PLANNING COMMISSION REGULAR MEETING

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

Monday, July 26, 2021 - 6:00 PM

AGENDA

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

APPROVAL OF THE MINUTES

1. **June 28, 2021 - Draft Minutes -**

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Wood Minor Subdivision –** The request is for limited impact review approval to subdivide Tract A of the Hillside Minor Subdivision into two (2) individual lots to be known as Wood Minor Subdivision

3. **Chaffee County Government – Planned Development** - The request is for Major Impact Review approval for a Planned Development Overlay on the Chaffee County 3.87 acre parcel located at 104 Crestone Avenue. The parcel is zoned Single-Family Residential (R-1). The applicant would like the Planned Development Overlay to closely reflect the Commercial (C-1) zone district use and dimensional standards

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.

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.

PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
June 28, 2021 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER BY CHAIRMAN – 6:00 PM

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

ROLL CALL

APPROVAL OF THE MINUTES

1. **May 24, 2021- Draft Minutes**

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

UNSCHEDULED CITIZENS- None

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS
Public Hearings will follow the following procedure:

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E. Public Input
F. Close Public Hearing
G. Commission Discussion
H. Commission Decision or Recommendation

2. El Tapatio Conditional Use – Downtown Street Patio - The applicant is requesting conditional use approval for a downtown street patio to be placed on E. Second Street in front of El Tapatio Restaurant located at 136 E. Second Street.

A. Open Public hearing - 6:04 pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Dunleavy reviews the Application for Tacos El Tapatio. They are requesting conditional use approval for a downtown street patio.

The proposal meets the standards of Public Works and the Land Use Code and the 9 recommended conditions of approval all stem from those standards as well as the agency review comments provided in the packet.

Staff recommends approval for the conditional use for a downtown street patio to be located in front of Tacos el Tapatio subject to the 9 conditions provided.

D. Applicant's Presentation –

Dorothy Norbie, the building owner, supports the patio. She would like to have something more permanent, stable and safer. The awning will be taken off in the winter so snow will not build up. They will also trade parking with Ken Brandon with Box of Bubbles for the loss of parking spot. She believes this will make them competitive in the downtown district. Norbie emailed her neighbors and has not heard any opposition.

E. Public Input –

Ken Brandon, the owner of the building across the street from the restaurant, let council know that he is creating a sign to designate a parking spot for Tacos el Tapatio.

F. Close Public Hearing - 6:11pm

G. Commissioner Discussion –

Bomer suggests changing the language to make it consistent with the operating hours of business.

Follet asks what if the business hours change to midnight?

Bomer clarifies that you also write in the hours next to the operating hours of business.

Follet asks whether we have to connect the patio to the ground.

Jefferson says that other patios do not have to be connected to the ground.

Dunleavy says that when she spoke to the contractor, they may be able to level it which would address the inspectors concerns but that would be determined in the building permit process.

Walker suggests that the language is there because their tent has been blown down.

Bomer asks if the other patios require building permits?

Jefferson says that they used to in the beginning but is unsure of whether other patios are required to.

Follet clarifies that they require them to be engineered. He questions whether we want holes in the sidewalks.

Bomer believes it should be consistent with other patios.

Follet wonders whether the planning commission can make that recommendation?

Almquist says that we could make the requirement more generalized to say to meet building code.

Bomer asks whether this is recommended condition number 6 instead of building permit it would say building code.

Almquist thinks **Bomer** should keep the language of building permits.

Discussion on what “anchoring” means whether it means bolted in the street or it just means stable.

Almquist was not sure when he read it whether the structure or the sail had to be anchored to the earth.

Bomer asks what if the commission said that the structure will require a permit and the windsail must be anchored so it will not move with the wind. She wants to replace it with windsail to provide more clarity.

Almquist says that it still needs to meet building codes regardless and his sense is that it would not need to be bolted in the space.

Bomer says that she would just move it to wind sail to make it clear.

Follet is looking at the letter from Dan to read the language. He believes the clarification is fine.

Copping says that clarity always improves things. She believes that it is such a heavy construction that she is not worried about it blowing in the wind.

Almquist states that it will have to go through the building permit process.

Bomer motions to approve the conditional use with two changes. Number three she would like to add “consistent to the operating hours of the business” and number six she would like to change it to windsail. Walker seconds.

H. Commission Decision -

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

THE MOTION PASSES.

UPDATES

COMMISSIONERS' COMMENTS

Almquist states that staff have covered their end but are happy to circle back to clarify anything in the work session.

Walker asks where raising the limited impact reviews minimums will have a negative impact.

Almquist says that there is less subjectivity to it. For example, a five unit apartment complex that would have to go through a limited impact review, there is not a very extensive amount of review standards but certainly there could be some subjectivity that plays into it. There are not a lot of downsides because there will still be a staff review, it just wouldn’t go in front of the planning commission.

Bomer says that they would like administrative review standards in place before there is more administrative review.

Almquist says that if we would have to change the review standards today it would still be subject to the same standards that are currently in place ie. set backs, building heights, lot coverage, dimensional/density standards. There is not much in the way of architectural standards outside of a major subdivision. That would be the case whether there was a limited impact review today or not.

Bomer asks when there is a limited impact review and it comes before commission, there is some subjectivity. Bomer feels like identifying the subjective items before we do something like

that so that we would know that if some of the items were not to be met, they would go before planning commission again.
Almquist states that subjectivity is built into the standards themselves. It is on a case by case basis that comes up and is applicable. Staff would be looking at those same standards obviously when there is a larger amount of people to consider it, there are going to be a lot more thoughts.
Bomer wonders if the administrative review does not exceed objective requirements, then that process is fine. She believes that when it gets to the grey area, she would still like to have more brains in the mix.
Jefferson brings up the sidewalk requirement and talks about bringing it to the admin review process then it takes it out of the limited review requirement.
Bomer says that is the type of thing she is talking about. She wants more detailed thought.
Walker thinks that if the code could support and protect us more then we wouldn't have to worry.
Bomer agrees.
Almquist says that this is a first take work session on this one and nothing that they plan to move forward with quickly. Just wanted some feedback and can bring this back to an additional work session in the future.
Follet thinks maybe we can do some triggers. He asks how many limited impact reviews do we see in a year?
Almquist/Jefferson say 6-10
Follet asks how much time does that add to the applicant.
Jefferson says it depends on the application materials.
Follet asks how long does it take to make the packet.
Almquist says quite some time.
Copping had an observation. She wanted the commission to consider having public comment as a trigger.
Bomer agrees.
Almquist throws out different scenarios and staff can elevate things to a limited impact review. The other idea being not too dissimilar from the historic preservation commission is to bring two members of the commission to the review.
Bomer believes that and by defining the items that go into administrative review and anything outside of that would come into commission. It may incentivize the developer to stay within the lines
Almquist says the reason for bringing it up is feedback that they have heard about the uncertainty of such larger projects.
Jefferson reminds the commission that there is a joint meeting on Tuesday, July 6th, 5pm with Council. The subject is a major impact review with the County.

ADJOURN- With no further business to come before the Commission, the meeting adjourned at 6:34 p.m.

STAFF REPORT

MEETING DATE: July 26, 2021

AGENDA ITEM TITLE: Wood Minor Subdivision – Limited Impact Review

AGENDA SECTION: Public Hearing

REQUEST:
The request is for limited impact review approval to subdivide Tract A of the Hillside Minor Subdivision into two (2) individual lots to be known as Wood Minor Subdivision.

APPLICANT:
The applicant is Wood Development Company, LLC, PO Box 237, Salida, CO 81201. The applicants' representative is P.T. Wood.

LOCATION:
The subject property known as Wood Minor Subdivision is located within Tract A Hillside Minor Subdivision and is located at the base of Tenderfoot Hill and on the north side of County Road 177.

PROCESS:
This application is a limited impact review process for a minor subdivision. The purpose of the limited impact review is to assure that the proposal, in adequate detail, is drawn and submitted according to the requirements of the Land Use Code.

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

Approval of the minor subdivision shall constitute authorization to proceed with recording the plat and commencing with the Subdivision.

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

1) The property is zoned Industrial (I).

2) The proposed subdivision will create two (2) lots. The minimum lot size in the Industrial (I) zone requires is 5,625 square feet. The proposed lots meet the minimum lot requirement: Tract A is .40 acres, approximately 17,424 square feet and Tract B is .17 acres, approximately 7,405 square feet. There is also a 21' Public access and Electric Line Easement between the proposed lots.

3) The applicant is in the process of constructing two single-family dwellings on the parcel. Each of the single-family dwellings will be on its own parcel with this subdivision request. Multiple principal structures are permitted in the Industrial zone district.

4) The proposed lots are not currently served by City water or sewer. Due to the location, City infrastructure is not available and extensions to this area of the City are not planned. The applicant has individual well and wastewater treatment systems designed by a professional engineer as required by the Chaffee County Building Department.

   Staff is recommending the following plat note as a condition of approval: "According to Salida Municipal Code Section 13-2-60 –if the properties are developed with well and on-site wastewater treatment systems, either individual or central, and a new water or sewer main is extended within (four hundred) 400 feet of the property they will be allowed to continue such use until such time as the well or septic system either fails or needs enlargement. At that time, the property owner will be required to connect to a water or sewer main that is within four hundred (400) feet."

5) There is a central septic system and well for water that serves both residences. Easements must be shown on the plat for both the septic and well systems that will serve the newly created parcels.

6) The previously approved Final Subdivision Plat for Hillside Minor Subdivision included a plat note capping the maximum lot coverage at forty (40) percent. This is an appropriate lot coverage and similar to other residential districts. A similar plat note should be considered.

7) Access to the site will be via County Roads 176 and 177. Chaffee County currently provides only minimum maintenance on County Road 176 and no maintenance to County Road 177. There is a recorded Roadway maintenance covenant recorded for the Lots in Hillside Minor Subdivision. The Covenant states that each owner of the lots within the Hillside Minor Subdivision agree to pay a share of all monetary amounts necessary to maintain the road in a good, safe and drivable condition.

8) City design standards require local streets to have a detached sidewalk of a least five (5) feet wide. Detached sidewalks are required to be separated by a distance of at least five and one half (5 ½) feet from the curb or street pavement edge.

   Staff recommends deferral of this requirement at this time due to the lack of existing road infrastructure adjacent to the site.

REVIEW AGENCY COMMENTS:

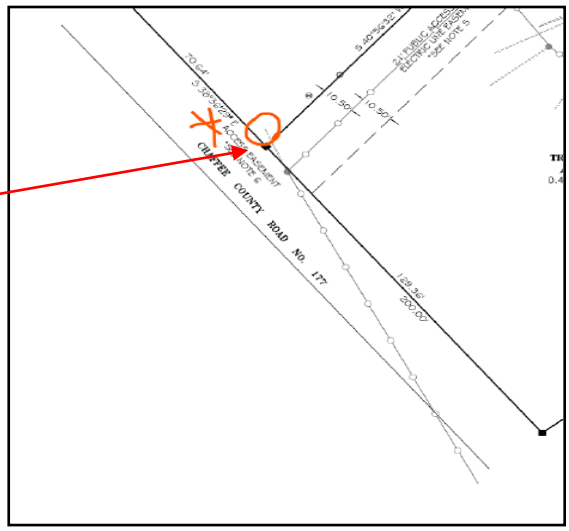
Salida Public Works: No concerns.

Salida Fire Department: No concerns.

Salida Police Department: No comments.

Atmos Energy: No comments.

Xcel Energy, Sterling Waugh: I would request that all access easements are also utility easements and all existing utilities, including guy wires, be placed in an utility easement.
I have a screen shot of the guy wire that is Xcel's that should be in an easement and the access easement that should also be an utility easement.



Chaffee County Development Services: No Comments received.

Chaffee County Planning Department: No Comments received.

SUBDIVISION REVIEW STANDARDS: (Section 16-6-120)

1. **Conformance with the Comprehensive Plan**. The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform to all of the Plan's applicable objectives, guiding principles and recommended actions. It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.

    - The Comprehensive Plan Land Use Map (3.1) does not specifically assign a land use classification to the parcels under consideration. However, the Comprehensive Plan does encourage a range of housing types to serve a variety of lifestyles, ages, and income levels. Previous changes to the land use code encourage development of residential dwellings across all zoning districts. Therefore, this development is in conformance with the Comprehensive Plan.

    - New development should complement the neighborhood's mass and scale. The lots proposed are in conformance with the land use code and will support development similar to existing homes in the area.

2. **Complies with the Zone District Standards**. The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for those uses.
    - The newly created lots are zoned Industrial (I) and meet the zone district standards.

- New development must comply with the zone district standards. The new construction of the two single-family dwellings meets the Industrial zone district standards.
- There is adequate space on each of the proposed lots to accommodate any required off-street parking.

3. **Complies with the Improvement Standards**. The proposed subdivision shall be provided with improvements which comply with Article VIII and landscaping which complies with Section 16-8-90.

   a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
      - County Road 177 provides access to the site and is adequate to carry anticipated traffic generated by development of this subdivision.
      - There are currently no curb, gutter or sidewalks in the immediate area. Sidewalks, curb, and gutter are not appropriate for construction at this time. However, when such improvements are brought to the area the property owners should be responsible for the installation of streetscape improvements at that time which may include, but not limited to, sidewalks, streetlights, and street trees as required by the Municipal Code.

   b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.

      Municipal utilities are not available to the site at this time.

      According to Salida Municipal Code Section 13-2-60 – Existing domestic wells. (a) Any property within the Water Service Plan Area which is supplied with potable water using an adequate, safe, and adjudicated existing well may continue to use such well to provide potable water. (b) Upon the occurrence of one of the following events, all properties in the Water Service Plan Area within four hundred (*400*) *feet* of an established water line or situated on a block abutting an established water line shall be required to connect to the City's water system, in accordance with the specifications, and pay the applicable fees, charges, and costs for new service then in effect:

      (1) The failure of an existing well, i.e., the well cannot provide adequate and safe water, or requires redrilling; or
      (2) Expansion of existing structures served by private well that increase the square footage by one hundred percent (100%) or more; or
      (3) The construction or installation of additional structures on the property served by a private well.

      Staff has added a condition of approval that a plat note be added with this requirement so that subsequent buyers of the lots are aware of this requirement.

   c. Phases. If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.

- There will not be phases with this development.

4. **Natural Features**. The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.
   - The proposed lots are located at the base of the Tenderfoot Hill that provides the backdrop for downtown Salida. The downhill portion of each lot provides the least amount of slope and access to County Road 177.

5. **Floodplains**. Tracts of land or portions thereof lying within the one-hundred-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.
   - The subject property is not located within the 100-year floodplain.

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. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.
   - This subdivision does not border a highway right-of-way.

7. **Future Streets**. When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.
   - This subdivision is not intended for future resubdivision.

8. **Parks, Trails and Open Space**. Each subdivision, minor or major, or condominium project with five (5) units or more, 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 is developed and preserved as the community grows.

   The development plan for this subdivision has two (2) residential lots. However, per plat note number 10 of the Final Subdivision Plat for the Hillside Minor Subdivision, *"land dedication for parks and open space have been provided for one (1) unit for each Tract A, B, and C of this subdivision. In the event that additional residential units are constructed on either Tract A, B, or C, either by subdivision or Building Permit approval, fees in lieu of land dedication for parks and open space in the amount then in effect shall be payable to the City prior to issuance of building permits".*

   This lot had one (1) credit toward the open space fee in lieu and the applicant paid the fee in lieu for the additional residential unit being constructed. A payment of fee-in-lieu of the parks, trails and open space dedication for all additional units will be required prior to approval of residential building permits.

9. **Common Recreation Facilities**. Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.
    - This development does not include any common recreation facilities.

10. **Lots and Blocks**.
    a. Pattern. The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.
        - The proposed lots follow the City grid pattern.

    b. Frontage. Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.
        - The proposed lots are regular in shape and front on a County Road.

    c. Right angles. Side lot lines shall be approximately at right angles or radial to street lines.
        - This standard has been met.

    d. Double frontage lots. Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.
        - Double frontage lots are not proposed.

    e. "T" intersections. The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a "T" intersection.
        - There will not be any building areas facing a "T" intersection.

    f. Solar energy. This standard applies to detached single family homes and not attached units.
        - The Wood Minor Subdivision lots generally face south/southwest and will have excellent solar exposure.

