



CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
August 16, 2022 - 6:00 PM

AGENDA

Please register for Regular City Council Meeting

<https://attendee.gotowebinar.com/register/6382995264411204366>

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

To watch live

meetings: https://c.streamhoster.com/embed/media/W6sdC9/xAllQfSsmmO/vpfQhcsApYv_5?preview=1

CALL TO ORDER

Pledge of Allegiance

Roll Call

Civility Invocation

1. Civility Invocation

CONSENT AGENDA

2. Approve Agenda

3. Approve August 2, 2022 Minutes

4. Approve Fiber Festival Special Event Permit

CITIZEN COMMENT—Three (3) Minute Time Limit

UNFINISHED BUSINESS / ACTION ITEMS

5. **Ordinance 2022-12** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS SALIDA FIRE STATION ANNEXATION, **FINAL READING AND PUBLIC HEARING**

6. **Ordinance 2022-13** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS SALIDA FIRE STATION ANNEXATION AS COMMERCIAL (C-1) ZONE DISTRICT, **FINAL READING AND PUBLIC HEARING**

7. **Ordinance 2022-14** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, REZONING CERTAIN REAL PROPERTY KNOWN AS LOT 15, WEST END MAJOR SUBDIVISION FROM MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2) TO HIGH DENSITY RESIDENTIAL DISTRICT (R-3), **FINAL READING AND PUBLIC HEARING**

NEW BUSINESS / ACTION ITEMS

8. **Resolution 2022-36** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, MAKING FINDINGS OF FACT, DETERMINATIONS, AND CONCLUSIONS CONCERNING SALIDA FIRE STATION ANNEXATION

9. **Resolution 2022-39** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING CITIZEN APPOINTMENTS TO THE PLANNING COMMISSION/BOARD OF ADJUSTMENT PURSUANT TO SECTION 2-7-10 OF THE SALIDA MUNICIPAL CODE.

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.

- [10.](#) **Ordinance 2022-15** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE NEWMAN ANNEXATION, **FIRST READING AND SETTING A PUBLIC HEARING**
- [11.](#) **Ordinance 2022-16** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE NEWMAN ANNEXATION AS HIGH DENSITY RESIDENTIAL (R-3) ZONE DISTRICT, **FIRST READING AND SETTING A PUBLIC HEARING**
- [12.](#) **Ordinance 2022-17** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO SUBMITTING BALLOT QUESTIONS TO THE ELECTORS OF THE CITY, IN ACCORDANCE WITH ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, CONCERNING THE IMPOSITION AND INCREASE OF CERTAIN OCCUPATION TAXES ON THE BUSINESS OF LEASING OR RENTING SHORT-TERM ACCOMMODATIONS, **FIRST READING AND SETTING A PUBLIC HEARING**

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Council Reports

- Critelli, Kasper, Naccarato, Pappenfort, Pollock, Templeton

Mayor Report

Treasurer Report

Attorney Report

Staff Reports

[13.](#) Staff Reports

BOCC Report

[14.](#) BOCC Report

ADJOURN



City Clerk | Deputy City Clerk

Mayor Dan Shore



CIVILITY INVOCATION

We are here working together to create a thriving community. It is the intention of the Salida City Council to promote civil communication by adopting the following guidelines for speaking to the public in the City Council Chambers. It is our hope that by acting in this manner we can help create a safe space for people to share their perspectives and opinions:

- We honor the opportunity to be engaged in the process of governance for the benefit of our community.
- We acknowledge that each of us brings a unique perspective to this conversation and that our perspectives may differ.
- We challenge ourselves to value varying points of view and hold all contributions as equally important.
- We understand and accept that while we may sometimes disagree, we can always be courteous and kind.
- We commit to respectful language, avoiding rumor, harsh criticism or personal accusation, even when feeling emotionally charged.
- We will, to best of our ability, speak thoughtfully and listen with attention, respect, and curiosity.
- We are confident that there may be even better solutions than any of us have thought of, which may be discovered through civil conversations.
- We commit to the City of Salida being a hate-free zone and declare and affirm a policy of non-discrimination on the basis of a person's race, color, religion, ancestry, national origin, age, sexual orientation, gender, gender identity, marital status, military or veteran status, socio-economic class, medical condition, or physical or mental disability.



CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
August 02, 2022 - 6:00 PM

MINUTES

CALL TO ORDER

Pledge of Allegiance

Roll Call

PRESENT

Council Member Justin Critelli
Council Member Harald Kasper
Council Member Alisa Pappenfort
Council Member Mike Pollock
Council Member Jane Templeton
Mayor Dan Shore
Treasurer Merrell Bergin

ABSENT

Council Member Dominique Naccarato

Civility Invocation

CONSENT AGENDA

Council Member Pappenfort moved to combine and approve the items on the Consent Agenda, Seconded by Council Member Critelli.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

- Approve Agenda
- Approve July 19, 2022 Minutes
- Approve Salida 76 Event
- Approve Crest Crank Event
- Approve Peak to Peak Pickleball Tournament
- Approve Salida Sunrise Rotary Lucky Duck Race
- Approve Angel of Shavano Car Show
- Approve Special Event Permit- Arts and Culture
- Approval of Design Contract – Harriet Alexander Field – Terminal and Executive Hangar Design
- Out-of-Cycle Community Grant Request Policy

CITIZEN COMMENT—Three (3) Minute Time Limit

Nancy Dominick, Leesa Hobbs, and Bryant Musser spoke during Public Comment.

UNFINISHED BUSINESS / ACTION ITEMS

Ordinance 2022-11 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO SUBMITTING ORDINANCE No. 2022-06 TO A SPECIAL REFERENDUM ELECTION, AND CALLING A SPECIAL CITY ELECTION FOR NOVEMBER 8, 2022, **FINAL READING AND PUBLIC HEARING**

Mayor Shore opened the Public Hearing. City Clerk Erin Kelley presented the Ordinance.

Eric Warner spoke regarding the Ordinance and answered Council's questions.

Nancy Dominick, Eric Warner, and Brian Musser commented.

Shore closed the Public Hearing.

Council discussed the Ordinance.

Council Member Pappenfort moved to approve the Ordinance, Seconded by Council Member Kasper.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

NEW BUSINESS / ACTION ITEMS**PROST Board Member Removal**

Council Member Critelli moved to remove Daryl Huschka from the PROST Board, Seconded by Council Member Pappenfort.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Resolution 2022-37 A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO TO ALLOW OVERNIGHT CAMPING IN MARVIN PARK ON SEPTEMBER 16 & 17 FOR THE 2022 SALIDA 76 AND CREST CRANK EVENT

Council Member Templeton moved to approve the Resolution, Seconded by Council Member Kasper.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Resolution 2022-38 APPROVING A COORDINATED MAIL BALLOT ELECTION AND ADOPTING THE UNIFORM ELECTION CODE

Council Member Kasper moved to approve the Resolution, Seconded by Council Member Templeton.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

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Ordinance 2022-12 AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS SALIDA FIRE STATION ANNEXATION, **FIRST READING AND SETTING A PUBLIC HEARING**

Council Member Critelli moved to approve the Ordinance on first reading and set a Public Hearing for August 16, 2022, Seconded by Council Member Pappenfort.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Ordinance 2022-13 AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS SALIDA FIRE STATION ANNEXATION AS COMMERCIAL (C-1) ZONE DISTRICT, **FIRST READING AND SETTING A PUBLIC HEARING**

Council Member Critelli moved to approve the Ordinance on first reading and set a Public Hearing for August 16, 2022, Seconded by Council Member Pappenfort.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Ordinance 2022-14 AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, REZONING CERTAIN REAL PROPERTY KNOWN AS LOT 15, WEST END MAJOR SUBDIVISION FROM MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2) TO HIGH DENSITY RESIDENTIAL DISTRICT (R-3), **FIRST READING AND SETING A PUBLIC HEARING**

Council Member Pappenfort moved to approve the Ordinance on first reading and set a Public Hearing for August 16, 2022, Seconded by Council Member Templeton.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Reports were given.

ADJOURN

Adjourned at 7:14 p.m.



City Clerk | Deputy City Clerk

Mayor Dan Shore

Special Event application

* Required

1. Event contact name *

Patricia (Pat) Hershey Salida Iba Festival

2. Event contact email address *

pat_hershey@hotmail.com

3. Event contact phone number *

201-912-2622

The following questions are similar to the questions that were answered in the online "Park rental and Special event request form". Please provide more detail in this application.

4. Event location

Riverside Park

5. Event start date

(Setup on Sept 9 7am-6pm)

Sept 10, 2022

Example: January 7, 2019

6. Event start time

10:00 AM

Example: 8:30 AM

If YES, FOOD AND SALES TAX LICENSES MUST BE OBTAINED AND POSSIBLY A MULTI VENDOR PERMIT . Contact the Colorado Department of Revenue for sales tax licenses at (303) 232-2416, and the Chaffee County Public Health Department for food licenses at (719) 539-2124. Vendors must have a fire extinguisher on site. Vendor booths are subject to inspection by the Salida Police and Fire Departments.

Multi Vendor license:

<https://drive.google.com/file/d/1VHVSD9PEo0x-dNvllr7kWRlXr1JaL8o9/view?usp=sharing>

County Permit:

<https://www.chaffeecounty.org/EndUserFiles/57096.pdf>

12. Will Alcohol be sold or distributed at your event?

Mark only one oval.

- Yes
- No
- Maybe

If yes, please fill out the Application for Special Events Liquor License (available at the link below) and submit it along with the necessary fees. A State of Colorado Special Event Liquor License permit is ONLY issued to incorporated non- profit organizations. **EVENTS REQUIRING ALCOHOL LICENSES MUST SUBMIT THEIR APPLICATION AT LEAST 90 DAYS IN ADVANCE OF THE EVENT.**

<https://drive.google.com/file/d/1VGN7tcBM4NP0KCIJ9hZqgrcvuyjPvu/view?usp=sharing>

13. Will there be amplified sound at your event?

Mark only one oval.

- Yes *announcements, not music*
- No
- Maybe

If yes, complete the Amplified Sound Permit available below.

<https://drive.google.com/file/d/1V70HXRoEElrRqCV4S9hTqXj-1Pwfdss1/view?usp=sharing>

17. If yes, for what purpose (security, traffic, parking or public control, Salida Trail System crossings, etc.?) .

security evenings of Sept 9+10 - we will contact SPD separately to hire overnight security, Fri + Sat nights (done)

If additional City of Salida Police Officers are requested, they must be requested through the Salida Police Department (719-539-6880).

18. Where will people park for your event?

vendors & attendees will park in municipal lots (public) and use on-street parking. Some vendors may need to park trailers @ city hall

19. How many additional trash cans are needed for your event?

*will hire professional service - quote not yet available
10 - 65 gal cans + recycling bins - Waste Management*

20. Is a quote from a trash service included in your application packet?

Mark only one oval.

Yes

No

APPLICATION FOR A SPECIAL EVENTS PERMIT

Department Use Only

Item 4.

**IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU MUST BE NONPROFIT
 AND ONE OF THE FOLLOWING (See back for details.)**

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> SOCIAL | <input type="checkbox"/> ATHLETIC | <input type="checkbox"/> PHILANTHROPIC INSTITUTION |
| <input type="checkbox"/> FRATERNAL | <input type="checkbox"/> CHARTERED BRANCH, LODGE OR CHAPTER | <input type="checkbox"/> POLITICAL CANDIDATE |
| <input type="checkbox"/> PATRIOTIC | <input type="checkbox"/> OF A NATIONAL ORGANIZATION OR SOCIETY | <input type="checkbox"/> MUNICIPALITY OWNING ARTS FACILITIES |
| <input type="checkbox"/> POLITICAL | <input type="checkbox"/> RELIGIOUS INSTITUTION | |

LIAB TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR:

- 2110 MALT, VINOUS AND SPIRITUOUS LIQUOR \$25.00 PER DAY
- 2170 FERMENTED MALT BEVERAGE (3.2 Beer) \$10.00 PER DAY

DO NOT WRITE IN THIS SPACE

LIQUOR PERMIT NUMBER

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE
Salida Arts Festival State Sales Tax Number (Required)

2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL CANDIDATE
 (include street, city/town and ZIP)
*P.O. Box 442
 Salida CO 81201*

3. ADDRESS OF PLACE TO HAVE SPECIAL EVENT
 (include street, city/town and ZIP)
Riverside Park, Salida

NAME

4. PRES/SECY OF ORG. or POLITICAL CANDIDATE
Pat Hensley

5. EVENT MANAGER
Pat Hensley

6. HAS APPLICANT ORGANIZATION OR POLITICAL ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR?
 NO YES HOW MANY DAYS? _____ NO YES TO WHOM? _____

8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED? Yes No

LIST BELOW THE EXACT DATE(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

Date	Date	Date	Date	Date
9/10/22	9/11/22			
Hours From 9:00 a.m.	Hours From 9:00 a.m.	Hours From .m.	Hours From .m.	Hours From .m.
To 6:00 p.m.	To 6:00 p.m.	To .m.	To .m.	To .m.

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

SIGNATURE *Pat Hensley* TITLE *Secretary/Treasurer* DATE *3/31/22*

REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY OR COUNTY)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

LOCAL LICENSING AUTHORITY (CITY OR COUNTY): CITY COUNTY TELEPHONE NUMBER OF CITY/COUNTY CLERK

SIGNATURE _____ TITLE _____ DATE _____

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

LIABILITY INFORMATION

License Account Number	Liability Date	State	TOTAL
		-750 (999)	\$



CITY OF SALIDA

NOISE PERMIT APPLICATION

Please fill out the form completely, including by signing and dating the application. Submitting an incomplete application is a basis for denial of a noise permit. Listing a particular type of audio amplification equipment, hours of operation, or any other information below does not guarantee the applicant's right to use such equipment or have an event at a particular time. Whether such application requests have been granted will be indicated in the issued permit.

Applicants may apply for events which are recurring (i.e., live music every Thursday). Any such events should be clearly described as recurring in the event description and should identify all dates on which the event will occur.

Completed applications can be submitted in-person to the City Clerk at 448 E. First Street, Suite 112, or via email to clerk@cityofsalida.com. Applications must be submitted at least five (5) working days prior to the date for which the permit is sought.

I. Applicant Information.

Applicant Name: Salida Fiber Festival / Patricia Hensley

Applicant Business/Organization: Salida Fiber Festival

Applicant Phone: C: 201-912-2622

Applicant Email: pat_hensley@hotmail.com

Applicant Address: 9699 CR 163 OR SF, PO Box 442
Salida, 81201 Salida 81201

Sound Supervisor¹: Leo Accaino Central Colorado Sound

Sound Supervisor Phone: 719-221-0127

II. Event Information.

Description of Event: Two day fiber festival - PA is used for
announcements throughout Sat & Sun.

Estimated Attendance: 2000

Date(s): 9/10 & 11/2022

Hours of Event: 10-6 (9/10) & 10-5 (9/11)

Location of Event: Riverside Park

¹ The sound supervisor will be responsible for responding to and immediately addressing noise or other complaints in the absence of the applicant/permittee.



**CITY OF SALIDA
NOISE PERMIT**

Signature by the City Administrator on this noise permit indicates that the noise permit has been deemed granted to the applicant and the requested noise has been so authorized, subject to the conditions and limitations set forth below. Where the conditions or limitations set forth below contradict or conflict with the information contained in the application, the conditions and limitations will control.

I. Conditions and Limitations Applicable to All Permits.

The following conditions and limitations are applicable to all noise permits:

- No noise is permitted after 10:00 PM, unless specifically authorized by the City Council following a public hearing. No noise is permitted after midnight on the Fridays and Saturdays of Memorial Day weekend, 4th of July weekend, and Labor Day weekend. No noise is permitted after midnight on the Thursday, Friday, and Saturday during the FIBArk festival.
- No noise is authorized in excess of the maximum limit of 85 dB(A), as measured from any point along the property line or within the property line of the receiving premises. Measuring devices shall be those specifically utilized by the City of Salida.
- All amplification equipment shall be arranged so as to minimize the disturbance to neighboring properties, and permittees shall take reasonable measures to baffle or reduce noise impacts to neighbors.
- No outdoor amplified sound shall be permitted between November 1 through May 1.
- A maximum of sixty (60) amplified sound permits may be granted to same location during a single calendar year, unless additional permits are specifically authorized by the City Council following a public hearing.

II. Conditions and Limitations Applicable to this Permit.

The following conditions and limitations are applicable to this noise permit:

- _____
- _____
- _____

III. Expiration.

This noise permit is issued for the following dates and expires on the following date:

Date(s): _____

Expiration: _____

For use by the City Administrator only:

Application granted: [] Yes [] No

Signature: _____

Date: _____



Salida Special Event Emergency Action Plan

I, the undersigned, agree to compile with the following Emergency Action Plan to the best of my ability. The first person on this list will be the designated Emergency Manager and will take responsibility for public addresses and instruction to the event participants

Emergency Manager (1 lead, 2 alternates)	Contact info 1	Contact info 2	Signature
1. Pat Hensley	201-912-2122	pat.hensley@cityofsalida.com	<i>Pat Hensley</i>
2. Penny Smith Kerker	512-914-4488	p.smithkerker@cityofsalida.com	<i>Penny Smith Kerker</i>
3. Michelle Walker	619-952-2298	mwalker@cityofsalida.com	<i>M Walker</i>
4.			

Please complete the following template according to your Events plan and location. The following procedures should be followed in the event of an emergency.

Communications

- The manager or designee will communicate the designated evacuation space to participants at the beginning of the event.
- The Emergency Manger will communicate to the event participants in an emergency with a
 - Bull Horn
 - PA system
 - Emergency level voice

Please enter your evacuation destination into the box in each of the follow scenarios

Fire

- Call 911
- Assist injured or disabled personnel.
- Evacuate the building. Activate emergency shut offs if available.
- Attempt to use a fire extinguisher only if you have been trained.
- Evacuate participant to

corner of F & Sackett streets

Medical Emergency

- Identify the medical emergency.
- If life threatening, call 911.
- Administer first aid if properly trained.
- Evacuate the injured person to

corner of F & Sackett Streets to await EMTs

Violent incident

- Call 911.
- Attempt to avoid the situation – move participants away
- Try to deny contact-evacuate to

[Empty box for violent incident evacuation destination]

lock/block doors, turn off lights, silence phones.

- If necessary defend - distract, attack, subdue.

Severe Weather/Natural incident

- Move participants away from threat if possible.
- Evacuate to
- Call 911

send them home

Urgent Situation (suspicious person, package, activity or bomb threat)

- Call 911.



CERTIFICATE OF LIABILITY INSURANCE

DATE: Item 4.
06/

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER R.V. Nuccio & Associates Insurance Brokers, Inc. 10148 Riverside Drive Toluca Lake, CA 91602	CONTACT NAME: Robert V. Nuccio PHONE (A/C No. Ext): (800) 364-2433 FAX (A/C No): (818) 980-1595 E-MAIL ADDRESS: support@rvnuccio.com												
INSURER(S) AFFORDING COVERAGE													
INSURED Salida Fiber Festival PO Box 442 Salida, CO 81201	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">INSURER A: The American Insurance Company</td> <td style="width: 20%;">NAIC # 21857</td> </tr> <tr><td>INSURER B:</td><td></td></tr> <tr><td>INSURER C:</td><td></td></tr> <tr><td>INSURER D:</td><td></td></tr> <tr><td>INSURER E:</td><td></td></tr> <tr><td>INSURER F:</td><td></td></tr> </table>	INSURER A: The American Insurance Company	NAIC # 21857	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER B:													
INSURER C:													
INSURER D:													
INSURER E:													
INSURER F:													

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Host Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	<input checked="" type="checkbox"/>		UST022072210 NAEP101695	9/9/2022	09/12/2022	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>EACH OCCURRENCE</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>DAMAGE TO RENTED PREMISES</td><td style="text-align: right;">\$ 300,000</td></tr> <tr><td>MEDICAL EXPENSE</td><td style="text-align: right;">\$ 5,000</td></tr> <tr><td>PERSONAL & ADV INJURY</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>GENERAL AGGREGATE</td><td style="text-align: right;">\$ 2,000,000</td></tr> <tr><td>PRODUCTS - COM/OP AGG</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> </table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES	\$ 300,000	MEDICAL EXPENSE	\$ 5,000	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COM/OP AGG	\$ 1,000,000		\$
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	\$																				
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>COMBINED SINGLE LIMIT</td><td style="text-align: right;">\$</td></tr> <tr><td>BODILY INJURY (Per person)</td><td style="text-align: right;">\$</td></tr> <tr><td>BODILY INJURY (Per accident)</td><td style="text-align: right;">\$</td></tr> <tr><td>PROPERTY DAMAGE (Per accident)</td><td style="text-align: right;">\$</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> </table>	COMBINED SINGLE LIMIT	\$	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$				
COMBINED SINGLE LIMIT	\$																				
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PROPERTY DAMAGE (Per accident)	\$																				
	\$																				
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>EACH OCCURRENCE</td><td style="text-align: right;">\$</td></tr> <tr><td>AGGREGATE</td><td style="text-align: right;">\$</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> </table>	EACH OCCURRENCE	\$	AGGREGATE	\$		\$								
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	PER STATUTE	OTH-ER																			
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E.L. DISEASE - EA EMPLOYEE	\$																				
E.L. DISEASE - POLICY LIMIT	\$																				
A	Liquor Liability			UST022072210	9/9/2022	09/12/2022	1,000,000														

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured: Riverside Park

CERTIFICATE HOLDER Riverside Park Sackett Ave and F Street Salida, CO 81201	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Robert V. Nuccio
---	---

Certificate Number: NAEP101695

Policy Number: UST022072210

Effective Dates: 9/9/2022 12:01am to 09/12/2022 12:01am

Additional Insured - Person, Organization or other Entity - Sole

600002STEP 09 12

Policy Amendment(s) Commercial General Liability

This endorsement modifies insurance provided under the following:

Commercial General Liability Coverage Part

Schedule

Name of Additional Insured Person(s) or Organization(s) or other Entity(ies)

Riverside Park

Information required to complete this Schedule, if not shown above, will be shown in the Declarations

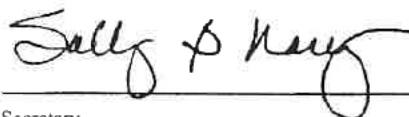
Section II - Who Is An Insured is amended to include as an insured the person, organization or other entity shown in the Schedule above but only to the extent that **bodily injury, property damage or personal and advertising injury** is caused by the sole negligence of the Memorandum of Insurance holder.

