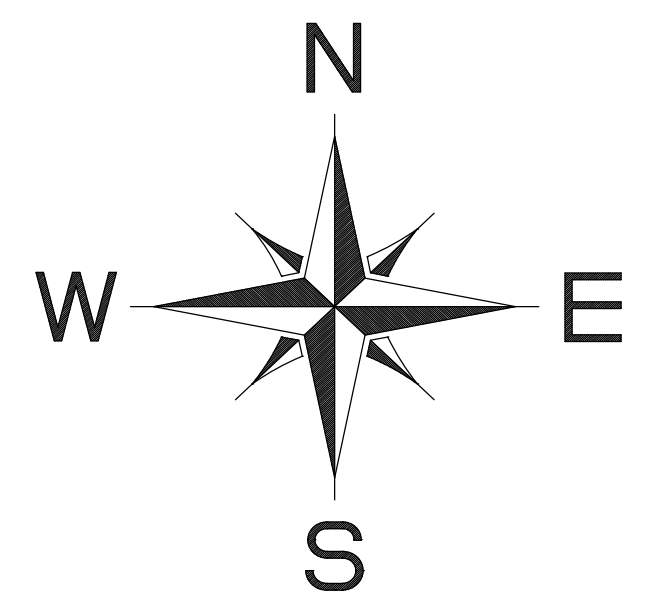
I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP ALONG WITH A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE BIKER BAKER, LLC ANNEXATION WERE ACCEPTED FOR FILING IN MY OFFICE AT _____ M. ON THIS ____ DAY OF _____, 2023 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE BIKER BAKER HOLDINGS, LLC ANNEXATION WERE ACCEPTED FOR FILING IN MY OFFICE ON THIS ____ DAY OF _____, 2023, AND IS DULY RECORDED.

CITY CLERK



SCALE
1" = 40'



LEGEND

- FOUND MONUMENT AS NOTED
- ▲ PREVIOUSLY SET 1/2" ALUMINUM CAP LS 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.



STAFF REPORT

MEETING DATE: October 23, 2023
AGENDA ITEM TITLE: Flour Mill Annexation - Zoning Review
AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

Following approval of the Flour Mill Annexation of the two (2) acre property into the City of Salida, the applicant Biker Baker LLC, represented by Rob Gartzman has requested a designation of the High Density Residential (R-3) zone district. The area annexed must be brought under the municipality’s zoning ordinance within 90 days from the effective date of the annexation ordinance.

The property is located along County Road 105 and Vandaveer Ranch Road, as shown on the map below.

A complete legal description is shown as exhibit A with the annexation application.



Surrounding Land Use and Zoning: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties to the north and east remain in Chaffee County and are also zoned RES. The properties to the west are within the city limits and are zoned High Density Residential (R-3) and the properties to the south are part of the Vandaveer Ranch Planned Development.



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

1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
 - The Comprehensive Plan includes the goals that new projects should complement the neighborhood’s mass and scale; be focused within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.
 - The zoning of R-3 would be consistent with the zoning found in the adjacent properties and would continue the regular pattern of zone district application.
2. **Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
 - Per the land use code, the purpose of the High-Density Residential (R-3) zone district is to provide for relatively high-density duplex and multi-family residential

areas, including primarily triplex, townhouse and apartment uses. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.

- The 6907 C.R. 105 property has a single-family manufactured home which will be removed prior to development of the site.
- The owner has submitted applications for a Planned Development Overlay and Major Subdivision for the development of the property.
- With the inclusionary housing density incentive this property is allowed 41 units of density within the R-3 zone district.
- Staff supports the request to zone the subject property as High-Density Residential (R-3).

3. **Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.

- The zoning classification of High Density (R-3) is consistent and compatible with the zoning of the adjoining 6906 Vandaveer Ranch Road property.

4. **Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.

- The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed zoning of the site as High Density Residential (R-3).

RECOMMENDED MOTION:

“I make a motion to recommend City Council approve the proposed zoning of the Flour Mill Annexation site to High-Density Residential (R-3) Zone District, as it meets the review standards for a zoning/rezoning.”

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING ANNEXATION, ZONING, PLANNED DEVELOPMENT AND MAJOR SUBDIVISION APPLICATIONS

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on October 23, 2023 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 hearing is regarding applications for the Flour Mill Annexation, Zoning, Planned Development Overlay and Major Subdivision submitted by and on behalf of Rob and Sarah Gartzman of Biker Baker Holdings, LLC, for the property located at 6907 County Road 105.

The City is currently considering the petition to annex and zone the subject property into the City. The general purpose of the hearings is to review the annexation map and supportive information and to consider the applicant's request to zone the property High Density Residential (R-3).

The request also includes concurrent review of Major Impact review applications for a Planned Development Overlay and Major Subdivision.

The requests include:

A. Approval of a Planned Development Overlay to allow the following deviations from the High Density Residential (R-3) zone district:

- Proposed subdivision with two (2) lots that will not front a public road, increased allowed density, reduced minimum lot size, reduced lot frontage, maximum lot coverage with structures (Lots 11, 12 & 13), reduced setbacks, increased height (Lots 11, 12 & 13) and reduced landscaping standards for Lot 14.

B. Approval of a Major Subdivision to subdivide the 2 acre property into 13 residential lots and 1 HOA owned and managed parking lot.

Any recommendation by the Planning Commission for the Annexation, Zoning, Planned Development Overlay and Major Subdivision shall be forwarded to the City Council for review and a public hearing scheduled for December 05, 2023, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, kristi.jefferson@cityofsalida.com (719) 530-2626.

*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 October 6, 2023



GENERAL DEVELOPMENT APPLICATION

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

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

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

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

A. Applicant Information

Name of Applicant: Bbsc Baker Holdings / Rob Gutzman
 Mailing Address: 815 G St Salida CO 81201
 Telephone Number: 303 903 4620 FAX: _____
 Email Address: rob@sweetiesinsalida.com
 Power of Attorney/ Authorized Representative: _____
 (Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

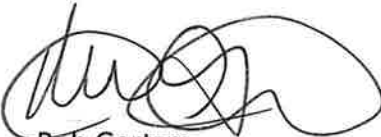
Name of Development: The Flour Mill
 Street Address: 6907 CE 105 Salida CO 81201
 Legal Description: Lot 3 Block _____ Subdivision Triple T Minor Subdivision (attach description)
 Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run 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 _____
 Signature of property owner [Signature] Date 8/31/23

Zoning Application Narrative

We are applying for our annexed property to be zoned with an R-3 designation. The other properties along Vandaveer Ranch Road have already been given R-3 zoning and this would allow for the zoning to be consistent throughout the street and neighborhood. We are also applying for a high-density development, as a Planned Development.



Rob Gartzman



PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 23, 2023

AGENDA ITEM TITLE: A. Flour Mill Planned Development; and
B. Flour Mill Major Subdivision

AGENDA SECTION: Public Hearing

REQUEST SUMMARY:

Following approval of the Flour Mill Annexation of the 2-acre property into the City of Salida, and zoning of High-Density Residential (R-3) the applicant is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 105. Land Use Code Sec. 16-3-120 allows for concurrent review of the applications.

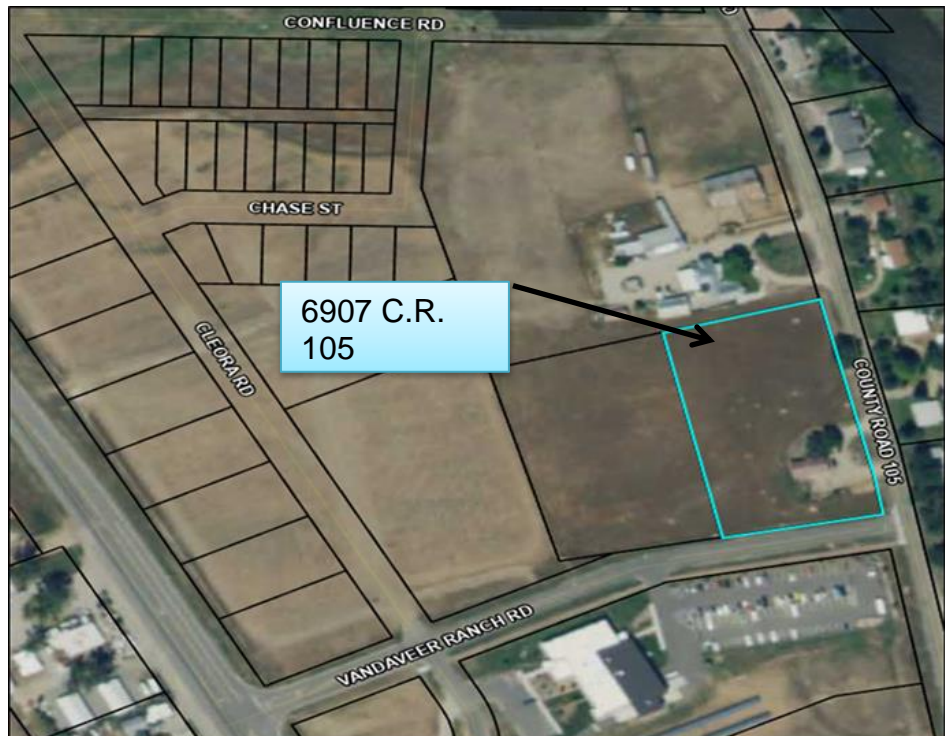
The applicant is proposing a major subdivision of 14 lots and will be constructing 3 single-family, 3 duplex buildings and three multi-family buildings with 20 units in each. The proposal is for 9 for-sale residential units, 40 for-sale condominiums and 20 apartment rental units

APPLICANT: The Biker Baker Holdings LLC, 815 G Street, Salida, CO 81201. The representative for the applicant is Rob Gartzman.

SITE LOCATION: The 2-acre parcel is located at 6907 C.R. 105.

PROCESS:
An application for a Major Impact Review must follow a two-step process.

The Planned Development and Major Subdivision is considered a project requiring "major impact review." These applications are being processed concurrently and must be reviewed by both the Planning



Commission and then City Council at noticed public hearings. The request is first addressed by the Planning Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the request to City

Council. The Commission may also remand the application back to the applicant for further information or amendment.

The Planned Development and Major Subdivision must be adopted by ordinance by the City Council, heard at 1st Reading and 2nd Reading with a public hearing at the second reading.

BACKGROUND AND DETAILS OF REQUEST:

A. Major Impact Review approval of a Planned Development Overlay for the following deviations from Table 16-F Dimensional Standards:

- **Street frontage:** Lots 11 and 12 will have frontage off of a private parking lot and not a public street.
- **Maximum density:** With the inclusionary housing provided within the development the R-3 zone district requires 2,100 square feet of lot area per dwelling unit. For the overall site the density allowance is 41 units and the request is for an allowed density of 69 units.
- **Maximum height allowed:** The maximum height allowed for primary buildings is 35'. The Applicant is requesting a deviation from the height requirement from 35' to 38' for the condo/apartment buildings on Lots 10, 11 & 13 to allow for architectural elements to conceal mechanical systems.
- **Minimum lot size:** In the R-3 zone district the minimum lot size is 5,063 square feet and the applicant is requesting the minimum lot size of 2,470 square feet for Lots 1, 2, 4 and a minimum lot size of 2,000 square feet for Lot 3.
- **Minimum lot frontage for the single-family and Laundromat lots:** The minimum lot frontage in the R-3 zone district is 37.5' and the applicant is requesting a minimum lot frontage of 36' for Lots 1, 2 and 4 and a minimum lot frontage of 28' for Lot 3.
- **Minimum setbacks:** The required front and rear setbacks for primary structures in the R-3 zone district are 20' from front property line and 20' from the rear property line and the required side yard setbacks are 5'. The applicant is requesting the minimum front and rear setbacks as shown in the table below in green. No deviations from the side yard setbacks are requested.

		Duplex Lots & Laundry facility Lot	Single-family Lots	Condominium/Apartment Lots
Zone District R-3		Lots 3, 5, 6, 7, 8, 9 & 10	Lots 1, 2 & 4	Lots 11, 12 & 13
Required front setback	20 feet	12'	12'	5'
Required rear setback principal building	20 feet	5'	5'	10'

- **Maximum Lot Coverage for structures:** The maximum lot coverage for structures in the R-3 zone district is 50% and the applicant is proposing lot coverage for structures of 64% for Lots 10, 11 and 13.

- **Maximum Lot Coverage for uncovered parking/access:** The maximum lot coverage for uncovered parking in the R-3 zone district is 25%, Lot 14 is the parking lot for the entire development and the applicant is requesting 73% coverage for uncovered parking/access for this lot only.
- **Minimum Landscape area:** The minimum landscape requirement is 30% in the R-3 zone district and Lot 14 is proposed to have a minimum landscape area of 27%. The proposed landscape area for the overall site is 45%.

It appears all other dimensional and parking requirements can be met by the development.

- B. Approval of a Major Subdivision to subdivide the above-described property into 12 residential lots, one (1) lot for a laundromat and one (1) lot for the HOA maintained parking lot.

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 not be possible under the application of standard zone districts."

The applicant is requesting Planned Development approval to allow deviations from Table 16-F Schedule of Dimensional Standards as outlined above.

THE CITY OF SALIDA COMPREHENSIVE PLAN

Generally zoning should be consistent with the community's comprehensive plan. The following Policies, Actions and Principles apply to the Flour Mill Planned Development proposal:

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

- The 2-acre property only has a single-family residence (to be removed). Approval of the planned development overlay would allow for infill rather than the mostly vacant lot.

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

- The proposed project is maximizing density by requesting a 68% increase in the allowed residential density.

Action LU&G-I.2c: 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.

- The site is within the MSA.

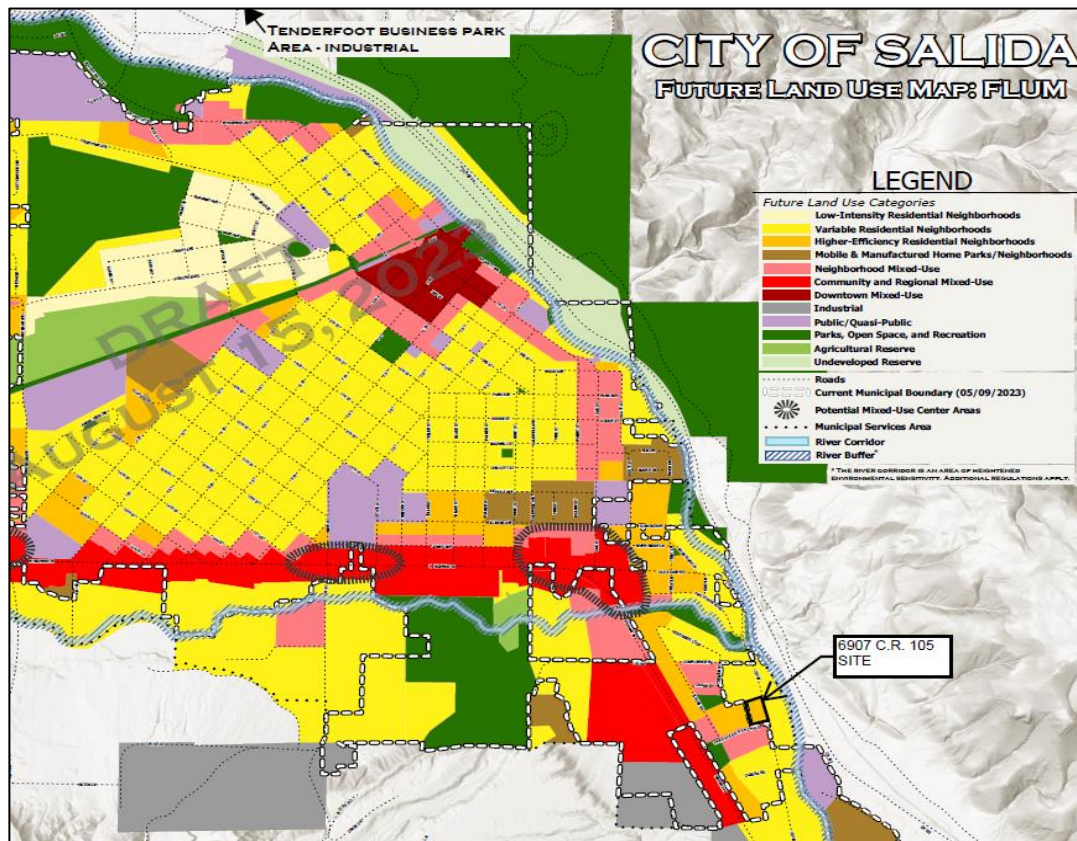
Policy H-I.1: Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.

- The majority of housing types in this specific area are single-family homes to the north and east of the Flour Mill property, and apartment buildings, income restricted LIHTC apartment buildings with 48 units and market-rate apartments with 32 units.
- With the proposal the applicant will have a variety of housing types providing rental housing for occupants affordable to people making 80%-100% AMI and the applicant is proposing the for-sale units to sell to occupants earning at or below 120% AMI.

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

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. The Chaffee County Housing Authority will be charged with qualifying residents for the deed restricted units and enforce the standards.

The Comprehensive Plan Future Land Use Map shows the 6907 C.R. 105 property as Higher-Efficiency Residential.



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.

- In addition to the request to eliminate the public street frontage requirement for Lots 11 and 12, the applicant is also requesting to increase the density 68% for the overall site, reduce the required minimum lot size for Lots 1-4, reduced minimum front and rear setbacks for all lots. Below is the requested table of dimensional standards for the Flour Mill PD.

	R-3	overall site	SF attached	SF detached	laundromat	condo/apartment lots	HOA lot
lot #	Requirement		Lots 5,6,7,8,9&10	Lots 1, 2 & 4	Lot 3	Lots 11, 12 & 13	Lot 14
min lot size	5063 s.f.	87133	n/a	2470	2000	7300	39532
density (min s.f of lot area per dwelling unit)	2100 s.f.	1263	2310	2470	n/a	365	n/a
min lot size attached	2160 s.f.	n/a	2310	n/a		n/a	n/a
min lot frontage	37.5'	n/a	n/a	36	28	n/a	n/a
min lot frontage attached	15'	n/a	34	n/a		n/a	n/a
max lot coverage: structures	50%	24%	43%	40%	30%	64%	0
max lot coverage: uncovered parking/access	25%	36%		0		0	73%
min landscape area	30%	45%	40%	40%	40%	36%	27%
side setback primary building	5'	5	5	5	5	5	n/a
side setback detached accessory building	3'/5'/10'	5	5	5	5	5	n/a
rear setback principal building	20'	5	5	5	5	10	n/a
rear setback accessory building	5'	n/a	5	5		5	n/a
front setback	20'	5	12	12	12	5	n/a
max building height primary	35'	35	25	25		35	n/a
max building height detached accessory building	25'	n/a	25	25		25	n/a
parking spaces required	69	76	n/a	n/a		n/a	76

- The requested deviations will not impact the property’s ability to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and should be compatible with other developments in the area, including the Salida Ridge affordable apartment buildings.