11. **Architecture**. This standard applies to residential subdivisions of five lots or more.

12. **Fair Contributions for Public School Sites**.
    - The applicant has paid the fee in lieu for the two residential units under construction. Any additional units will be required to pay the fee in lieu at the time of building permit application.

13. **Inclusionary Housing Requirement –** 16-13-20 Minor and major subdivisions; and condominium plats of five (5) units or greater must meet the requirements of Article XIII. Inclusionary Housing.
    - Approval of the minor subdivision carries the responsibility to meet the affordable housing requirements. Therefore the fees-in-lieu have to be paid for the two (2) units created. The current fees-in-lieu for a minor subdivision is the lessor of $7,874, or $3.94 per habitable square foot of each unit built within the subdivision. Since both of the units are less than 2,000 square feet the fee in lieu in the amount below shall be paid prior to recording the subdivision plat.
        - 4 Hillside Drive Unit A is 1819 square feet - (1,819 x $3.94=$7,166.86)
        - 4 Hillside Drive Unit B is 1819 square feet - (1,819 x $3.94=$7,166.86)

    - As a condition of approval a plat note must be added that future residential development must meet the current requirements of the Salida Municipal Code regarding Inclusionary Housing which may require deed restricted affordable housing and/or fees-in-lieu.

RECOMMENDED FINDINGS:
The purpose of the limited impact review process for a minor subdivision is to determine the compliance of the application with the review standards contained in Section 16-6-120.

Recommended Findings:

1. This application complies with the Comprehensive Plan because it would create two lots that can be developed for residential uses incompliance with the zone district standards.

2. The review standards for subdivisions has been satisfied.

STAFF RECOMMENDATION:
Staff recommends the Planning Commission approve the Wood Minor Subdivision to subdivide one (1) parcel into two (2) parcels, subject to the conditions listed below:

RECOMMENDED MOTION: "I make a motion to approve the Wood Minor Subdivision as it meets the review standards for a subdivision, subject to the following conditions:

Prior to printing the mylars of the Wood Minor Subdivision Plat:

1. Remove the City Administrator signature block.

2. Easements for the central water and wastewater systems must be shown on the plat.

3. The requirement of Xcel for utility easements must be shown on the plat.

4. A plat note be added stating that "Pursuant to Section 13-2-60 of the Salida Municipal Code: If the properties are developed with well and on-site wastewater treatment systems, either individual or central, and a new water or sewer main is extended within (four hundred) 400 feet of the property they will be allowed to continue such use until such time as the well or

septic system either fails or needs enlargement. At that time, the property owner will be required to connect to a water or sewer main that is within four hundred (400) feet".

5. That plat note capping the maximum lot coverage at forty (40) percent be added.

6. A plat note must be added that future residential development must meet the current requirements of the Salida Municipal Code Article XIII - Inclusionary Housing which may require deed restricted affordable housing and/or fees-in-lieu.

7. A payment of fee-in-lieu of the parks, trails and open space dedication for two (2) units have been paid for Tract A of the Hillside Minor Subdivision. As a condition of approval the following plat note must be added to the plat:
   - Pursuant to section 16-6-120 (8), Parks, Trails and Open Space, of the Salida Municipal Code, as may be amended, land dedication fees-in-lieu have been paid for two residential units in this subdivision. At the time that additional residential dwelling units are constructed on any of the lots herein, either by further subdivision or building permit approval, land dedication and/or fees-in-lieu for parks, trails and open space in the amount then in effect shall be payable to the City prior to issuance of building permits.

Prior to recording the Wood Minor Subdivision:

1. The Inclusionary Housing fee in lieu be paid, as recommended, for the two (2) units built on this property.
   - 4 Hillside Drive Unit A is 1819 square feet - (1,819 x $3.94=$7,166.86)
   - 4 Hillside Drive Unit B is 1819 square feet - (1,819 x $3.94=$7,166.86)

Attachments: Application Packet
Subdivision plat
Roadway Maintenance Covenant

PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A LIMITED IMPACT REVIEW APPLICATION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on Monday, July 26, 2021 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 E. 1st Street, Salida, Colorado and online at the following link: https://attendee.gotowebinar.com/rt/1909092342220683277

The hearing is regarding a Limited Impact Review application submitted by Wood Development LLC (represented by P.T. Wood) for approval of a minor subdivision to subdivide the parcel known as 4 Hillside Drive, into two (2) lots.

Interested individuals are encouraged to attend the public hearing or make comments during the public hearing via GoToWebinar at the above link.

Approval of the limited impact review application shall constitute authorization to proceed with recording the plat and commencing with the subdivision. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2626. To review the City's social distancing policy and other regulations, please visit: https://cityofsalida.com/administration/page/covid-19-information

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

Published in The Mountain Mail July 9, 2021

From: DavidL
To: Kristi Jefferson
Subject: Re: Agency review - Wood Minor Subdivision
Date: Friday, July 02, 2021 11:58:32 AM

No concerns.

David Lady P.E.
City of Salida
Director of Public Works
719-539-6257

On Jul 1, 2021, at 9:11 AM, Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the parcel located at 4 Hillside Drive. The owner, Wood Development Company, LLC, has submitted an application to subdivide the parcel into two (2) lots. Please let me know if you have any concerns with the subdivision request.

Kristi Jefferson
Planner
City of Salida
448 East First Street
Suite 112
Salida, CO 81201
ph: 719-530-2626
fax: 719-539-5271
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.

<Agency Review.pdf>

From: Kathy Rohrich
To: Russ Johnson
Cc: Kristi Jefferson; Doug Bess; David Lady
Subject: Re: Agency review - Wood Minor Subdivision
Date: Friday, July 02, 2021 10:38:44 AM
Attachments: image001.png

No concerns from fire. Thank you

On Fri, Jul 2, 2021 at 10:32 AM Russ Johnson <rjohnson@salidapolice.com> wrote:

> No issued from PD at this time.
>
> Thanks,
>
> Chief Russell Johnson
>
> Salida Police Department
>
> Cell:719-207-1602
>
> Desk: 719-530-2603
>
> Main:719-539-6880
>
> City Of SALIDA POLICE
>
> ---
>
> **From:** Kristi Jefferson <kristi.jefferson@cityofsalida.com>
> **Sent:** Thursday, July 1, 2021 9:12 AM
> **To:** 'Doug Bess' <doug.bess@cityofsalida.com>; Russ Johnson <rjohnson@salidapolice.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'David Lady' <david.lady@cityofsalida.com>
> **Subject:** Agency review - Wood Minor Subdivision
>
> Attached is the agency review for the parcel located at 4 Hillside Drive. The

owner, Wood Development Company, LLC, has submitted an application to subdivide the parcel into two (2) lots. Please let me know if you have any concerns with the subdivision request.

Kristi Jefferson

Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271

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.

--
Kathy Rohrich
Assistant Chief
Salida Fire Dept.
(719)539-2212

From: Russ Johnson
To: Kristi Jefferson; "Doug Bess"; "Kathy Rohrich"; "David Lady"
Subject: RE: Agency review - Wood Minor Subdivision
Date: Friday, July 02, 2021 10:32:09 AM
Attachments: image001.png

No issued from PD at this time.

Thanks,

Chief Russell Johnson
Salida Police Department

Cell:719-207-1602
Desk: 719-530-2603
Main:719-539-6880

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Thursday, July 1, 2021 9:12 AM
To: 'Doug Bess' <doug.bess@cityofsalida.com>; Russ Johnson <rjohnson@salidapolice.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'David Lady' <david.lady@cityofsalida.com>
Subject: Agency review - Wood Minor Subdivision

Attached is the agency review for the parcel located at 4 Hillside Drive. The owner, Wood Development Company, LLC, has submitted an application to subdivide the parcel into two (2) lots. Please let me know if you have any concerns with the subdivision request.

Kristi Jefferson
Planner
City of Salida
448 East First Street
Suite 112
Salida, CO 81201
ph: 719-530-2626
fax: 719-539-5271
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.

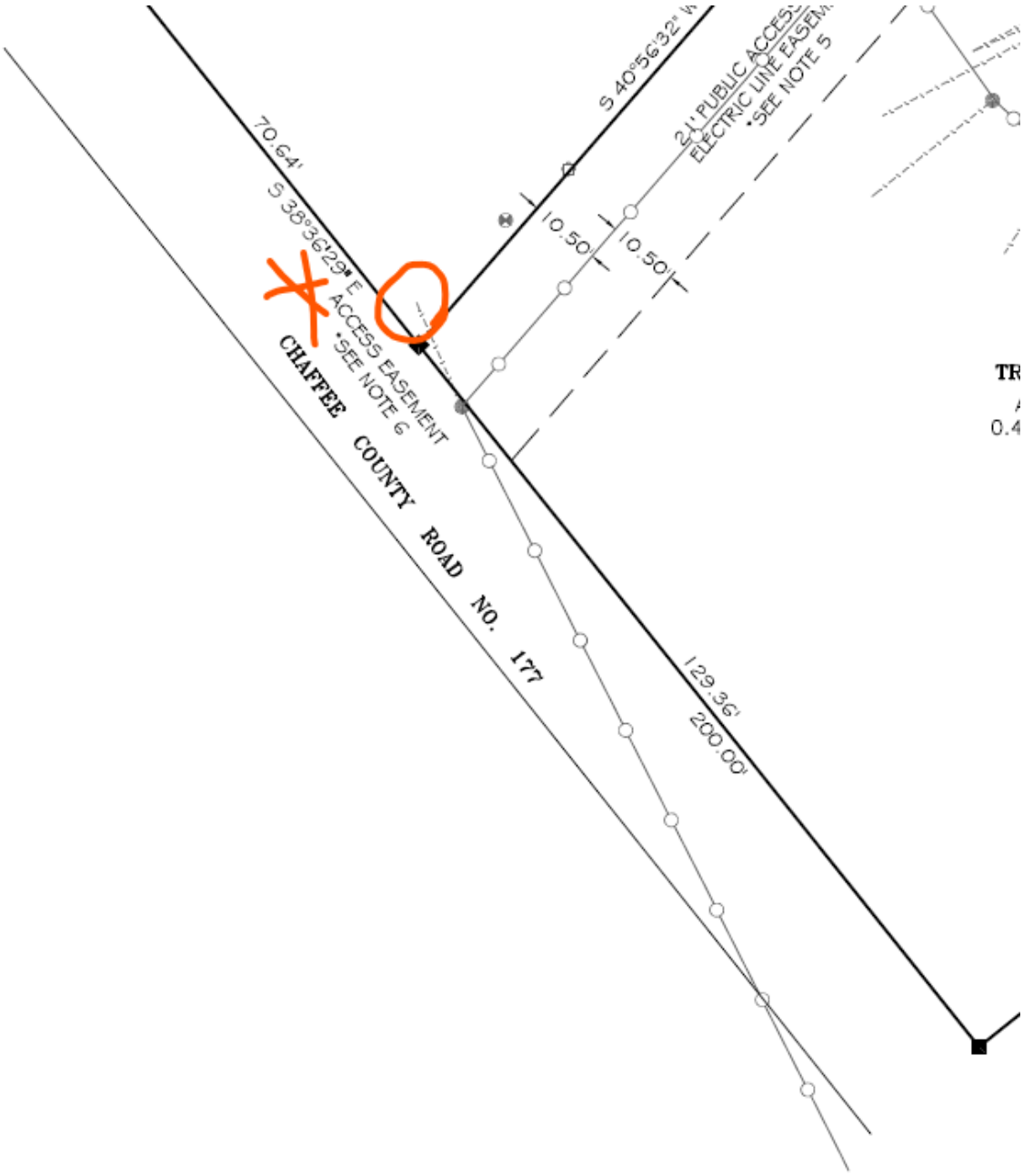
From: Waugh, Sterling S
To: Kristi Jefferson; Moffett, Christopher B; Daniel.higgins@atmosenergy.com
Subject: RE: Agency review - Wood Minor Subdivision
Date: Tuesday, July 06, 2021 7:29:53 AM
Attachments: image001.png

Hello Kristi,

I would request that all access easements are also utility easements and all existing utilities, including guy wires, be placed in an utility easement.

Below I have a screen shot of the guy wire that is Xcel's that should be in an easement and the access easement that should also be an utility easement.

Thanks,



Sterling S Waugh C:719-717-0041 Mon-Thurs 7-5:30
https://www.xcelenergy.com/staticfiles/xe-responsive/Admin/Managed%20Documents%20&%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf
APPLICATION REQUEST
https://my.xcelenergy.com/BuildingRemodeling/s/

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Thursday, July 1, 2021 9:15 AM
To: Waugh, Sterling S <Sterling.S.Waugh@xcelenergy.com>; Moffett, Christopher B

<Christopher.B.Moffett@xcelenergy.com>; Daniel.higgins@atmosenergy.com
Subject: FW: Agency review - Wood Minor Subdivision

EXTERNAL - STOP & THINK before opening links and attachments.

Attached is the agency review for the parcel located at 4 Hillside Drive. The owner, Wood Development Company, LLC, has submitted an application to subdivide the parcel into two (2) lots. Please let me know if you have any concerns with the subdivision request.

Kristi Jefferson
Planner
City of Salida
448 East First Street
Suite 112
Salida, CO 81201
ph: 719-530-2626
fax: 719-539-5271
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: Higgins, Dan W
To: Kristi Jefferson
Subject: Re: [EXT] FW: Agency review - Wood Minor Subdivision
Date: Thursday, July 01, 2021 10:58:18 AM

Hello Kristi!
ATMOS energy has no concern nor comment.
Thanks

Dan Higgins

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Thursday, July 1, 2021 9:15:14 AM
To: 'Waugh, Sterling S' <Sterling.S.Waugh@xcelenergy.com>; 'Moffett, Christopher B' <Christopher.B.Moffett@xcelenergy.com>; Higgins, Dan W <Daniel.Higgins@atmosenergy.com>
Subject: [EXT] FW: Agency review - Wood Minor Subdivision

CAUTION: Don't be quick to click. This e-mail originated from outside of Atmos Energy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached is the agency review for the parcel located at 4 Hillside Drive. The owner, Wood Development Company, LLC, has submitted an application to subdivide the parcel into two (2) lots. Please let me know if you have any concerns with the subdivision request.

Kristi Jefferson
Planner
City of Salida
448 East First Street
Suite 112
Salida, CO 81201
ph: 719-530-2626
fax: 719-539-5271
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.

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
- ☐ Variance
- ☐ Appeal Application
- ☐ Certificate of Approval
- ☐ Creative Sign Permit
- ☐ Historic Landmark/District
- ☐ License to Encroach
- ☐ Text Amendment to Land Use Code
- ☐ Watershed Protection Permit
- ☐ Conditional Use
- ☐ Administrative Review: (Type)_____
- ☑ Limited Impact Review: (Type) Sub Division
- ☐ Major Impact Review: (Type)_____
- ☐ Other:_____

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

A. Applicant Information

Name of Applicant: Wood Development CO LLC

Mailing Address: P.O. Box 237

Telephone Number: 719 239 0222 FAX: _____

Email Address: info@woodsdistillery.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: Hillside

Street Address: 4 Hillside Salida CO

Legal Description: ~~Lot~~ _____ ~~Block~~ _____ Subdivision Hillside Addition (attach description)
Tract A

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 _____

Salida Community Development,

We would like to subdivide Hillside lot 4 into 2 lots with the eastern boundary of the western lot being along the western boundary of the existing public easement.

P.T. Wood

Manager

Wood Development Company llc

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

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

☑ 1. A General Development Agreement completed.

☑ 2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;

☑ 3. A brief written description of the proposed development signed by the applicant;

☐ 4. Special Fee and Cost Reimbursement Agreement completed.

☐ 5. Public Notice.

a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.

b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.

c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.

☐ 6. Applications for Limited Impact Review must submit six (6) copies of application materials and applications for Major Impact Review must submit twelve (12) copies of application materials.

☐ 7. Developments involving construction shall provide the following information:

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

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

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

c. Parking spaces;

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

e. Drainage improvements and drainage easements;

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

g. Any other improvements;

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

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

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

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

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

c. Profiles for municipal water lines; and

d. Street plans and profiles.