Any Additional Insured Person(s) or Organization(s) or other Entity(ies) covered under this policy is subject to the policy forms, terms, conditions, exclusions, limitations and provisions.

This Endorsement is otherwise subject to all the terms, conditions, exclusions, limitations, and provisions of the policy to which it is attached.

This Form must be attached to Change Endorsement when issued after the policy is written.

One of the Fireman's Fund Insurance Companies as named in the policy



Secretary



President



CERTIFICATE OF LIABILITY INSURANCE

DATE 06 Item 4

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER R.V. Nuccio & Associates Insurance Brokers, Inc. 10148 Riverside Drive Toluca Lake, CA 91602	CONTACT NAME: Robert V. Nuccio PHONE (A/C, No., Ext.): (800) 364-2433 E-MAIL ADDRESS: support@rvnuccio.com	FAX (A/C, No.): (818) 980-1595
	INSURER(S) AFFORDING COVERAGE	
INSURED Salida Fiber Festival PO Box 442 Salida, CO 81201	INSURER A: The American Insurance Company NAIC # 21857	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Host Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	<input checked="" type="checkbox"/>	UST022072210 NAEP101695	9/9/2022	09/12/2022	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES	\$ 300,000
						MEDICAL EXPENSE	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMP/OP AGG	\$ 1,000,000
							\$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A				PER STATUTE	OTH-ER
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
A	Liquor Liability		UST022072210	9/9/2022	09/12/2022		1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured: Town of Salida Colorado

CERTIFICATE HOLDER

Town of Salida Colorado
 448 E First St, Suite #112
 Salida, CO 81201

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Robert V. Nuccio

Certificate Number: NAEP101695

Policy Number: UST022072210

Effective Dates: 9/9/2022 12:01am to 09/12/2022 12:01am

Additional Insured - Person, Organization or other Entity - Sole

600002STEP 09 12

Policy Amendment(s) Commercial General Liability

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Commercial General Liability Coverage Part

Schedule

Name of Additional Insured Person(s) or Organization(s) or other Entity(ies)

Town of Salida Colorado

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

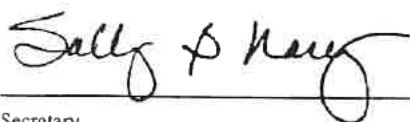
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This Form must be attached to Change Endorsement when issued after the policy is written.

One of the Fireman's Fund Insurance Companies as named in the policy



Secretary



President

Garcia, Debbie
waste mgmt fiber festival 064-19526
Jun 16, 2022 at 3:59:14 PM
pat_hensley@hotmail.com


Hi Pat

Here is the information for the Fiber Festival in September.
We will be delivering 10-64 gal trash totes and 4-64 gal recycle totes.
The guesstimate is \$165.00 which includes the delivery, removal and empty of all totes plus fees.

Thank you

DEBBIE GARCIA
Sr. Operations Specialist
Four Corners

T: 719-239-6003
230 Jones Ave
Salida, CO 81201

Access WM 24/7 with 



Recycling is a good thing. Please recycle any printed emails.

6 - Toilets	6 X \$5.00	=	\$30.00
2 - H/W	2 X \$5.00	=	\$10.00
8 XTRA Clean Saturday	8 X \$50.00	=	\$400.00
8 " " Sunday	8 X \$50.00	=	\$400.00
Del. Fee	100.00		100.00
P.U. Fee	100.00		100.00

SALIDA Fiber Fest \$ 1,680.00

Unlimited Sanitary
719-395-2701 (Laura)

DR 0160 (02/16/11)
COLORADO DEPARTMENT OF REVENUE
DENVER CO 80261-0013

MULTIPLE EVENT SALES TAX LICENSE

THIS LICENSE IS
NOT TRANSFERABLE

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION			VALID THROUGH
27251405-0000	31-0031-006	C	010112	Dec 31 2023



SALIDA FIBER FESTIVAL
PO BOX 442
SALIDA CO 81201-0442

Interim Executive Director
Department of Revenue

▲ Detach Here ▲

Letter Id:L2075358688

Display this license at each event where you are making sales. This license is valid for any event attended through the 'Valid Through' date noted on the license.

File Sales Tax Returns Online for FREE

To save time and to reduce filing errors, file your special event sales tax return using Revenue Online. Go to www.Colorado.gov/RevenueOnline, under Quick Links click on File a Return then click on Special Event Sales Tax and follow the instructions to file your return.

Learn more about Sales Tax

FREE public tax classes are offered live and online. Please visit the Education page of the Taxation website Colorado.gov/Tax/Education to view current schedules and to register for a class near you.

Sign up for FREE Colorado Department of Revenue Sales Tax Updates

Interested in keeping up with the latest state tax news and information?
Subscribe to our free email service at: SalesTaxLicenseSignup.SubscribeMeNow.com



ON SACKETT ONE LANE OPEN (from F to E/SE)

option #1 NO TRAFFIC ON SACKETT FROM
E to F EXCEPT VENDORS & EMERGENCY
- expect complaints

→ option #2 use one LANE for TRAVEL IN
BOTH DIRECTIONS - REQUIRES 2
ATTENDANTS & stop signs & SAFETY VESTS

E STREET

F STREET



PARALLEL PARKING



ONE LANE OPEN

SACK

HEAD-IN PARKING
(TEMPORARY PARALLEL PARK FOR UNLOADING)
(2 LANES)

PARK

HEAD-IN PARK
Food Trucks



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE August 16, 2022
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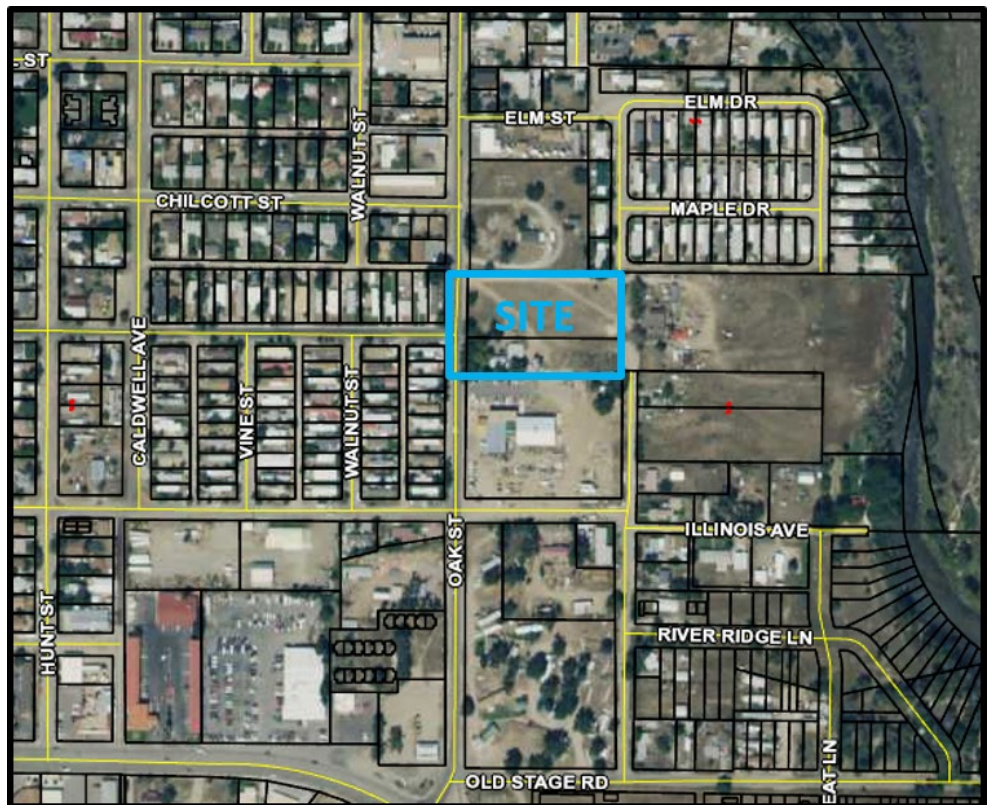
ITEM

Ordinance 2022-12: Second Reading and Public Hearing on the proposed Salida Fire Station Annexation, an ordinance of the Salida City Council approving the annexation of 2.94 acres of land to the City of Salida.

BACKGROUND

The site is located at 611 Oak Street and is municipally owned. The site was purchased by the City in 2021 with the intention of building a new fire station.

When annexing a property, the City must follow State statutes for contiguity and procedural requirements. Per CRS 31-12-106(3), the steps for annexing municipally-owned property are different than the steps for annexing non-municipally owned property. The requirements include:



- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- City Council holds a public hearing to review and possibly approve the annexation ordinance;
- Council adopts a resolution stating the proposed findings on the annexation;
- City Council holds a public hearing to review and possibly approve the zoning ordinance.



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE August 16, 2022
-------------------------------	---	--------------------------------

The timeline for the related requests to the annexation are as follows:

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Annexation Ordinance 2022-12	07/25/2022	08/02/2022	08/16/2022
Findings of Fact Resolution 2022-36			08/16/2022
Zoning Ordinance 2022-13	07/25/2022	08/02/2022	08/16/2022

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Chaffee County Development Services: Planning Manager Jon Roorda responded “Chaffee County has no objection, or comments regarding this annexation.”
- Salida Public Works Department: Public Works Director David Lady has been and will continue working with the site architect and engineer, the School District, and CDOT to ensure appropriate services and access are provided and incorporated into streetscape improvements for SH-291 (Oak Street).
- Salida School District: The City of Salida and Salida School District met on July 15th to discuss the proposals for the Fire Station and for Crest Academy located directly south of the proposed fire station. Several topics including future land uses, access, utilities, and an emphasis on pedestrian and bicyclist safety were discussed. Discussions will continue as will coordination of the respective development proposals. The school district anticipates applying for annexation and zoning of 627 Oak Street later this year.
- Colorado Department of Transportation: Access Management Unit Program Administrator, Dan Roussin, responded “Thank you for the opportunity to review the Zoning and Annexation of 611 Oak Street (State Highway 291). CDOT is in support of a possible new fire station location. This property will need a new access permit when the fire station becomes available. Please work with CDOT to ensure all the access needs are met for the Town's Fire Station.”
- Salida Police Department: Police Chief, Russ Johnson responded “No issues from PD”.

PLANNING COMMISSION RECOMMENDATION



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kathryn Dunleavy - Planner	August 16, 2022

A public hearing with the Planning Commission was held July 25, 2022 and the Commission recommended Council approve the proposed Salida Fire Station Annexation.

STAFF RECOMMENDATION

Staff recommends approval of the proposed annexation.

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2022-12 approving the annexation of the 2.94 acres parcel of land to the City of Salida known as Salida Fire Station Annexation and ordering the ordinance to be published by title only.”

Attachments:

Ordinance 2022-12

Application Materials

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 12
SERIES OF 2022**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS SALIDA FIRE STATION ANNEXATION

WHEREAS, on July 6, 2022, the City of Salida filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land owned by the City comprised of 2.94 acres located at 611 Oak Street in the County of Chaffee, State of Colorado (the “Property”), and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to §31-12-106(3), because the Property is unincorporated municipally owned land, the City Council may by ordinance annex said area to the City, without the notice and hearing as provided in sections 31-12-108 and 31-12-109, and said annexing ordinance must state that the area proposed to be annexed is owned by the annexing municipality and is not solely a public street or right-of-way; and

WHEREAS, the Property proposed to be annexed is owned by the City of Salida and is not solely a public street or right-of-way; and

WHEREAS, the City Council on August 16, 2022 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, C.R.S. §31-12-105(1)(e) provides that prior to the completion of any annexation within a three-mile area, the municipality shall have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area; and

WHEREAS, the City currently has in place a Comprehensive Plan and other long-range planning documents which constitute the City's annexation plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

1. The City incorporates the foregoing recitals as findings and determinations by the City Council.
2. The City approves the annexation of the Property, described on Exhibit A, attached hereto, and such real property is hereby annexed to and made a part of the City of Salida.

3. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Salida, Colorado, on behalf of the City shall:

- A. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;
- B. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Plat, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Chaffee County, Colorado, with directions to the Chaffee County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and
- C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

INTRODUCED ON FIRST READING, on August 2, 2022, ADOPTED and set for second reading and public hearing on the 16th day of August, 2022.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2022, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2022.

City Clerk/Deputy City Clerk

EXHIBIT A
Legal Description of the Property

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER-WEST 1/16TH CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 477122, BEING MARKED BY A 1 ½" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 ½" ALUMINUM CAP STAMPED LS 16117, BEARS SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET;

THENCE NORTH 89°30'29" WEST, A DISTANCE OF 406.23 TO THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 477122 AND THE EAST RIGHT OF WAY OF COLORADO HIGHWAY NO. 291 (OAK STREET) AS MONUMENTED;

THENCE NORTH 88°57'47" WEST, A DISTANCE OF 60.56 FEET TO THE WEST RIGHT OF WAY OF SAID HIGHWAY NO. 291, AS MONUMENTED;

THENCE SOUTH 00°16'23" WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 274.23 FEET;

THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 59.06 FEET TO SAID EAST RIGHT OF WAY AS MONUMENTED AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 476596;

THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 407.50 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 476596;

THENCE NORTH 00°19'13" EAST, ALONG THE EAST LINE OF SAID PROPERTIES DESCRIBED AT RECEPTION NOS. 476596 AND 477122, A DISTANCE OF 274.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.94 ACRES

Also known by the following addresses:

611 Oak Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300005 & 380704300169



GENERAL DEVELOPMENT APPLICATION

Item 5.

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

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

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

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

A. Applicant Information

Name of Applicant: City of Salida

Mailing Address: 448 E. 1st Street Suite 112

Telephone Number: _____ FAX: _____

Email Address: _____

Power of Attorney/ Authorized Representative: Nina Williams
(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: Oak Street Fire Station

Street Address: 611 Oak Street

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

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

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

Signature of applicant/agent  Date 07/06/2022

Signature of property owner _____ Date _____

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

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

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

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

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

"INSERT A"

(Description of territory proposed for annexation)

**LEGAL DESCRIPTION
OF A TRACT OF LAND**

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 59.06 FEET TO SAID EAST RIGHT OF WAY AS MONUMENTED AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 476596;

THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 407.50 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 476596;

THENCE NORTH 00°19'13" EAST, ALONG THE EAST LINE OF SAID PROPERTIES DESCRIBED AT RECEPTION NOS. 476596 AND 477122, A DISTANCE OF 274.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.94 ACRES

CITY OF SALIDA REVIEW STANDARDS FOR ANNEXATION

A. General Purposes. It shall be the general purposes of the City in respect to annexation:

- 1. Consider Costs and Benefits.** To annex contiguous lands for positive reasons, equitable to the City and not as a matter of right to a petitioner or petitioners. In consideration of any annexation the short-term and long-term costs and benefits to the area proposed to be annexed and the short-term and long-term costs and benefits to the City shall be weighed.

It will be beneficial to the City of Salida to have a new location for the Salida Fire Station and to have it located within the City boundary.

- 2. Agreements.** Simultaneous with any ordinance approving the annexation of property into the city boundaries, the owner of the annexed property shall, if requested, enter an annexation agreement upon terms and conditions approved by the City Council, which annexation agreement shall detail a number issues, including but not limited to the subjects described below:

- a. To require, as a condition of annexation of vacant lands, the dedication of lands for public sites within the land area of the territory being annexed. The location of the lands to be dedicated shall be designated by the City after conferring with any other public agency which might have an interest in such sites.

The City is the Annexor and no need for an Annexation Agreement has been identified. This is a public site and therefore no dedication for other public purposes is necessary.

- 3. Providing Public Facilities and Services.** Ensuring that adequate water supply, sewage disposal, storm drainage, solid waste disposal, electrical, road, park/recreation and trail and public safety facilities and services are provided. The annexor shall be required to provide evidence of the financial capability of the annexor to complete public and other improvements, including adequate guaranties and security.

The City is the Annexor and will provide adequate public facilities as needed.

- 4. Provide for Orderly Development of the City.** To provide for the efficient, well-ordered and safe development of the City of Salida and to accommodate a variety of desirable residential, commercial, industrial and public land uses in an appropriate, efficient and attractive development pattern.

This annexation is for a public land use and is part of a County enclave encapsulated by properties within the City of Salida.

- 5. Implement Comprehensive Plan.** To consider land for annexation that conforms with the purposes of the Comprehensive Plan. The annexor shall include a development plan for the property, which at a minimum shall demonstrate that the proposed development of the property is in general conformance with the Comprehensive Plan.

Providing core services such as fire protection is a principle of the Comprehensive Plan.

6. Housing for the Community.

To promote the construction of housing that is affordable to the community's workforce; retain opportunities for people that work in the City to also live in the City; maintain a balanced community that provides housing for people of all income levels; and ensure that housing options continue to be available for very low-income, low-income, moderate, middle-income residents, special needs populations, and a significant proportion of those who work or live in the City. All subsequent development at this property is required to include at least twelve and one-half (12.5) percent of the total number of residential dwelling units as affordable dwelling units, subject to the standards of Section 16-13-20 and other requirements of Article XIII – Inclusionary Housing of the Salida Municipal Code.

The proposal for C-1 Zoning allows for a variety of residential uses should it be determined in the best interest of the City and Fire Department to provide a workforce housing arrangement on this site.



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

1. PROCEDURE (Section 16-3-80)

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

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

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

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

6. Developments involving construction shall provide the following information:
- (i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:
 - a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
 - b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
 - c. Parking spaces;
 - d. Utility distribution systems, utility lines, and utility easements;
 - e. Drainage improvements and drainage easements;
 - f. Roads, alleys, curbs, curb cuts and other access improvements;
 - g. Any other improvements;
 - h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
 - i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.
 - (ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:
 - a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
 - b. Plans and profiles for sanitary and storm sewers; and
 - c. Profiles for municipal water lines; and
 - d. Street plans and profiles.
 - (iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).
7. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:
- (i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.
 - (ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.
 - (iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.
 - (iv) Engineering specifications for any improvements.
 - (v) A plan for erosion and sediment control, stabilization and revegetation.
 - (vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.
 - (vii) A storm drainage analysis consisting of the following:
 - (a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.
 - (b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.
 - (c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.
 - (viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Safety and providing Core Services such as a Fire Station is a principle of the 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.

Adjacent property is C-1. Community bldgs & gov't fac.+ services are Admin Review in C-1.

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

The site will be reviewed for conformance to development standards during Admin Review.

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.

A community building / gov't facilities and services is an appropriate use within the C-1 zone district. The character of the neighborhood is a mix of residential, commercial, and community uses. Adjacent property to the north is zoned C-1, a school is located to the south, and residential uses are located across Oak Street / SH 291. This location along State Highway 291 provides ideal access and connectivity to the surrounding City for this use.

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.

The fire station will comply with Municipal Codes in regards 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.

The City will provide adequate public facilities.

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

The use will not cause significant deterioration to the environment. Fire-fighting foam with PFAS will not be introduced to this site.

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION AND CITY
COUNCIL FOR THE CITY OF SALIDA
CONCERNING ANNEXATION AND
ZONING APPLICATIONS**

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on **July 25th, 2022** 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, CO and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding applications for Salida Fire Station Annexation and Zoning submitted by the City of Salida for the property located at 611 Oak Street. The City is currently considering a petition to annex and zone this municipally-owned property into the City. The general purpose of the application is to consider the City's request to annex the property and to zone the property C-1.

Any recommendation by the Planning Commission for the Annexation and Zoning shall be forwarded to the **City Council** for review and a public hearing scheduled for **August 16th, 2022** at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, (719) 530-2631.

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

Published in The Mountain Mail July 8, 2022

DRAFT Minutes of the July 25, 2022 Planning Commission:

2. **Salida Fire Station Annexation** - The City of Salida is requesting approval to annex the 2.94 acres located at 611 Oak Street.
 - A. **Open Public hearing – 6:01pm**
 - B. **Proof of Publication -Yes**
 - C. **Staff Review of Application –**
Planner Dunleavy reviews the application and recommends approval.
 - D. **Applicant’s Presentation –**
-

Fire Chief Bess and Architect, Seth Clark, were present to answer questions.

Commissioners asked the applicants whether:

- The Stage and Rail Trail along the property would be conserved
- The City was collaborating with the School District

Chief Bess and Seth Clark confirmed that the Stage and Rail Trail are part of the design team plans and that the School District has their own design team.

- E. **Public Input – N/A**
- F. **Close Public Hearing – 6:07pm**
- G. **Commissioner Discussion –**
- H. **Commission Recommendation –**

Motion made by Vice-Chair Bomer to recommend City Council approve the Salida Fire Station Annexation application, Seconded by Commissioner Dockery.

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

THE MOTION PASSED.



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE August 16, 2022
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ITEM

Ordinance 2022-13: Second reading and public hearing on proposed zoning of Commercial (C-1) for Salida Fire Station Annexation.

BACKGROUND

The applicant, City of Salida, is requesting Commercial (C-1) zoning for the Salida Fire Station Annexation parcel located at 611 Oak Street. The request was heard by the Planning Commission on July 25, 2022 and the Commission recommended approval of the request.

SURROUNDING LAND USE AND ZONING:

The site is currently zoned COM (Commercial) in Chaffee County. The properties immediately to the south and east remain in Chaffee County and are zoned COM and RES respectively.

The properties to the north and west are within the city limits. The property to the north is zoned C-1 with SH 291 Established Commercial Overlay, and the properties to the east are zoned Manufactured Housing (R-4) with SH 291 Established Commercial Overlay.

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



Overlay Districts	Zone Districts
Salida Downtown Historic District (SDHD)	C-1
Historic Protection Overlay (HPO)	C-2
Creative District Boundary	I
Highway 291 Established Commercial (291 CO)	PD
Highway 291 Established Residential (291 CO)	R-1
Highway 50 Corridor Overlay (50 CO)	R-2
Central Business Economic Overlay (CBE0)	R-3
Sackett's Addition Overlay	R-4
	RMU

- 1. Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
 - The Comprehensive Plan includes the goals that new projects should complement the neighborhood's mass and scale; be focused within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kathryn Dunleavy - Planner	August 16, 2022

- A fire station will be complimentary to the existing mix of commercial / residential / institutional buildings and uses that exist along this corridor.
- The area is within the MSA.
- The development of a fire station on this lot, with the potential to provide additional future uses such as workforce housing, and/or a training facility, maximizes the utilization of this lot for an essential public service.