- The proposal is less compatible with the adjoining property at 6906 Vandaveer Ranch Road which contains the 32 single-story Magpie apartments on a similar size parcel. That developer chose to construct single story, however the zone district allows for 35' height and density would have allowed for 36 units.
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.
- Staff is recommending as a condition of approval that the right-of-way dedication along C.R. 105 be at least 30' from centerline to accommodate an 8' separated bike/ped trail along CR 105, consistent with adjacent property requirements.
 - The planned development plat is showing a dedication of 31' along the C.R. 105 right-of-way.
 - When the adjoining property at 6906 Vandaveer Ranch Road was annexed into the city, the annexation agreement required them to include a ten (10) foot wide public pedestrian access maintained between the site and adjoining properties on the east and west, at the north end of the site.



- The Flour Mill Planned Development includes an eight (8) foot wide public pedestrian access connecting to the adjoining 6906 Vandaveer Ranch Road property. Staff is recommending a condition of approval that this pedestrian access trail be the same 10' width as the adjoining property for pedestrian connections.
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.
- The owners will have a homeowner's association to maintain Lot 14 within the development.
4. Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD as required by the City.
- The applicant has provided civil engineering plans that include designs for private HOA maintained water and sewer services to serve the interior of the site. The plans are being reviewed by the Public Works Director and the City Engineering Consultants.
 - Staff is recommending a condition of approval that the civil plans be approved by the Public Works Director and City Engineering Consultants prior to second reading and public hearing with City Council.
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 R-3 zone district requires 2,100 square feet of lot area per dwelling unit with the inclusionary housing being provided within the development. For the overall site the density allowance is 41 units and the request is for an allowed density of 69 units. The request is an approximate 68% increase in density (69-41=28) (28/41=68%).

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 applicant submitted a 14-lot major subdivision to be reviewed concurrent with this planned development application.

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.

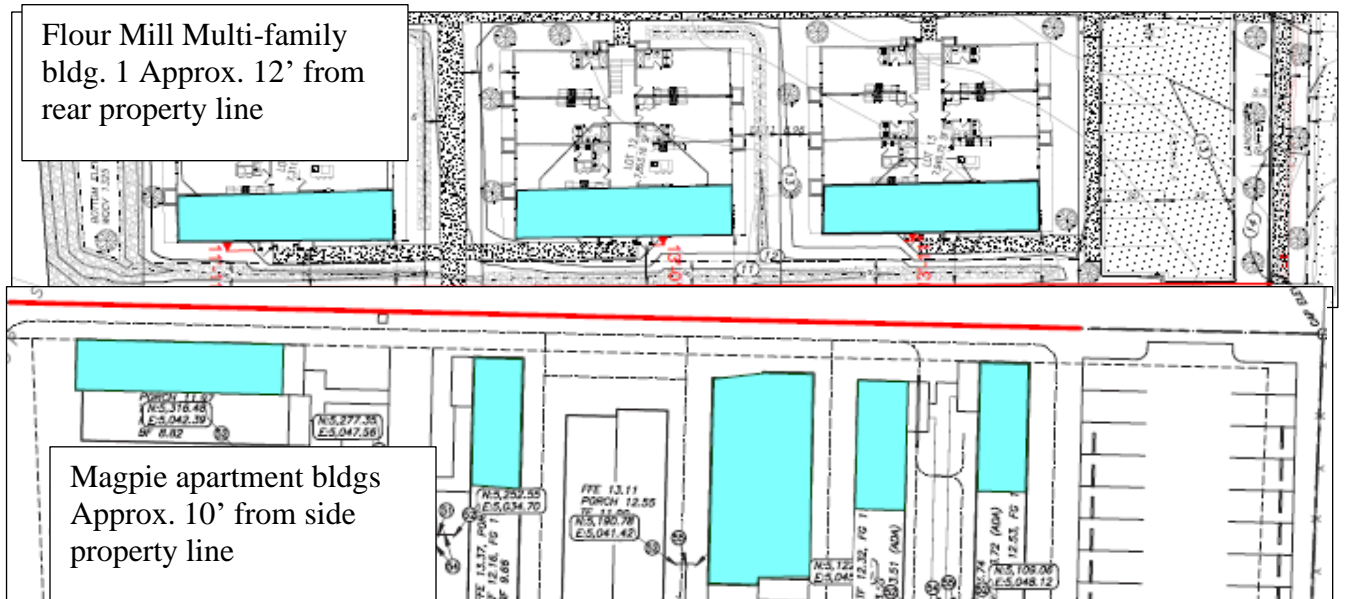
- Sec 16-8-20 – Road, driveway and sidewalk standards. (a) Access to Roads. All lots and developments shall have direct access to a public street: Lot 11 and Lot 12 in this proposed development will have access to a public street via the HOA owned and maintained parking lot which is Lot 14. All other improvements shall meet design standards required in Article VIII.

8. Maximum height. 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.
- The maximum height requirement in the R-3 zone district is 35' and the applicant is requesting a deviation from the height requirement from 35' to 38' for the condominium/apartment buildings on Lots 11, 12 & 13 to allow for architectural features and to conceal mechanical systems behind a parapet wall. The proposed parapet wall will be 36' and the architectural features will be 38'. The mechanical systems shall be concealed by the parapet wall.



- b. Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.



- The Magpie Apartments are 10' from their side property line and the Flour Mill Multi-family buildings are approximately 12' from their rear property line.
 - There shouldn't be loss of air circulation for adjacent properties but with 22' between the Flour Mill condominium/apartment buildings and the adjacent single story Magpie apartment buildings to the west there may be some shadowing in the morning.
- c. Inability to provide adequate fire protection using equipment currently in use by the Fire Department.
- The Fire Department has no concerns with the proposal.



9. Gross Building 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 only other use proposed within the Flour Mill Planned Development is a laundromat on Lot 3 to serve occupants of the development.

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.

- The applicant is requesting the following deviations from table 16-D Schedule of Uses.

FLOUR MILL SCHEDULE OF USES			
N = Not Permitted P = Permitted AR = Administrative Review	R-3 Zone District	Flour Mill Planned Development	Standards ¹
Residential Uses			
Accessory buildings and structures.	P	P	Sec. 16-4-190(c)
Accessory dwelling units	AR	AR	Sec. 16-4-190(c)
Duplex dwelling units	P	P	
Residential (3 - 4 units)	AR	P	
Residential (5 - 19 units)	AR	P	
Residential (20 or more units)	MR	P	
Single-family dwelling units	P	P	
Short-term Rental Units	AR	N	Sec. 16-4-190(q)
Laundromat (Lot 3)		P	Standards ¹
Notes:			
¹ The standards referenced herein are in addition to all other applicable standards of this Land Use Code.			

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 development has two entrances with one access off C.R. 105 and the second access off Vandaveer Ranch Road and should not have major impacts on the traffic in the area.
- The applicant submitted the following summary of trip generation for the 69 units.

The Flour Mill																
Summary of Trip Generation																
Land Use	ITE Code	Intensity	Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
					Rate	Total	In		Out		Rate	Total	In		Out	
							%	Trips	%	Trips			%	Trips	%	Trips
Single Family Detached Housing	210	9 DU	9.57	86	0.75	7	25%	2	75%	5	1.01	9	63%	6	37%	3
Apartments	220	20 DU	6.65	133	0.51	10	20%	2	80%	8	0.62	12	65%	8	35%	4
Condominiums/Townhouses	230	40 DU	5.81	232	0.44	18	17%	3	83%	15	0.52	21	67%	14	33%	7
Total				452		35		7		28		42		28		15

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 applicant is requesting a deviation from the landscape standards for Lot 14 in order to meet the parking requirements for the entire development. The development will meet the remaining standards of Article VIII.

13. 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 be required to meet the energy standards of the building codes.

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

- The applicant is proposing a major subdivision of 14 lots and will be constructing 3 single-family, 3 duplex buildings and three multi-family buildings with 20 units in each. The proposal is for 9 for-sale residential units, 40 for-sale condominiums and 20 apartment rental units.



Example: Duplex residences



Example: Single-family residence



Multi-family Condominium/apartment buildings with 20 units in each bldg



3-D renderings of proposed development



15. 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.
- Utility easements, common areas and Lot 14 are to be owned and maintained by the homeowner’s association. The City will provide police and fire protection and serve the project with water and sewer through public mains. Water and sewer system development fees will help offset long term costs of expanding those systems. The fees for Fair Contributions for Public School Sites will be required per residential unit (except the deed restricted units) to help offset impacts on the school district, and open space fees will be required for each unit.
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.
- There are no private or public parks or recreational areas proposed within the planned development. The applicant has agreed to provide trail access connecting to the pedestrian trail within the 6906 Vandaveer Ranch Road development.
 - The applicant will be required to construct an 8’ trail along C.R.105.
17. There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements.
- The only constraint the property presents is the need to be redeveloped.
18. The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval period.
- Immediately adjacent uses consist of single-family and multi-family residences. The single-family residences to the north and east are zoned Residential within the County and the properties to the south and west are zoned High-density residential (R-3) or Planned Development.
 - The proposed residential units on this site would blend with the existing adjacent and nearby Salida Ridge apartments and the Magpie apartment buildings. Given the variety of residential properties in the area, and the primarily residential nature of the proposal, the adjacent properties should not be detrimentally affected.
 - Staff has received letters from both adjoining neighbors who are not in support of the proposal. The letters are attached to the staff report for the Commission to consider.

Evaluation Standards for Major Planned Developments.

Section 16-7-40(c) - In addition to the above evaluation standards, the following standards or requirements shall govern the application of a major planned development and shall be utilized by the Planning Commission and the City Council in evaluating any major PD plan:

- (1) Staging of Development. Each stage within a PD shall be so planned and so related to the existing surroundings and available facilities and services that failure to proceed to the subsequent stages will not have an adverse impact on the PD or its surroundings at any stage of the development.
 - The applicant is proposing to build the development in three (3) phases.
 1. The first phase includes the street and sidewalk improvements, water and sewer infrastructure and the single-family and duplex units.
 2. The second phase includes partially completing Lot 14 parking lot, the two condominium buildings containing 20 units in each and at the end of phase 2 the applicant will build the laundry facility.
 3. The third and final phase will be the completion of the 20-unit apartment building and completion of Lot 14, parking lot.

- (2) Parks, Trails and Open Space. Each major planned development shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces are developed and preserved as the community grows.
 - There are no parks, open space or recreation facilities in the development, and given the size of the lot it would not be practical. The City has a 1.24-acre park located in the Confluent Park Planned Development near this property.
 - The applicant acknowledges that required open space fees-in-lieu will be paid at time of building permit for each unit and has already noted this on the major subdivision plat.

- (3) Civic Engagement. Civic buildings and public gathering places should be provided to reinforce community identity and support civic engagement.
 - No civil buildings or public gathering places are proposed within the development.

MAJOR SUBDIVISION PLAT REVIEW

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The applicant is requesting that the Planning Commission recommend approval of the 13-lot residential subdivision, 1 lot for laundry facility and 1 lot for parking to be commonly-owned by the homeowners association. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan as detailed on pages 3 and 4 of this report which promotes diverse residential housing (including affordable for-sale and rental units) and access to nearby trails. Staff finds that the development is compatible with surrounding land uses and should not create unreasonable adverse effects on neighboring properties.
2. Zone District Standards. The applicant is requesting exemptions from the public street frontage for 2 of the 14 lots, minimum lot size, density and the multi-family units be allowed as a use by right. Deviations to such standards have been requested through the concurrent Planned Development application.
3. Improvements. The proposed subdivision shall be provided with improvements which comply with 16-2-60 and landscaping which complies with Section 16-8-90 of this Chapter.
 - a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
 - b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - c. Phases. The applicant is proposing three phases within the planned development request.
4. Natural Features. Staff is unaware of any extraordinary natural features on the site.
5. Floodplains. This property does not reside in the floodplain. This standard does not apply.
6. Noise Reduction. Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. This property does not border a highway right-of-way.
7. Future Streets. Future streets are not proposed for this development.
8. Parks, Trails and Open Space. No public open space dedication is proposed within this development with the exception of Trail connections. The applicant will be required to pay a fee-in-lieu for open space at the time of building permit submittal for each residential unit constructed on the property.
9. Common Recreation Facilities. This development does not include any common recreation facilities.

- 10. Lots and Blocks. The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated.
- 11. Architecture. The architectural concept proposed for this site is intended to complement the surrounding neighborhood. It meets or exceeds the architectural requirements of the Code.
- 12. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.
- 13. Inclusionary Housing. Land Use Code Sec. 16-13-20 Any application brought under planned development and major subdivision sections of this code are required to include at least sixteen and seven tenths (16.7) percent of the total number of residential dwelling units as affordable dwelling units, pursuant to requirements set forth in Article XIII.

- The inclusionary housing requirement for this property is 11 deed restricted units and the applicant will exceed the required number of deed restricted units.
- The applicant is committed to deed restricting 50% of the units within the development. The IH requirements will also be included in the Flour Mill Annexation agreement and the Subdivision Improvement and Inclusionary Housing Agreement.
- There is a plat note on the planned development plat regarding the inclusionary housing. The number of rental units and for-sale units will be determined and written in the Inclusionary Housing Agreement

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Requests to referral agencies and the comments received are as follows:

- **Salida Fire Department**: Assistant Fire Chief, Kathy Rohrich, responded “Fire Department has no concerns at this time.”
- **Salida Police Department**: Police Chief, Russ Johnson, responded “No issues from PD at this time.”
- **Salida Parks and Recreation Department**: Director Diesel Post, responded “Thanks for sharing. I do not see any mention of open space or fee-in-lieu. I know that Rob mention to the planning commission that Confluent park was so close and that that would the park that this neighborhood would use, he will still need fee-in-lieu and probably some trail connections.”
- **Public Works Department and City Engineering Consultants**:
- **Salida Finance Department**: Staff Accountant, Renee Thonhoff, responded 6907 C.R. 105 has a sewer/water utility account. System development fees would need to be paid upon further development.

- **Salida School District:** Superintendent David Blackburn, responded “We will accept fees in lieu of land.”
- **Xcel Energy:** Response is attached
- **Chaffee County Planning Director,** No response received

A. PROPOSED PLANNED DEVELOPMENT

If the Commission recommends City Council approve the Flour Mill Planned Development Overlay staff recommends the following conditions:

1. That new residential dwelling units constructed on the property shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal.
2. That new residential dwelling units constructed on the property shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites, at the time of issuance of a building permit.
 - The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.
3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.
4. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
5. That the pedestrian access trail on the western side of the property be the same 10’ width as the adjoining property for pedestrian connections.
6. At the time of development, the applicant is required to pay \$8,851.61 for the Confluent Park pressure reducing valve reimbursement agreement recorded at reception #470651.

B. PROPOSED MAJOR SUBDIVISION

If the Commission makes a recommendation of approval to City Council for the Flour Mill Major Subdivision staff recommends the following conditions:

- 1. The following plat notes to be updated on the Major Subdivision Plat prior to recording the subdivision:
 - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.
 - The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.
 - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed.
- 2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
- 3. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement and Inclusionary Housing agreement that guarantees the construction of the public improvements that are required for the project and that Article XIII Inclusionary Housing of the Land Use Code requirements are met.

POTENTIAL MOTIONS:

- A. "I make a motion to recommend Council (approval, approve with conditions, denial or continue the hearing to a date certain) the proposed Flour Mill Planned Development subject to the conditions recommended by staff," and
- B. "I make a motion to recommend Council (approval, approve with conditions, denial or continue the hearing to a date certain) the Flour Mill Major Subdivision, subject to the conditions recommended by staff."

Attachments:

- Proof of Publication
- Agency review comments
- Letters received from adjoining neighbors
- Letters of support of the project
- PD Application Materials
- Planned Development Plat
- Flour Mill Major Subdivision

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING ANNEXATION, ZONING, PLANNED DEVELOPMENT AND MAJOR SUBDIVISION APPLICATIONS

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on **October 23, 2023** 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 hearing is regarding applications for the Flour Mill Annexation, Zoning, Planned Development Overlay and Major Subdivision submitted by and on behalf of Rob and Sarah Gartzman of Biker Baker Holdings, LLC, for the property located at 6907 County Road 105.

The City is currently considering the petition to annex and zone the subject property into the City. The general purpose of the hearings is to review the annexation map and supportive information and to consider the applicant's request to zone the property High Density Residential (R-3).

The request also includes concurrent review of Major Impact review applications for a Planned Development Overlay and Major Subdivision.

The requests include:

A. Approval of a Planned Development Overlay to allow the following deviations from the High Density Residential (R-3) zone district:

- Proposed subdivision with two (2) lots that will not front a public road, increased allowed density, reduced minimum lot size, reduced lot frontage, maximum lot coverage with structures (Lots 11, 12 & 13), reduced setbacks, increased height (Lots 11, 12 & 13) and reduced landscaping standards for Lot 14.

B. Approval of a Major Subdivision to subdivide the 2 acre property into 13 residential lots and 1 HOA owned and managed parking lot.

Any recommendation by the Planning Commission for the Annexation, Zoning, Planned Development Overlay and Major Subdivision shall be forwarded to the **City Council for review and a public hearing** scheduled for **December 05, 2023**, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, kristi.jefferson@cityofsalida.com (719) 530-2626.

*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 October 6, 2023



PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: _____

DATE: September 25, 2023

- Salida Public Works
- Salida Fire Chief**
- Salida Police Chief
- Salida Finance Department
- U.S. Postal Service
- U.S. Forest Service
- CO Dept. of Transportation
- City Consulting Engineer
- City Attorney
- Parks and Recreation Director

- Xcel Energy
- Atmos Energy
- Chaffee Co. Planning
- Army Corps of Engineers
- Division of Wildlife
- Town of Poncha Springs
- Chaffee Co. Building Official
- Historic Preservation Commission
- School District R-32-J
- Other:

APPLICANT: Biker Baker Holdings LLC (Rob Gartzman) PHONE: 303-903-4620

EMAIL: rob@sweeties insalida.com

PROPERTY LOCATION: 6907 C.R. 105

PROJECT DESCRIPTION: The owner submitted applications for Annexation, Zoning, Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 107

TENTATIVE MEETING DATES:

- Planning Commission 10/23/23 @ 6:00 P.M.
- City Council 12/05/23 @ 6:00 P.M.
- Board of Adjustment _____ @ _____ P.M.
- Board of Appeals _____ @ _____ P.M.

TRANSMITTAL INCLUDES:

- Application Form/Cover Letter
- Vicinity Map
- Site Plan
- Plat
- Other:

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: NO CONCERNS AT THIS TIME.