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

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

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

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

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.
   Yes

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

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.

Yes - We are building 2 homes which have been approved and are under-way this will seperate the land they are on.

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.

Yes

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.

Yes

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.

yes

Steven B Espinoza
1-2-3 Hillside Dr
2701 ½ Unaweep Ave
Grand Junction, CO 81503

Peter Osberg
15204 W 49th Pl
Golden, CO 80403
5 Hillside

Harold Hooper
421 E 2nd St
Salida CO 81201
Hillside 6-7
Union Pacific Railroad CO
1400 Douglass St stop 1640
Omaha, NE 68179

City of Salida
448 E 1st St #112
Salida CO 81201

Peter Osberg

15204 W 49th PL

Golden, CO 80403

Harold Kasper

421 E 2nd Street

Salida, CO 81201

Union Pacific Railroad

1400 Douglass St stop 1640

Omaha, NE 68179

City of Salida

448 E 1st Street #112

Salida, CO 81201

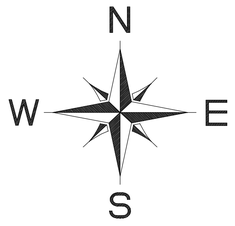
Mike McGovern

TBD

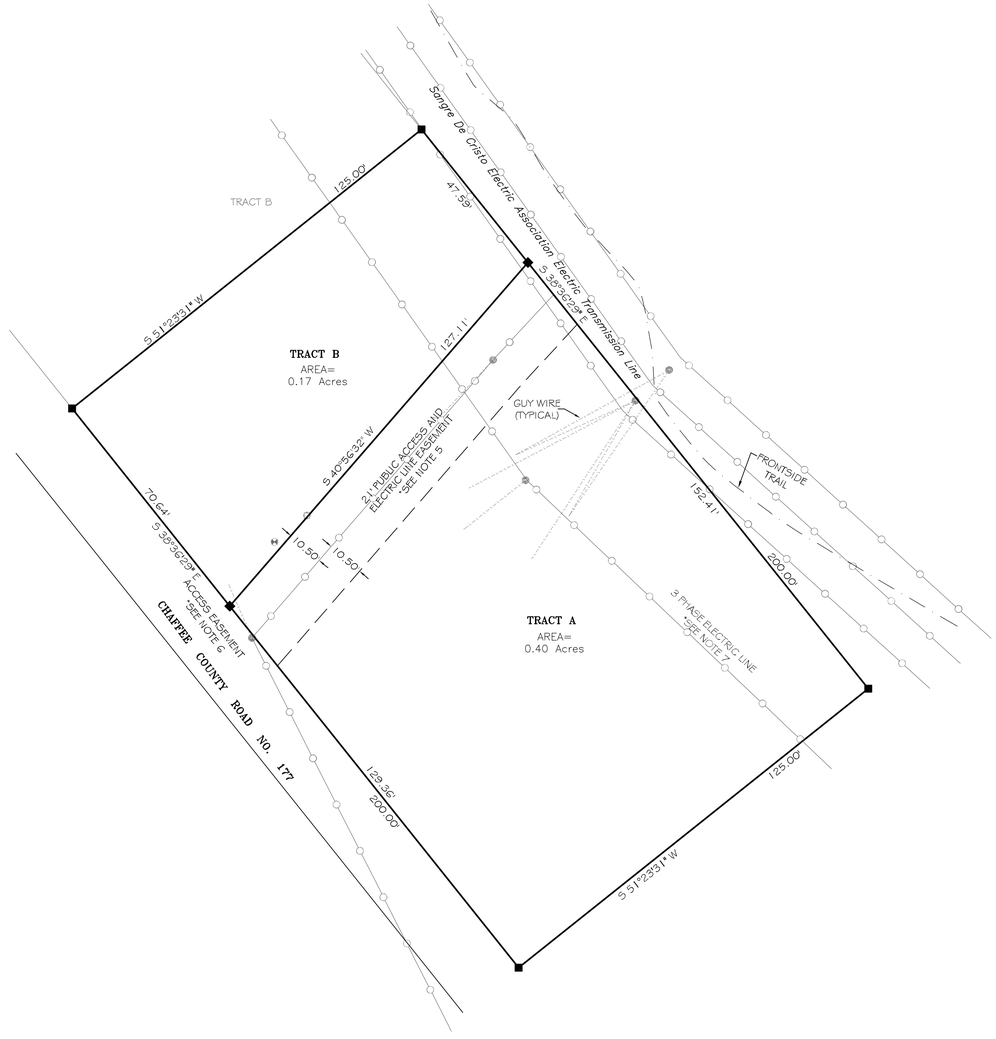
Salida, CO 81201

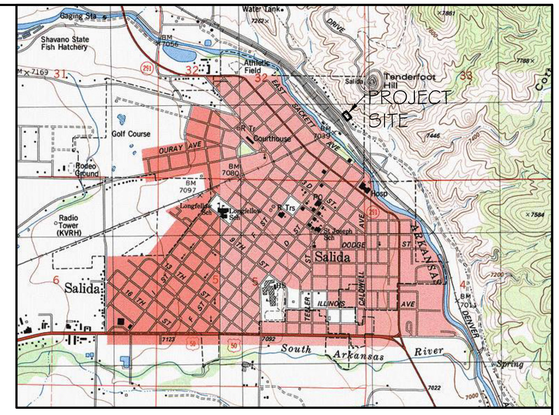
WOOD MINOR SUBDIVISION

A SUBDIVISON OF TRACT A FINAL SUBDIVISION PLAT FOR HILLSIDE MINOR SUBDIVISION CITY OF SALIDA CHAFFEE COUNTY, COLORADO



SCALE
1" = 20'





VICINITY MAP
NOT TO SCALE

LEGEND

- ◆ SET 1½" ALUMINUM CAP LS 37937
- ■ PREVIOUSLY SET 1½" ALUMINUM CAP LS 37937
- ⊛ POWER POLE
- ⊟ TELEPHONE PEDESTAL
- —○— OVERHEAD UTILITY

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 SOUTH-WESTERLY BOUNDARY OF THE SUBJECT PROPERTY BETWEEN TWO 1½" ALUMINUM CAPS STAMPED "LS 37937" HAVING A BEARING OF SOUTH 38°
2) ZONE: INDUSTRIAL
3) 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 BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT
4) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITTMENT.
5) 21' PUBLIC ACCESS AND ELECTRICAL LINE EASEMENT AS SHOWN HEREON IS A NON-EXCLUSIVE GRANT OF EASEMENT TO THE CITY FOR PUBLIC ACCESS LIMITED TO NON-MOTORIZED USES (BUT INCLUDING BICYCLES) PER PLAT RECORDED AT RECEPTION NO. 385172.
6) LOTS ARE SUBJECT TO A REVOCABLE ACCESS EASEMENT GRANTED TO CHAFFEE COUNTY AND RECORDED AT RECEPTION NO. _____. SAID EASEMENT IS INTENDED TO PROVIDE A 24' WIDTH FOR ROADWAY PURPOSES. 24' WIDTH IS BASED UPON EXISTING SOUTHERLY LIMITS OF TRAVELLED WAY.
7) NO EASEMENT OF RECORD EXISTS FOR 3 PHASE ELECTRICAL LINE.

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 WOOD DEVELOPMENT COMPANY LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

_____

DATED THIS ____ DAY OF _____, 2021.

_____
TITLE AGENT

CITY OF SALIDA ACCEPTANCE

THE UNDERSIGNED CHAIR OF THE PLANNING COMMISSION OF THE CITY OF SALIDA, COLORADO, DOES HEREBY ACKNOWLEDGE AND ACCEPT THIS MINOR SUBDIVISION PLAT. DATED THIS ____ DAY OF _____, 2021.

_____
CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

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 _____ , 2021 UNDER RECEPTION NUMBER _____.

_____
CHAFFEE COUNTY CLERK AND RECORDER

CITY ADMINISTRATOR APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SALIDA ADMINISTRATOR THIS ____ DAY OF _____, 2021.

_____
ADMINISTRATOR, CITY OF SALIDA

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT WOOD DEVELOPMENT COMPANY LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

TRACT A, FINAL SUBDIVISION PLAT FOR HILLSIDE MINOR SUBDIVISION, A REPLAT OF A PORTION OF HILLSIDE ADDITION, PER PLAT RECORDED DECEMBER 10, 2009 AS RECEPTION NO. 385172,
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO 2 LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

WOOD MINOR SUBDIVISION
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXCUTED THIS_____DAY OF_____2021

_____
BY: P.T. WOOD AS WOOD DEVELOPMENT COMPANY, LLC (REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS___DAY OF _____2021, BY P.T. WOOD AS WOOD DEVELOPMENT COMPANY, LLC (REPRESENTATIVE), WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES_____.

_____
NOTARY PUBLIC

ACKNOWLEDGMENT OF LIEN HOLDER

_____, 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 _____2021, BY _____. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES_____.

_____
NOTARY PUBLIC

PRELIMINARY DRAFT
INTENDED FOR REVIEW BY CLIENT AND AGENCY ONLY

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

COLORADO LICENSED SYDNEY ARTHUR SCHIEREN 37937 PROFESSIONAL LAND SURVEYOR

REVISED:
JOB # 1626
DATE: JUNE 10, 2021
SHEET 1 OF 1

WOOD MINOR SUBDIVISION
A SUBDIVISON OF TRACT A FINAL SUBDIVISION PLAT FOR HILLSIDE 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.

385174 12/10/2009 03:15 PM JOYCE M RENO
1 of 4 R$21.00 D $0.00 Chaffee County Clerk

ROADWAY MAINTENANCE COVENANT

This Covenant ("Covenant") is executed on this 10th day of December, 2009 by Wood Development Company, LLC.

WHEREAS, Wood Development Company, LLC is the current owner of the property described on the plat of Hillside Minor Subdivision in the City of Salida, Chaffee County, Colorado, the legal description of which is attached hereto as **Exhibit A** (the "Hillside Property").

WHEREAS, Wood Development Company, LLC intends to sell and convey various Lots (as defined below) within the Hillside Property for residential purposes.

WHEREAS, Wood Development Company, LLC desires to create certain Covenants with respect to maintenance of the Road (as defined below) that will benefit the current and future owners of the Lots (as defined below) located within the Hillside Property, and impose certain rights, responsibilities and obligations with respect thereto.

NOW, THEREFORE, for valuable consideration given and received, the receipt and sufficiency of which are hereby acknowledged, Wood Development Company, LLC hereby imposes the following covenants upon the Lots located within the Hillside Property:

ARTICLE I
Definitions

1.1 "Lot" or "Lots" shall mean any numbered Lot shown on the plat of Hillside Minor Subdivision in the City of Salida, Chaffee County, Colorado.

1.2 "Owner" shall mean all parties to this Covenant and the record owner, whether one or more persons or entities, of any Lot, but excluding those having an interest merely as security for the performance of an obligation.

1.3 "Road" shall mean that certain five hundred (600) foot section of Chaffee County Road 177 identified on the plat of Hillside Minor Subdivision which adjoins the Lots described thereon.

ARTICLE II
Maintenance and Repair of Road

2.1 Each Owner, by execution of this Covenant or by acceptance of a deed or land contract therefore, whether or not it shall be so expressed in such deed or land contract, is deemed to covenant and agree to pay its pro rata share of all monetary amounts necessary to maintain the Road in a good, safe and driveable condition, as determined herein.

2.2 Unless future development of the Hillside Property necessitates the improvement of the Road as required by the Subdivision Improvements Agreement for the Property recorded as Reception No. 385173 in the Office of the Chaffee County Clerk and Recorder, the Road shall be constructed and maintained only as a gravel roadway sufficient for vehicular traffic, with maintenance to include, without limitation, grading, scraping, ditching, snow

removal, and spreading of new gravel, as necessary, in the sole discretion of the Owners of the Lots served by said Road.

2.3 Each Owner shall have the right to approach the other Owners regarding a desire or need for maintenance or repair of the Road and an estimate of the cost associated with such maintenance or repair. The agreement by a simple majority of the Owners to perform such maintenance or repair shall entitle the Owner who first approached the other Owners, or another Owner if agreed upon by the others, to contract for the maintenance or repair to be done.

2.4 The pro rata share of each owner for such maintenance or repair shall not exceed Two Hundred Fifty Dollars ($250) in any calendar year. If the cost of any maintenance or repair to the Road is expected, based on estimates from qualified contractors, to exceed the $250 limitation, then unanimous Covenant by all Owners as to its necessity is required.

2.5 The Owner who contracts for the maintenance or repair to be done shall be responsible for collecting payment. That Owner will provide written notice to the others of each Owners pro rata share of the cost of the maintenance or repair and when payment is due. Unless waived by the Owner responsible for collecting payment, any payment not made within twenty (20) days after the due date shall be increased by a late fee equal to ten percent (10%) of the initial amount due. Interest on any unpaid amount shall bear interest from the due date at the rate of fifteen percent (15%) per annum.

2.6 In the event that maintenance or repair is contracted for and performed in accordance with this Covenant, each Owner's pro rata share shall be the personal obligation of the Owner who owned each Lot at the time the work was contracted. An Owner or Owners who contribute the share of an Owner who fails to pay may put a lien on the Lot of the non-paying Owner.

2.7 An Owner or Owners who contribute the share of an Owner who fails to pay may bring an action at law against a defaulting Owner personally obligated to pay, or may foreclose the lien against the Lot by judicial foreclosure. The non-paying Owner of the Lot shall be liable for and the lien shall be deemed to secure payment of all costs of collection and bringing of an action at law and/or to foreclose the lien, including but not limited to actual attorney fees and costs. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien, but not the personal obligation for payment, which became due prior to such sale or transfer.

2.8 No Owner may waive or otherwise escape liability for the costs of maintenance or repair provided for herein by non-use of the Road or abandonment of his/her/its Lot.

ARTICLE III
Miscellaneous.

3.1 The provisions of this Covenant shall run with the Lots and shall inure to the benefit of and be binding upon the owners, tenants, lessees thereof and their successors in

interest and assigns, including their grantees, sublessees and assigns and all persons or entities claiming through them.

3.2 If future further development on or in the vicinity of the Hillside Property occurs and Chaffee County Road 177 is improved to City of Salida standards and the City of Salida accepts maintenance or repair responsibility for the Road, the Owners shall no longer be responsible for shared maintenance of the Road and this Roadway Maintenance Covenant shall be null and void.

3.3 The failure of any party to this Covenant to comply with its responsibilities or obligations herein shall entitle the non-defaulting party to pursue any and all appropriate legal recourse, including the rights of injunction, damages, specific performance or any or all of the above. Should any party institute legal action or proceeding for the enforcement of the any responsibilities or obligations herein, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs incurred in the preparation and prosecution of such action or proceeding.

3.4 The laws of the State of Colorado shall govern the interpretation, validity, performance and enforcement of this Covenant. Venue shall be in Chaffee County, Colorado.

IN WITNESS WHEREOF, the parties have executed this Roadway Maintenance Covenant the day and year first written above.

Sign

P.T. Wood
Print

STATE OF COLORADO)
) ss.
COUNTY OF CHAFFEE)

The foregoing instrument was acknowledged before me this 10th day of December, 2009 by Janella A Martinez - P.T. Wood Director Wood Development CO, LLC

Witness my hand and official seal.

My Commission Expires: 10-01-2011

Janella A Martinez
Notary Public

JANELLA S. MARTINEZ
Notary Public
State of Colorado

STAFF REPORT

MEETING DATE:	July 26, 2021
AGENDA ITEM TITLE:	Chaffee County Government - Major Impact Review for a Planned Development Overlay
AGENDA SECTION:	Public Hearing

REQUEST:
Chaffee County Government submitted a Major Impact Review application for a Planned Development Overlay on their 3.87 acre parcel located at 104 Crestone Avenue. The parcel is zoned Single-Family Residential (R-1) and the current uses are the Administrative Building, Chaffee County Courts Building, Chaffee County Dispatch and Jail Building, State Patrol Communications Building & Tower and the EMS garage (to be removed in the near future).

The applicant would like the Planned Development Overlay to closely reflect the Commercial (C-1) zone district use and dimensional standards.