2. Consistency with Purpose of Zone District. The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.

- Per the land use code, the purpose of the Commercial (C-1) zone district is: “to provide for commercial and service businesses in a pattern that allows ease of access by both vehicles and pedestrians. Typically, residential uses are conditional within a C-1 zone district. Areas designated Commercial (C-1) are located primarily along the City’s main entrance corridors.”
- This is the most compatible zone district that the Land Use Code offers. In lieu of an “Institutional” district which does not exist, this proposed amendment is consistent with the purposes of the Commercial (C-1) district.
- “Government administrative facilities and services” require Administrative Review in C-1. Potential workforce housing options that may be provided on the site would require an Administrative Review, Limited Impact Review, or Major Impact Review depending on the type of residential use and/or the number of units.

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

- The zoning classification of Commercial (C-1) is compatible with the surrounding zoning of C-1 and R-4. The existing C-1 and R-4 zoned properties do have an SH 291 Established Commercial Overlay that is not being proposed for this property. The purpose of that Overlay is “to establish standards for development along one of the primary entrances to the City along Highway 291, and to provide for a transitional area between the City’s commercial and residential uses...” and “The established commercial sub-area establishes the initial entry image for the City on its northwestern and southern entrances”. Because the City is the owner and developer of this property, the City has a vested interest in the “entry image” of the City without the added layer of the Overlay, specific details of which may hinder design elements and configurations necessary for a use as specific as a fire station and for related public safety.
- Adjacent uses include a school, manufactured housing, and a proposed multi-family and duplex housing development. Chief Doug Bess emphasized that fire department personnel are trained to be aware of their surroundings when driving a fire truck, and have been without



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kathryn Dunleavy - Planner	August 16, 2022

incident in the heavily car- and pedestrian-trafficked area surrounding their downtown station location.

- The City of Salida and Salida School District met on July 15th to discuss the proposals for the Fire Station and for Crest Academy located directly south of the proposed fire station. Several topics including future land uses, access, utilities, and an emphasis on pedestrian and bicyclist safety were discussed. Discussions will continue as will coordination of the respective development proposals. The school district anticipates applying for annexation and zoning of 627 Oak Street later this year.

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

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

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held July 25, 2022 and the Commission recommended Council approve the proposed zoning of the site as Commercial (C-1).

STAFF RECOMMENDATION

Staff recommends approval of the proposed zoning of the Salida Fire Station Annexation site as Commercial (C-1).

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2022-13 on second reading.”

Attachment:

- Ordinance 2022-13
- Application materials

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 13
SERIES OF 2022**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS SALIDA FIRE STATION ANNEXATION AS COMMERCIAL (C-1) ZONE DISTRICT

WHEREAS, on July 6, 2022, the City of Salida filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 2.94 acres located at 611 Oak Street in the County of Chaffee, State of Colorado (the “Property”), and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, by Ordinance No.12, Series of 2022 the City of Salida annexed Salida Fire Station to the City; and;

WHEREAS, Petitioner City filed an application to zone the Property within the Commercial (C-1)) zone district, and on July 25, 2022 the City of Salida Planning Commission considered the zoning application for the Property at a duly notice public hearing, and recommended that the City Council zone it as Commercial (C-1); and

WHEREAS, as required by the Salida Municipal Code, the public hearing on the zoning application for Salida Fire Station was held on August 16, 2022 at a regularly scheduled meeting of the Salida City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described on Exhibit A is hereby zoned Commercial (C-1).
3. Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-4-210 of the Salida Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Chaffee County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Salida Land Use Regulations, SMC §16-1-10, et seq., to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on August 2, 2022, ADOPTED and set for second reading and public hearing on the 16th of August, 2022.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2022, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2022.

City Clerk/Deputy City Clerk

EXHIBIT A
Legal Description of the Property

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER-WEST 1/16TH CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 477122, BEING MARKED BY A 1 ½" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 ½" ALUMINUM CAP STAMPED LS 16117, BEARS SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET;

THENCE NORTH 89°30'29" WEST, A DISTANCE OF 406.23 TO THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 477122 AND THE EAST RIGHT OF WAY OF COLORADO HIGHWAY NO. 291 (OAK STREET) AS MONUMENTED;

THENCE NORTH 88°57'47" WEST, A DISTANCE OF 60.56 FEET TO THE WEST RIGHT OF WAY OF SAID HIGHWAY NO. 291, AS MONUMENTED;

THENCE SOUTH 00°16'23" WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 274.23 FEET;

THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 59.06 FEET TO SAID EAST RIGHT OF WAY AS MONUMENTED AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 476596;

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THENCE NORTH 00°19'13" EAST, ALONG THE EAST LINE OF SAID PROPERTIES DESCRIBED AT RECEPTION NOS. 476596 AND 477122, A DISTANCE OF 274.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.94 ACRES

Also known by the following addresses:

611 Oak Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300005 & 380704300169



GENERAL DEVELOPMENT APPLICATION

Item 6.

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

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

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

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

A. Applicant Information

Name of Applicant: City of Salida

Mailing Address: 448 E. 1st Street Suite 112

Telephone Number: _____ FAX: _____

Email Address: _____

Power of Attorney/ Authorized Representative: Nina Williams
(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: Oak Street Fire Station

Street Address: 611 Oak Street

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

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

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

Signature of applicant/agent  Date 07/06/2022

Signature of property owner _____ Date _____



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

1. PROCEDURE (Section 16-3-80)

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

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

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

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

6. Developments involving construction shall provide the following information:
- (i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:
 - a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
 - b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
 - c. Parking spaces;
 - d. Utility distribution systems, utility lines, and utility easements;
 - e. Drainage improvements and drainage easements;
 - f. Roads, alleys, curbs, curb cuts and other access improvements;
 - g. Any other improvements;
 - h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
 - i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.
 - (ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:
 - a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
 - b. Plans and profiles for sanitary and storm sewers; and
 - c. Profiles for municipal water lines; and
 - d. Street plans and profiles.
 - (iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

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

8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:
- (i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.
 - (ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.
 - (iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.
 - (iv) Engineering specifications for any improvements.
 - (v) A plan for erosion and sediment control, stabilization and revegetation.
 - (vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.
 - (vii) A storm drainage analysis consisting of the following:
 - (a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.
 - (b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.
 - (c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.
 - (viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Safety and providing Core Services such as a Fire Station is a principle of the 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.

Adjacent property is C-1. Community bldgs & gov't fac.+ services are Admin Review in C-1.

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

The site will be reviewed for conformance to development standards during Admin Review.

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.

A community building / gov't facilities and services is an appropriate use within the C-1 zone district. The character of the neighborhood is a mix of residential, commercial, and community uses. Adjacent property to the north is zoned C-1, a school is located to the south, and residential uses are located across Oak Street / SH 291. This location along State Highway 291 provides ideal access and connectivity to the surrounding City for this use.

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.

The fire station will comply with Municipal Codes in regards 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.

The City will provide adequate public facilities.

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

The use will not cause significant deterioration to the environment. Fire-fighting foam with PFAS will not be introduced to this site.

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION AND CITY
COUNCIL FOR THE CITY OF SALIDA
CONCERNING ANNEXATION AND
ZONING APPLICATIONS**

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on **July 25th, 2022** 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, CO and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding applications for Salida Fire Station Annexation and Zoning submitted by the City of Salida for the property located at 611 Oak Street. The City is currently considering a petition to annex and zone this municipally-owned property into the City. The general purpose of the application is to consider the City's request to annex the property and to zone the property C-1.

Any recommendation by the Planning Commission for the Annexation and Zoning shall be forwarded to the **City Council** for review and a public hearing scheduled for **August 16th, 2022** at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, (719) 530-2631.

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

Published in The Mountain Mail July 8, 2022

DRAFT Planning Commission Minutes, July 25, 2022:

3. **Salida Fire Station zoning** - The City of Salida is requesting a zoning designation of Commercial (C-1), should the property be annexed.

A. **Open Public hearing – 6:08pm**

B. **Proof of Publication -Yes**

C. **Staff Review of Application –**

Planner Dunleavy explained the request to rezone the property to Commercial (C1) and recommends approval.

D. **Applicant's Presentation –**

Fire Chief Bess and Seth Clark were present to answer questions.

E. **Public Input – N/A**

F. **Close Public Hearing – 6:14pm**

G. **Commissioner Discussion –**

Commissioners asked about the difference between commercial and institutional zoning and whether a new institutional zoning would be a possibility for that lot in the future.

H. **Commission Recommendation –**

Motion made by Vice-Chair Bomer to recommend City Council approve the Salida Fire Station Annexation Zoning application, Seconded by Commissioner Kriebel.

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

THE MOTION PASSED.



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE August 16, 2022
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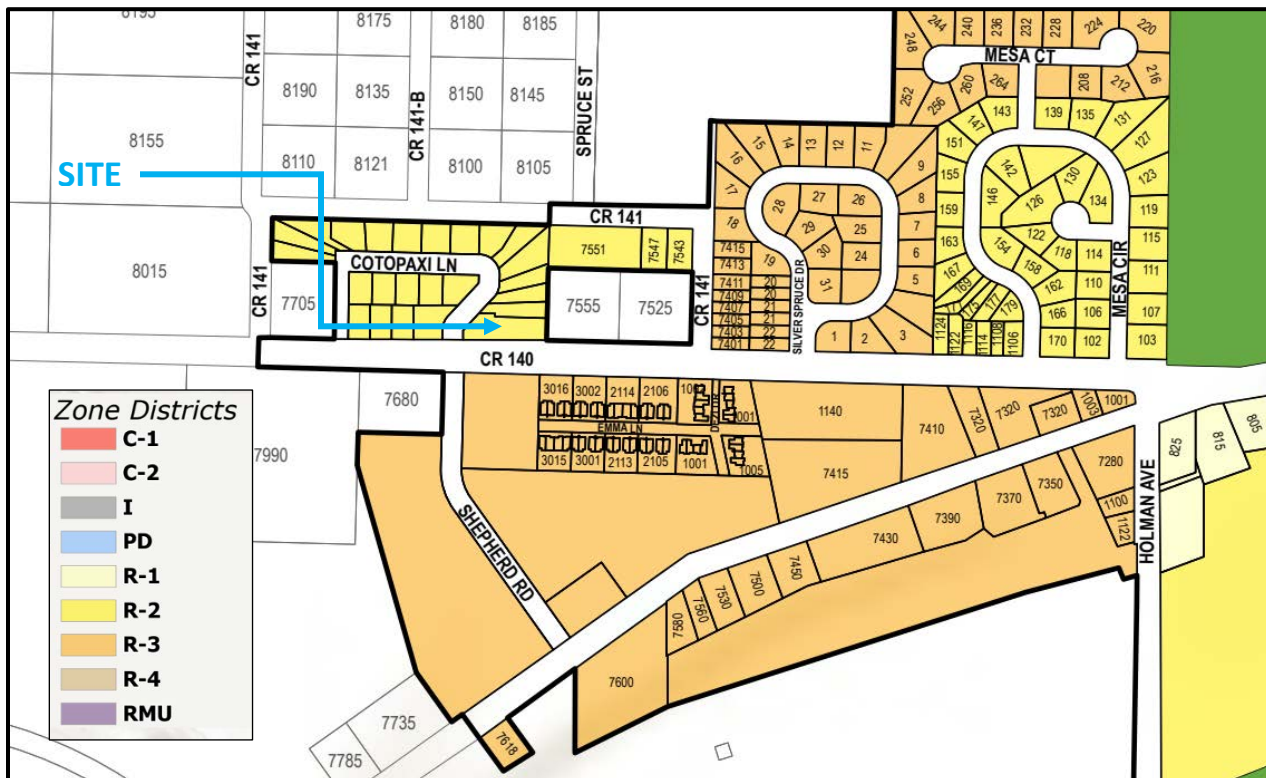
ITEM

Ordinance 2022-14: Second reading and public hearing on proposed rezoning of Lot 15, West End Subdivision from Medium-Density Residential (R-2) to High-Density Residential (R-3).