RESPONSE NEEDED BY: October 12, 2023

RECEIVED: _____

PLANNING STAFF: Kristi Jefferson

From: [Diesel Post](#)
To: [Kristi Jefferson](#); [Doug Bess](#); [Kathy Rohrich](#); rjohnson@salidapolice.com
Subject: Re: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Monday, September 25, 2023 9:17:41 AM
Attachments: [image001.png](#)

Thanks for sharing. I do not see any mention of open space or fee-in-lieu. I know that Rob mention to the planning commission that Confluent park was so close and that that would the park that this neighborhood would use, use he will still nee fee-in-lie and probably some trail connections.



Mike 'Diesel' Post
Director, Parks and Recreation

diesel.post@cityofsalida.com
 P: 719-539-4555 | C: 719-966-9378
 448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, September 25, 2023 8:53 AM
To: Doug Bess <doug.bess@cityofsalida.com>; Kathy Rohrich <kathy.rohrich@cityofsalida.com>; rjohnson@salidapolice.com <rjohnson@salidapolice.com>; Diesel Post <diesel.post@cityofsalida.com>
Subject: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

Attached is the agency review for Rob Gartzman’s annexation, zoning, Planned Development and Subdivision applications. Please let me know if you have any questions.

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



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

From: [Russ Johnson](#)
To: [Kristi Jefferson](#); [Doug Bess](#); [Kathy Rohrich](#); [Diesel Post](#)
Subject: RE: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Monday, September 25, 2023 2:33:35 PM
Attachments: [image001.png](#)

Nothing from PD at this time.

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, September 25, 2023 8:54 AM
To: Doug Bess <doug.bess@cityofsalida.com>; Kathy Rohrich <kathy.rohrich@cityofsalida.com>; Russ Johnson <rjohnson@salidapolice.com>; Diesel Post <diesel.post@cityofsalida.com>
Subject: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

Attached is the agency review for Rob Gartzman’s annexation, zoning, Planned Development and Subdivision applications. Please let me know if you have any questions.

Kristi Jefferson
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Salida, CO 81201
(719) 530-2626



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From: [Blackburn, David](#)
To: [Kristi Jefferson](#)
Subject: Re: FW: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Friday, September 29, 2023 1:26:21 PM
Attachments: [image001.png](#)
[image001.png](#)

We will accept fees in lieu of land. Thank you.

Respectfully,

Dr. D. Blackburn
Superintendent
719.530.5203
719-221-5915
salidaschools.com

On Mon, Sep 25, 2023 at 11:30 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for Rob Gartzman’s Annexation, Zoning, Planned Development and Subdivision applications for his property at 6907 C.R. 105. Please let me know if you have any questions.

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



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

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Subject: Re: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Monday, September 25, 2023 10:55:55 AM
Attachments: [image001.png](#)
[Outlook-2efhggrn](#)

The property located at 6907 C.R. 105 currently has one water and one sewer tap. Upon development system development fees will need to be paid.

Thank you,
Renee



Renee Thonhoff
Staff Accountant, Finance Department

renee.thonhoff@cityofsalida.com
P: 719-539-4555 | C: 719-539-5271
448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

<!--[if !vml]-->

<!--[endif]-->

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

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, September 25, 2023 8:54 AM
To: Renee Thonhoff <renee.thonhoff@cityofsalida.com>
Subject: FW: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

Attached is the agency review for Rob Gartzman’s annexation, zoning, Planned Development and Subdivision applications. Please let me know if you have any questions.

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



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

October 2, 2023

City of Salida
448 East First Street, Suite 112
Salida, CO 81201

Attn: Kristi Jefferson

Re: The Flour Mill

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **The Flour Mill** Annexation and Zoning. Please be advised that Public Service Company has existing overhead and underground electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The City of Salida must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to dAnnexationNotifications@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Salida for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities including relocation and/or removal via

xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. This includes discussions regarding transformer location(s) and issues with the parking lot.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com

Date: October 16, 2023

To: Members of the Salida Planning Commission and the Salida City Council

From: Paige Judd

Re: The Flour Mill Planned Development

As a neighbor of the Flour Mill project, I have some concerns about the project. My husband Joe and I own The Magpie Apartments at 6906 Vandaveer Ranch Road. We share a property line along the west edge of the Flour Mill property.

The Magpie property is zoned R-3 and meets the dimensional standards for this zoning. We met the 10' side setbacks and the 15' setbacks. Our 32 apartments rent between 70% and 73% AMI. We have created a nice, comfortable home for 48 people who live and work in Salida. There are aspects of the Flour Mill project that will impact the residents of The Magpie which I want to discuss.

I will not be able to attend the October 23 meeting, so I am sending you my comments. Please feel free to reach out if you have any questions.

Here are my concerns.

Density

The developer is asking for a project density of 1263 square feet per dwelling, and the standard for R3 is 2100 square feet per dwelling. The 2 acre property could hold 41 dwellings by right, so 69 units is well over 50% more dense than R-3 allows. This is a HUGE increase in density over the standard, and will impact the neighbors in many ways. This increased density naturally leads to every other deviation from the standards that follow: maximum lot coverage, setbacks, building height, and parking. This project is on the very fringe of town and does not match the neighboring properties, which are much less dense.

Setbacks

The developer is asking for a 10' rear setback for lots 11, 12, and 13. These buildings are going to be built along my property line. The code calls for a 20' rear setback, and the developers are also asking for a height variance on these lots. The combination of a smaller setback and a height variance will definitely impact our tenants who live along that property line in a negative fashion. I strongly request that these buildings are held to a 20' rear setback, as is the standard for R-3. If you decide to allow them to build a 38'

tall building 10' from my property line, I request that the developers build an attractive 6' privacy fence to give my tenants at least a modicum of privacy. I can live with the 38' if the buildings are 20' from my property line.

Parking

At The Magpie we have a lot of couples choosing to live in 1 bedroom apartments which is unexpectedly higher than our other projects. We do not have enough parking, and we have many tenants who park on Vandaveer Ranch Road. We have an average of 1.375 cars per one bedroom apartment, and 1.4375 cars per two bedroom apartment (averaging 1.4 cars per dwelling). Assuming a similar mix for The Flour Mill project, the 69 dwelling units will require about 97 parking spaces, and they are providing 76. This means that there may be up to 21 cars parking along Vandaveer Ranch Road and County Road 105. That is a lot of cars to be parking along rural roads, and I am only bringing it up so you can anticipate what that might look like.

It is not legal for landlords to select a one person household over an equally qualified two person household based solely on the number of people in the household. When I spoke with the developer about this, he indicated that it may be possible for deed restricted projects to put a limit on the number of people who live in an apartment or condo if it is written into the deed restriction at the beginning. I suggest that this option be pursued for the safety of those who park (and drive) on rural roads that are not designed for on street parking.

Joe and I have been supporters of making it easier to build affordable housing in Salida for many years. We have followed the rules of our properties' zoning and designed our 3 apartment complexes to fit in with the homes that neighbor our projects. We have done this and provide 70 apartment rentals that rent between 63 and 83 percent of AMI.

I understand that when a developer undertakes a Planned Development they can ask for adjustments to the Dimensional Standards for their particular zoning. This project is asking for many exceptions to the standards, and I feel that many of these are going to negatively impact our tenants.

I invite you to take a trip to 6906 Vandaveer Ranch Road. The property line we share with The Flour Mill project is clearly marked with straw bundles that were put in place during construction to control runoff. Step off 10', and look up 38' and think about how you would feel if this was your home. Those buildings are too close, and too tall.

I support this project in many ways. If the buildings on lots 11, 12 and 13 are 20' from

my property line, I can live with the rest. If they are allowed to build 38' tall buildings 10' from my property line, I will be very disappointed in the process and the outcome.

Thanks for listening.

Paige Judd
834 Crestone Ave
Salida, CO 81201
paigeer@gmail.com
719-539-5651
salidaapartments.com

September 11, 2023

RE: 6907 County Road 105

To: Members of the Salida Planning Commission and City Council:

I am writing to express my opposition to the Gartzman proposal at 6907 CR 105.

I neighbor this project immediately to the North. My land has been developed around on all sides, and while these changes are personally unappealing to me, I have offered my support to each of these developments to the degree that they make sense and meet the needs of our community. I do not approach this process from a “Not in my backyard” mentality, I hope that council can recognize my interest in creating a community that works for everyone. For a town to have character, characters must have a place to live.

My objection to the Gartzman project has several aspects.

First, I am concerned about the process the city is following as they mingle a future land use map, with their examination of this project in particular. Choosing to have these two processes proceed in parallel, and indeed even at the same meeting, creates an appearance that this project is not being held to the standards that have been agreed upon and are in place at the time of the proposal, but rather to a more favorable future land use designation that was not in place when this proposal was made.

Furthermore, placing requirements for future development density into a Future Land Use Map misses the public involvement that would have been required for a revision to land use code. This approach sidesteps the process that should be a part of shaping our community in the near and distant future.

Second, while I recognize that the August 14 joint City Council and Planning Commission work session was not required to be notified to adjacent landowners, having that meeting without involving neighbors does not create an atmosphere of trust among those who will be so heavily impacted by the outcome, nor does it allow the City to get the feedback of people who are already living in this area.

Regarding the details of the proposed development specifically, while I understand that the Gartzmans are seeking a Planned Development Overlay, residents of the City and County have a right to expect development to happen within the boundaries of existing land use code. Doing “spot zoning” where new rules are made for every development is unfair to neighbors who have a right to know what they might have to live next to, unfair to other developers who may be treated differently, and unfair to the citizens and staff who worked on developing a land use code in the first place.

As proposed, this project asks for a variance on essentially every important aspect of code: density, height, lot size, lot frontage, height, setback, coverage, and green space to name a few. What are the rules for, if not this situation? Creativity to allow development to fit a particular site is one thing, this is another. These requests are unreasonable and I do not support any variance in any of these areas. R-3 high density zoning is what was requested at the time of annexation and the development should proceed within the confines of that code. 41 units on 2 acres is very high density compared to almost everywhere else in our city, a request for 69 should not even get a reading.

Furthermore, as proposed, this project puts a three-story high density apartment complex within 20 feet of my historic ranch homestead. At a personal level, it means I would lose my ability to see the mountains to the South of my home and upper story residents could see into my home, but at a communal level, this ruins the pastoral flavor that most residents and visitors love. Nearly every day, I watch people taking pictures of the historic structures on my property with mountains in the background, now they would be taking a picture of someone's deck. On one hand, we all recognize the importance of attainable housing as our community grows, but on the other, are we willing to sacrifice the historic and natural qualities we love to accomplish that? I would argue for a middle path, this proposal is an extreme one.

If developed as proposed, Vandaveer Road would have three of the highest density projects in the County immediately adjacent to each other. This will create a myriad of issues, from practical ones like parking (already a problem due to the variances allowed at the Magpie) and traffic on CR 105, to the communal, like overuse of parks and open space.

In addition, this proposal would further an issue where different economic classes in our community are effectively geographically segregated. We should be thinking about how people will live, work, and play together over decades to come, and I suspect a standalone district of high density will not age well. There should be more to city planning and creating community than placing development where the sewer is convenient to access.

Finally, the extent to which this proposal does not conform to code must not be used as a new standard of comparison. There is no midpoint between this unreasonable request, and the R-3 zoning the developer sought in annexation. What is proposed here is essentially creating a new zoning category on an ad-hoc basis without any public process, which is wrong on every level. The number and magnitude of variances sought are an attempt to end run around the zoning and codes we have in place, and even a revised proposal that lessens the degree of variance does not address that concern. I'm sure this process will continue with updated versions of the plan, the question that must be asked at each step is how this version relates to R-3 zoning, not how it relates to the previous version.

I would welcome a meeting where those of us who neighbor this proposed development could meet directly with the developer and the City, to learn the facts about this project and have a chance to make direct comments and look for common ground.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ned Suesse', with a long horizontal flourish extending to the right.

Ned Suesse
6953 CR 105
Salida, CO 81201
ned@nedsuesse.com



October 18, 2023

Dear Planning Commission, City Council, Mayor and City Staff:

I am writing to express enthusiastic support for Rob Gartzman’s Flour Mill development project.

The Flour Mill very much aligns to the housing needs identified in the Chaffee Housing Authority’s 2022 Housing Needs Assessment, indicating a requirement of over 1100 units of housing by 2027 in Chaffee County and counting. According to the Needs Assessment, Salida will need a minimum of 260 rental units at or below 120% AMI and 140 ownership units at or below 120% AMI.

Therefore, the Flour Mill will go a long way to provide housing units to serve Salida workers, including 60 units priced at 100% AMI and nine units priced at 120% AMI. Additionally, the fact that 50% of the units will be deed restricted is also very exciting as this structure will preserve this new housing supply for years to come.

The Flour Mill development is a great example of a project that will help address our housing issues. We need more developments like this and to find ways to help the developers who are committed to affordability and our local workforce. This can be done by making their application process as easy as possible, helping to find solutions to the developments that benefit our community the most, and working to find ways to reduce their costs, so it can be more affordable for our community workforce.

I look forward to this project being constructed to serve as part of the solution to the housing crisis in Chaffee County and hope this letter of support will inform your consideration of the Flour Mill’s application.

Sincerely,
Ashley Kappel
Executive Director
Chaffee Housing Authority

October 20, 2023

Eric Warner

9707 CR 163

Salida, CO 81201

RE: The Flour Mill

Dear Planning Commissioners:

Please approve the Flour Mill Project. I understand that some of the details of the plan might have to be tweaked slightly to conform to certain code requirements, but the height, density and setback variances the developer are asking for are critical for the project to be economically viable. At best I see this being a break even proposition for the developer, and if the number of units are cut for some reason it may not be feasible.

I understand the concerns of some of the neighbors adjacent to the Flour Mill about allowing the variances, but IF this plan is NOT approved then the developer will likely build luxury housing on the lot ANYWAY. The point is, the neighbors are already seeing developments surround them, with increases in traffic, noise, etc. The difference between traffic/density on what the developer's use by right plans could entail and what the Flour Mill is proposing aren't that significant in the grand scheme of things. Most importantly, this is a once in a generation opportunity where developer benevolence meets a dire housing need. This is a win-win situation if ever there was, and the massive benefit for the community far outweighs the impact to adjacent neighbors. In fact, this will probably raise their property values.

Thank you,

Eric Warner

October 20, 2023

Kristin Homer
9707 County Road 163
Salida, CO 81201

Dear Planning Commission, City Council, Mayor, and City Staff,

I'm writing to urge you to approve the Flour Mill housing project and to do everything in your power to ensure it moves forward. This well-conceived project is exactly what we need in Salida—apartments close to downtown, condos and single-family homes, with affordable rents and deed restricted opportunities for purchase. Our workforce is the heart of this town. They keep our independent businesses running, allow new businesses to grow, teach our kids, treat our medical conditions, and make Salida the best place to live in Colorado. Approving this plan will allow people to keep their businesses staffed and running, will allow workers to put down roots and raise their families here, and is a tangible expression of our commitment to the future of this community.

Sincerely,

Kristin Homer

From: [Lynch, Ryan](#)
To: [Kristi Jefferson](#)
Subject: Flour Mill - Support for Workforce Housing
Date: Friday, October 13, 2023 2:01:44 PM
Attachments: [image001.png](#)

You don't often get email from rlynch@amfam.com. [Learn why this is important](#)

Hi Kristi!

I am a friend of Rob and Sarah Gartzman and have helped them with insurance over the years. I think what they are doing with The Flour Mill proposal is something overly needed in Salida and Chaffee County. This a great opportunity to show the working residents with a housing need that community truly cares for and values them. It also sets a great example for the surrounding communities and could be used as a thumb print for a workforce housing crisis that is effecting so many areas in Colorado and nationwide. I look forward to attending one or both of the Planning Commission meetings on 10/23 and 12/5. Thank you for documenting my opinion on the matter. I am excited to see this project directly help Salida and Chaffee county!



Ryan Lynch | AMERICAN FAMILY INSURANCE
Agent/Owner
344 Oak St | Salida, CO 81201
Office: (719) 539-6800

[website](#) | [quote](#)



American Family Insurance Company | American Family Life Insurance Company | American Family Mutual Insurance Company, S.I. | American Standard Insurance Company of Ohio

American Standard Insurance Company of Wisconsin | Home Office - 6000 American Parkway Madison, WI 53783

Permanent General Assurance Corporation | Permanent General Assurance Corporation of Ohio | The General Automobile Insurance Company, Inc. DBA The General® | Home Office - 2636 Elm Hill Pike Nashville, TN 37214 wholly owned subsidiaries of American Family Mutual Insurance Company, S.I

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From: [Richard Mancuso](#)
To: [Kristi Jefferson](#)
Subject: Flour Mill Development Support
Date: Friday, October 13, 2023 2:44:38 PM

You don't often get email from rlmgkscrs@gmail.com. [Learn why this is important](#)

Good afternoon Kristi,

I am writing to show my support of the Gartzman's and their Flour Mill Development.

Dear Planning Commission, City Council, the Mayor, and city staff,

I am reaching out today to show support for the Flour Mill Development. Workforce housing is essential to our community and local businesses and organizations. It has been a major topic of discussion for many years and is always at the forefront of every political conversation. The Flour Mill development is a great example of what we need in this community to help address our housing issues. We need more developments like this, and we need to find ways to help the developers who are committed to affordability and our local workforce. This can be done by making their application process as easy as possible, helping to find solutions to the developments that benefit our community the most, and work to find ways to reduce their costs, so it can be more affordable for our community workforce.

Apart from Jane's Place, Salida has never been presented with a housing development that will have 100% inclusionary housing pricing, and at least 50% deed restricted units. Despite some of the drawbacks, this development is a perfect example of what we need in Salida, and we want to see it move forward to development and expect that our elected and appointed officials will help make that happen, as most of you ran on a platform that you were committed to affordable housing.

Thank you.

Sincerely,

Rich Mancuso

From: [T.W. Winston](#)
To: [Kristi Jefferson](#)
Subject: Affordable housing Flour Mill Development
Date: Friday, October 13, 2023 1:19:48 PM

You don't often get email from ribsnowhiskey@gmail.com. [Learn why this is important](#)

Dear Planning Commission, City Council, the Mayor, and city staff,

I am reaching out today to show support for the Flour Mill Development. Workforce housing is essential to our community and local businesses and organizations. It has been a major topic of discussion for many years and is always at the forefront of every political conversation. The Flour Mill development is a great example of what we need in this community to help address our housing issues. We need more developments like this, and we need to find ways to help

the developers who are committed to affordability and our local workforce. This can be done by making their application process as easy as possible, helping to find solutions to the developments that benefit our community the most, and work to find ways to reduce their costs, so it can be more affordable for our community workforce.