APPLICANT:
The applicant is Chaffee County Government, PO Box 699, Salida, CO 81201. The representative for the applicant is Joe Deluca of Crabtree Group.

LOCATION:
The subject property is known as Strip B, Block 4 of the Eddy Brothers Addition, City of Salida, Chaffee County, Colorado. This property is also known as 104 Crestone Avenue, 142 Crestone Avenue and 641 West Third Street.

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.

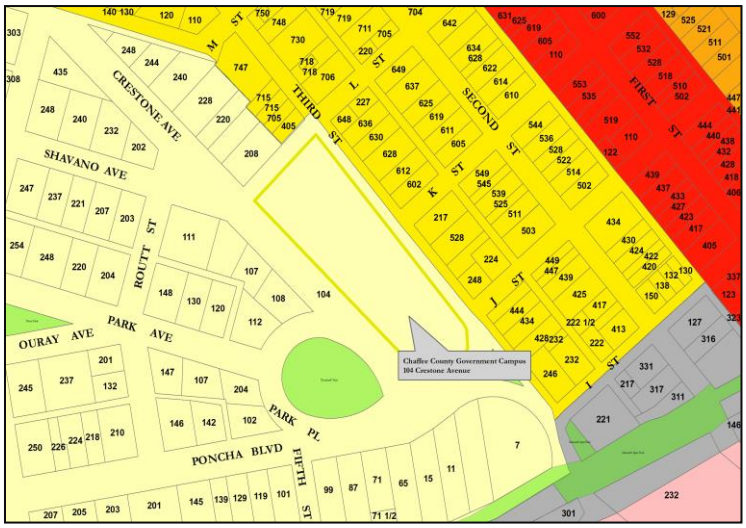
16-7-20. Zoning classification.

A planned development constitutes a zoning classification and is established by overlaying the designation upon land within an existing or newly created zone district. Approval of a PD shall be illustrated and its land area defined on the City's Official Zone District Map. When an area that is already zoned is approved for a PD overlay, the underlying zone district's regulations shall remain intact; and in the event the PD is not completed or is terminated, the underlying zone district regulations shall apply to and govern land uses and development in the subject area.

16-7-30. Procedure.

Approval of a PD shall be subject to the submission of a full and complete application, the payment of all review and approval fees, and major impact review as described in Article III of this Chapter. Review and submission requirements for a PD incorporating the subdivision and resubdivision of land shall be construed and applied together with the subdivision processing requirements at Article VI of this Chapter. Whenever the PD, subdivision, and/or development permit application procedures or requirements overlap, the overlapping procedures or requirements shall not be applied cumulatively, and the procedure or requirement pertinent to the PD application shall supersede the development permit and/or subdivision procedure or requirement.

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



1. The property is within the Single-Family Residential (R-1) zone district. The properties surrounding this parcel are located within the Medium-Density Residential (R-2) and the Single-Family Residential (R-1) zone districts.

2. The (R-1) zone designation does not make sense for the current and future uses of the property and there are no residential uses associated with the property. The applicant is requesting deviations from Table 16-D Schedule of Uses, Table 16-F Schedule of Dimensional Standards and Article VIII Design Standards for parking requirements.

3. A conceptual review with City Council and Planning Commission occurred on July 6, 2021. At the work session there were 2 concerns identified during this review, the need for a landscape plan and the architecture of the proposed Administrative Annex. The landscape plan was submitted and approved by staff in October 2020 (approval attached to this staff report).

4. The Chaffee County Courthouse was listed on the State register of Historic Properties on September 11, 1996.

5. At the City Council/Planning Commission work session the applicant was showing the Administrative Annex building addition to demonstrate the need for the Planned Development Overlay. The rendering of the addition that was shown was a preliminary rendering and had not been refined. Although the evaluation criteria and general requirements for Planned Developments do not include architectural review, staff is suggesting that the proposed addition be compatible with the existing historic courthouse building.

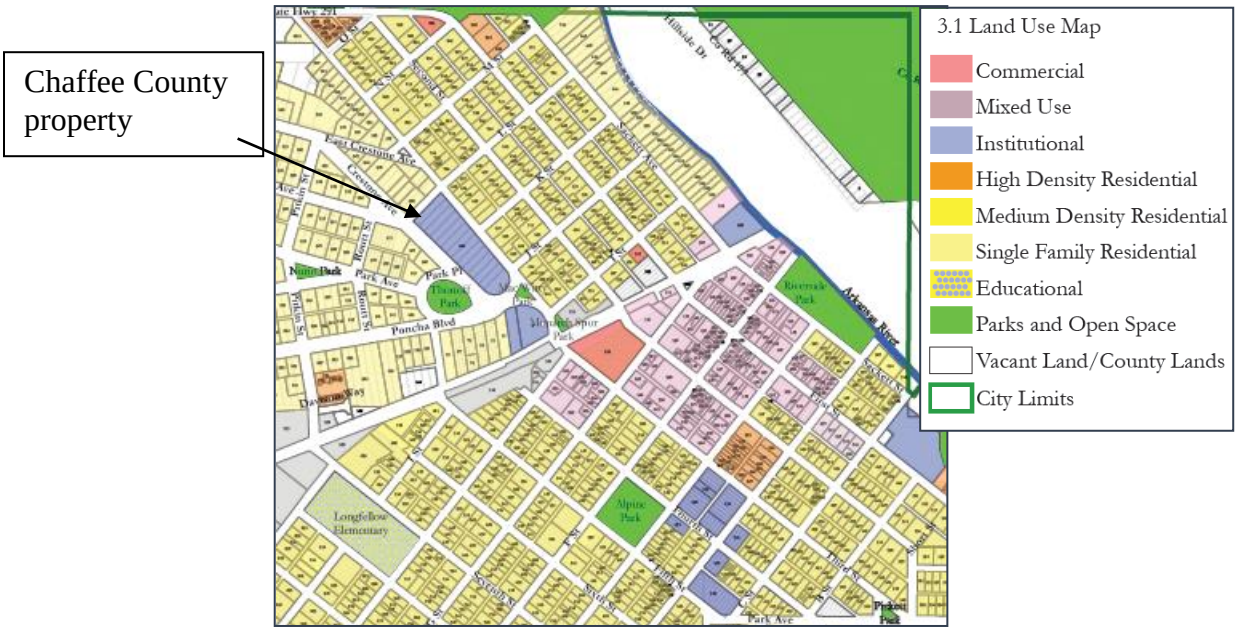
6. The applicant is requesting to be allowed to utilize the maximum height of 54' for Public and Institutional Uses provided that they meet the other standards in Land Use Code Section 16-4-200(3).

THE CITY OF SALIDA COMPREHENSIVE PLAN

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

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

The Comprehensive Plan Land Use Map shows the Chaffee County property is Institutional. Given that the uses of Chaffee County property have been in place since 1932 it is appropriate that the Planned Development reflect the current and future uses of the Campus.



With the Land Use Code update we will be looking into the possibility of creating a separate zone district for Institutional properties which would be appropriate for the Chaffee County parcel as shown in the Comp Plan.

16-7-40. PD development plan evaluation criteria; general requirements

(a) No land shall be designated PD in the absence of a PD Development Plan, which plan shall set forth the written and graphic materials as described in this Article. All PD Development Plans must conform to and be consistent with the City's Comprehensive Plan and other adopted plans. PD Development Plans shall be reviewed to ensure that the general public health, safety and welfare are safeguarded and for substantial conformance to the evaluation criteria described in subsection (b). The PD Development Plan may allow for the mixture of uses and greater diversity of building types, promote environmental protection, limit sprawl, improve design quality and offer a higher-quality living environment, encourage innovative design and a variety of housing types, preserve historic buildings and sites, promote bicycles and walking as an alternative to the automobile, and manage the increase in demand for public amenities as is feasible for the site and proposed use.

(b) 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 Chaffee County property is located within the Single Family Residential (R-1) zone district. The applicants are requesting that the Planned Development Overlay align closely with the Commercial (C-1) zone district. They have submitted the following revisions to Table 16-F for the Planned Development Overlay.

- The following are a list of the dimensional standard deviations being requested for the property. These deviations are also highlighted in Table 16-F below.

  - Maximum lot coverage with structures 50% instead of the required 35%.
  - Maximum lot coverage for uncovered parking/access 40% instead of the required 10%.
  - Minimum landscape area 20% instead of the required 55%.
  - Minimum Front Setback of 15' instead of the required 30'. Minimum Rear Setback of 10' instead of the required 30'.
  - Maximum building height for primary building 54' instead of the required 35'. The request is to also be able to measure height from the Crestone Avenue frontage to the top of parapet walls. In the Commercial zone district Public and institutional uses are allowed 54' building height and the existing courthouse building is 50' in height.

CCGFC Table 16-F Schedule of Dimensional Standards			
Dimensional Standard	PROPOSED CCGFC-PD	EXISTING REQUIREMENTS (R-1)	Current
Min. lot size (sq. ft.)	N/A	7,500	163,350
Density (Min. lot sq. footage per principal dwelling unit)	N/A	3,750	
Min lot size (sq. ft.)—attached units	N/A	NA	
Min. lot frontage	N/A	50	
Min. lot frontage—attached units	N/A	NA	
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	50%	35%	20% (approx)
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) 5	40%	10%	23% (approx)
Min. landscape area	20%	55%	53% (approx)
Min. setback from side lot line for a primary bldg.	10'	8'	
Min. setback from side lot line for a detached accessory bldg.	5'	5'	
Min. setback from rear lot line: principal bldg.	10'	30'	
Min. setback from rear lot line: accessory bldg.	5'	5'	
Min. setback from front lot line	15'	30'	
Max. building height for a primary bldg.	54*	35'	50'
Max. building height for a detached accessory bldg.	25'	25'	
*Public and Institutional Uses allowed up to 54'			
1. Multiple principle buildings allowed on campus, jail, court, admin building			
2. Height shall be measured from Crestone frontage finished floor level to top of parapet walls			
3. Maximum Height is based on institutional height in C1 District & Historic Courthouse Height			
5. New Annex Height is 34 feet to top of parapet wall, not including mech. equipment (info only)			

- 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.

(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.

- The closest trail near the Chaffee County property is the Monarch Spur Trail and there are existing pedestrian connections to the Trail.

(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.

- Ownership and maintenance of the property will be maintained by Chaffee County.

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

- The County improved the municipal water looping in the neighborhood when the jail was constructed in 2002. There are no identified improvements to water and sewer required.

(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.

- There are no residential uses on the property, therefore this standard does not apply.

(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 is not requesting a subdivision with the application, therefore this standard does not apply.

(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.

- The applicant received variance approval on July 27, 2020 to count the on-street parking toward their off-street parking requirement for the future Administrative Annex addition. As part of the Planned Development application the applicant is requesting that following parking standards apply to the entire property.

CCGFC Table 16-J Off & On Street Parking Standards	
Public Institutional Uses	**CCGFC-PD**
Government Administration Facilities	1 space per 400 s.f.
Jail Inmate floor area	1 space per employee
Court Building	1 space per 400 s.f.
911 Facilities	1 space per employee
1. 86 On street parking spaces on Crestone Ave. and around the park shall count toward parking req.	
2. Parallel parking on the west side of third street shall count toward parking req. if design is administratively approved for future parking needs.	
3. Jail inmate floor area and 911 floor area shall not require parking except for employees.	

In 2020 the City created 23 diagonal parking spaces along the northern and eastern perimeter of Thonhoff Park, and 16 diagonal parking spaces along the western side of Crestone Avenue, across the from the Court and Jail. The restriping of the parking spaces has benefitted County employees and citizens utilizing County services. Additional parallel parking spaces are also available on the east and south perimeter of the park and the other side of Park Place.

The R-1 zoning and corresponding parking limits are not compatible with the current and historical uses of the property.

- There are currently 92 on-site parking spaces to serve the existing and future uses of the property. It is not clear how many parking spaces will be lost with the proposed Administrative Annex Addition.

(8) The maximum height of buildings may be increased above the maximum permitted for like buildings in other zone districts. In no case shall a building exceed the maximum height requirement if the deviation shall result in:

a. Adverse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas or scale that is disproportionate to surrounding development or natural features.

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

c. Inability to provide adequate fire protection using equipment currently in use by the Fire Department.

- The applicant is requesting a maximum height of 54'. In the Commercial zone district Public and institutional uses are allowed 54' building height. The original 1932 courthouse was constructed prior to the surrounding development and has existed since its original construction at 50 feet.

- The request is also to be allowed to measure the height from the Crestone Avenue frontage. In the Land Use Code, the definition of building height means the distance measured on a vertical plane from the average preconstruction or post-construction grade around the perimeter foundation of a building or structure, whichever is lower, to the highest point on the roof surface of the building or structure.

- The existing building and future annex are on the mesa and set back enough that there should be no shadowing on neighboring properties and no adverse visual impact.

- The Fire Department has no concerns with the request. There are several hydrants surrounding the property and the Fire Department has the equipment to provide adequate fire protection.

(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.

- Land Use Code Sec. 16-3-40(a) (1) requires administrative review approval for nonresidential or mixed-use <20,000 sq. ft. gross floor area. Administrative Review approval will be required with the addition of the future 15,000 sq. ft. Administrative Annex building.

(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 County offices pre-date the City's existing zoning districts. The current and future uses and zoning are not compatible in the Single-Family Residential (R-1) zone district.

- In the R-1 zone district Community Buildings and Government administrative facilities and services require Limited Impact Review approval. If the Planned Development Overlay is approved the use will be permitted without additional review.

- The applicant is requesting the following Use Table for proposed Planned Development Overlay:

CCGFC Table 16-D Schedule of Uses	
N = Not Permitted	
P= Permitted	
AC = Administrative	
C = Conditional Use	
AR = Administrative Review	
LR = Limited Impact Review	
MR = Major Impact Review	
Public Institutional Uses	
County Government Administrative Offices	P
State Government Adminstrative Offices	P
Public Health Facilities	P
Civil Defense & Emergency Management Facilities	P
Law Enforcement and Jail Facilities	P
Court Facilities	P
Communication and Communication Tower Facilities	A
Non-profit offices	P
Public Meeting Rooms	P
Emergency Shelter Facilities	P
Voting Center, Drop boxes, Temporary Tents & Drive up	P
On-site Maintenance Facilities	P
Temporary Health and Emergency Shelters	P
Emergency Generators	P
Security Fences, Devices and Barriers	A
Outdoor break areas	P
Commercial Kitchens & Cafeteria	P
Security Cameras & Dark Sky outdoor security lighting	P

(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. Non-motorized transportation ways shall be adequate in terms of safety, separation, convenience and access to points of destination and attractiveness.

- The Public Works Director is recommending the following:
  - Sidewalks, curb, and gutter along 3rd Street to support the proposed improvements.
  - Civil drawings and a drainage report to be included for review.
- The City streets that surround the Chaffee County property have been in place many years.

The City is in the process of completing the West Third Street and Poncha Blvd improvements

(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 parking standards as discussed above.

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

- The property is served by existing City services.

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

- This standard applies to residential uses.

(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 be no fiscal impacts.

(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 proposed Planned Development Overlay allows for the current uses and future expansion of County services in a location that provides the highest and best use of the property and the efficiency of having all services at one location.

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

- There are no special physical conditions related to this site.

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

- There have been no objections from neighboring property owners at this time.

EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS

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

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

There will be no staging for the Chaffee County Campus.

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

There are no commercial or residential uses, the entire Campus has Public and Institutional Uses.

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

There is ample green space within the development especially with the new street configuration and Thonhoff Park is also located right across the Street from the property.

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

This PD provides governmental services for all citizens of Chaffee County where the existing and future uses are not possible in the R-1 zone district without Limited Impact Review approval.

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

No public open space is dedicated through this development since more than half of the property has well established landscaping, Thonhoff Park is located across the Street and Monarch Spur Trail is within a block from the Chaffee County property.

RECOMMENDED FINDINGS:

1. This application is consistent with the purposes and objectives of planned developments stated in Section 16-7-40 because it furthers the goals of energy and resource conservation, livability and community, and community facilities in the overall development plan.
2. This application meets the requirements Major Impact Review for a Planned Development Overlay.

STAFF RECOMMENDATION:
Staff recommends the Planning Commission recommend the Council approve the application, subject to the conditions listed below.