BACKGROUND

The applicant, Tory Upchurch, is requesting to rezone a 0.36 acre lot. The property was annexed in 2021 as part of the Upchurch Annexation as a single 5.32 acre parcel and zoned R-2. The applicant had expressed interest in zoning Lot 15 as R-3 during the annexation process; however, such a split-zoning was not possible because the subdivision had not yet been platted.

Five (5) Inclusionary Housing units are required to be built for West End Subdivision and will be located on Lot 15. The current R-2 zoning allows for a maximum of 5 units; the proposed rezoning of this lot would allow up to 7 units to be built. The applicant plans to construct 3 duplexes for a total of 6 units, all of which will be deed-restricted. The request was heard by the Planning Commission on July 25, 2022 and the Commission recommended approval of the request.





CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE August 16, 2022
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REVIEW STANDARDS FOR MAP AMENDMENTS (Section 16-4-210):

- 1. Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
 - The proposed amendment is consistent with The City of Salida Comprehensive Plan, Principle H-II, regarding policies and actions to provide affordable housing in the community. As a Condition of Approval, staff recommends:
 - The West End Major Subdivision SIA and IH Agreement shall be amended to require six (6) deed-restricted units. If for sale, the sixth unit shall be restricted to a maximum 140% AMI.
- 2. Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
 - The proposed amendment is consistent with High-Density Residential (R-3). “The purpose of R-3 zone district is to provide for relatively high density duplex and multi-family residential areas, including primarily triplex, townhouse, and apartment uses.” The provision of 3 duplexes on a 15,718 square foot lot is compatible with the intent of R-3.





CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE August 16, 2022
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3. Compatibility with Surrounding Zone Districts and Uses. The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.

- The in-City zone districts closest to the subject property are zoned either R-2, Medium – Density Residential, or R-3, High-Density Residential. The R-3 properties consist of the Angelview multi-family development located across CR 140, and Cochetopa Estates, located approximately 500 feet to the east and is a mix of single-family and duplexes. The properties that are zoned R-2 are the remaining lots of this development – West End Subdivision – which serve as a buffer to the single-family County lots to the north. Directly east of the site is a County property zoned RES, containing a single family home.
- The applicant plans to construct 3 duplexes for a total of 6 units. This would be compatible with existing zone districts, land uses, and the mixed housing types and character of surrounding uses.

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

- The applicant had expressed interest in zoning Lot 15 as R-3 during the annexation and zoning, but it was not possible until the subdivision had been platted.

REVIEW AGENCY COMMENTS

Fire Department – Assistant Fire Chief, Kathy Rohrich – Fire Department has no concerns at this time.

Police Department – Chief Russ Johnson – No issues from PD.

Public Works Department – Director, David Lady – Upon approval, utility revisions shall be completed prior to paving of roadway.



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE August 16, 2022
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PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held July 25, 2022 and the Commission recommended Council approve the rezoning of the subject site from Medium-Density Residential (R-2) to High-Density Residential (R-3) as it meets the review standards for map amendments. The proposed condition of approval was added after Planning Commission review.

STAFF RECOMMENDATION

Staff recommends approval of the proposed re-zoning the subject site from Medium-Density Residential (R-2) to High-Density Residential (R-3) with the following condition:

1. The West End Major Subdivision SIA and IH Agreement shall be amended to require six (6) deed-restricted units. If for sale, the sixth unit shall be restricted to a maximum 140% AMI.

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2022-14 on second reading.”

Attachments:

- Ordinance 2022-14
- Application materials
- Draft Planning Commission Minutes
- Proof of Publication

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 14
SERIES OF 2022**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, REZONING CERTAIN REAL PROPERTY KNOWN AS LOT 15, WEST END MAJOR SUBDIVISION FROM MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2) TO HIGH DENSITY RESIDENTIAL DISTRICT (R-3)

WHEREAS, SGP, LLC (“Petitioner”) is the owner of a certain tract of 0.36 acres of land located in the City of Salida described as Lot 15, West End Major Subdivision, Salida, County of Chaffee, State of Colorado (the “Property”); and

WHEREAS, on July 5, 2022, pursuant to Section 16-4-210 of the Salida Municipal Code, Petitioner filed a General Development Application to commence proceedings to rezone the Property from Medium Density Residential (R-2) to High Density Residential (R-3); and

WHEREAS, the Property was annexed with other land as part of the Upchurch Annexation which was approved by the City Council by Ordinance 2021-05 on April 20, 2021; and

WHEREAS, the Property was zoned to Medium Density Residential (R-2) by Ordinance 2021-06 on April 20, 2021; and

WHEREAS, an Annexation Agreement regarding development of the Property was approved by the City Council by Resolution No. 2021-11 on April 20, 2021 and recorded at Reception No. 472070, Chaffee County Recorder’s Office, Chaffee County; and

WHEREAS, a public hearing on the rezoning application for the Property was held on July 25, 2022 by the City of Salida Planning Commission who found that the review standards for rezoning were met and recommended that the City Council zone it as High Density Residential (R-3); and

WHEREAS, as required by the Salida Municipal Code, the public hearing on the rezoning application for the Property was held on August 16, 2022 at a regularly scheduled meeting of the Salida City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property, Lot 15, West End Major Subdivision, Salida, County of Chaffee, State of Colorado, is hereby zoned High Density Residential (R-3).

3. Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-4-210 of the Salida Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Chaffee County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Salida Land Use Regulations, SMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

4. Prior to issuance of a building permit, Section 7 – Inclusionary Housing of the Subdivision Improvements and Inclusionary Housing Agreement (West End Major Subdivision), Paragraph 7.1, shall be amended to require the construction of six (6) deed-restricted units.

INTRODUCED ON FIRST READING, on August 2, 2022 ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the ____ day of _____, 2022 and set for second reading and public hearing on the 16th day of August, 2022.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED BY TITLE ONLY, by the City Council on the 16th day of August, 2022.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2022, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2022.

City Clerk/Deputy City Clerk



GENERAL DEVELOPMENT APPLICATION

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

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

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

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

A. Applicant Information

Name of Applicant: SGP LLC

Mailing Address: 901 North Pennsylvania St Denver CO 80203

Telephone Number: (512)826-6152 FAX: _____

Email Address: toryup@gmail.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: West End Subdivision

Street Address: TBD CR 140

Legal Description: Lot 15 Block _____ Subdivision West End (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: Tory Upchurch Date: _____

Signature of property owner: _____ Date: 7/5/22



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112
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Phone: 719-530-2626 Fax: 719-539-5271
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4. Special Fee and Cost Reimbursement Agreement completed. **major impact only*
5. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
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 - c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.

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 - 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:
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 - b. Plans and profiles for sanitary and storm sewers; and
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 - (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).

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8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:
- (i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.
 - (ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.
 - (iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.
 - (iv) Engineering specifications for any improvements.
 - (v) A plan for erosion and sediment control, stabilization and revegetation.
 - (vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.
 - (vii) A storm drainage analysis consisting of the following:
 - (a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.
 - (b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.
 - (c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.
 - (viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Our intent is provide more inclusionary housing options which is consistent with the City of Salida'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.

Our request is to rezone Lot 15 to R3 which will allow us to build 6 inclusionary housing units. Currently under R2 Zoning, we are limited to a minimum sq. footage per principal dwelling unit of 3125 sq ft. R2 Zoning would allow for a minimum square footage per unit of 2400 sq ft would would allow us to add an additional unit.

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

We will follow the same site development standards we have agreed to for the West End

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

The density on Lot 15 under R3 zoning would allow us to add 6 total units. This would be similar density as the triplexes and duplexes being built in the West End Subdivision as well as the Angel View Condominiums on CR 140.

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.

We will follow the same guidelines we are following and have agreed to in the Annexation Agreement for West End Subdivision.

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

There will be no additional need for public facilities and no service deficiencies associated with this request.

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.

We will follow the same guidelines we are following and have agreed to in the Annexation Agreement for West End Subdivision.

Information for Major Impact Review (Re-Zoning) Application: WestEnd Development

PREPARED BY: Tory Upchurch, SGP LLC
Address: 901 North Pennsylvania St Denver CO 80203
Prepared for: City of Salida Planning Commission

PURPOSE OF REPORT: Tory Upchurch of SGP LLC is submitting applications to the City of Salida for a Major Subdivision/ Major Impact Review. This narrative report provides development information of the Subdivision and explains how the project meets the city’s review standards and code.

BASIC SITE INFORMATION: General Description: The 5.32 acre site is located on the west boundary of Salida. The property sits north of CR 140 or Airport Rd., south of CR 141 or Ouray Ave., and east of Pinion Dr. It is currently raw and empty land. The AngelView Condominium Development is located across Airport Rd to the south. The property is zoned R2 and has been subdivided into 24 lots.



WRITTEN NARRATIVE
WestEnd Subdivision: Re-Zone Request

Purpose and Objective and Statement of Planning Objectives: Our request is to re-zone Lot 15 to R3 to allow for additional density and the ability to add one additional inclusionary housing unit. .

- Lot 15 is 15,718 sq ft. R2 Zoning has a minimum square footage per dwelling unit of 3125 sq ft, which limits us to 5 units on Lot 15. R3 Zoning would decrease the minimum square footage per dwelling unit to 2400 sq ft allowing us to build an additional unit on the lot.

Inclusionary Housing Obligations: Per our negotiated Annexation Agreement, we “shall meet the affordable housing requirement of 12.5% of all future units built.” Thus, given that we are proposing to build 43 units, we were building five (5) affordable housing units in a manner that complies with the requirements of the Inclusionary Housing ordinance. We would now like to build an additional unit for the following reasons:

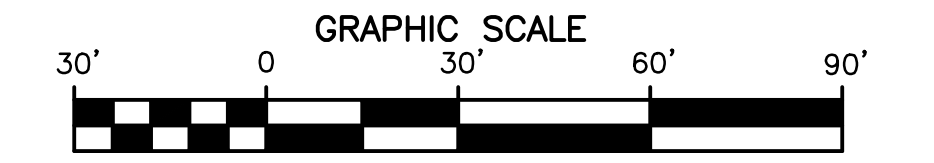
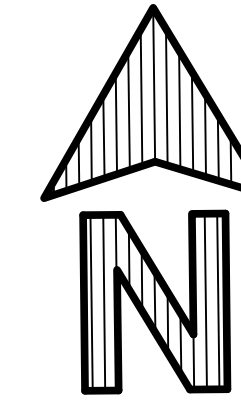
- More affordable housing is a good thing.
- We do not want to underutilize Lot 15.
- 6 Units will allow us to build 3 duplexes which we feel will blend in to the neighborhood more effectively

As a part of the Annexation Agreement, SGP agreed to build all the affordable units according to the following:

“The first of such built inclusionary housing units shall receive certificate of occupancy (“CO”) prior to the eighth (8th) unit on the Property receiving CO or, if provided via multi-family housing, the first of such required inclusionary housing units shall receive CO prior to the twelfth (12th) unit on the Property receiving CO, and the last of such required units shall receive CO prior to the 24th unit on the Property receiving CO. The number of units required to be physically built will be specified within the subdivision improvement agreement or development agreement, based upon the 12.5% City Code requirement.”