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the drawbacks, this development is a perfect example of what we need in Salida, and we want to see it move forward to development and expect that our elected and appointed officials will help make that happen, as most of you ran on a platform that you were committed to affordable housing.

My wife and I own the High Side Bar and Grill. In the summer we have up to 45 employee's. In the winter around 28. If we do not address this problem, restaurants as well as other businesses will go away. Which means so will big chunks of sales tax which is vital for the city.

Thank you and Best regards,
T.W. aka Chief Winston
High Side Bar and Grill
9704810303

From: [Craig Nielson](#)
To: [Kristi Jefferson](#)
Cc: [Rob Gartzman](#)
Subject: Support for the Flour Mill Affordable Housing Project
Date: Thursday, October 19, 2023 9:26:28 AM

You don't often get email from craig.nielson@chaffeehousingauthority.org. [Learn why this is important](#)

Dear Planning Commission, City Council, Mayor, and City Staff,

I am reaching out today to show support for the Flour Mill Development.

Affordable workforce housing is essential to the long-term health of our community and local businesses.

It has been a major topic of discussion for many years and has been at the forefront of many political discussions.

As the volunteer Chair of the Chaffee Housing Authority since 2021, I know first hand how important it is to support developers who are committed to helping solve the housing crisis. The very cornerstone of the CHA development initiative is to partner with committed developers to this end by offering tax relief in exchange for deed restricted rental units.

The Flour Mill development is a great example of what we need in this community to help address our housing crisis.

We need more developments like this, and we look forward to continuing to partner with developers who are committed to affordability for our local workforce.

Having worked with Rob directly on affordable housing issues, I've been impressed with his commitment to the cause as well as his knowledge of the local workforce as a business owner.

I find him to be a person of high integrity and he has always employed a balanced and knowledgeable approach to the discussions we have had at the CHA.

I look forward to seeing his project proceed through the City of Salida entitlement process.

Sincerely,

CRAIG NIELSON

Board Chair
Chaffee Housing Authority
719.221.2200

craig.nielson@chaffeehousingauthority.org
www.chaffeehousingauthority.org



GENERAL DEVELOPMENT APPLICATION

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

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

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

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

A. Applicant Information

Name of Applicant: Biker Baker Holdings / Rob Catzman
 Mailing Address: 819 G St Salida CO 81201
 Telephone Number: 303 903 4620 FAX: _____
 Email Address: rob@sweetiesin Salida.com
 Power of Attorney/ Authorized Representative: _____
 (Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: The Flour Mill
 Street Address: 6907 PR 105 Salida CO 81201
 Legal Description: Lot 3 Block _____ Subdivision Tripl T Minor subdiv 8/24 (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 _____

Signature of property owner [Signature] _____ Date 8/31/23



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

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
3. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
4. Public Notice
5. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
6. Public Notice
7. Hearing Conducted by City Council (Major Impact Review)

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

- 1. A General Development Application
- 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. **major impact only*
- 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 proof of posting the public notice.

6. 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).

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

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

9. 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 drainageways 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;

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

11. 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 attached document for answers to all Review Standards questions.

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.

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

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.

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.

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.

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.

Review Standards Answers

- 1) The City of Salida's Comprehensive plan clearly states the need for affordable housing and for a sustainable economic environment for our community and for an available workforce. Our plan helps accomplish all 3 of those stated objectives. This is an affordable housing development and will provide housing for the community's workforce, which will help provide more stability to our economy.
- 2) The Flour Mill Development, will adhere to most of the zoning and development standards, as outlined by the city and county. We are applying for a planned development and the deviations from the codes are listed in both the narrative and on the plat provided.
- 3) The part of town where The Flour Mill is proposed is the ideal location for a development of its type and style. Currently this neighborhood is being developed and there are several other developments close by that are higher in density, like this one. There are also other new developments close by that are less dense and have an average housing cost much higher than what we are proposing. It provides housing diversity to the overall developments close by. Along CR 105 we are proposing single family homes and duplexes. This will give the feel of a neighborhood while driving down that road that is consistent with the other development in the area. The design of the homes will also use a modern mountain architecture, which will also be consistent with the other development in the area. The 3 story apartments and condos will be located on the western side of the property and will also fit in from both a functional and design perspective to provide both a compatible and consistent feel. The parking lot will be located in the middle of the development, to both hide the parking from the view of CR 105 and make it easily accessible for the tenants.
- 4) The biggest impact this development will have on the surrounding properties, is the increased density of people living there. We have taken into careful consideration the neighbors, traffic, parking, and noise. All these things have been taken into consideration and have been part of the design process. That is why we have exceeded the number of parking spots required and hidden them between our buildings to help keep the noise to the middle of the property. Overall, I do not believe this development will be any more of a nuisance than the other surrounding ones.
- 5) We believe that with the improved street, sidewalks that overall we are making overall improvements to the area that the public will benefit from.
- 6) We do not feel that we are causing any significant deterioration or impact to any environmental resource, or any more than the other developments to the area.

Planned Development Narrative

As most locals are familiar, Rob and Sarah Gartzman are local restaurateurs and entrepreneurs who have seen the local housing market change significantly over the last 10+ years. Initially, out of their own need and self-preservation of their businesses, Rob became increasingly interested in the development of workforce housing. At first, it was as an advocate, but has since transitioned into a developer. The goal of the development at 6907 CR 105, is to provide housing solutions for our local workforce both through ownership and rental units. The concept focuses on smaller units and density. Through those concepts, we can provide housing at attainable pricing that helps address our workforce housing needs, which is currently one of the most daunting problems facing Salida.

The development will consist of 69 units and sits on 2 acres. It is a well thought out sub-division that in total it will consist of 3 single family homes, 3 duplexes, 2, 20-unit condo (for sale) complexes and 1, 20-unit apartment (rental) complex and one laundry facility. The single-family homes, duplexes and laundromat will be located on the east side of the property all along CR 105. The apartment and condo complexes will sit on the west side of the property with parking located in between the homes and complexes.

In this development there is a mixture of 21 two-bedroom units and the remaining 48 will be studio apartments. By focusing on smaller units, they will be built to address the needs of our workforce and help keep the prices at a more affordable level. It is the goal to have 100% of this property be deed restricted, but at this point we are only willing to guarantee 50% deed restriction and the rest will be based on the commitments and negotiations from the city, county, and other partners. Finding ways to help us reduce costs, will allow us to take on the risk associated with more deed restricted units. It should not just be the role of the developer to help reduce costs but also from the city itself, if the true goal is to build deed-restricted and affordable units.

There are a total of 98 parking spots for the property for the 90 bedrooms, which exceeds the number of spaces required. 76 of the parking spots will be off-street, while the remaining 22 will be on-street. We have accomplished this while still meeting all the requirements for, sidewalks, road widths, trees, and setbacks. On the East side of the property there will be a sidewalk that will ultimately connect the bike paths on the north and south on CR 105.

The single-family homes and duplexes will all be one story buildings. The apartment and condo buildings are all going to be three-story walk-up buildings that currently are designed to be below 38 feet in height. City staff has recommended to ask for a extra few feet of variance to make sure all mechanical systems and candy canes are hidden and in addition it will likely be the height allowed for R3 zoning when the updated codes are approved. The façade of the units will feature a mountain modern architecture style to fit cohesively with the previously built structures, while also giving each of the residents a luxurious and community feeling that residents will be proud to call home.

As of right now, this development will be built in 3 phases. The first phase will build all the single-family homes and duplexes (9 units total). The second phase will build the condos (40 units) and laundry facility. The third will build the apartment rentals (20 units). By doing this in phases, it will allow for less risk for both the developer and the financier.

As part of this planned development, we are asking for some variances to the code as written. While we meet the required greenspace for the development as whole, the sub-divided lot for the parking, has only 27% greenspace which is a 3% variance reduction. I would like to point out that across the whole development we do exceed the requirements for greenspace. In addition to what we have done, there is a 1.2-acre park that has already been approved to be built 200 yards away which should offset some of the greenspace concerns. We are also asking for variances of density, height, lot size and setbacks and lot coverage for the parking lot. In terms of density, that is the whole point of this development, which is to find more affordable housing solutions, particularly for our workforce. We can only accomplish this through increased density. We are asking for a 38' building height, which will likely be the allowed R-3 height in the new code. While we can fit our buildings to the 35' requirement, the extra 3' allows us to hide our mechanical systems and roof extrusions, to be more visually appealing. In return for the stated variances, we are currently willing to deed restrict 50% of the property, which is much greater than the requirements from the city. Even if we do not go forward with 100% deed restriction, we plan to price all the units on this property at 120% AMI or below, with most falling at 100% AMI levels. The single-family homes and duplexes will all be priced at 120% AMI or below and the condos and apartments will all be at 100% AMI or below.



Rob Gartzman

The following documents are included in support of the development:

Annexation

- Annexation application and petition
- Serial annexation plats
- Cost reimbursement agreement
- Address list for public notification

Zoning

- Zoning application

Planned Development

PD Plan

Architectural Character

Other requirements for the PD are included with the subdivision application.

Subdivision

- a. Survey
- b. Drainage Report
- c. Title Policy
- d. Geotechnical Report
- e. Environmental Report
- f. Water and sewer demand calculations
- g. Subdivision plat
- h. Civil engineering plans (site/landscape plan included)
- i. EOPC public infrastructure
- j. Draft construction schedule
- k. Trip generation letter

THE FLOUR MILL

Planned Development Application



September 9, 2023

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Executive Summary

This is a planned development application for the Flour Mill residential development, located at 6907 CR 105, Salida, CO 81201.

The purpose of this application is to outline the justification of this development and the need for the type of housing we are planning on building there. The City of Salida’s Comprehensive plan clearly states the need for affordable housing and for a sustainable economic environment for our community and for an available workforce. Our plan helps accomplish all 3 of those stated objectives. This is an affordable housing development and will provide housing for the community’s workforce, which will help provide more stability to our economy. It is no secret that housing prices, both for rental and for-sale units in Salida have increased to unaffordable levels for our workforce. The situation continues to become more dire, and it is to the point where most of our workforce have struggled to find affordable housing solutions. Our community is dependent on a workforce and those people all need a place to live. As a community we have struggled with this problem for some time, but we have found very few solutions that have had an impact, and in the meantime our housing continues to become more scarce and less affordable. While this development is not the only solution needed to solve this problem, it will be helpful to address this issue. Based on our housing needs assessment in 2022 for the country we are far behind on the need for more affordable units, particularly rentals.

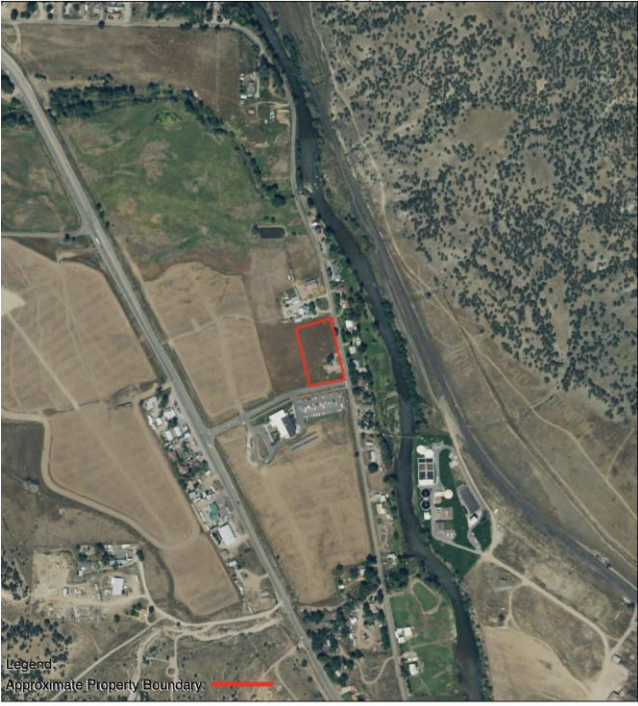
This housing development creates both for-sale units and rentals and all will be priced at or below 120% AMI pricing, with most of the units priced at 100% AMI or below. Currently, it also includes 50% of the units as deed restricted and permanently affordable. This development was designed to benefit our community and workforce by increasing housing supply at more reasonable prices. We are asking for some variances to the code to help accommodate the need to increased density, that will help address the affordability and housing needs.

Site History

Originally this lot was part of the Triple T Ranch and was sub divided in into one of 3 lots. Based on the included arial photographs, historically this property was only used as agricultural and ranch land. In 1976 there was an addition of a manufactured home that has been used as a residence, short term rental and office since. It is currently used as a family residence. The remaining parts of the land have been unused for many years. More recently the surrounding areas of the property have been developed, with two different rental developments directly to the west and housing developments on most of the surrounding areas.



	AERIAL PHOTOGRAPH - 2011	
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 **AERIAL PHOTOGRAPH - 2015** 



 **AERIAL PHOTOGRAPH - 1961** 

Planned Development Application

As most locals are familiar, Rob and Sarah Gartzman are local restaurateurs and entrepreneurs who have seen the local housing market change significantly over the last 10+ years. Initially, out of their own need and self-preservation of their businesses, Rob became increasingly interested in the development of workforce housing. At first, it was as an advocate, but has since transitioned into a developer. The goal of the development at 6907 CR 105, is to provide housing solutions for our local workforce both through ownership and rental units. The concept focuses on smaller units and density. Through those concepts, we can provide housing at attainable pricing that helps address our workforce housing needs, which is currently one of the most daunting problems facing Salida.

The development will consist of 69 units and sits on 2 acres. It is a well thought out subdivision that in total it will consist of 3 single family homes, 3 duplexes, 2, 20-unit condo (for sale) complexes and 1, 20-unit apartment (rental) complex and one laundry facility. The single-family homes, duplexes and laundromat will be located on the east side of the property all along CR 105. The apartment and condo complexes will sit on the west side of the property with parking located in between the homes and complexes.

In this development there will be a mixture of 21 two-bedroom units and the remaining 48 will be studio apartments. By focusing on smaller units, they will be built to address the needs of our workforce and help keep the prices at a more affordable level. It is the goal to have 100% of this property be deed restricted, but at this point we are only willing to guarantee 50% deed restriction and the rest will be based on the commitments and negotiations from the city, county, and other partners. The whole point of this planned development is to come up with an innovative solution to provide both rentals and for-sale affordable units for our local workforce.

Proposed Planned Development

Planned Development Title: The Flour Mill

Planned Development Intended Use: Residential housing development

Area of Planned Development: 2 acres

Adjoining Streets:

- *Vandaveer Ranch Road*
- *CR 105*

Adjoining Properties:

- *6953 CR 105, Salida, CO 81201*
- *6906 Vandaveer Ranch Road, Salida, CO, 81201 (Magpie Apartments)*

Historical and Current Use: Ranch and grazing land and as a residence.

Future Use:

- *69 total units*
 - *3 single family homes*
 - *3 Duplexes*
 - *3 Multifamily buildings*
 - *1 laundry facility*
 - *98 parking spots*
 - *21 2-Bedroom units*
 - *48 studio units*

Justification for a Planned Development

Sec. 16-7-10. - Purpose and objectives.

(a) Planned developments are intended to facilitate the purposes and objectives of this Land Use Code and the City's Comprehensive Plan and to permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts. The purpose of a planned development (PD) is to encourage innovation and flexibility in the development of land so as to promote variety in the type, design and layout of buildings; improve the integration, character and quality of land uses; promote the more efficient use of land and infrastructure while achieving compatibility of land uses; achieve economy in the delivery and maintenance of public services, and promote the preservation of open space and natural and scenic areas.

The City of Salida’s Comprehensive plan clearly states the need for affordable housing and for a sustainable economic environment for our community and for an available workforce. The Flour Mill is an innovative residential housing development that helps accomplish all 3 of those stated objectives. This is an affordable housing development and will provide housing for the community’s workforce, which will help provide more stability to our economy. It creates both rentals, for-sale units and the most deed restricted units ever presented to the City of Salida in a single development, with the opportunity for more. Salida has not been presented with a development, ever, that will have such a positive impact for the largest problem facing our community.

The county’s Housing Needs Assessment also states the extreme need for workforce housing. In the report it outlines that the largest needs are for rentals and smaller units, particularly studios and single bedroom units. We know as employers, that our staff and many other like it want to live by themselves at an affordable rate. Based on the wages many in this town are making, we know that \$1,100-\$1,200/month is possible for many but once you get above \$1,250/month, it becomes very hard. Our goal in this development, is to build units that our workforce can afford and to build rentals. It helps to satisfy the needs of our staffs, and others like it, as well as the 2022 Housing Needs Assessment and the needs stated in the Salida Comprehensive plan.

Development Plan

The (PD)Development Plan shall meet the following criteria, depicted on a site plan furnished by the applicant, unless the applicant can demonstrate that one (1) or more of them is not applicable or that another practical solution has been otherwise achieved:

(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 costs to build housing are incredibly high these days. The average lot in Salida, right now costs more than \$200,000. Even if someone were to purchase a manufactured home or built a home on the property, it would be hard to find for under \$400,000. That makes it very hard to build a house for under \$600,000 in Salida right now. The only way to accomplish more reasonable housing affordability is through higher density developments. Part of this is taking advantage of decreased lot sizes and setbacks as well as height. In the Flour Mill development, we have already had discussions with the fire department, and they don't have concerns about the ability to provide proper protections. Additionally, the buildings will not be so close that they impact ventilation or light.

		Ex. Zoning	PD Area					
		R-3	overall site	SF attached	SF detached	laundromat	condo/apartment lots	HOA lot
lot #				5-10	1, 2, 4	3	11, 12, 13	14
min lot size	sf	5063	87133	n/a	2470	2000	7300	39532
density	sf/unit min	2100	1263	2310	2470	n/a	365	n/a
min lot size attached	sf	2160	n/a	2310	n/a	n/a	n/a	n/a
min lot frontage	ft	37.5	n/a	n/a	36	28	n/a	n/a
min lot frontage attached	ft	15	n/a	34	n/a	n/a	n/a	n/a
max lot coverage: structures	%	50	24	43	40	30	64	0
max lot coverage: uncovered parking/access	%	25	36	0	0	0	0	73
min landscape area	%	30	45	40	40	40	36	27
side setback primary building	ft	5	5	5	5	5	5	n/a
side setback detached accessory building	ft	3/5/10	5	5	5	5	5	n/a
rear setback principal building	ft	20	5	5	5	5	10	n/a
rear setback accessory building	ft	5	n/a	5	5	5	5	n/a
front setback	ft	20	5	12	12	12	5	n/a
max building height primary	ft	35	38	25	25	25	38	n/a
max building height detached accessory building	ft	25	n/a	25	25	25	25	n/a
off-street parking	spaces	69	76	n/a	n/a	n/a	n/a	76
number of trees (not counting street trees)	each	1/800sf req'd landscape	38 (32 required)	1	1	1	4 (3 required)	15
living cover	% lot area	30% landscape x 60% living = 18%	18	18	18	18	18	5
street trees	each	50' on center average	13	n/a	n/a	n/a	n/a	n/a
parking lot landscape area	sf	7 sf per req'd parking space	n/a	n/a	n/a	n/a	n/a	600 (483 req'd)
parking lot trees	each	1 per 15 req'd parking spaces	n/a	n/a	n/a	n/a	n/a	5

Values highlighted green indicate that the PD Plan exceeds R-3 standard. Green highlighted values have been increased slightly beyond the actual values in the PD plan to allow for minor design changes without PD amendment. Values not highlighted are the actual values per the PD plan and do not revise the underlying zone requirement.