RECOMMENDED MOTION:
"I make a motion to recommend the City Council approve the Major Impact Review for the Chaffee County Government Planned Development Overlay, subject to the following conditions:

1. That the applicant meet the recommendations of the Public Works Director including the installation of Sidewalks, curb, and gutter along 3rd Street to support the proposed improvements. Civil drawings and a drainage report to be included for review.

2. That Table 16-F Schedule of Dimensional Standards, Table 16-J Off-Street Parking standards by use and Table 16-D Schedule of Uses be added to the plat prior to recording the Planned Development.

3. Administrative review and approval as required for the 15,000 sq. ft. Annex addition.

Attachments:
Administrative Review approval with Landscape Plan
Planned Development Plat
PD Application Materials
Proof of Notice

City Of SALIDA

HEART OF THE ROCKIES

October 6, 2020

Bob Christiansen
Chaffee County Administrator
104 Crestone Ave
Salida, Colorado 81201

RE: Administrative Review Decision – 104 Crestone Avenue Rear Drive Lane & Landscape Plan

Dear Bob,

The intent of this letter is to notify you of the administrative review decision regarding the proposed rear drive lane and landscape plan for 104 Crestone Avenue/Chaffee County Administration Building. After reviewing your application, all necessary materials have been submitted for this to be a complete application. The requirement for administrative review is per the conditions of approval for requested variances reviewed and approved on July 27th, 2020 as stated and discussed below:

1. Prior to construction of the drive lane, the applicant shall submit construction plans to City staff for administrative review.

   Construction plans have been submitted and are included in the file. This condition is met.

2. Prior to submittal, the applicant shall investigate alternatives to paving the drive lane, such as heavy-duty porous pavers, "grass-crete," or other materials such as asphalt that will blend in with the surrounding green space.

   The applicant notes in a supplemental memo dated 10/6/2020 (included in the file) that they intend to use geotextile fabric as a base to help protect the two trees at the drive lane entrance. They also describe the choice to use asphalt over other permeable options due to cost, availability, maintenance attributes, and load dispersal, among other rationale. This condition is met.

3. The access drive lane shall not be for use by the general public, nor shall it be used for the storage of vehicles. The applicant shall sign the drive with "No Parking."

   The applicant notes that they will install signs that say no public access and no parking. This condition is met.

4. The applicant shall make a good-faith effort to protect other nearby trees by installing root zone protection fencing as part of the access lane construction process.

   The landscape plans indicate that root zone protection fencing will be installed around all trees in the vicinity of construction, per the requirement. This condition is met.

5. The applicant shall plant and maintain, within the green space, two new trees for every tree that needs to be removed as part of the proposed development and related tree assessment report. A landscape plan for the site, prepared by a certified landscape architect shall accompany the plans submitted to City staff for review.

   The landscape plan, prepared by Evan W. Brady, PLA/ASLA with Mountain Aspect Landscape Architecture, LLC indicates that three trees will be purposefully removed as part of the project. The plan prescribes the planting of a total of seven new minimum 2-inch deciduous trees within the green space of the subject property. This condition is met.

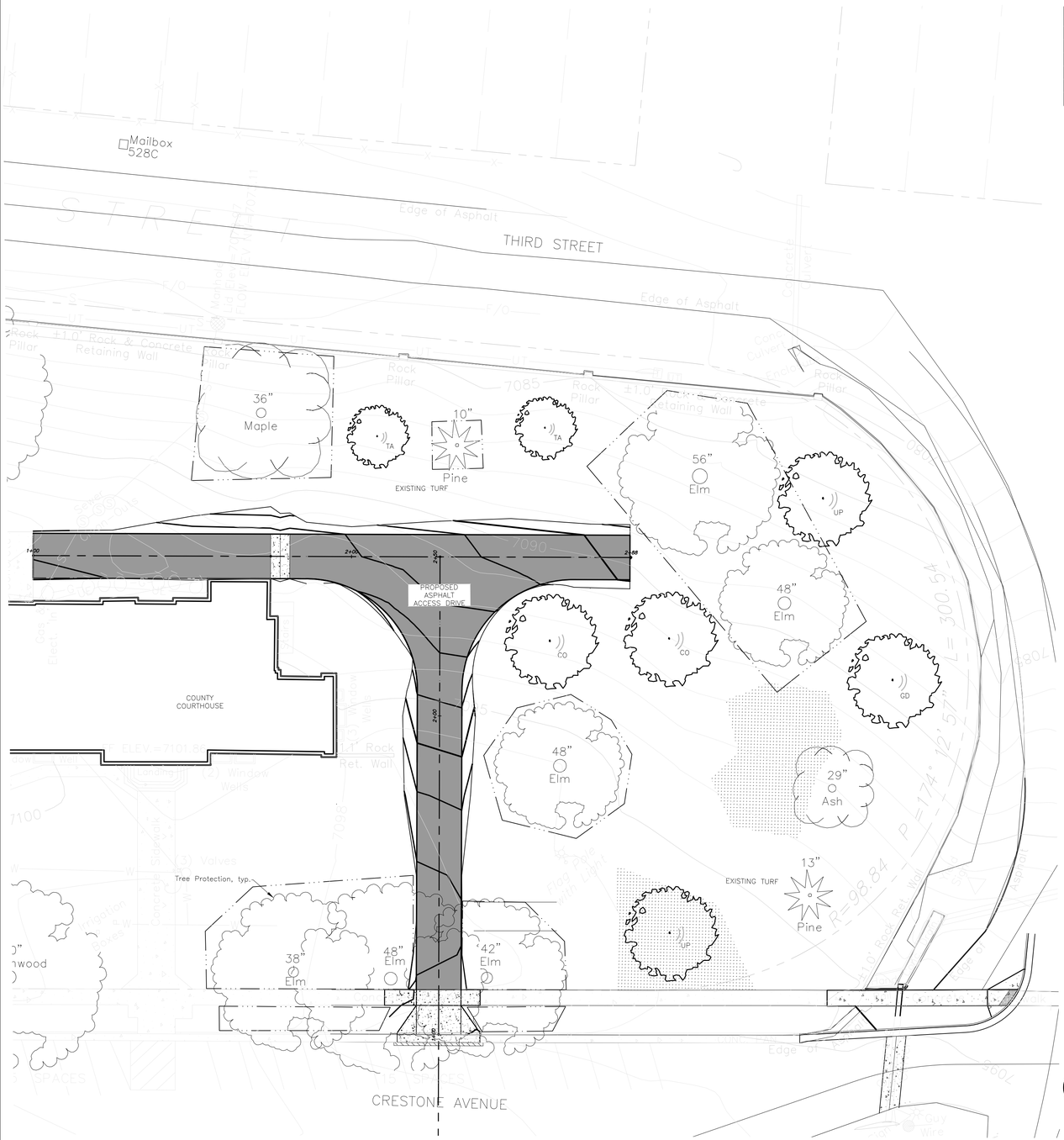
The application demonstrates that the proposed rear drive lane and landscape plan will satisfy the above conditions, and therefore the administrator has **APPROVED** your application.

The applicant is reminded that any work within City right-of-way will require a street cut permit and is encouraged to contact Public Works at 719-539-6257. Please do not hesitate to contact me regarding any additional questions: (719) 530-2634 or bill.almquist@cityofsalida.com.

Sincerely,

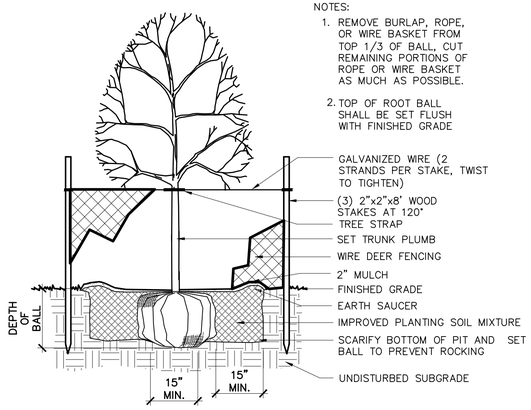
Bill Almquist
Planner

CC: Joe Deluca – Crabtree Group, Inc.

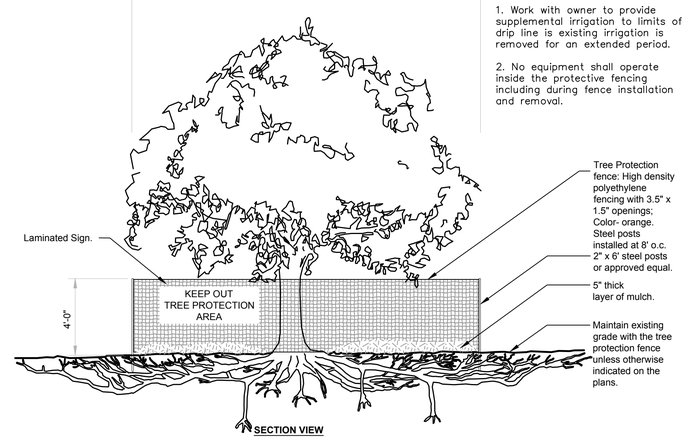


Chaffee County Courthouse Access Drive Plant Schedule

Key	Botanical Name	Common Name	Quantity	Size	Root	Spacing	Cultivar
	Deciduous Trees						
CO	Celtis occidentalis	Common Hackberry	2	2"	B&B	As Shown	
GD	Gymnocladus dioicus	Kentucky Coffeetree	1	2"	B&B	As Shown	'Espresso'
TA	Tilia americana	American Linden	2	2"	B&B	As Shown	
UP	Ulmus americana 'Princeton'	Princeton Elm	2	2"	B&B	As Shown	'Princeton'



1 DECIDUOUS TREE PLANTING WITH VERTICAL STAKE
Scale: 1/2" = 1'-0"



2 TREE PROTECTION
Scale: NTS

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

GENERAL NOTES:

1. Base plan provided by Crabtree Group, Salida, CO. Contractor to field verify all existing conditions and measurements prior to beginning work. Any discrepancies between these contract documents and existing conditions shall be brought to the attention of the Landscape Architect immediately. Landscape Architect is not responsible for errors or omissions related to preparation or documentation of survey.

2. Contractor is responsible for determining means and methods of construction. These drawings may indicate a limit of proposed improvements, limit of site demolition, etc for delineation of expected site disturbance. However, final impact shall be determined in the field. Should the limits of disturbance exceed those shown within these construction documents, the Landscape Architect should be contacted for resolution.

3. Contractor is responsible for repairing all site areas disturbed by construction outside of limit lines defined on drawings to a state better than or equal to those conditions existing prior to commencement of construction at no additional cost to owner.

4. Contractor is responsible for maintaining a complete, up-to-date set of drawings and specifications at the construction site at all times.

PLANTING NOTES:

1. Contractor shall be responsible for becoming aware of all related existing conditions, pipes and structures, etc. prior to bidding and construction.

2. See details for planting methods, requirements, materials, execution and protection.

3. Plant names may be abbreviated on drawings. Refer to plant schedule and legend for symbols, common and botanical names, cultivars, sizes and other remarks.

4. If provided, plant quantities are for information only. Contractor is responsible to do their own quantity takeoffs for all plant material and sizes shown on the drawings.

5. Contractor is responsible to 'restore' all areas of the site and adjacent areas, where disturbed, to a condition that meets or exceeds conditions prior to disturbance.

6. Contractor shall coordinate with Chaffee County Maintenance Department to identify and relocate irrigation lines impacted by construction. Ensure newly planted material receives adequate water.

PLANT PROTECTION AND REMOVAL NOTES:

1. Plant symbols as indicated on drawings do not indicate actual driplines. Contractor shall verify in field prior to start of construction. Plant protection fencing shall be placed outside of edge of actual dripline or as directed by Landscape Architect in field.

2. Protection fencing shall be maintained throughout construction unless otherwise directed by Landscape Architect.

3. Trees indicated for removal shall be completely removed including stumps and roots and filling of depressions with suitable soil fill.

SITE LAYOUT NOTES:

1. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Landscape Architect for clarification.

Sheet Title: Planting Plan
Scale: 1"=20'-0"
Date: 9/24/20
Drawn By: EWB
File: 20.06 L.002.dwg
Job Number: 20.06

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

Revisions
Date: By:

Tree Protection and Planting Plan
Chaffee County Courthouse Access Drive
104 Crestone Avenue
Salida, CO 81201

Mountain Aspect
LANDSCAPE ARCHITECTURE
• Landscape Design
• Site Planning
Mountain Aspect Landscape Architecture, LLC
PO Box 1364
Salida, CO
719-239-1506
www.mountainaspect.com

EWAN WALTERS BRADY 9860 8/24/2020 Date Issued Date Expires Date Signed STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT

SHEET
L100

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

From: David Lady
To: "Kristi Jefferson"
Subject: RE: Chaffee County Planned Development overlay
Date: Tuesday, July 20, 2021 11:19:28 AM
Attachments: image001.png

I would recommend the following:

Sidewalks, curb, and gutter along 3rd Street to support the proposed improvements.

Civil drawings and a drainage report to be included for review.

David Lady, P.E.
City of Salida, Director of Public Works
david.lady@cityofsalida.com

From: Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]
Sent: Tuesday, July 20, 2021 11:08 AM
To: 'David Lady' <david.lady@cityofsalida.com>
Subject: Chaffee County Planned Development overlay

David,

I completely forgot to get your input on the County's request for a Planned Development Overlay. I think there were talks about sidewalks along their Third Street frontage? When you get a chance could you provide your input on their request (by Thursday, please).

Thank you and I am sorry it is so last minute,

Kristi Jefferson
Planner
City of Salida
448 East First Street
Suite 112
Salida, CO 81201
ph: 719-530-2626
fax: 719-539-5271
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.

PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING A MAJOR IMPACT REVIEW APPLICATION FOR A PLANNED DEVELOPMENT

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on July 26, 2021 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: https://attendee.gotowebinar.com/rt/1909092342220683277.

The applicant, Chaffee County Government, is requesting Major Impact Review approval for a Planned Development Overlay (PD) on their property located at 104 Crestone Avenue. The property is located within the Single-family Residential (R-1) zone district and the applicant would like the Planned Development Overlay to closely align with the Commercial (C-1) zone district standards and Use Table.

Any recommendation by the Planning Commission for the Planned Development Overlay shall be forwarded to the City Council for review and a public hearing, currently scheduled for September 7, 2021, 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 hearings. Further information on the application may be obtained from the Community Development Department, (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 July 9, 2021

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

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

A. Applicant Information

Name of Applicant: Chaffee County Government

Mailing Address: PO Box 699, Salida, CO 81201

Telephone Number: 719-539-5560 FAX: _____

Email Address: bchristianse@chaffeecounty.org

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

B. Site Data

Name of Development: Chaffee County Campus

Street Address: 104 Crestone Avenue

Legal Description: Lot_____ Block _____ Subdivision_____ (attach description)

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

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

Signature of applicant/agent Joseph H. DeLuca "Crabtree Group, Inc." Date 5/26/21

Signature of property owner [signature] - Greg Felt Date 5/27/21

LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

1. PROCEDURE (Section 16-3-80)

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

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

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

[x] 1. A General Development Agreement completed.

[x] 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;

[x] 3. A brief written description of the proposed development signed by the applicant;

[x] 4. Special Fee and Cost Reimbursement Agreement completed.

[x] 5. Public Notice.

a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.

b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.

c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.

☐ 7. Developments involving construction shall provide the following information:

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

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

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

c. Parking spaces;

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

e. Drainage improvements and drainage easements;

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

g. Any other improvements;

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

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

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

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

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

c. Profiles for municipal water lines; and

d. Street plans and profiles.

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

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

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

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

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

JUNE 1, 2021

CHAFFEE COUNTY GOVERNMENT CAMPUS

PLANNED DEVELOPMENT APPLICATION

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1 EXECUTIVE SUMMARY

This is a Planned Development application for the Chaffee County Government Campus Facility located at 104 Crestone Avenue.

The purpose of this application is to correct a long-standing non-conforming use zoning issue with the facility dating back to the initial adoption of a zoning code when the property was zoned R1-Single Family Residential. The initial zoning occurred many years after the construction and historical use as a County Court, Administrative and Jail facility.