After we planned out the timing WestEnd, we found it more efficient to include all six units in Phase 1 of our development which should be completed by May 2023.

WEST END SUBDIVISION LAYOUTS



Upchurch Sketch 7 Summary		
	Lots	Units
Single Family	10	10
Duplex	11	22
Triplex	2	6
Fiveplex (Housing Trust)	1	5
Total	24	43

Note: this scenario requires 3 fees in lieu of affordable housing payments.

DRAFT Planning Commission Minutes, July 25, 2022:

- 6. Major Impact Review - West End Subdivision Rezone** - The applicant Tory Upchurch is requesting to rezone Lot 15 of the West End Subdivision from Medium Density Residential (R-2) to High Density Residential (R-3).

A. Open Public hearing – 6:49pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Planner Dunleavy reviews request to rezone a parcel of the Upchurch property to R3. The purpose of the request is so the applicant, Tory Upchurch, can build 6 deed restricted units on Lot 15 instead of 5 deed restricted units.

Staff believes that this request is compatible with the existing structures and recommends approval contingent on approval from the Department of Public Works.

Commissioners asked staff the following:

- Whether the lot would still be eligible for the 6th deed restricted unit if it was not rezoned
- If the lot was rezoned to R-3, would there be room for 7 deed restricted units.

D. Applicant's Presentation –

Applicant, Tory Upchurch, was online and available to answer questions.

Commissioners asked the applicant the following:

- Whether there was a 7th deed restricted unit in the budget for this project.

Tory Upchurch responded that they will be building the affordable units at the same time and then donate them to Chaffee Housing Trust. The Housing Trust would then be responsible for filling the homes. Tory Upchurch explained that finances are an issue for the 7th unit.

Commissioners asked if there are different designs for the different units in the Upchurch Property.

Tory Upchurch confirmed that there are a variance in designs but it would not be eligible for the deed restricted units.

Director Almquist talked about the possibility of adding an Accessory Dwelling Unit to the property down the line.

E. Public Input – N/A

F. Close Public Hearing – 7:06pm

G. Commissioner Discussion –

Commissioners discussed the following:

- Can commission recommend that any additional units built on that lot should also be deed restricted?
- Whether the deed restricted homes are rented or are they for sale.
- The language of the annexation agreement for the deed restriction units.

H. Commission Recommendation –

Motion made by Alternate Commissioner Colby, to recommend City Council approve the West End Subdivision Rezone application. The motion was Seconded by Commissioner Walker.

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

THE MOTION PASSED.

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION AND CITY
COUNCIL FOR THE CITY OF SALIDA
CONCERNING A REZONE APPLICATION
TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE: that on July 25th, 2022 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, CO and online at the
following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding an application to rezone Lot 15, West End Major Subdivision, a 15,718 square foot lot located at the northeast corner of County Road 140 and Cotopaxi Lane. The general purpose of the application is to consider the applicant's request to rezone the property from R-2 to R-3.

Any recommendation by the Planning Commission for the Rezone shall be forwarded to the City Council for review and a public hearing scheduled for August 16th, 2022 at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, (719) 530-2631.

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

Published in The Mountain Mail July 8, 2022



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE August 16, 2022
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ITEM

Resolution 2022-36: Approving the Findings of Fact of the Salida Fire Station Annexation

BACKGROUND

The proposed actions for Salida Fire Station Annexation are as follows:

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Annexation Ordinance 2022-12	07/25/2022	08/02/2022	08/16/2022
Findings of Fact Resolution 2022-36			08/16/2022
Zoning Ordinance 2022-13	07/25/2022	08/02/2022	08/16/2022

State statute requires cities to approve findings that the proposed annexation has met the requirements of the State of Colorado. The findings include:

- A public hearing on the annexation was held on August 16, 2022 and determined the area to be annexed complies with state statute including:
 - The property is municipally-owned land and complies with CRS 31-12-106(3) regarding annexation of unincorporated municipally owned land.
 - That not less than one-sixth of the perimeter of the area is adjacent to Salida’s boundary;
 - The property has not been divided since starting the annexation;
 - No other annexation proceedings including the property have been started by another municipality;
 - The annexation will not cause the property to be detached from the school district; and
 - The annexation is not three miles beyond our municipality and there is a Three Mile Plan in place.

STAFF RECOMMENDATION

All of the findings have been met and staff recommends the Council adopt Resolution 2022-36.

SUGGESTED MOTION

A council person should make the motion to “adopt Resolution 2022-36 approving the findings of facts for the Salida Fire Station Annexation.”

Attachment: Resolution 2022-36

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 36
SERIES OF 2022**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,
MAKING FINDINGS OF FACT, DETERMINATIONS, AND CONCLUSIONS CONCERNING
SALIDA FIRE STATION ANNEXATION**

WHEREAS, on July 6, 2022, the City of Salida (the “Owners”), filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land owned by the City comprised of 2.94 acres located at 611 Oak Street in the County of Chaffee, State of Colorado (the “Property:”), and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to §31-12-106(3), because the Property is unincorporated municipally owned land, the City Council may by ordinance annex said area to the City, without the notice and hearing as provided in sections 31-12-108 and 31-12-109, and said annexing ordinance must state that the area proposed to be annexed is owned by the annexing municipality and is not solely a public street or right-of-way; and

WHEREAS, the Property proposed to be annexed is owned by the City of Salida and is not solely a public street or right-of-way; and

WHEREAS, the City Council by this Resolution 36, Series of 2022, finds that the Petition is in substantial compliance with § 31-12-107(1) of the Colorado Revised Statutes; and

WHEREAS, the City Council has completed a public hearing on August 16, 2022 to determine if the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and Sections 31-12-104 and 105, Colorado Revised Statutes, to establish eligibility for annexation.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA THAT:

That the City Council hereby finds and concludes with regard to the annexation of the territory described in Exhibit A attached hereto and incorporated herein, that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the City and because of such contiguity, a community of interest exists between the territory proposed to be annexed and the City; and

BE IT FURTHER RESOLVED:

That the City Council finds and determines that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; that the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a municipal boundary more than three miles; that the City has in place a plan for said three mile area; and that in establishing the

boundaries of the area to be annexed the entire width of any street or alley is included with the area annexed.

BE IT FURTHER RESOLVED:

That an election is not required, and no additional terms or conditions are to be imposed upon the area to be annexed.

RESOLVED, APPROVED AND ADOPTED this 16th day of August 2022.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]
ATTEST:

City Clerk/Deputy City Clerk

EXHIBIT A
Legal Description of the Property

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER-WEST 1/16TH CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 477122, BEING MARKED BY A 1 ½" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 ½" ALUMINUM CAP STAMPED LS 16117, BEARS SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET;
 THENCE NORTH 89°30'29" WEST, A DISTANCE OF 406.23 TO THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 477122 AND THE EAST RIGHT OF WAY OF COLORADO HIGHWAY NO. 291 (OAK STREET) AS MONUMENTED;
 THENCE NORTH 88°57'47" WEST, A DISTANCE OF 60.56 FEET TO THE WEST RIGHT OF WAY OF SAID HIGHWAY NO. 291, AS MONUMENTED;
 THENCE SOUTH 00°16'23" WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 274.23 FEET;
 THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 59.06 FEET TO SAID EAST RIGHT OF WAY AS MONUMENTED AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 476596;
 THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 407.50 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 476596;
 THENCE NORTH 00°19'13" EAST, ALONG THE EAST LINE OF SAID PROPERTIES DESCRIBED AT RECEPTION NOS. 476596 AND 477122, A DISTANCE OF 274.86 FEET TO THE POINT OF BEGINNING.
 CONTAINING 2.94 ACRES

Also known by the following address:

611 Oak Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300005 & 380704300169



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Franco Palumbo - Planning Technician	DATE August 16, 2022
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ITEM

Resolution 2022 - 39 Citizen Appointments to the Planning Commission / Board of Adjustment.

BACKGROUND

The Planning Commission / Board of Adjustment is made up of seven regular members and two alternate members. We have one regular position available on the Commission.

The current makeup of the Commission is as follows:

Member	Term Expires
Greg Follet, Chair	06/07/2024
Francie Bomer, Vice Chair	04/21/2023
Judith Dockery	04/21/2023
Giff Kriebel	01/01/2023
Michelle Walker	06/07/2024
David Haynes	03/21/2024
Regular Position	Vacant
Brian Colby - Alternate	02/15/2026
Aaron Derwingson - Alternate	02/15/2026

Staff has advertised for the Board and Commission vacancy recently in the Mountain Mail. We received two applications from candidates interested in being on the Planning Commission / Board of Adjustment and Council reviewed written responses to interview questions from the applicants at their August 15, 2022 Work Session.

STAFF RECOMMENDATION

Staff is recommending Council appoint two candidates, a regular and alternate member of the Planning Commission / Board of Adjustment.

SUGGESTED MOTION

A Council person should make a motion "to approve Resolution 2022-39, a resolution of the City Council for the City of Salida, Colorado approving the following appointments to the Planning Commission / Board of Adjustment:

1. Appoint _____ as a regular member, term to expire August 16, 2026
2. Appoint _____ as an alternate member, term to expire August 16, 2026

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 39
(Series of 2022)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,
APPROVING CITIZEN APPOINTMENTS TO THE PLANNING COMMISSION/
BOARD OF ADJUSTMENT PURSUANT TO SECTION 2-7-10 OF THE SALIDA
MUNICIPAL CODE.**

WHEREAS, in accordance with Section 2-7-10 of the Salida Municipal Code (“SMC”), the City Council shall select and appoint person(s) to serve as members of the City of Salida Planning Commission; and

WHEREAS, there is one regular member vacancy on the Planning Commission / Board of Adjustment and after soliciting and interviewing candidates, the City Council wishes to fill the vacancy for prescribed terms; and

WHEREAS, the City Council appreciates the service these members of the community have devoted to bettering Salida through participation on the Planning Commission; and

WHEREAS, in accordance with Section 2-7-10 of the Salida Municipal Code (“SMC”), the City Council shall confirm the appointments by majority vote.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO THAT:

1. The City Council hereby appoints _____ as a regular member of the Salida Planning Commission; term to expire August 16, 2026; and
2. The City Council hereby appoints _____ as an alternate member of the Salida Planning Commission; term to expire August 16, 2026.

RESOLVED, APPROVED, AND ADOPTED this 16th day of August, 2022.

CITY OF SALIDA, COLORADO

By _____
Mayor Dan Shore

[SEAL]
ATTEST:

City Clerk/Deputy City Clerk



APPLICATION FOR CITY OF SALIDA COMMITTEES, BOARDS, AND COMMISSIONS

DATE July 19, 2022
 NAME Brian Colby
 ADDRESS 829 G Street
 CITY Salida STATE CO ZIP 81201
 TELEPHONE # (home) _____ (work)
505-5007459 (cell) _____
 FAX # _____ E-MAIL obwancobe@gmail.com

APPLYING FOR:

- | | |
|---|--|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Salida/Chaffee County Airport Board |
| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> SteamPlant Commission |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Tree Board |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Recreation Advisory Board | <input type="checkbox"/> Other _____ |

Please fill out the following information about yourself and why you are applying for this position. (Attach resume or extra sheets if necessary)

BACKGROUND AND/OR EXPERIENCE (Business and/or Personal):

I have lived in Salida for roughly 4 years and desire to apply my knowledge and skills as a business leader to help our town grow sustainably. My 40 year business career has taken me from being a technician at a nuclear power plant to developing strategic plans and budgets for the US Department of Energy's National Nuclear Security Administration, and most recently being self employed as a Nuclear Materials Management consultant. During my career I led teams manufacturing nuclear components, desiging and constructing industrial facilities with costs up to \$300 million and decommissioning nuclear facilities.