Table -Dimensional Standards

(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.

We will be installing a sidewalk on CR105 and Vandever Ranch Road, which right now don't connect to the adjacent properties, because neither have sidewalks and have designed a path to connect to the paths at the Magpie development but the Judd's say they don't want to have a mutual easement.

(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.

The Plan here is to establish a HOA association. There is a lot of shared space and parking that should be addressed through a HOA. Additionally, we would like to include as many of the utilities as possible into the HOA to help reduce overall housing costs. Utilities like internet, trash services, and possibly others will all help in this. That being said the Gartzman's will own 20 of the total units and that will help give them a majority control to ensure the property is properly maintained and remains a benefit to the city long term. The Gartzman's have shown over many years in business that they take ownership and maintenance seriously and will be actively involved in making sure this happens.

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

As drawn in the plans the development will be tied into the city's water and sewer.

(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.

Once again, we the Flour Mill development is trying to help address our workforce housing concerns. The only way to truly do this is through increased density. The increase in density is not so much that it will have negative impacts on the surrounding community. There are already higher density projects adjacent to the property and down the block. The building designs are also a mountain modern look that has a similar feel to the other buildings in the area. More dense housing developments are necessary for us to solve our workforce housing problems. They will have to be located somewhere within city limits and this is a perfect location for such density.

(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.

This subdivision will follow all rules and regulations as defined by the city and state statues.

(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.

As stated in the plans, the surrounding streets and sidewalks are being improved with curb and gutter and CR 105 is going to be repaved along the development to make sure there is proper width for on street parking. In addition, sidewalks are being installed even though there are not ones for them to connect to and all public improvements have met the city standards.

(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.

In this case we are asking for a 3-foot increase in height to the building. In order to accomplish the necessary density for affordability and rental units, we need to build three stories tall with our multi-family buildings. While we can adhere to the 35’ height requirements, the buildings will be much more aesthetically pleasing if we can hide mechanical design elements behind a parapet. The additional height will not impact fire protection and will have very little impact on scenic views but will make the development much nicer in the surrounding area.

(9) Gross Building 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 uses for this development, all relate back to residential housing and the density required to make the development work. That includes parking, proper drainage and a laundry facility, which will be a separate building on the premises.

(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 development will have an onsite laundry facility to make for easier use and less need to travel elsewhere for laundry. Other than residential housing that is the only other use for the development.

FLOUR MILL SCHEDULE OF USES			
N = Not Permitted P = Permitted AR = Administrative Review	R-3 Zone District	Flour Mill Planned Development	Standards¹
Residential Uses			
Accessory buildings and structures.	P	P	Sec. 16-4-190(c)
Accessory dwelling units	AR	AR	Sec. 16-4-190(c)
Duplex dwelling units	P	P	
Residential (3 - 4 units)	AR	P	
Residential (5 - 19 units)	AR	P	
Residential (20 or more units)	MR	P	
Single-family dwelling units	P	P	
Short-term Rental Units	AR	N	Sec. 16-4-190(q)
Laundromat (Lot 3)		P	Standards¹
Notes:			
¹ The standards referenced herein are in addition to all other applicable standards of this Land Use Code.			

(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.

There are several issues to consider with traffic. One of the reasons it was so important for us to build this near town, is to give the residents the ability to live near their work without the need and added expense of a vehicle. While most residents will opt to have a vehicle, it is easy to ride bikes from this location to anywhere in town. It takes less than 10 minutes to ride to downtown Salida and less than 30 minutes to walk there.

Additionally, this reduces the need for a much longer commute to other communities that have more affordable housing. This development has the ability to cut back on vehicle trips to locations like Howard or further away. As far as the development is concerned, there are two entrances to our parking facility which offer convenient traffic circles and should not have major impacts on the traffic in the area. The development is only a ¼ mile away from access to highway 50, making it easy to access anywhere locally, without negatively impacting the other residents in the area.

(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.

All the deviations we are asking for our all outlined in our plans with the benefit of having them all go toward creating more affordable housing, while minimizing the impacts on the surrounding residents and property owners. All of our plans and justifications is outlined in this report and our applications.

(13) The PD provides for design that is energy-efficient and reduces the amount of energy consumption and demand of typical development.

The development is being designed as energy efficient as possible and to all local and state codes, to reduce energy where possible without creating excess cost to each unit. In general, multi-family building are more energy efficient with shared walls for less energy loss.

(14) Where residential uses are proposed, the PD shall provide for a variety in housing types and densities, other facilities, and common open space.

The part of town where The Flour Mill is proposed is the ideal location for a development of its type and style. Currently this neighborhood is being developed and there are several other developments close by that are higher in density, like this one. There are also other new developments close by that are less dense and have an average housing cost much higher than what we are proposing. It provides housing diversity to the overall developments close by. Along CR 105 we are proposing single family homes and duplexes. This will give the feel of a neighborhood while driving down that road that is consistent with the other development in the area. The design of the homes will also use

a modern mountain architecture, which will also be consistent with the other development in the area. The 3 story apartments and condos will be located on the western side of the property and will also fit in from both a functional and design perspective to provide both a compatible and consistent feel. In addition to the different developments in the area we are also creating different housing types within this development, creating housing diversity. The parking lot will be in the middle of the development, to both hide the parking from the view of CR 105 and make it easily accessible for the tenants.

(15) 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.

There will not be any additional costs to the city outside of any other residential development, unless the city would like to see an increase in, deed-restricted units, in which case we are open to some negotiation from the city on ways to reduce the cost of the development, in exchange for an increase in, deed restricted units.

(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 amenity we are providing with this development is an increase of affordable housing for the community and our workforce.

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

They have been covered above

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

N/A

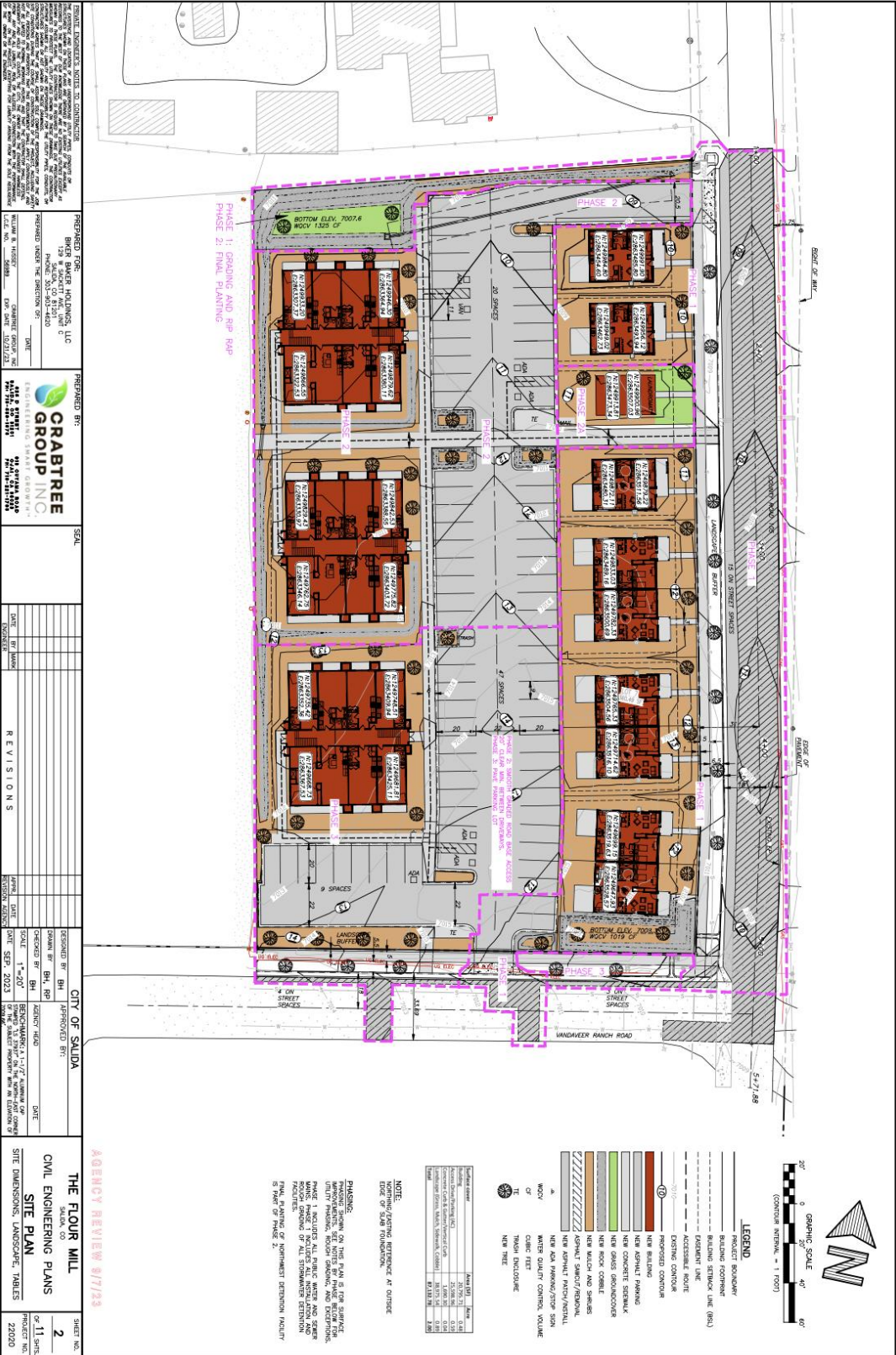
Phasing

The Flour Mill planned development will ideally be built in 3 phases. The first phase will include the city street and sidewalk improvements, the sewer and water, the site drainage and all the single-family homes, and duplexes.

The Second phase will include the 2 condo buildings, which will be 40 units in total, and this phase will also include about two-thirds of the parking lot. There is a phase 2a, which is the laundry facility. 2a will be included at the end of phase 2.

The third phase will be the completion of the final multi-family building which are all apartments as well as the final completion of the parking lot.

These phases are all outlined below in the site plan. Phasing is important for this plan to reduce risk and interest



Phasing outlined in the site plan with pink lines

16



Single Family Elevations/Models



Duplex Elevations/Models



Multifamily Elevations/Models – East and South Facing



Multifamily Elevations/Models – North and West Facing

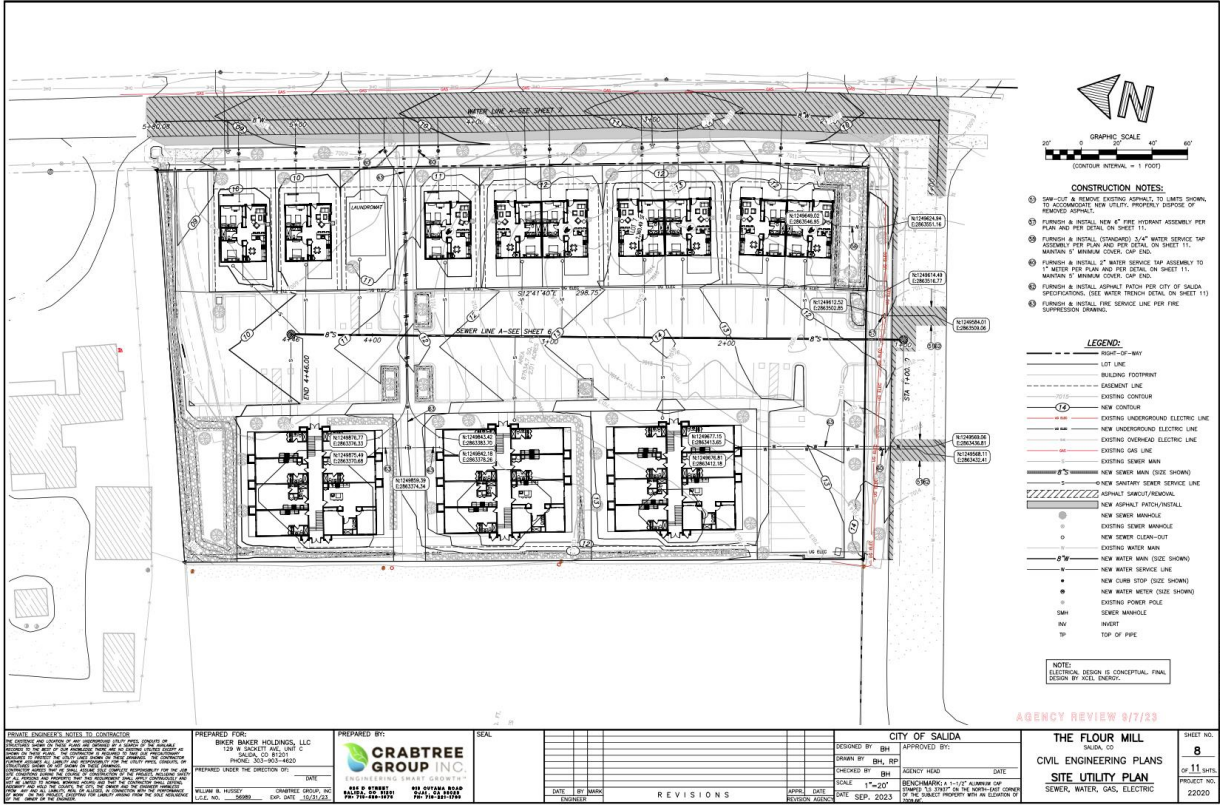
20 PLEX - 3 BUILDINGS		
UNIT	UNIT NO. /BLDG.	TOTAL UNIT NO.
STUDIO	16	48
2 BED	4	12
TOTAL	20	60

UNIT	SQUARE FOOTAGE
STUDIO	471 SF
2 BED	910 SF

TOTAL BUILDING FOOTPRINT (EA.)	4620 SF
ESTIMATED MAX BLDG. HEIGHT	34'- 0"



Multifamily elevation



Flour Mill Development PD site plan

Salida Multi-Family Development

6007 CR 105
Salida, Colorado 810201

ISSUE RECORD:
Schematic Design July 24, 2023

Client: Biker Baker Holdings, LLC
Attn. Rob Gartzman, Owner
129 West Sackett Avenue
Salida, Colorado 81201
303-903-4620
rob@sweetiesinsalida.com

Prepared By: LAI Design Group
88 Inverness Circle East
Building J, Suite 101
Englewood, CO 80112
303.734.1777



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Multi-Family Units	15 - 17



Salida Multi-Family Development

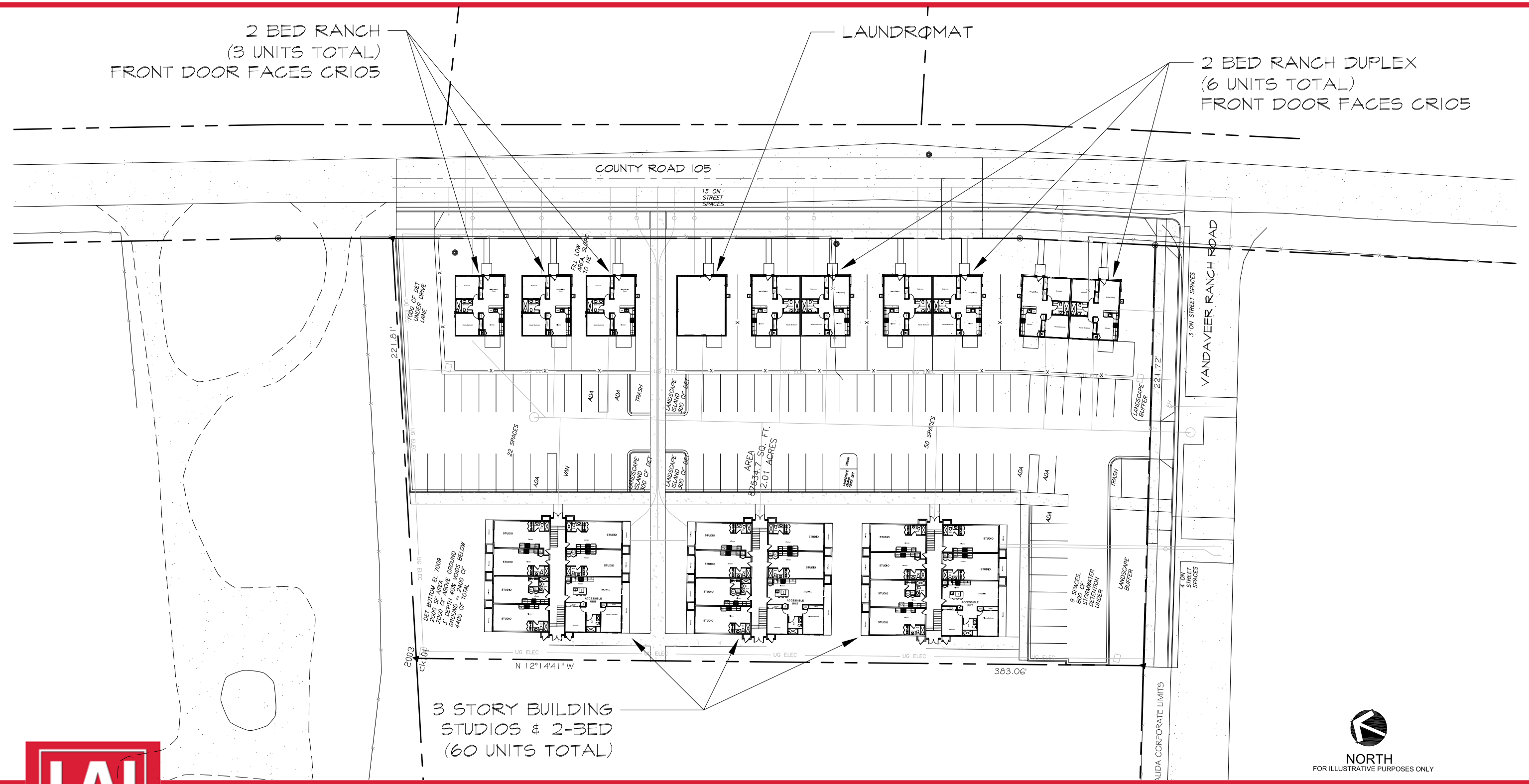
Schematic Design

Site Location / Vicinity Map



Salida Multi-Family Development Schematic Design

Site Plan



Salida Multi-Family Development

Schematic Design



Code Review and Analysis

IBC CODE STUDY

PROJECT #: 221085 PROJECT NAME: Salida Multifamily
 LOCATION: 6907 County Road 105
Salida, Colorado 81201