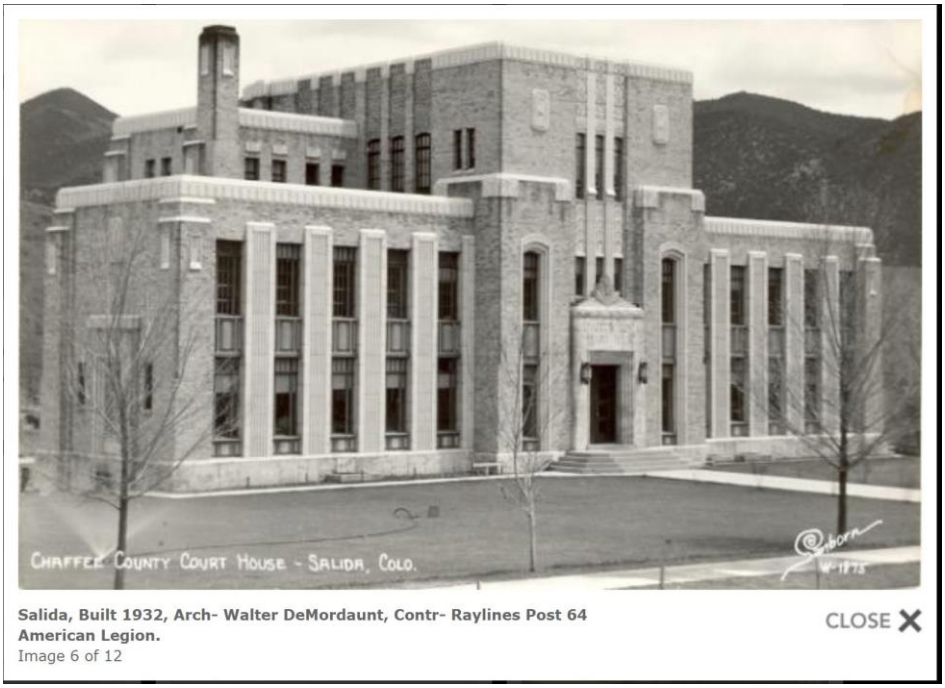
The Court House was completed in 1932. The intent and use of the property have not been properly zoned since initial zoning was adopted in modern times. There have been many updated and new versions of the City Land Use Code since the initial zoning, without this issue being corrected.

The codes over time have become more complex and restrictive creating numerous non-conformances. Thus, the facility has been a non-conforming use since the zoning was adopted, contrary to its 88 years of historical use as a Government Civic Institutional Facility.

The purpose of the Planned Development Application is to remove the non-conforming use designation until such time as the new City Land Use Code is developed and adopted creating a zone for Civic Institutional facilities. The Planned Development will also allow the submission of a site plan and building permit for a planned 2022 facility annex expansion without the limitations of the current R1- Single Family Residential.

2 SITE HISTORY

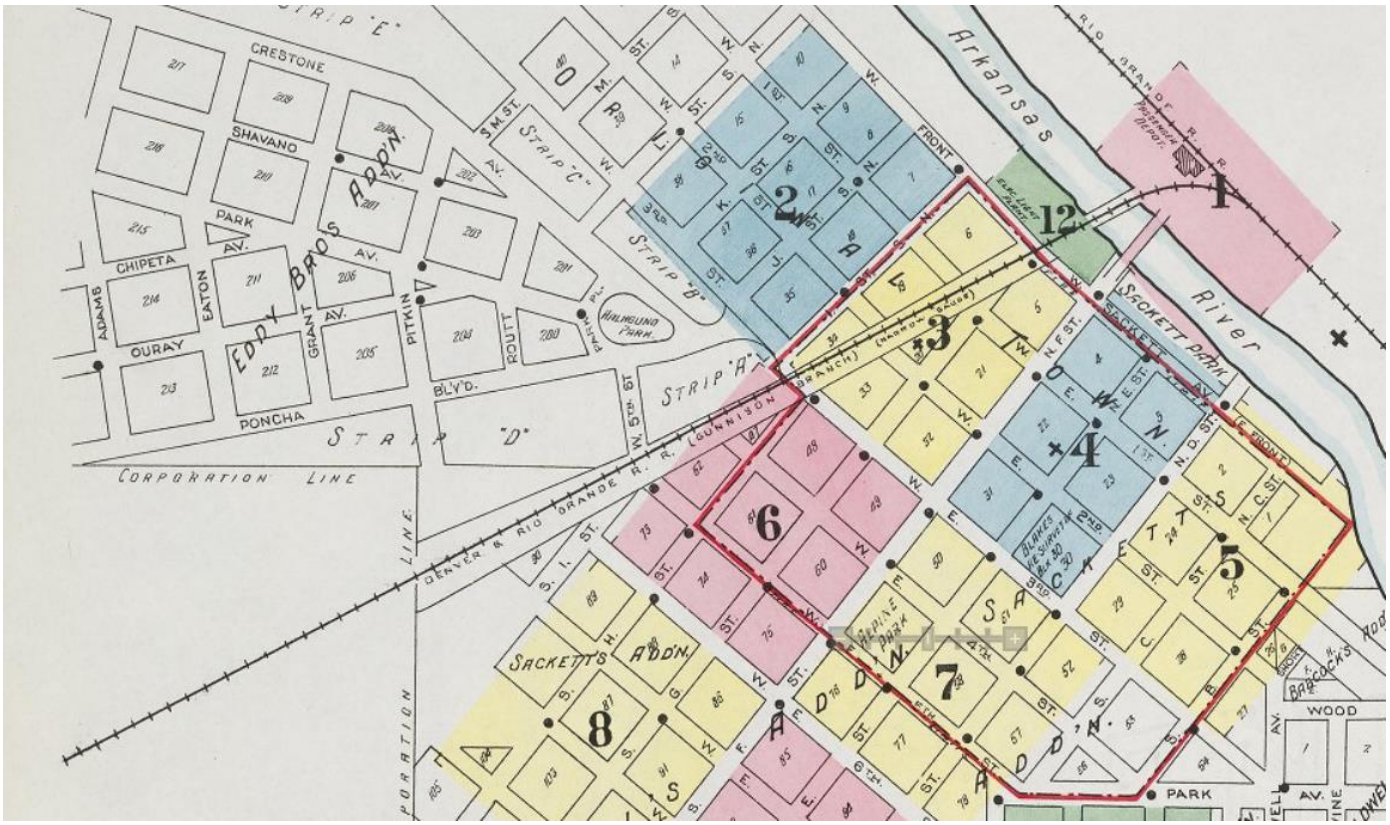
The original Courthouse constructed in 1932 is Art Deco, the architect was Walter DeMordaunt. The original building housed the courts, county administration and jail and sheriff's living quarters in the basement. The building is a three-story structure with a third-floor height of 50 feet.



Salida, Built 1932, Arch- Walter DeMordaunt, Contr- Raylines Post 64 American Legion.
Image 6 of 12

CLOSE ✕

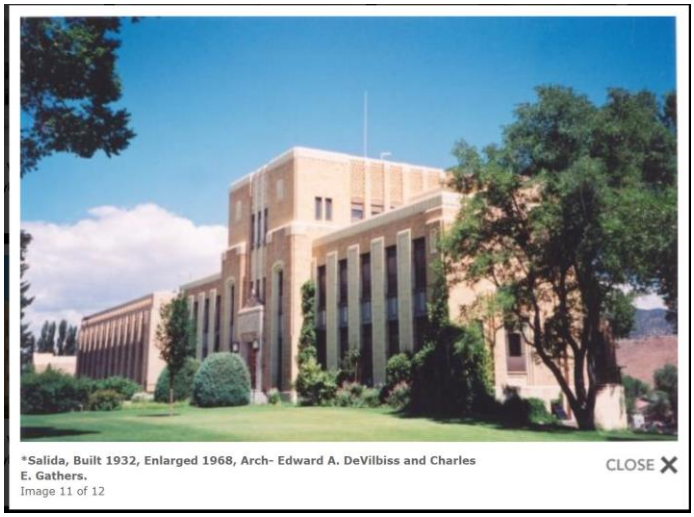
The 1914 Sanborn map shows the Eddy Bros Addition as undeveloped in 1914 as no coloring for building types is shown. Most of the area was cow pasture at the time. The plat map shows the existing County property as Strip "B".



1914 Sanborn Map

There have been three major additions to the facility all approved by the City since the initial construction in 1932.

In 1968 an addition was added to the north side of original building and included a larger court hearing room, jail, and additional administrative space for the Board of Commissioners. The addition was designed by Edward A Devibiss and Charles E. Gathers. Prior to this addition, the jail was in the basement. The Court and County Board of Commissioners shared the meeting room with the court.



In 1991, the Judicial Facility was added as a separate building and the court and court offices were moved from the main facility, social services and probation occupied the basement until they were moved to the Touber Building. The architects were Petersilie-Keys. The County is required by State Statute to provide Court and Jail facilities.

Salida, Judicial Facility, Built 1991, Arch- Petersilie-Keys- Arch., Contr- Geller Constr. Services
Image 12 of 12

CLOSE ✕

v

In 2002, a new jail was constructed attached to the Judicial Facility, the Architect was Blythe Group.

Subsequently, the old jail in the 1968 annex was remodeled to house the Building department, Planning department and District Attorney's office. When the Touber Building was completed, Social Services moved to the building and the sheriff and probation occupied the basement of the Court facility.

3 PLANNED DEVELOPMENT APPLICATION

Chaffee County Government intends to construct a new addition to the current facilities to accommodate the demand for services due to the population growth in the County in 2021 with a completion date in 2022. This Planned Development Application is to prepare for the submission of a Site Plan and Building Permit for the new addition construction in 2021-22 and to remove the existing facility from a non-conformance condition. In discussions with City Staff, it was determined that a Planned Development zoning overlay is the best approach in preparation for the new annex project. It was also discussed that the planned development can act as a template for adding a new zoning category in the upcoming land use code update for Civic Institutional sites such as government administrative buildings such as the County Campus and the joint County/City Touber Building. Schools, churches, and other institutions could also fit into the Civic Category.

4 PROPOSED PLANNED DEVELOPMENT

PLANNED DEVELOPMENT TITLE: Chaffee County Government Campus Planned Development

PLANNED DEVELOPMENT INTENDED USE: County Government Campus

SIMILAR USE: Touber Building, City of Salida & Chaffee County, C1 Zone.

AREA OF PLANNED DEVELOPMENT [EXISTING CAMPUS]: 3.87 Acres

ADJOINING STREETS:

- **East Crestone Avenue**
- **I Street**
- **3rd Street**
- **Poncha Blvd.**

ADJOINING CIVIC SPACES: Thonoff Park

ADJOINING PROPERTIES: None

HISTORICAL AND CURRENT USE: Chaffee County Government Campus

EXISTING BUILDINGS ON CAMPUS:

- **Administrative Building**
- **Chaffee County Courts Building**
- **Chaffee County Dispatch and Jail Building**
- **State Patrol Communications Building & Tower**
- **EMS Garage.**

FUTURE CAMPUS EXPANSION [Site approval submittal after planned development]

- **Administration Annex to current Administration Building, two story with walk out basement, height 34 feet to top of parapet wall .**
- **Demolish EMS Garage**

4.1 JUSTIFICATION FOR A PLANNED DEVELOPMENT

Due to these highlighted sections of the land use code, any expansion on the campus would not be allowed without a significant number of variances. To deny an expansion on the campus would eliminate the most environmentally sound alternative and the most efficient service alternative for the County's citizens.

- Section 16-4-160 Non-conformities states: (a) Intent. Within the City there exist uses, structures and lots which were lawfully established pursuant to the zoning and building regulations in effect at the time of their development which do not now conform to the provisions of this Chapter. It is the intent of the City to permit these nonconformities to continue, but not to allow them to be enlarged or expanded, so as to preserve the integrity of the zone districts and the other provisions of this Chapter. (b) Continuation of nonconforming use. Uses of a nonconforming building or structure may be continued subject to the following conditions:
    - (1) Use of a nonconforming building or structure shall not be expanded, altered, enlarged, or relocated, except as permitted in Section 16-4-160(c) below.
    - (2) Whenever a nonconforming building or structure has been damaged by fire or other cause to the extent of more than eighty percent (80%) of its replacement cost, as determined by the Administrator, it shall only be reconstructed in compliance with the provisions of this Chapter.
    - (3) Nonconforming buildings may be repaired and maintained.
    - (4) A nonconforming structure shall not be moved to another location unless it shall thereafter conform to the provisions of the zone district into which it is moved.
    - (c) Additions to nonconforming building or structure.
        - (1) A nonconforming structure may be extended or altered in a manner that does not increase its nonconformity.
        - (2) An extension to a nonconforming structure may be permitted by the Administrator to comply with the provisions of the Americans With Disabilities Act (ADA), provided that it is demonstrated that the only way to comply with the Act would be through an extension which increases the structure's nonconformity, and that the extension is the minimum necessary to comply with the Act.
    - (d) Discontinuation, damage, or destruction. A nonconforming building, premises, land, property, or use shall be required to come into conformity with all applicable requirements of this Code if any of the following occur:
        - (1) The nonconforming use ceases for a period of one (1) year or more.
        - (2) Except as otherwise specifically permitted by this Code, a nonconforming building, premises, land, property, or use is enlarged, altered, or expanded.
        - (3) A nonconforming building, premises, land, property, or use is changed to a conforming building, premises, land, property, or use.
        - (4) A nonconforming building, premises, land, or property which is destroyed in any manner, or is damaged in any manner not at the fault of the property owner, the building, premises, land, property, or use may be restored to its original condition,

provided that such restoration shall be started within six (6) months and shall be completed within twenty-four (24) months of the event of said damage or destruction.

x

4.2 PD DEVELOPMENT PLAN

Section 16-7-40(a) No land shall be designated PD without a PD Development Plan. The PD Development Plan submitted with this application is the existing County Campus condition (surveyed by a licensed surveyor Exhibit A). The annex will be submitted as a site plan application Exhibit B. The development plan is the surveyed existing campus with the future annex addition shown in Appendix A.

Section 16-7-40 (b) The PD development plan shall meet the following criteria: (these tables will be on the recorded Planned Development Plat.

1. Minimum Dimensional standards, **the dimensional standards are equal to or more restrictive than the C1 zone where the Touber Building is located as shown in the table below: (the final PD tables will not show C1. C1 is shown here for a comparison of a similar zone standard.**

Table 1 – Dimensional Standards

CCGFC Table 16-F Schedule of Dimensional Standards			
Dimensional Standard	**CCGFC-PD**	**C1**	**R1**
Min. lot size (sq. ft.)	N/A	5,625	7,500
Density (Min. lot sq. footage per principal dwelling unit)	N/A	2,800	3,750
Min lot size (sq. ft.)—attached units	N/A	2,800	NA
Min. lot frontage	N/A	38	50
Min. lot frontage—attached units	N/A	20	NA
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	50%	60%	35%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) 5	40%	60%	10%
Min. landscape area	20%	10%	55%
Min. setback from side lot line for a primary bldg.	10'	5'	8'
Min. setback from side lot line for a detached accessory bldg.	5'	5'	5'
Min. setback from rear lot line: principal bldg.	10'	10'	30'
Min. setback from rear lot line: accessory bldg.	5'	5'	5'
Min. setback from front lot line	15'	15'	30'
Max. building height for a primary bldg.	54	35', 54'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'
1. Multiple principle buildings allowed on campus, jail, court, admin building			
2. Height shall be measured from Crestone frontage finished floor level to top of parapet walls			
3. Maximum Height is based on institutional height in C1 District & Historic Courthouse Height			
4. C1 zone & R1 is shown for comparison only to Touber Bldg. and will be removed for final PD			
5. New Annex Height is 34 feet to top of parapet wall, not including mech. equipment (info only)			

CCGFC Table 16-D Schedule of Uses	
N = Not Permitted	
P= Permitted	
AC = Administrative	
C = Conditional Use	
AR = Administrative Review	
LR = Limited Impact Review	
MR = Major Impact Review	
Public Institutional Uses	
County Government Administrative Offices	P
State Government Adminstrative Offices	P
Public Health Facilities	P
Civil Defense & Emergency Management Facilities	P
Law Enforcement and Jail Facilities	P
Court Facilities	P
Communication and Communication Tower Facilities	A
Non-profit offices	P
Public Meeting Rooms	P
Emergency Shelter Facilities	P
Voting Center, Drop boxes, Temporary Tents & Drive up	P
On-site Maintenance Facilities	P
Temporary Health and Emergency Shelters	P
Emergency Generators	P
Security Fences, Devices and Barriers	A
Outdoor break areas	P
Commercial Kitchens & Cafeteria	P
Security Cameras & Dark Sky outdoor security lighting	P

Table 2 – Schedule of Uses

CCGFC Table 16-J Off & On Street Parking Standards	
Public Institutional Uses	**CCGFC-PD**
Government Administration Facilities	1 space per 400 s.f.
Jail Inmate floor area	1 space per employee
Court Building	1 space per 400 s.f.
911 Facilities	1 space per employee
1. 86 On street parking spaces on Crestone Ave. and around the park shall count toward parking req.	
2. Parallel parking on the west side of third street shall count toward parking req. if design is administratively approved for future parking needs.	
3. Jail inmate floor area and 911 floor area shall not require parking except for employees.	