Applicable Codes and Ordinances:

- International Building/Residential Code: 2015
- Uniform Mechanical Code: 2015
- Uniform Plumbing Code: 2015
- National Electric Code: 2020
- International Fire Code: 2015
- International Energy Code: 2006
- Accessibility Standards: 2017
- City Zoning/Code Ordinances: Zoning & Fire Safety (PD to be used)
- [Mini TOC: Chapter 16 - LAND USE AND DEVELOPMENT | Code of Ordinances | Salida, CO | Municode Library](#)
- County Code: All Codes are Chaffee County
- Any additional Codes:
 - Ground Snow Load - See [Snow Load Map](#)
 - Wind Speed - 120 mph Vult
 - Seismic Design Category - C
 - Frost Depth - See [Minimum Footing & Foundation Requirements](#)
 - Winter Design Temp 0° F

Prepared by: Jordan Yoder Date: 07.21.2023

Revisions: _____

ZONING CODE REQUIREMENTS:

PD Will be used – These requirements can be changed

Required Setbacks: (R-2 – Medium Density)

Front: 20'
 Rear: 20'
 Side: 3'/5'/10'
 Side: _____

Encroachment of Setbacks: () Outside Stair () Balconies/Porches () Canopies

Maximum Building Height: Stories: _____ Feet: 35' (Will ask for 38', or even 40' if needed)

OCCUPANCY REQUIREMENTS (Chapter 3-4):

Occupancy Description	Group
<u>Multifamily/Apartments</u>	<u>R-2</u>
<u>Single Family/Duplex</u>	<u>R-3</u>
_____	_____

Accessory Occupancies (508.2): _____
 Non-Separated Occupancies (508.3): YES () NO ()
 Separated Occupancies (508.4): YES () NO ()
 Separation Requirements: _____

Mixed Occupancy Calc (508): _____

Incidental Use Separation Requirements (509): _____

CONSTRUCTION TYPE CALCULATIONS

	Construction Type / Occupancy Group			
	VB (R-2)	VB (R-3)		
Basic Allowable Area Per Story (table 506.2)	7,000	UL		
Basic Allowable Stories (table 503)	3	3		
Basic Allowable Building Height (table 503)	40'	40'		

AREA MODIFICATIONS (506)
 Frontage Increase Required? (506.3.2): YES () NO (X)
 Frontage Increase Calculation: _____

THEREFORE, THE TYPE OF CONSTRUCTION SHALL BE: VB

FIRE RESISTIVE REQUIREMENTS: (In Hours)

(Chapter 6, Table 601)

Type of Construction:	VB			
Exterior Bearing Walls	0			
Interior Bearing Walls	0			
Structural Frame	0			
Interior Non-bearing Walls	0			
Floor Construction	0			
Roof Construction	0			

FIRE RESISTIVE REQUIREMENTS: Exterior Nonbearing Walls

(Table 602)

Fire Separation Distance:	X<5	5<X<10	10<X<30	x>30
Occupancy:				
R	1	1	0	0

IRC – Fire Table:

TYPE OF WALL	MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE RESISTANCE RATING
Exterior Wall	1 Hour	1 Hour
Interior Wall	0	0
Roof	0	0
Floor	0	0
Stair	1 Hour	1 Hour
Exit	1 Hour	1 Hour
Other	0	0

Fire Rating of Stairs (713.4): 1 Hour

Fire Separation Distance [List all sides] (705.8): _____

Exterior Doors + Windows – Allowable Area % (705.8): _____

Allowable Projection distance (705.2): _____



Salida Multi-Family Development

Schematic Design

Code Review and Analysis, con't.

Automatic Fire-Extinguishing system required? (903.2): YES (X) NO ()
 Automatic Fire-Extinguishing system Provided? YES (X) NO ()
 Standpipes required? (905.3.1) YES () NO (X)

EGRESS REQUIREMENTS (Chapter 10):
 Minimum Egress Requirements (Section 1020 & Tables 1006.2.1, and 1004.5)

Maximum exit access travel distance (Table 1017.2): 250'
 Common path of egress travel (Table 1006.2.1): 125'

Exiting Through Intervening Space Used: YES () NO ()
 If yes: Exiting through intervening space requirements (1016.2.1):

Horizontal Exiting Used: YES () NO (X)

IECC - INSULATION REQUIREMENTS:
 (Chapter 6, Table 601 & 602)

Climate Zone: (R301)" Zone 6

Residential Insulation Requirements (Table: R402.1.2):

	Cavity:	Rigid:	Total:
Ceiling (R-Value):			49
Wood Frame Wall (R-Value):	13	+5	19 Or
Mass Wall (R-Value):			15
Floor (R-Value):			30f
Basement Wall (R-Value):			10/13
Slab (R-Value):			10
Slab Depth (Feet):			4'
Crawl Space Wall (R-Value):			10/13

F – Or insulation sufficient to fill the framing cavity R19 min



Salida Multi-Family Development

Schematic Design

Architectural Precendent Images

ORIGINAL LAI DESIGN SKETCHES



Salida Multi-Family Development

Schematic Design

Architectural Precendent Images, con't.

EXISTING SALIDA ARCHITECTURE



Salida Multi-Family Development

Schematic Design

Architectural Precendent Images, con't.

MOUNTAIN FARMHOUSE



Salida Multi-Family Development

Schematic Design

Architectural Precendent Images, con't.

MOUNTAIN MODERN

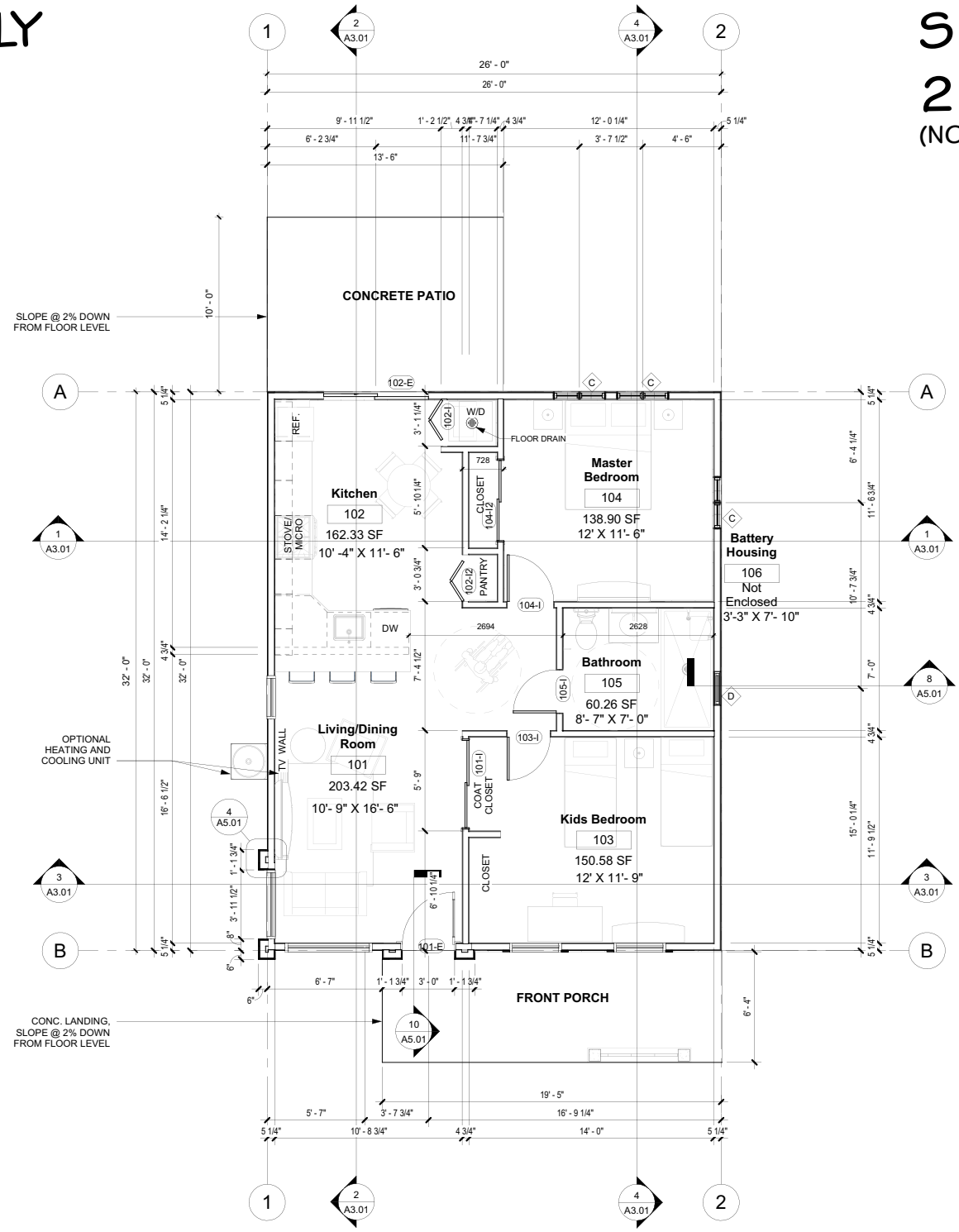


Salida Multi-Family Development

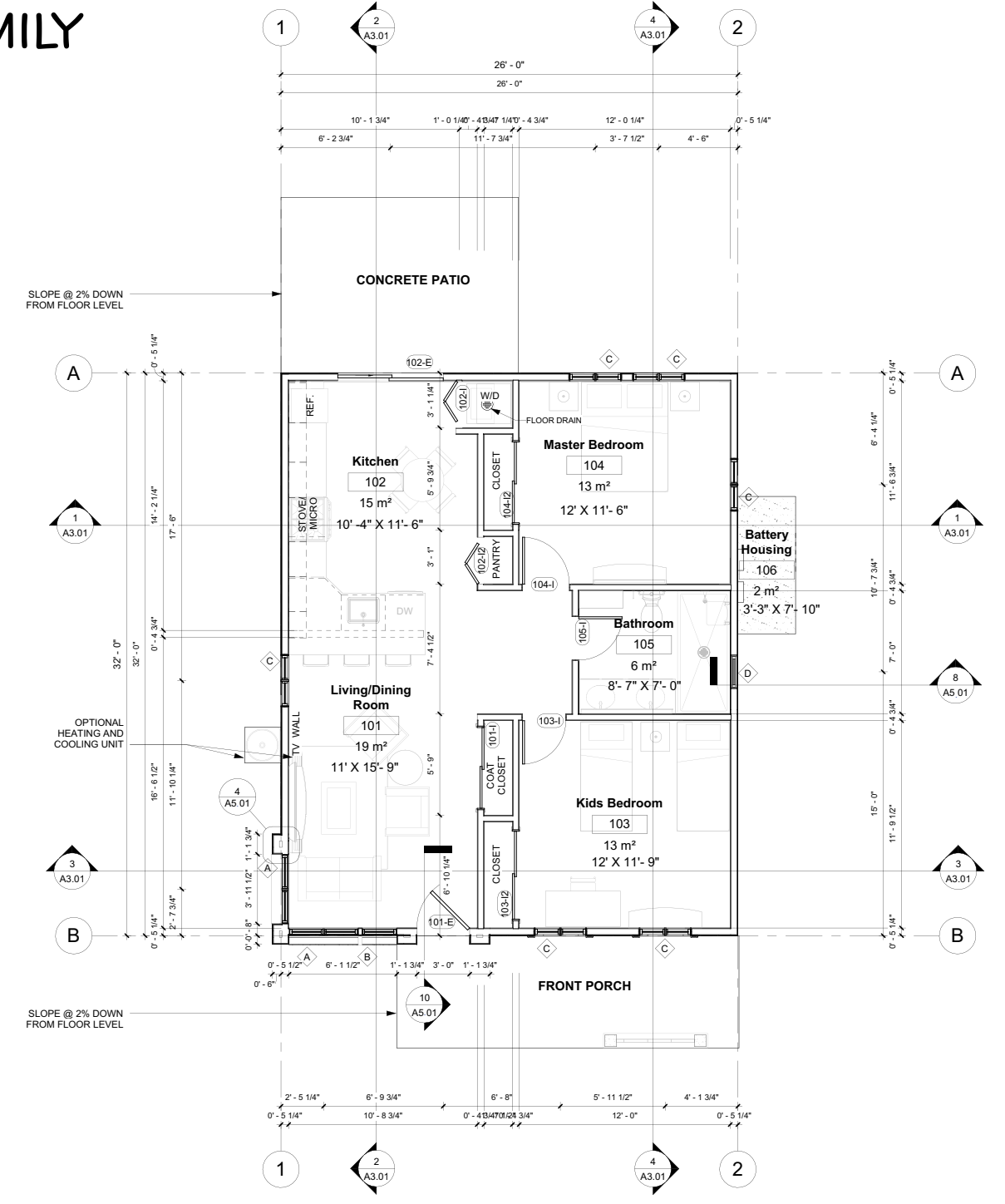
Schematic Design

Single Family - Floor Plans

SINGLE FAMILY 2 BED (ADA) (NOT TO SCALE)



SINGLE FAMILY 2 BED (NOT TO SCALE)



Salida Multi-Family Development

Schematic Design

Single Family - Elevations / Models

SOUTH ELEVATION
(NOT TO SCALE)



SINGLE FAMILY - 2 BED	
TOTAL SQUARE FOOTAGE	845 SF
RIDGE HEIGHT	16'- 5"

WEST ELEVATION
(NOT TO SCALE)

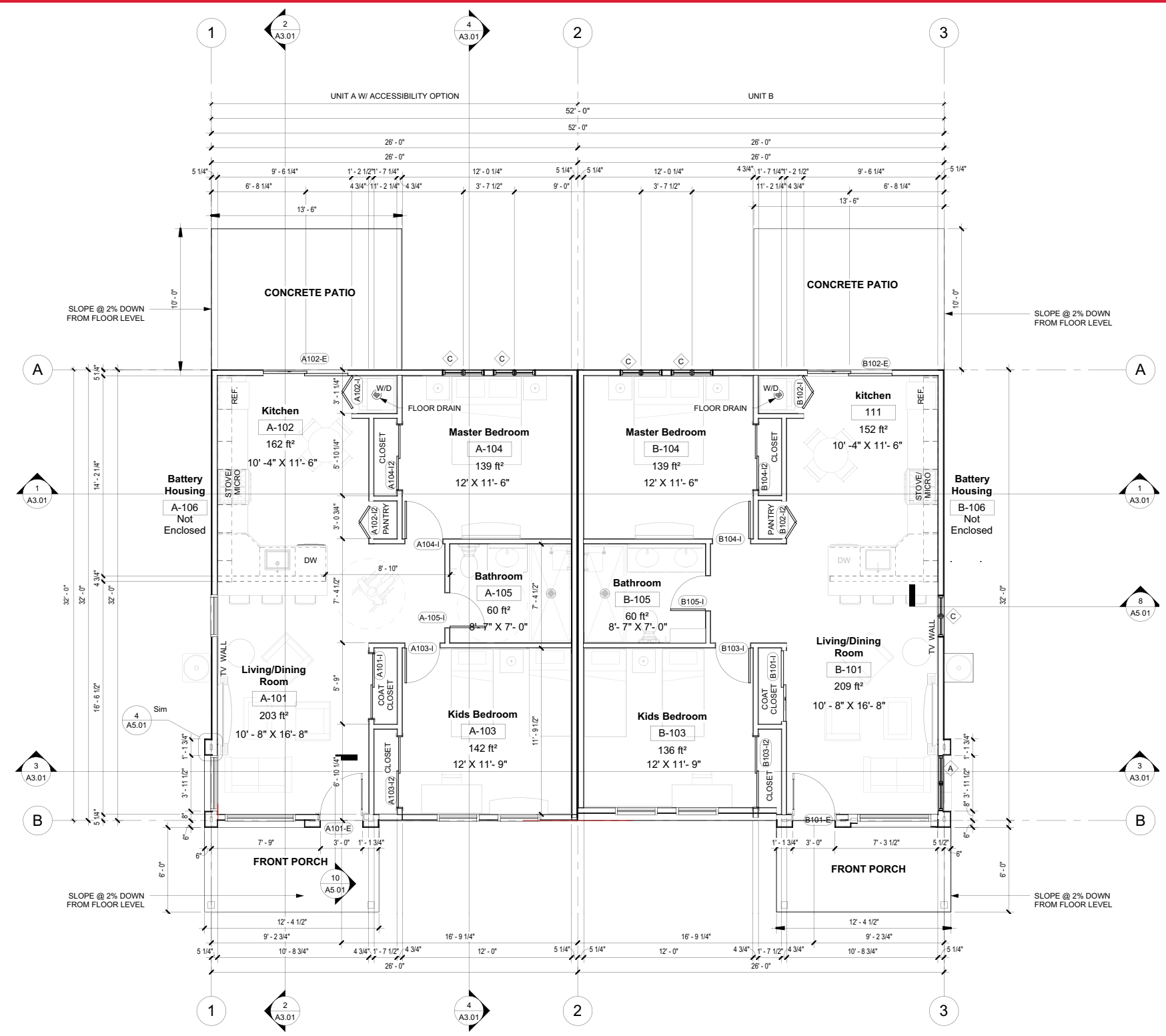


Salida Multi-Family Development

Schematic Design

Duplexes - Floor Plan

DUPLEX
(NOT TO SCALE)



Salida Multi-Family Development

Schematic Design

Duplexes - Elevations / Models

SOUTH ELEVATION
(NOT TO SCALE)



DUPLEX - 2 BED	
UNIT 1 - TOTAL SQUARE FOOTAGE	837 SF
UNIT 2 - TOTAL SQUARE FOOTAGE	843 SF
RIDGE HEIGHT	19'- 4"

WEST ELEVATION
(NOT TO SCALE)

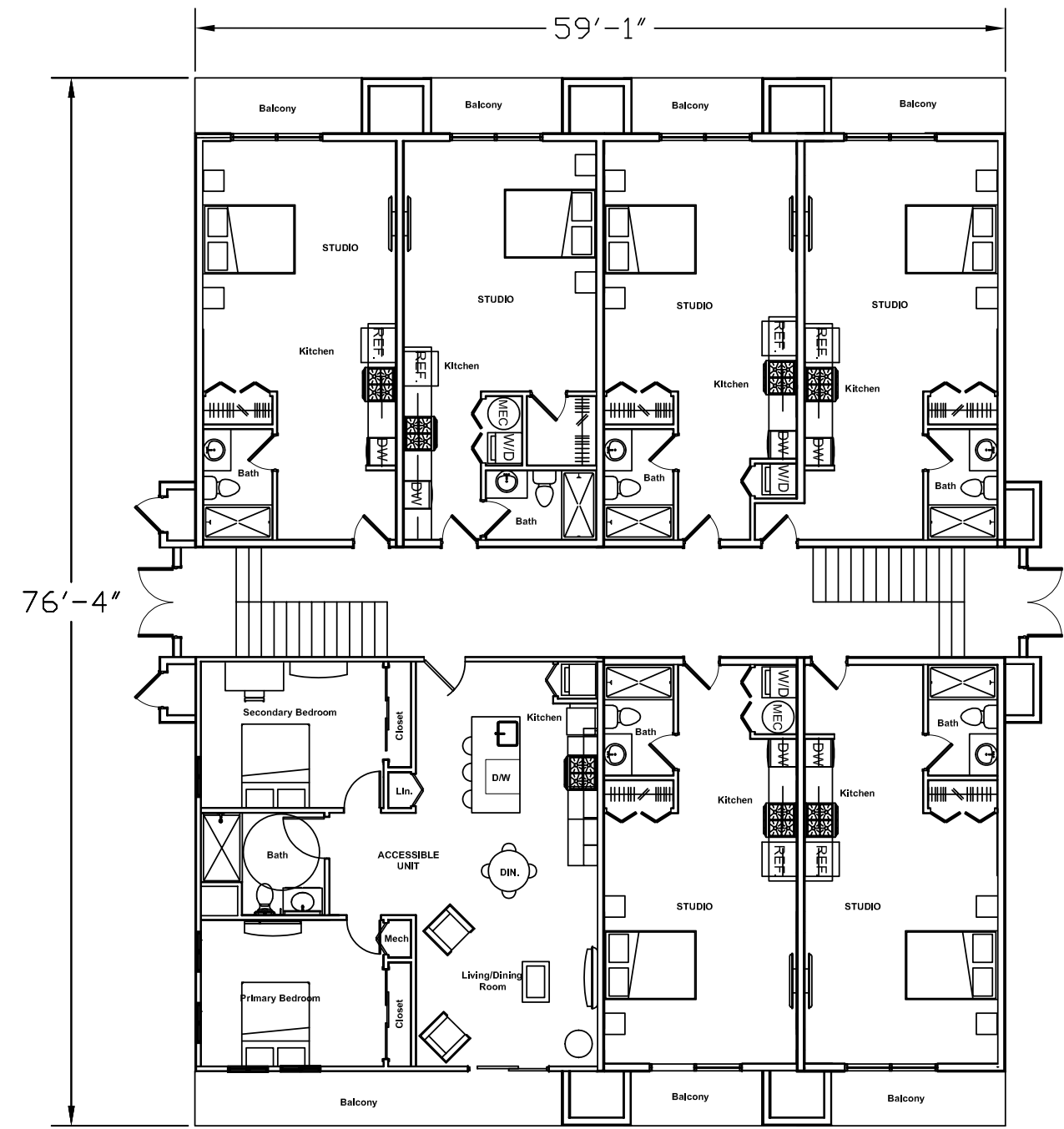


Salida Multi-Family Development

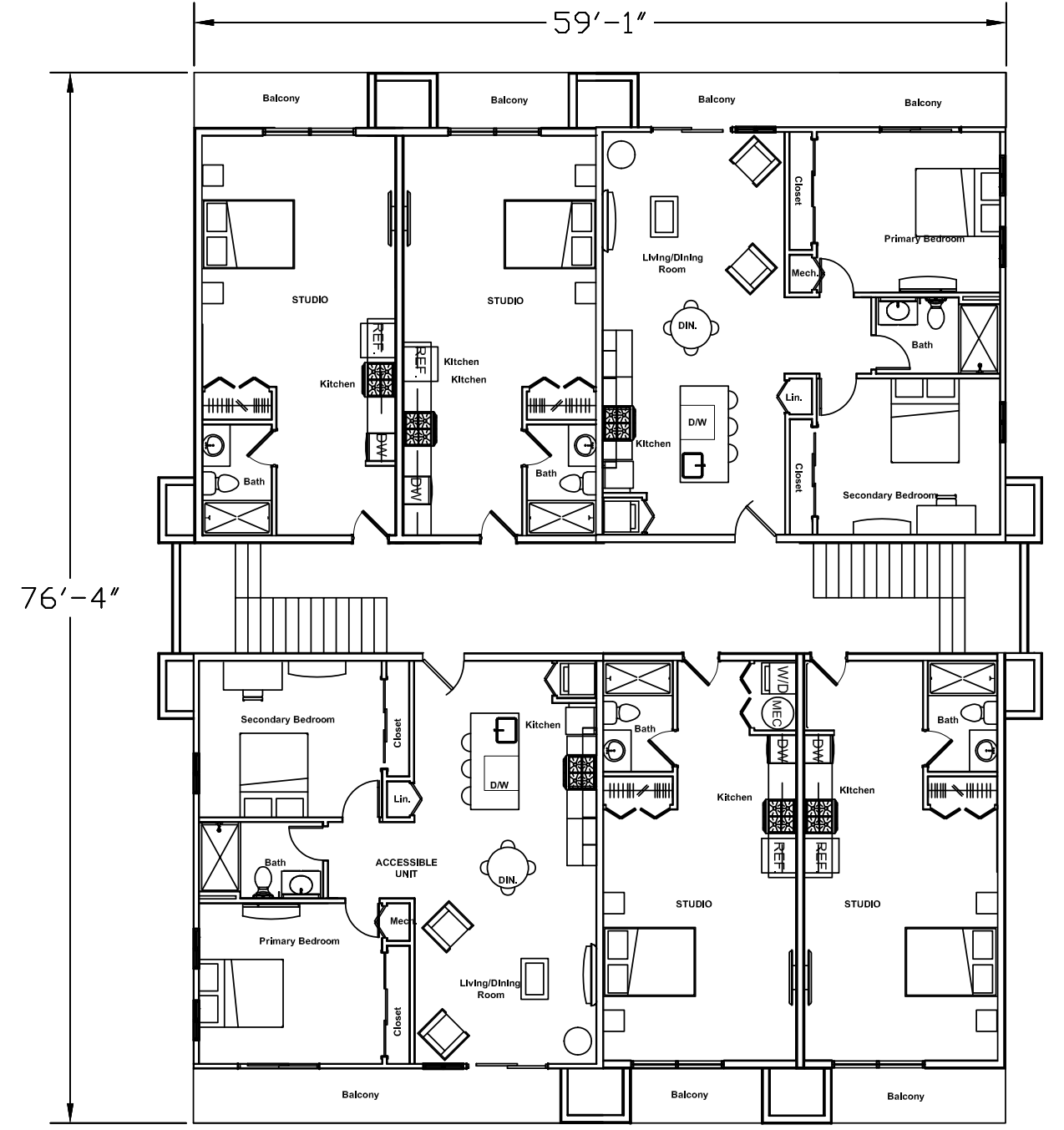
Schematic Design

Multi-Family - Floor Plans

MULTI-FAMILY UNITS (NOT TO SCALE)



1st/2nd Floor, Floor Plan



3rd Floor, Floor Plan



Salida Multi-Family Development

Schematic Design

Multi-Family - Elevations



SIDE 'B' ELEVATION
(NOT TO SCALE)



REAR ELEVATION
(NOT TO SCALE)



SIDE 'A' ELEVATION
(NOT TO SCALE)



FRONT ELEVATION
(NOT TO SCALE)



Salida Multi-Family Development

Schematic Design

Multi-Family - Model



20 PLEX - 3 BUILDINGS		
UNIT	UNIT NO. /BLDG.	TOTAL UNIT NO.
STUDIO	16	48
2 BED	4	12
TOTAL	20	60

UNIT	SQUARE FOOTAGE
STUDIO	471 SF
2 BED	910 SF

TOTAL BUILDING FOOTPRINT (EA.)	4620 SF
ESTIMATED MAX BLDG. HEIGHT	34'-0"



Salida Multi-Family Development

Schematic Design







THE FLOUR MILL PLANNED DEVELOPMENT PLAN

LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
CHAFFEE COUNTY, COLORADO

CERTIFICATE OF OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED IS THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
PER PLAT RECORDED NOVEMBER 30, 2015 AS RECEPTION NO. 423912
CHAFFEE COUNTY, COLORADO

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____ DAY OF _____, 20____.

OWNER: _____

STATE OF COLORADO }
 } SS
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, _____, _____ TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY SHOWN AND DESCRIBED ON THESE PLATS AND FOUND TITLE VESTED IN SALIDA BOTTLING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES,

EXCEPT: _____

SIGNATURE

LAND SURVEYOR'S 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 NORTHERN RIGHT-OF-WAY OF VANDAVEER RANCH ROAD BETWEEN A 1 1/2" ALUMINUM CAP STAMPED "LS 37937" AND A 1 1/2" ALUMINUM CAP STAMPED "LS 16117" HAVING A BEARING OF NORTH 78°47'57" EAST.
- 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 SHOWN PER PLAT OF TRIPLE T RANCH MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 423912 (SUB401)
- 4) ELEVATIONS DEPICTED HEREON ARE BASED UPON NAVD88.
- 5) CONTOUR INTERVAL = 1'
- 6) DATE OF FIELDWORK: 10/12/22, 06/28/23
- 7) SITE BENCHMARK IS A 1 1/2" ALUMINUM CAP STAMPED "LS 37937" ON THE NORTH-EAST CORNER OF THE SUBJECT PROPERTY WITH AN ELEVATION OF 7009.66'

LAND SURVEYOR'S STATEMENT:

I, SYDNEY ARTHUR SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLANNED DEVELOPMENT PLAN WERE PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING, AND THAT THE SURVEY INFORMATION SHOWN ON THE PLAT CONTAINED HEREIN IS BASED ON A MONUMENTED LAND SURVEY AS SHOWN, AND THAT SAID SURVEYS AND THE KNOWLEDGE PERTAINING TO SAID SURVEYS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE

CITY COUNCIL APPROVAL:

THIS PLANNED DEVELOPMENT PLAN IS APPROVED FOR FILING.

DATED: _____, 20____.

BY: _____
MAYOR

COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____M., ON THIS _____ DAY OF _____, A.D. 20____ UNDER

RECEPTION NO. _____

CHAFFEE COUNTY CLERK AND RECORDER

INCLUSIONARY HOUSING

1. 50% OF THE UNITS WILL BE DEED RESTRICTED PER CITY STANDARD.
2. ALL SINGLE FAMILY HOMES AND DUPLEXES WILL BE SOLD AT OR BELOW 120% AMI PRICE.
3. ALL CONDOMINIUM SALES WILL BE AT OR BELOW 100% AMI PRICE.
4. ALL APARTMENT RENTALS WILL BE AT OR BELOW 100% AMI.

SCHEDULE OF USES

THE REQUESTED ZONING FOR THE PROPERTY IS R-3. SINGLE FAMILY USE ON LOTS 1, 2, AND 4 IS HEREBY CHANGED FROM "ADMINISTRATIVE REVIEW" TO "PERMITTED." DUPLEX USE IS PERMITTED IN R-3, SO NO CHANGE IS REQUESTED FOR LOTS 5 THROUGH 10. MULTI-FAMILY 20 OR MORE UNITS IS HEREBY CHANGED FROM "MAJOR IMPACT REVIEW" TO "PERMITTED" FOR LOTS 11, 12, AND 13. LAUNDROMAT USE IS NOT SPECIFICALLY ADDRESSED IN THE LAND USE CODE, SO IT IS HEREBY "PERMITTED" ON LOT 3.

SCHEDULE OF DIMENSIONAL STANDARDS

		R-3	overall site	SF attached	SF detached	laundromat	condo/apartment lots	HOA lot
lot #				5-10	1, 2, 4	3	11, 12, 13	14
min lot size	sf	5063	87133	n/a	2470	2000	7300	39532
density	sf/unit min	2100	1263	2310	2470	n/a	365	n/a
min lot size attached	sf	2160	n/a	2310	n/a	n/a	n/a	n/a
min lot frontage	ft	37.5	n/a	n/a	36	28	n/a	n/a
min lot frontage attached	ft	15	n/a	34	n/a	n/a	n/a	n/a
max lot coverage: structures	%	50	24	43	40	30	64	0
max lot coverage: uncovered parking/access	%	25	36	0	0	0	0	73
min landscape area	%	30	45	40	40	40	36	27
side setback primary building	ft	5	5	5	5	5	5	n/a
side setback detached accessory building	ft	3/5/10	5	5	5	5	5	n/a
rear setback principal building	ft	20	5	5	5	5	10	n/a
rear setback accessory building	ft	5	n/a	5	5	5	5	n/a
front setback	ft	20	5	12	12	12	5	n/a
max building height primary	ft	35	38	25	25	25	38	n/a
max building height detached accessory building	ft	25	n/a	25	25	25	25	n/a
off-street parking	spaces	69	76	n/a	n/a	n/a	n/a	76
number of trees (not counting street trees)	each	1/800sf req'd landscape	38 (32 required)	1	1	1	1.4 (3 required)	15
living cover	% lot area	30% landscape x 60% living = 18%	18	18	18	18	18	5
street trees	each	50' on center average	13	n/a	n/a	n/a	n/a	n/a
parking lot landscape area	sf	7sf per req'd parking space	n/a	n/a	n/a	n/a	n/a	600 (483 req'd)
parking lot trees	each	1 per 15 req'd parking spaces	n/a	n/a	n/a	n/a	n/a	5

Values highlighted green indicate that the PD Plan exceeds R-3 standard. Green highlighted values have been increased slightly beyond the actual values in the PD plan to allow for minor design changes without PD amendment. Values not highlighted are the actual values per the PD plan and do not revise the underlying zone requirement.

NOTES

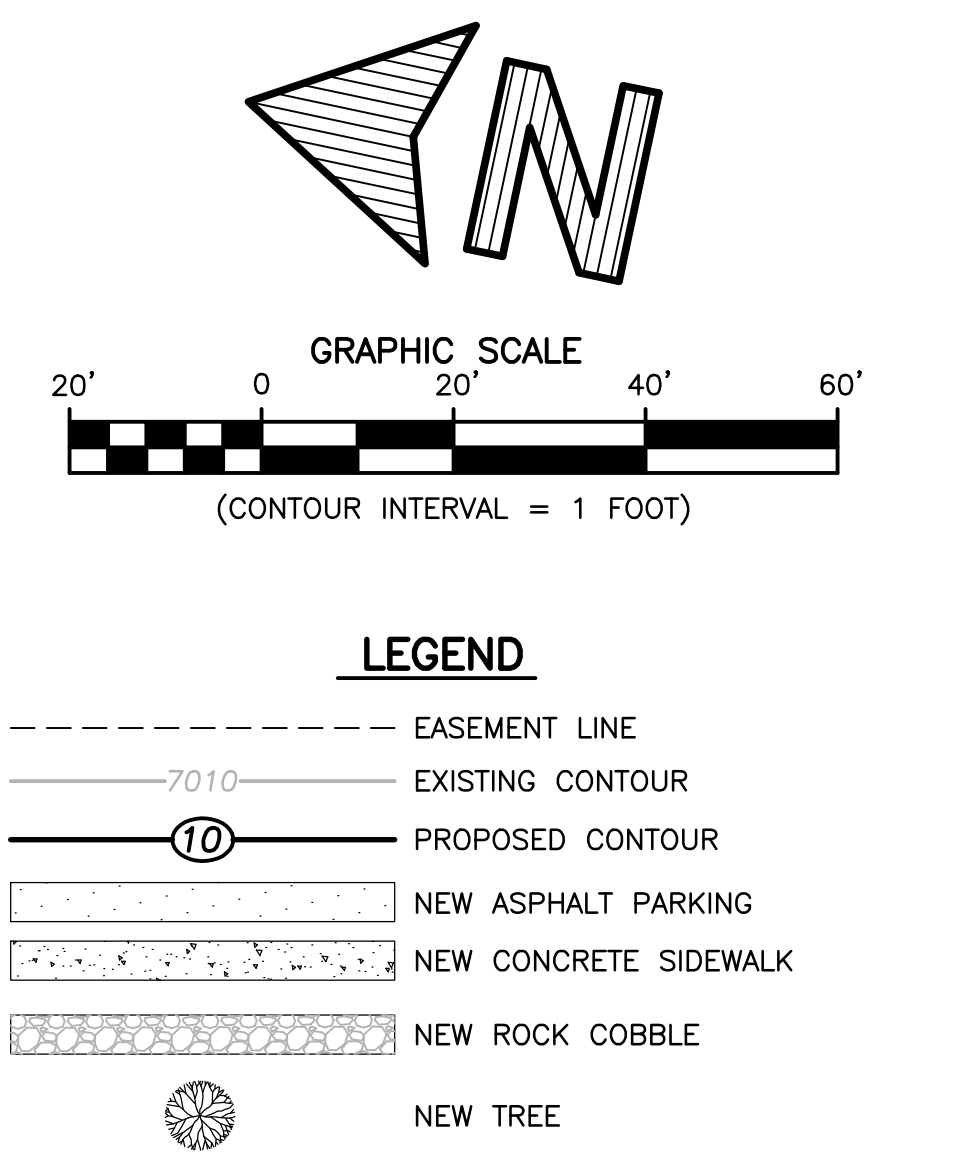
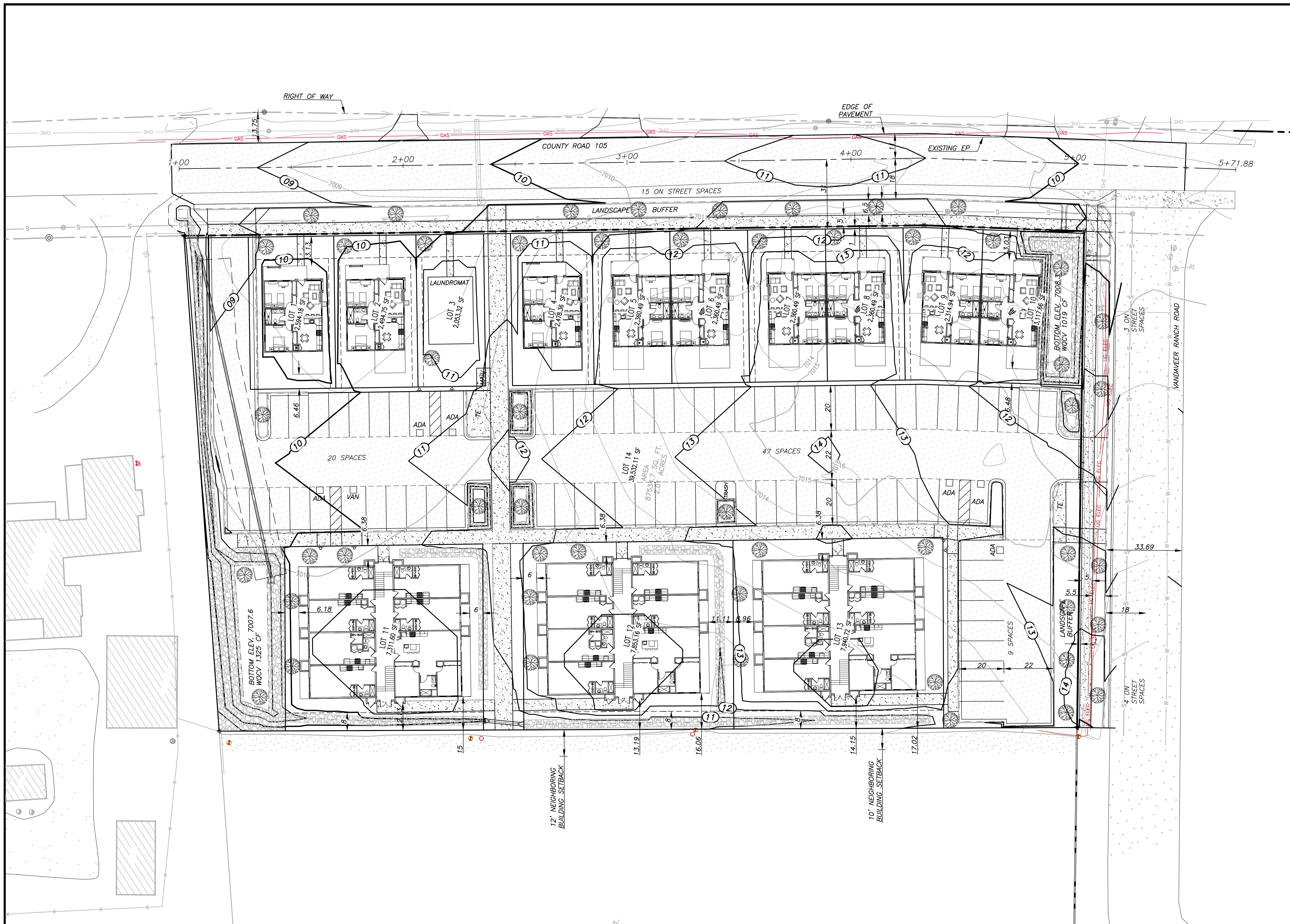
1. LOT LINE ADJUSTMENTS FOR DESIGN CHANGES AND/OR CONSTRUCTION TOLERANCES ARE ANTICIPATED AND SHALL BE CONSIDERED "PRACTICAL NECESSITIES" PER SECTION 16-6-70 CITY OF SALIDA MUNICIPAL CODE.
2. BUILDING PERMIT APPLICATIONS SHALL BE PROCESSED PRIOR TO COMPLETION OF REQUIRED INFRASTRUCTURE IN SUBDIVISION IMPROVEMENT AGREEMENT. CERTIFICATES OF OCCUPANCY SHALL NOT BE GRANTED UNTIL COMPLETION OF REQUIRED INFRASTRUCTURE FOR THE PHASE IN QUESTION.