Table 3 – Parking Standards

`

Sec. 16-7-40. - PD Development Plan evaluation criteria; general requirements

1. Trails. Reasonable effort must be made to connect to nearby recreational trails. There is an existing and planned pedestrian connection to the Monarch Spur Trail. **There is no other identified trail need in the comprehensive or trail plans.**
2. Ownership and Maintenance. No PD shall be approved unless the City Council is satisfied the owner has provided for or established an adequate organization for ownership and maintenance of the open space, private roads, drives, parking, and other common assets to ensure maintenance. **The County has shown the organization and maintenance since 1932 for the site, as a Governmental Entity this is not an issue.**
3. Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD. **The County improved the municipal water looping in the neighborhood when the jail was constructed in 2002. There are no identified improvements to water and sewer required.**
4. Residential Density: **This does not apply to this PD as there is no residential.**
5. Relationship to the subdivision regulations: **This does not apply as there is no subdivision of land.**
6. Improvements Standards: The PD may deviate from the design standards for width and surfacing of streets, public ways, public utility rights of ways, curbs, and other standards only if the reasons are well documented. **The only deviation requested is for counting on street parking for the parking requirements. This was suggested by citizens and the City of Salida as a method to preserve the green space on the east side of the property. The on street parking has been expanded and the City of Salida is in the process of a traffic and pedestrian safety project for East Crestone Avenue and Poncha Blvd.**
7. 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. Averse 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. **The original 1932 courthouse was constructed prior to much of the surrounding development and has existed since its original construction at 50 feet. The future annex is planned at 34 feet which is below the existing R1 zoning height limit. Therefore, it is clear there is no adverse visual impact.**
8. Gross Building Floor Area: The gross building floor area of uses other than residential may be limited by the city council upon consideration of the overall development plan, individual characteristics of the subject land and other uses. **As this is a historic condition for which an existing non-conforming use is being corrected, this section should not apply.**

9. Transportation design: The PD shall provide interconnected transportation networks. **As the PD is in the existing City street grid, is pedestrian and bicycle accessible and connected to the nearby Monarch Spur Trail, the existing conditions meet this requirement.**
10. Development Standards: the PD may deviate from development standards only if the reasons for such deviations are well documented and are necessary for the objectives of the development. **The only deviation from the development standards is the on-site parking which has been explained in a previous section.**
11. The PD provides for design that is energy efficient and reduces the amount of energy consumption and demand of a typical development. **The co-location of the majority of County Departments and the close proximity to a large percentage of the County Citizens allows for pedestrian and bicycle access. It also reduces the vehicle miles traveled for departments to coordinate and have meetings by more than 90% due to the co-location on one site of the majority of the departments.**
12. Where residential is proposed, the PD shall provide for a variety of housing types. **Does not apply.**
13. The fiscal impacts of the PD have been satisfactorily addressed. **There are no fiscal impacts.**
14. Higher levels of amenities than would be achieved by using established zone districts. **The PD allows co-location of the majority of the departments in a location that provides the highest level of service with the lowest energy demand for transportation.**
15. There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements. **These have been covered above.**

4.3 NEW ANNEX JUSTIFICATION

The purpose for the new addition is to meet the needs of several of the County departments to serve the growing population of citizens and economy.

County courts are busier than ever, they need additional room to complete jury selection and will take over space in the judicial building basement for jury selection, storage and office space currently occupied by the Sheriff's department. The County is required to provide sufficient Court facilities by State Statute. The State has requested additional space.

The Sheriff's department workload also has grown with the population and requires additional space, they are currently housed in the basement of the judicial building. This location was intended as a temporary location for the sheriff's department when the Touber building was completed. The sheriff's department will be housed in the lower level of the new annex facility with an entrance off of 3rd street.

The Building Department and Planning department needs additional space to accommodate ever increasing building and development applications and will take over space currently occupied by the District Attorney's office which is adjacent to their existing space in the 1968 addition that was remodeled after the Jail construction.

The District Attorney's office and Probation (which is currently housed in the basement of the Judicial building) will be housed on the first floor of the new annex addition.

The County BOCC does not have the space to accommodate larger participation at public hearings and has used the County Fairgrounds at an increased rate to accommodate large meetings. The new annex addition will increase the County BOCC meeting chambers and will add an additional adjoining meeting room for community meetings with a sliding wall to accommodate very large public meetings.

County administration and the County Attorney's office has also grown with the demands of an increasing population, they will occupy the current BOCC meeting space which will be remodeled for offices.

The new addition will also include offices for **County Emergency Management** which is currently housed at the County Landfill. The new addition will include an emergency generator to ensure county government can operate in a power blackout. It will also provide a new secure room for the County servers and communication, which is currently housed in the basement of the Courthouse, which is susceptible to plumbing leaks and temperature variations.

The Annex site plan will also improve **ADA access** for the site with improved ADA parking and building and voting access.

Future Location of New Administrative Annex East Crestone View

New Administrative Annex Rendering East Crestone View

Future Location of New Administrative Annex 3rd Street View

New Administrative Annex Rendering 3rd Street View

4.4 ANALYSIS AND JUSTIFICATION FOR THE ANNEX LOCATION ON THE CAMPUS

4.4.1 ENVIRONMENTAL AND COMMUNITY SERVICE QUALITY CONSIDERATIONS

Careful consideration has been given as to the best location for the expansion needs. Factors in the consideration were:

- Collaboration between Offices for efficiency and reduction in vehicle miles and travel time:
    - Need for close collaboration by County and Judicial offices. For example, the jail was built next to and adjoining the Court facility to eliminate the need to transport prisoners for safety and cost. The sheriff's office provides security for the jail and courts and provides testimony at trials and hearings. Emergency Dispatch is located in the jail and works closely as a sub-department of the Sheriff's office. The district attorney's office has grown, and its members are constantly required at court.
    - The County Clerk, County Assessor and County treasurer all collaborate on a daily basis related to property sales, assessment, and tax billing. All of these offices also collaborate with the building department and development services.
    - County administration collaborates with all the County offices mentioned above.
    - One facilities maintenance office can serve all of the departments. The telecommunications and computer services can be maintained with shared infrastructure on the site.
- Environmental impact of the required expanded facilities:
    - Constructing the new expansion on site eliminates the water, sewer, electric, gas and communications offsite infrastructure that would be required for a greenfield site.
    - The cost to the taxpayers is lower to build on site compared to a new offsite facility.
    - Vehicle miles traveled by employees and citizens is significantly reduced by using the current location. The site is walkable and bicycle accessible to a significant portion of the County population. Employees do not have to travel by vehicle to meetings with other departments.
    - Parking, emergency generator, computer servers, telecommunications and other infrastructure is shared rather than duplicated at several sites.
    - Parking requirements are reduced because citizens can visit multiple departments with one trip, eliminating redundant parking at several locations. Walk and bicycle trips also reduce the parking requirements. Utilizing existing City approved on-street parking also reduces on-site parking requirements that would be needed at an offsite facility.
- Service Efficiency
    - The site provides one stop service for many departments utilized by the citizens.
    - Voting access will be improved by the project.

- Vehicle miles traveled is reduces as citizens can walk and bike to the site and can complete business with more than one department for a vehicle trip.
- The impact to existing landscaping on the site has been minimized.

5 COUNTY AND CITY COLLABORATION FOR ZONING SOLUTION

The Chaffee County team working on the new facilities expansion plan have worked with City staff to determine the best approach to resolving the existing non-conformance condition, meeting the land use code standards for the new annex facility addition, and guiding the new land use code changes that are in process. The results of this collaboration have resulted in on-street parking improvements to reduce the impact of the new addition to green space on the site and the determination that a Planned Development zoning overlay is the best method to eliminate the existing non-conformances and prepare for the new addition.

The goal is to complete the Planned Development zoning overlay while the building and site design are in progress so that when they are completed and site approval and building permit can be approved in an efficient manner that is consistent with the current land use code.