SHEET INDEX

1. COVER SHEET
2. SITE PLAN

PROJECT PHASE 9/12/23

<p>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; THAT 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.</p>	<p>PREPARED FOR: BIKER BAKER HOLDINGS, LLC 129 W SACKETT AVE, UNIT C SALIDA, CO 81201 PHONE: 303-903-4620</p> <p>PREPARED UNDER THE DIRECTION OF: _____ DATE _____</p> <p>WILLIAM B. HUSSEY CRABTREE GROUP, INC. L.C.E. NO. 56989 EXP. DATE 10/31/23</p>	<p>PREPARED BY: CRABTREE GROUP INC. ENGINEERING SMART GROWTH™</p> <p>328 D STREET 918 CUYAMA ROAD SALIDA, CO 81201 OJAI, CA 91328 PH: 719-539-1875 PH: 719-221-1799</p>	<p>SEAL</p> <p>_____ DATE _____ BY _____ MARK _____ ENGINEER</p>	<p style="text-align: center;">REVISIONS</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">MARK</th> <th style="width: 10%;">APPR.</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	MARK	APPR.	DATE											<p style="text-align: center;">CITY OF SALIDA</p> <p>DESIGNED BY BH APPROVED BY: _____ DRAWN BY BH, RP AGENCY HEAD DATE _____ CHECKED BY BH SCALE 1"=20' BENCHMARK: A 1-1/2" ALUMINUM CAP STAMPED "LS 37937" ON THE NORTH-EAST CORNER OF THE SUBJECT PROPERTY WITH AN ELEVATION OF 7009.66'</p>	<p style="text-align: center;">THE FLOUR MILL SALIDA, CO</p> <p style="text-align: center;">PD PLAN COVER</p>	<p>SHEET NO. 1 OF 2 SHEETS PROJECT NO. 22020</p>
DATE	BY	MARK	APPR.	DATE																		



PROJECT PHASE 9/12/23


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. THAT 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:
 BIKER BAKER HOLDINGS, LLC
 129 W SACKETT AVE, UNIT C
 SALIDA, CO 81201
 PHONE: 303-903-4620

PREPARED UNDER THE DIRECTION OF: _____ DATE _____

WILLIAM B. HUSSEY CRABTREE GROUP, INC.
 L.C.E. NO. 56989 EXP. DATE 10/31/23

PREPARED BY:



CRABTREE GROUP INC.
 ENGINEERING SMART GROWTH™

328 D STREET SALIDA, CO 81201 PH: 719-539-1675
 918 CUYAMA ROAD OJAI, CA 93023 PH: 719-221-1799

SEAL

DATE	BY	MARK	ENGINEER

REVISIONS

APPR.	DATE	REVISION	AGENCY

CITY OF SALIDA
 DESIGNED BY BH APPROVED BY:
 DRAWN BY BH, RP
 CHECKED BY BH AGENCY HEAD DATE
 SCALE 1"=20' BENCHMARK: A 1-1/2" ALUMINUM CAP STAMPED "LS 37937" ON THE NORTH-EAST CORNER OF THE SUBJECT PROPERTY WITH AN ELEVATION OF 7009.66'
 DATE SEP. 2023

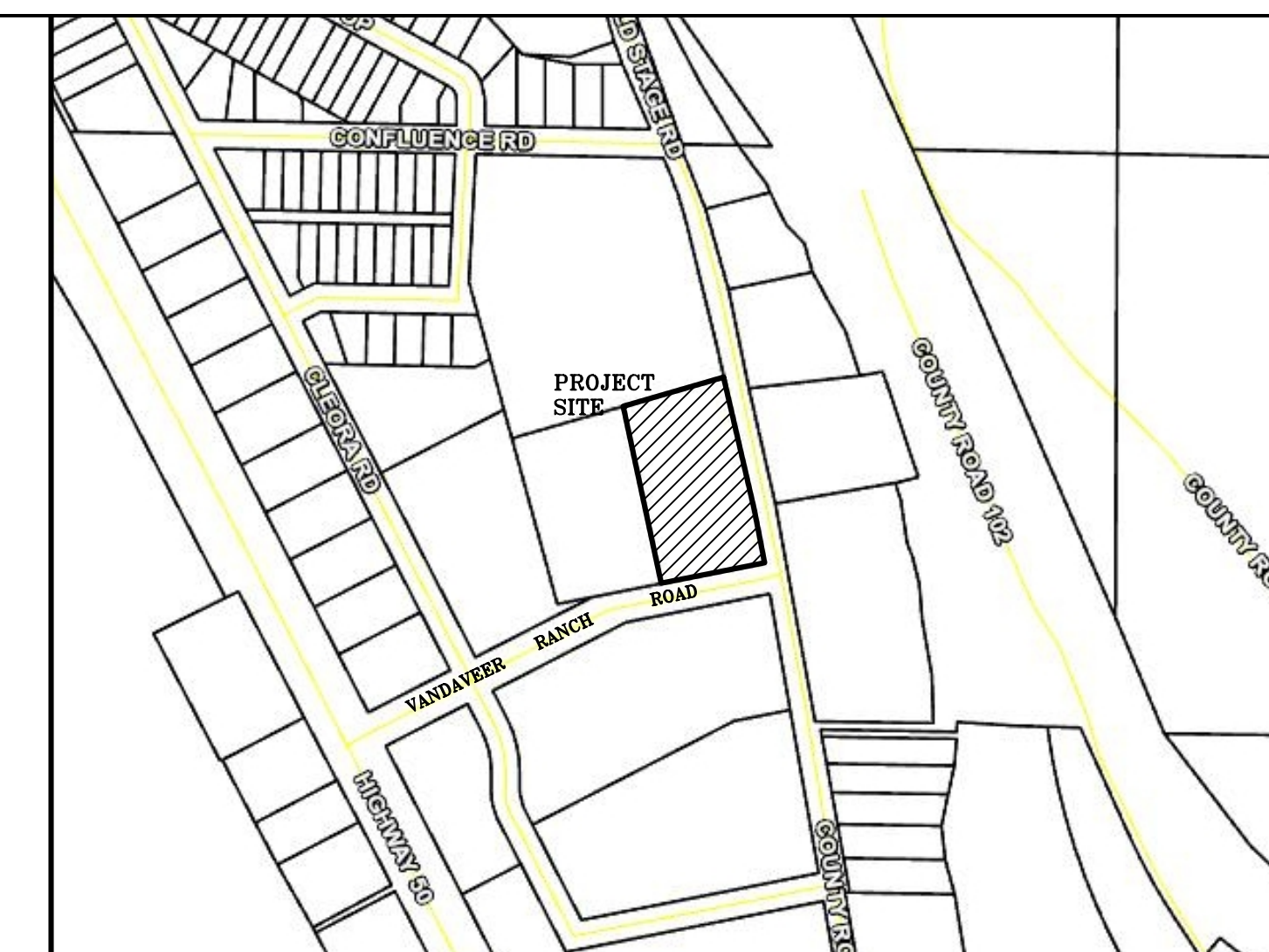
THE FLOUR MILL
 SALIDA, CO

PD PLAN
 PLAN

SHEET NO. **2**
 OF 2 SHEETS.
 PROJECT NO. 22020

THE FLOUR MILL

A MAJOR SUBDIVISION OF LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

CERTIFICATION OF TITLE

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 BIKER BAKER HOLDINGS, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 20__.

TITLE AGENT

ACKNOWLEDGMENT OF LIEN HOLDER

HIGH COUNTRY BANK, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE _____ DATE _____

COUNTY OF _____)
) SS.
STATE OF _____)

THE FORGOING ACKNOWLEDGMENT OF LIEN HOLDER WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

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 NORTHERN RIGHT-OF-WAY OF VANDAVEER RANCH ROAD BETWEEN A 1 1/2" ALUMINUM CAP STAMPED "LS 37937" AND A 1 1/2" ALUMINUM CAP STAMPED "LS 16117" HAVING A BEARING OF NORTH 78°47'57" EAST.
- 2) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WESTCOR LAND TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE AND ESCROW), COMMITMENT NO. 22-20579, DATED AUGUST 15, 2022.
- 3) ZONE: P.D.
- 4) FEES-IN-LIEU FOR OPEN SPACE AND FOR FAIR CONTRIBUTIONS TO SCHOOLS SHALL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ALL UNITS.
- 5) THE SUBDIVISION HAS COMPLIED WITH CHAPTER 16 OF THE SALIDA MUNICIPAL CODE AND IS SUBJECT TO THE TERMS OF THE EXECUTED SUBDIVISION IMPROVEMENT AND INCLUSIONARY HOUSING AGREEMENT, AS RECORDED AT RECEPTION NO. _____
- 6) 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.

CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.

SIGNED THIS ____ DAY OF _____, 202__.
CITY OF SALIDA

By: _____
MAYOR

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT BIKER BAKER HOLDINGS, LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
PER PLAT RECORDED NOVEMBER 30, 2015 AS RECEPTION NO. 423912
CHAFFEE COUNTY, COLORADO

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

THE FLOUR MILL

THE UNDERSIGNED HEREBY DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICE WITHIN SAID SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN ON SAID PLAT.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20__.

By: _____ (BIKER BAKER HOLDINGS, LLC REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____ (BIKER BAKER HOLDINGS, LLC REPRESENTATIVE). WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

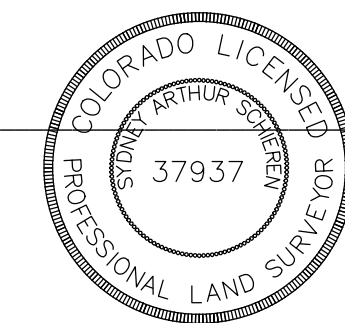
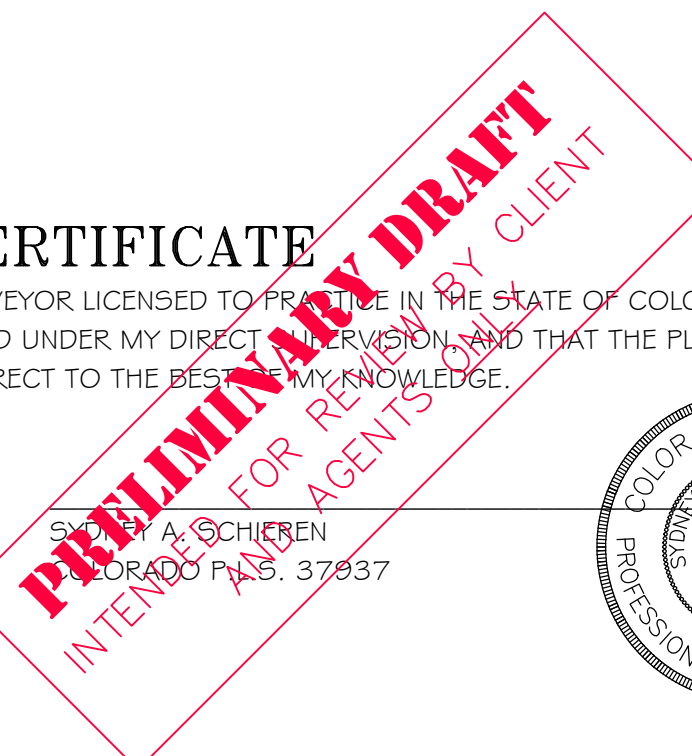
CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____ M. ON THIS ____ DAY OF _____, 20__ 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

REVISED: _____ _____ _____ _____ _____	<h2 style="margin: 0;">THE FLOUR MILL</h2> <p style="margin: 0; font-size: small;">A MAJOR SUBDIVISION OF LOT 3 TRIPLE T RANCH MINOR SUBDIVISION CITY OF SALIDA CHAFFEE COUNTY, COLORADO</p>
JOB # 22097 DATE: SEPTEMBER 11, 2023 SHEET 1 OF 2	<h2 style="margin: 0;">LANDMARK</h2> <p style="margin: 0; font-size: x-small;">SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031</p>

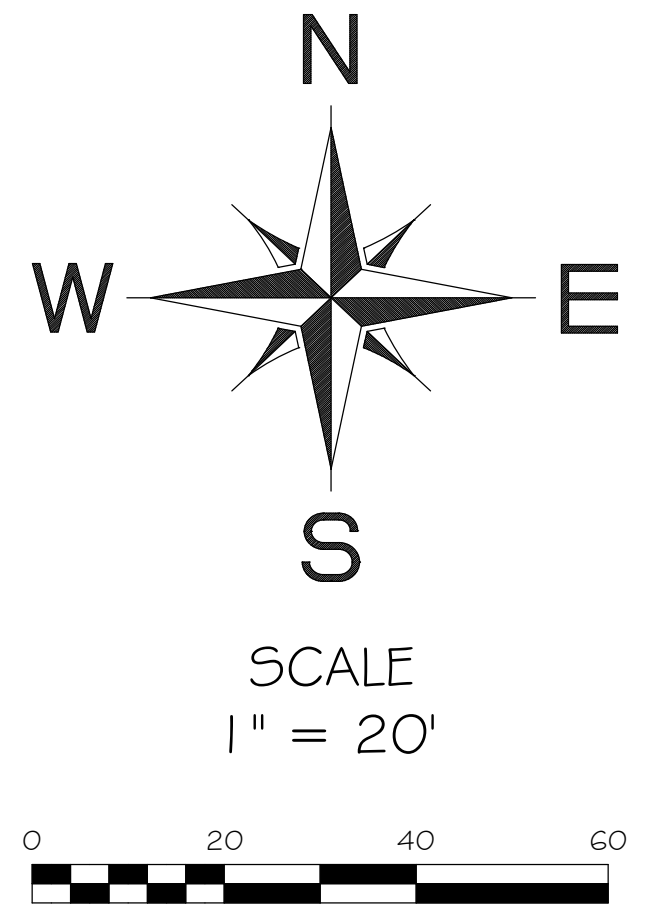
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT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

THE FLOUR MILL

A MAJOR SUBDIVISION OF LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

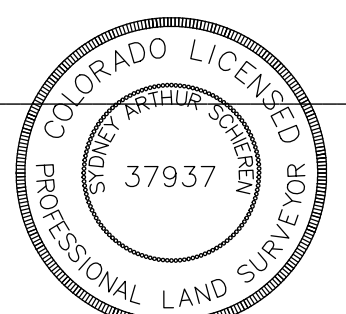


LEGEND

- 1 1/2" ALUM. CAP LS 16117
- ◆ PREVIOUSLY SET 1 1/2" ALUM. CAP LS 37937
- ▲ SET 1 1/2" ALUM. CAP LS 37937 FOR THIS SURVEY
- ⊕ ELECTRIC METER
- ⊖ ELECTRIC TRANSFORMER
- POWER POLE
- SEWER CLEAN OUT
- ⊗ SEWER MAN HOLE
- ⊙ TELEPHONE PEDESTAL
- ⊕ WATER VALVE
- ⊖ UTILITY VAULT
- ⊗ FIRE HYDRANT
- X — FENCE
- O — OVERHEAD UTILITY
- S — UNDERGROUND SEWER
- G — UNDERGROUND GAS LINE
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- W — UNDERGROUND WATER LINE

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.

PRELIMINARY DRAFT
INTENDED FOR REVIEW BY CLIENT
AND AGENT ONLY



REVISED:	
JOB # 22097	
DATE: SEPTEMBER 11, 2023	
SHEET 2 OF 2	

THE FLOUR MILL

A MAJOR SUBDIVISION OF LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

LANDMARK
SURVEYING & MAPPING

P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031

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.