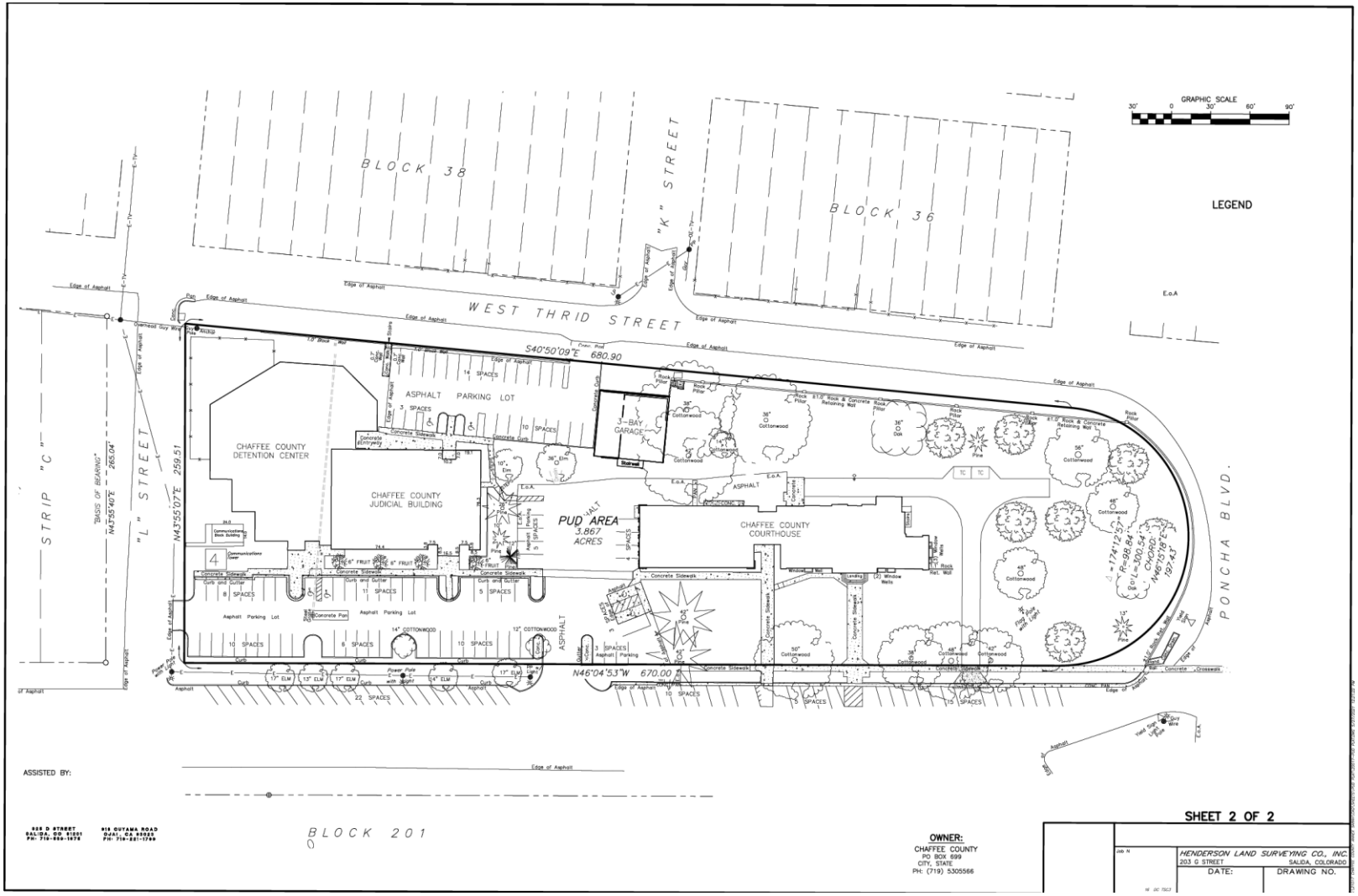


Exhibit A – Chaffee County Campus PD

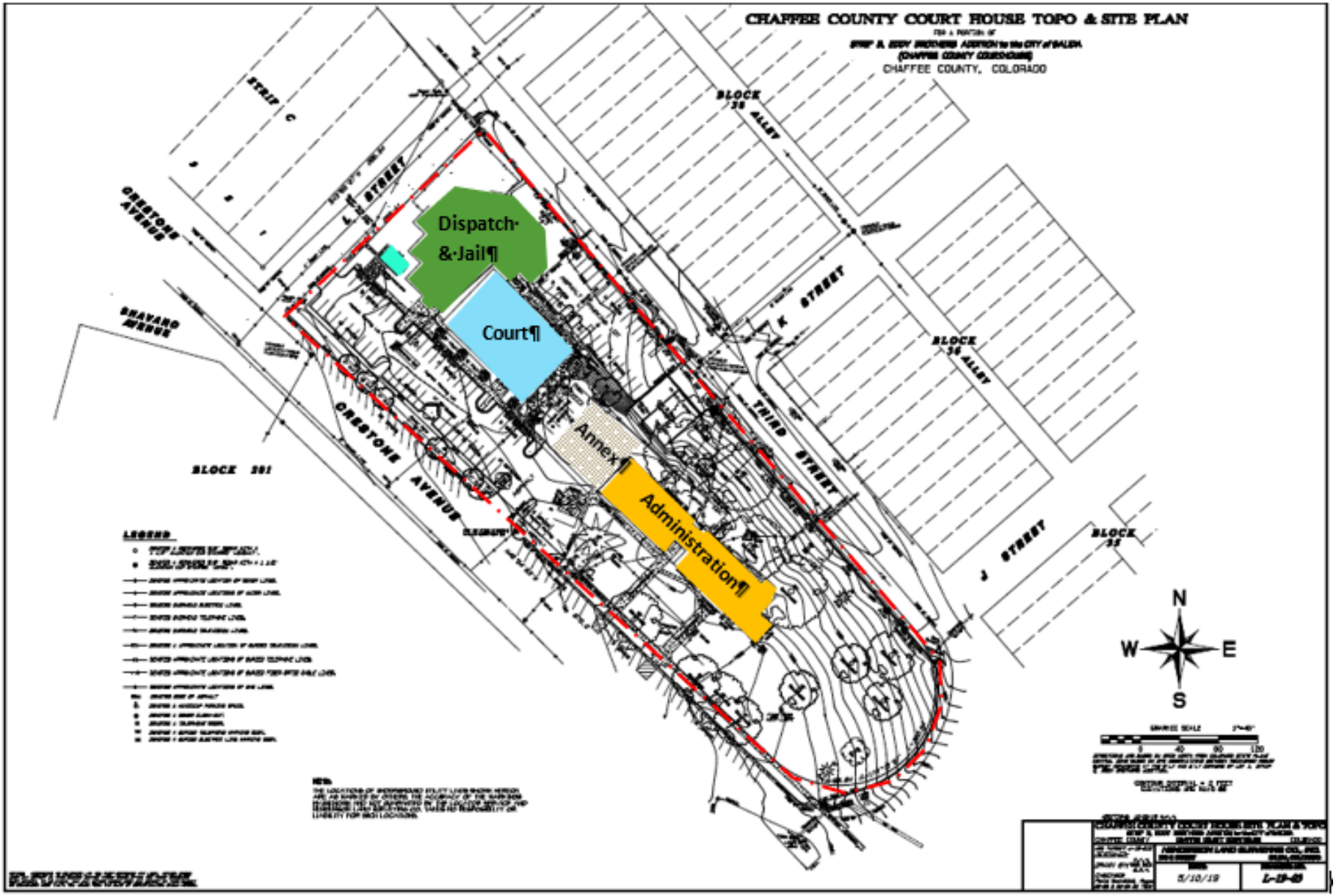
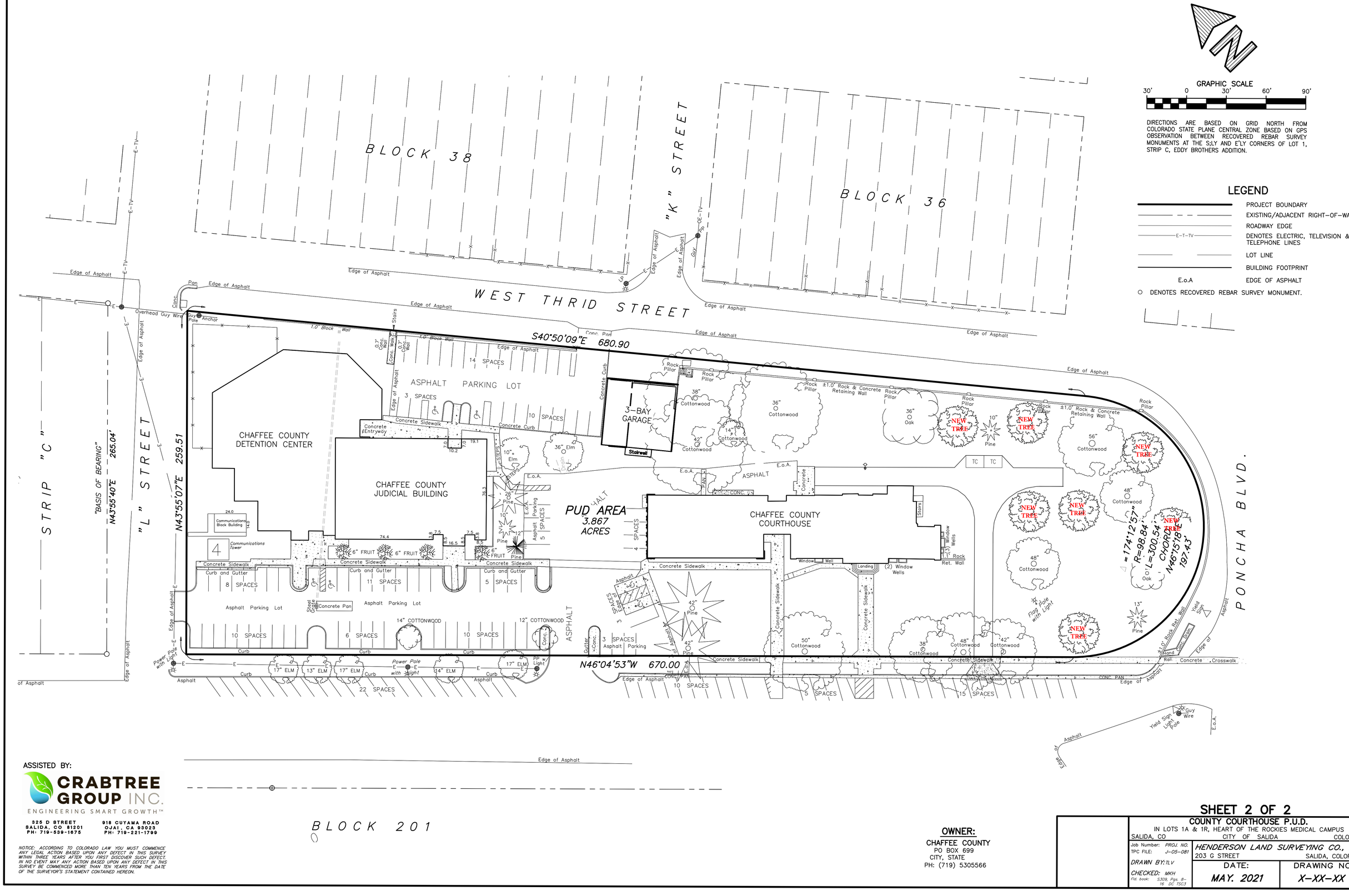


Exhibit B- Chaffee County Campus with Future Annex



GRAPHIC SCALE

30' 0 30' 60' 90'

DIRECTIONS ARE BASED ON GRID NORTH FROM COLORADO STATE PLANE CENTRAL ZONE BASED ON GPS OBSERVATION BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE S;LY AND E'LY CORNERS OF LOT 1, STRIP C, EDDY BROTHERS ADDITION.

LEGEND

- PROJECT BOUNDARY
- EXISTING/ADJACENT RIGHT-OF-WAY
- ROADWAY EDGE
- E-T-TV — DENOTES ELECTRIC, TELEVISION & TELEPHONE LINES
- LOT LINE
- BUILDING FOOTPRINT
- E.o.A — EDGE OF ASPHALT
- ○ DENOTES RECOVERED REBAR SURVEY MONUMENT.

ASSISTED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

325 D STREET
SALIDA, CO 81201
PH: 719-539-1675

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

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.

OWNER:
CHAFFEE COUNTY
PO BOX 699
CITY, STATE
PH: (719) 5305566

SHEET 2 OF 2

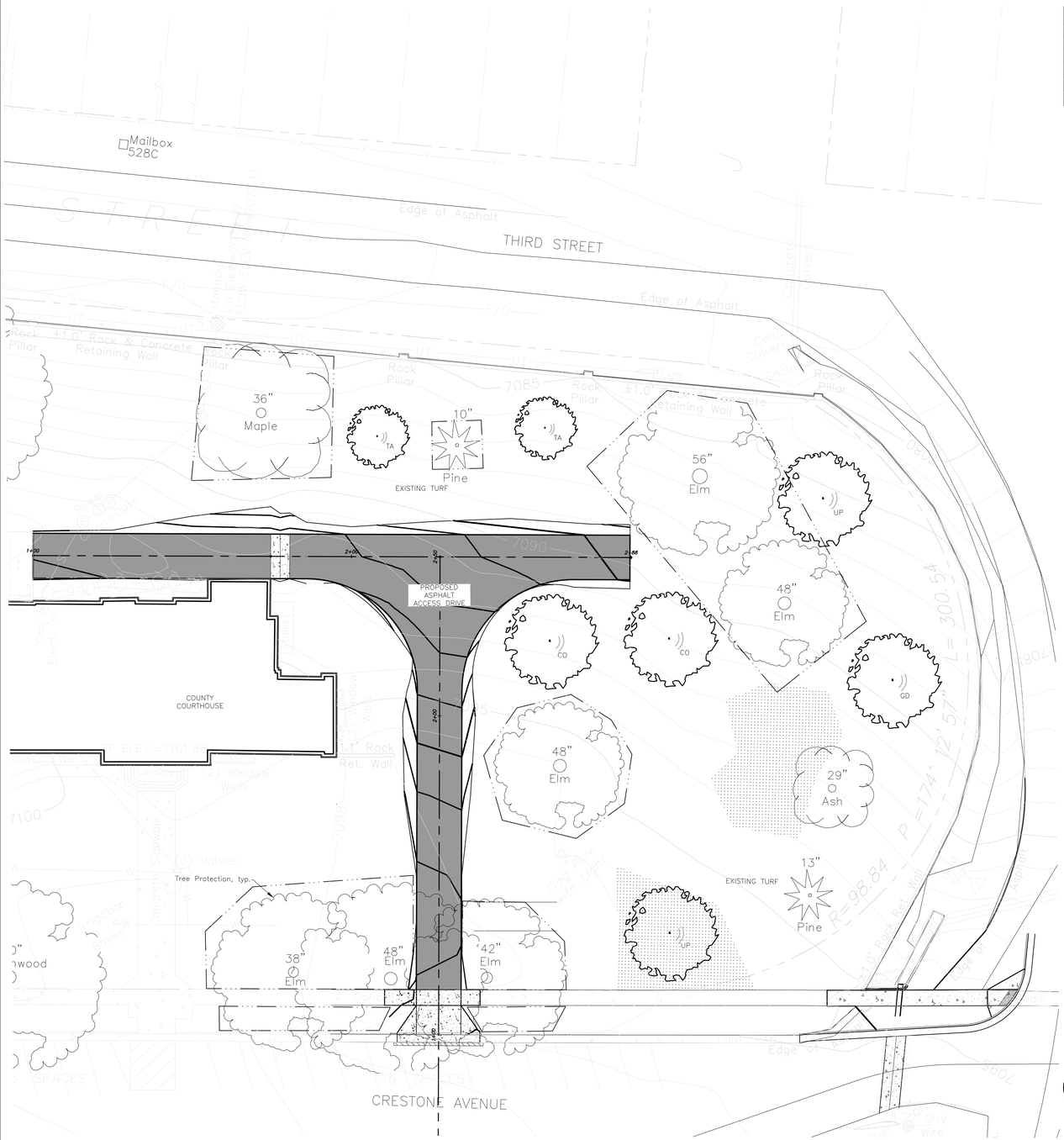
COUNTY COURTHOUSE P.U.D.
IN LOTS 1A & 1R, HEART OF THE ROCKIES MEDICAL CAMPUS
SALIDA, CO — CITY OF SALIDA — COLORADO

Job Number: PROJ. NO.
TPC FILE: J-05-081
DRAWN BY: TLV
CHECKED: MKH
Fld. book: S309, Pgs. 8-16 DC 15C3

HENDERSON LAND SURVEYING CO., INC.
203 G STREET SALIDA, COLORADO

DATE: MAY. 2021
DRAWING NO. X-XX-XX

S:\2021 CHAFFEE COUNTY ANNEX SURVEY\DWG\PROJ PLAT\2021-PROJ PLAT.DWG 5/27/2021 1:23:32 PM



PLANT LEGEND

48" Elm — Existing Tree with Tree Protection

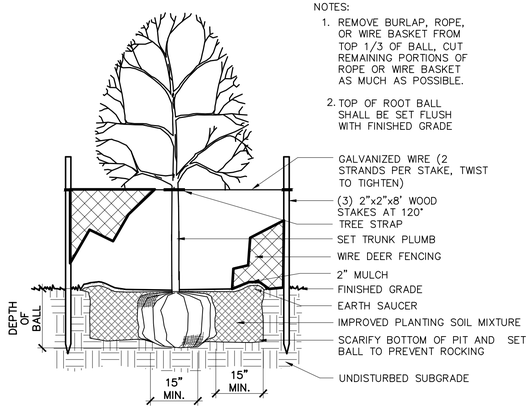
CO — Proposed Tree

20 0 20

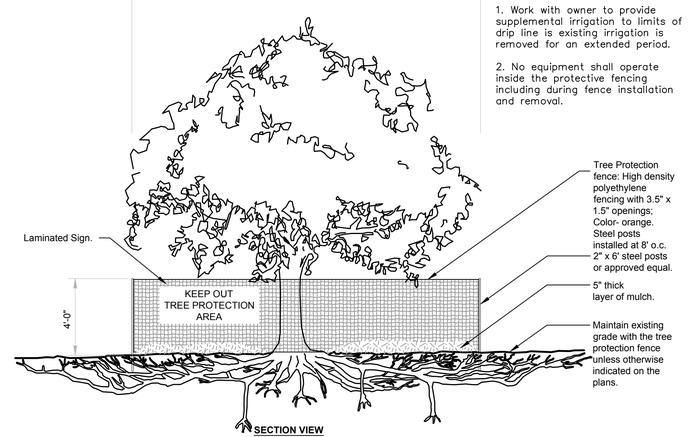
GRAPHIC SCALE

Chaffee County Courthouse Access Drive Plant Schedule

Key	Botanical Name	Common Name	Quantity	Size	Root	Spacing	Cultivar
	Deciduous Trees						
CO	Celtis occidentalis	Common Hackberry	2	2"	B&B	As Shown	
GD	Gymnocladus dioicus	Kentucky Coffeetree	1	2"	B&B	As Shown	'Espresso'
TA	Tilia americana	American Linden	2	2"	B&B	As Shown	
UP	Ulmus americana 'Princeton'	Princeton Elm	2	2"	B&B	As Shown	'Princeton'



1 DECIDUOUS TREE PLANTING WITH VERTICAL STAKE
Scale: 1/2" = 1'-0"



2 TREE PROTECTION
Scale: NTS

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

GENERAL NOTES:

1. Base plan provided by Crabtree Group, Salida, CO. Contractor to field verify all existing conditions and measurements prior to beginning work. Any discrepancies between these contract documents and existing conditions shall be brought to the attention of the Landscape Architect immediately. Landscape Architect is not responsible for errors or omissions related to preparation or documentation of survey.

2. Contractor is responsible for determining means and methods of construction. These drawings may indicate a limit of proposed improvements, limit of site demolition, etc for delineation of expected site disturbance. However, final impact shall be determined in the field. Should the limits of disturbance exceed those shown within these construction documents, the Landscape Architect should be contacted for resolution.

3. Contractor is responsible for repairing all site areas disturbed by construction outside of limit lines defined on drawings to a state better than or equal to those conditions existing prior to commencement of construction at no additional cost to owner.

4. Contractor is responsible for maintaining a complete, up-to-date set of drawings and specifications at the construction site at all times.

PLANTING NOTES:

1. Contractor shall be responsible for becoming aware of all related existing conditions, pipes and structures, etc. prior to bidding and construction.

2. See details for planting methods, requirements, materials, execution and protection.

3. Plant names may be abbreviated on drawings. Refer to plant schedule and legend for symbols, common and botanical names, cultivars, sizes and other remarks.

4. If provided, plant quantities are for information only. Contractor is responsible to do their own quantity takeoffs for all plant material and sizes shown on the drawings.

5. Contractor is responsible to 'restore' all areas of the site and adjacent areas, where disturbed, to a condition that meets or exceeds conditions prior to disturbance.

6. Contractor shall coordinate with Chaffee County Maintenance Department to identify and relocate irrigation lines impacted by construction. Ensure newly planted material receives adequate water.

PLANT PROTECTION AND REMOVAL NOTES:

1. Plant symbols as indicated on drawings do not indicate actual driplines. Contractor shall verify in field prior to start of construction. Plant protection fencing shall be placed outside of edge of actual dripline or as directed by Landscape Architect in field.

2. Protection fencing shall be maintained throughout construction unless otherwise directed by Landscape Architect.

3. Trees indicated for removal shall be completely removed including stumps and roots and filling of depressions with suitable soil fill.

SITE LAYOUT NOTES:

1. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Landscape Architect for clarification.

Sheet Title: Planting Plan
Scale: 1"=20'-0"
Date: 9/24/20
Drawn By: EWB
File: 20.06 L.002.dwg
Job Number: 20.06

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

Revisions
Date: By:

Tree Protection and Planting Plan

Chaffee County Courthouse Access Drive
104 Crestone Avenue
Salida, CO 81201

Mountain Aspect
LANDSCAPE ARCHITECTURE
- Landscape Design
- Site Planning

Mountain Aspect Landscape Architecture, LLC
PO Box 1364
Salida, CO
719-239-1506
www.mountainaspect.com

EWAN WALTERS BRADY 9860 — 8/24/2020 — Date Issue/Use of Licensee — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

SHEET
L100

COLORADO 811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

GRAPHIC SCALE

30' 0 30' 60' 90'

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- LOT LINE
- BUILDING FOOTPRINT
- E.o.A — EDGE OF ASPHALT
- ○ DENOTES RECOVERED REBAR SURVEY MONUMENT.

BLOCK 38

BLOCK 36

"K" STREET

WEST THRID STREET

S40°50'09"E 680.90

N46°04'53"W 670.00

PONCHA BLVD.

"L" STREET

STRIP "C"

"BASIS OF BEARING" N43°55'40"E 265.04'

N43°55'07"E 259.51

CHAFFEE COUNTY DETENTION CENTER

CHAFFEE COUNTY JUDICIAL BUILDING

CHAFFEE COUNTY COURTHOUSE

3-BAY GARAGE

ASPHALT PARKING LOT

PUD AREA 3.867 ACRES

BLOCK 201

ASSISTED BY:

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