I have always enjoyed giving back to the community I lived in. For example I coached youth soccer and was vice-chair of the Planning and Zoning Commission (PZC) in Superior, CO (yes, the town that recently sustained wildfire damage). While participating on the PZC we developed a comprehensive plan for over 5,000 housing units and approved several planned urban developments including a major retail center (Home Depot, COSCO, WholeFoods, etc). I also was a member of the Rocky Flats Citizens Advisory Board and helped negotiate the nuclear facilities environment cleanup with the US Department of Energy, Environmental Protection Agency and Colorado Department of Public Health and the Environment. The decommissioned Rocky Flats facility, located in Golder, CO, is now a National Wildlife Preserve.

I am currently working as a consultant to Canadian Nuclear Laboratory in Ontario, Canada, typically less than 30 hours per month.

PERSONAL AND JOB RELATED INTERESTS:

My personal and job related interests are very diverse. I am very interested in developing a sustainable community where we can live, work, farm, raise livestock, and generate electricity. I am particularly interested in expanding the use of renewable energy sources locally and in the state of Colorado. To me solar, wind, gas, geothermal, and nuclear power generation are all needed to provide a safe, reliable and cost effective electricity. Locally we have opportunities for solar and possibly geothermal energy production. Regionally, I support the shutdown of coal plants, and replacing them with natural gas and small modular reactors.

I enjoy outdoor activities such as golfing, skiing, hiking, fly fishing and biking. I am a member of the Salida Mountain Trails and the Central Colorado Humanist.

REASONS FOR APPLYING:

Please accept this application for a Planning and Zoning Commissioner. I am applying for this position because I support sustainable development in compliance with the Salida's Master Plan and Land Use Code. Additionally, I strongly believe in collaboration with Commission members, and other agencies charged with planning and zoning responsibilities. Together we can continue to build a great community respecting the rights of all the people and stakeholders.

Thank you for applying. Salida City Council

Please return the completed application to:

City of Salida
448 E. 1st Street, Suite 112
Salida, CO 81201
or email to:
Clerk@cityofsalida.com



**APPLICATION FOR CITY OF SALIDA
COMMITTEES, BOARDS, AND COMMISSIONS**

DATE 7/20/22
NAME Laura Wancura Atwood
ADDRESS 320 E Street
CITY Salida STATE CO ZIP 81201
TELEPHONE # (home) 970 396 1319 (work) _____
(cell) _____
FAX # _____ E-MAIL Wonkika@hotmail.com

APPLYING FOR:

- | | |
|---|--|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Salida/Chaffee County Airport Board |
| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> SteamPlant Commission |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Tree Board |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Recreation Advisory Board | <input type="checkbox"/> Other _____ |

Please fill out the following information about yourself and why you are applying for this position. (Attach resume or extra sheets if necessary)

BACKGROUND AND/OR EXPERIENCE (Business and/or Personal):

Board Member at Friends of the Steamplant, Founder of WeArk Salida, Founding Member of BETCH and head of the Fundraising Committee, Assistant Teacher at Salida Early Childhood Center, Head Event Coordinator for Salida Fantasy Faire 2022

PERSONAL AND JOB RELATED INTERESTS:

Needle-felting and wine tasting.

REASONS FOR APPLYING:

I grew up in Salida and have been living here permanently for the last ten years. In my time growing up here plus versus living here in the past decade I have seen vast changes, some good and some terrifying. My interest, both personally and professionally is to find a way for young families, including my own, to continue to live and thrive in Salida. My favorite (non)joke is that it isn't really an S on the mountain, but actually a 5 for how many jobs you need to have to afford to live here. As an educator who holds two additional jobs to make ends meet, I would like to address that stereotype. I have been attending city council meetings either in person or virtually for years and my time with BETCH has convinced me further that we need young, working class thinkers on this board to actually enact change.

Thank you for applying. Salida City Council

Please return the completed application to:

City of Salida
448 E. 1st Street, Suite 112
Salida, CO 81201
or email to:
Clerk@cityofsalida.com



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE August 16, 2022
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ITEM

Ordinance 2022-15: First Reading on the proposed Newman Annexation of the property located at 7680 C.R. 140.

BACKGROUND

The applicant, Christopher Newman submitted a complete application on May 31, 2022 to annex his property located at 7680 C.R. 140, along with an application for zoning to be considered during a separate hearing.



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

- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;



CITY COUNCIL ACTION FORM

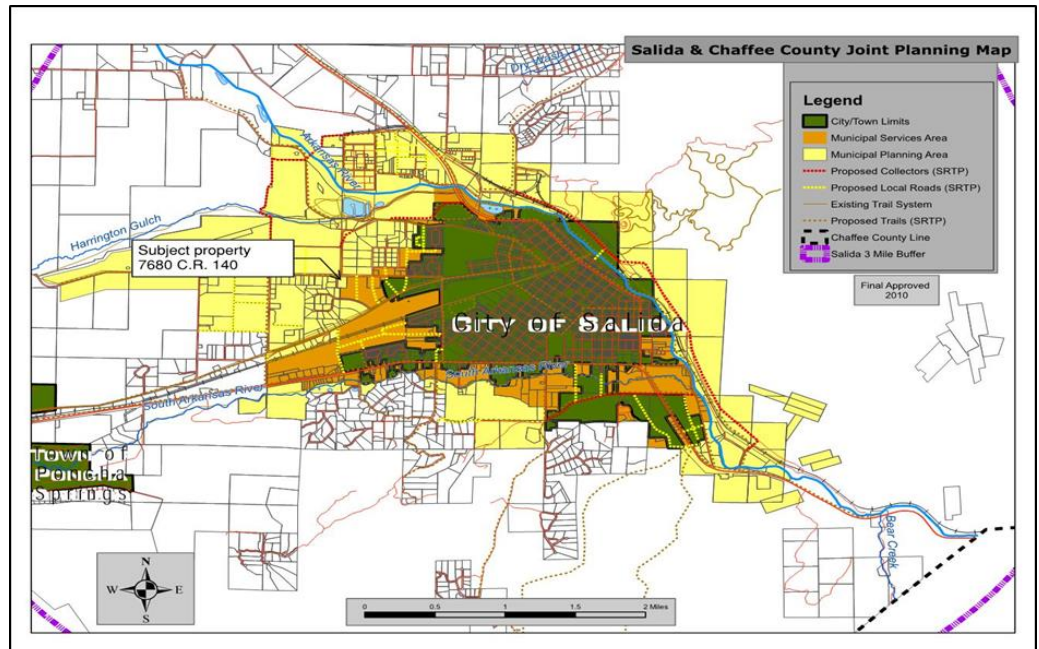
DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE August 16, 2022
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- Staff reviews the petition for compliance with city and state statutes and Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date;
 - On July 19, 2022 City Council adopted Resolution 2022-31 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for September 6, 2022.
- The (City Council) public hearing is advertised in the newspaper for four consecutive weeks;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- Council holds the public hearing on the annexation petition;
- Council reviews and possibly approves an annexation agreement; and
- Council holds a public hearing to review and possibly approves the proposed zoning.

FINDINGS OF FACT:

1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
2. All applicable owners of the property are party to the annexation.

3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City’s Comprehensive Plan and its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA “encompasses properties which are eligible for annexation and extension of





CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE August 16, 2022
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municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time.”

The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan. Specifically, to promote new development projects that contain a variety of housing, including affordable units. The applicant will be required to meet the Inclusionary Housing Ordinance with new development on the property.

In addition, the proposal will provide for a logical extension of the City boundary to support the demand for residentially-zoned land, which will provide housing opportunities.

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

The timeline for the related requests to the annexation are as follows:

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Annexation Ordinance 2022-15	07/25/22	08/16/2022	09/06/2022
Resolution on Findings of Fact			09/06/2022
Annexation Agreement Resolution 2022-			09/06/2022
Zoning Ordinance 2022-16	07/25/22	08/16/2022	09/06/2022

Annexation Agreement: On September 6, 2022 staff will propose an annexation agreement that will incorporate the Inclusionary Housing, Open Space and Fair Contributions to Public School site requirements.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Fire Chief, Doug Bess, responded “No issues with Fire.”
- Salida Police Department: Police Chief, Russ Johnson, responded “No issues from PD.”
- Chaffee County Development Services: Principal Planner Greg Laudenslager, responded “We have no objections to this annexation and zoning request at 7680 CR 140. Additionally, this application for increased density on municipal water/sewer meets many goals of the 2020 Chaffee County Comprehensive Plan.”



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	August 16, 2022

- Salida Public Works Department: Public Works Director David Lady, responded “No concerns, however, can you please pass along to the property owner that DSI will be gearing up to put in curb/gutter/sidewalk on the north side (which would have to be crossed to install water to this property). Additionally, they will be paving 140 after that. It would be very ideal and much less expensive for them to have the service installed in the next month or so. No meter or connection prior to SFD’s being payed.

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held July 25, 2022 and the Commission recommended Council approve the proposed Newman Annexation with staffs recommended conditions.

STAFF RECOMMENDATION

Staff recommends approval of the proposed annexation, subject to Council approval of an annexation agreement with the following conditions:

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional units constructed on the property.
2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC)).
3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2022-15 on first reading and set the second reading and public hearing for September 6, 2022.”

Attachments: Ordinance 2022-15
Agency review
Draft Minutes from the July 25, 2022 Planning Commission meeting
Newman Annexation petition and Annexation plat

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 15
SERIES OF 2022**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE NEWMAN ANNEXATION

WHEREAS, on May 31, 2022, representatives (the “Owners”) of the Newman Annexation filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 1 acre located at 7680 C.R. 140, Salida, in the County of Chaffee, State of Colorado, and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 31, Series of 2022 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on September 6, 2022, commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado; and

WHEREAS, pursuant to C.R.S. §31-12-108 to -110, the City Council on September 6, 2022 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published on July 22, 2022, July 29, 2022, August 5, 2022, and August 12, 2022 in *The Mountain Mail* newspaper; and

WHEREAS, C.R.S. §31-12-105(1)(e) provides that prior to the completion of any annexation within a three-mile area, the municipality shall have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area; and

WHEREAS, the City hereby sets forth its Findings of Fact, Determinations, and Conclusions with regard to annexation to the City of the Newman Annexation; and

WHEREAS, the City currently has in place a Comprehensive Plan and other long-range planning documents which constitute the City's annexation plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

1. The City incorporates the foregoing recitals as findings and determinations by the City Council.
2. The City hereby approves the annexation of Property described on Exhibit A, attached hereto with the following conditions of approval, and such real Property is hereby annexed to and made a part of the City of Salida.

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional units constructed on the property.
 2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC).
 3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.
3. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Salida, Colorado, on behalf of the City shall:
- A. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;
 - B. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Plat, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Chaffee County, Colorado, with directions to the Chaffee County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and
 - C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

INTRODUCED ON FIRST READING, on August 16, 2022, ADOPTED and set for second reading and public hearing on the 6th day of September, 2022.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2022, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2022.

City Clerk/Deputy City Clerk

EXHIBIT A

A tract of land located in the Northeast ¼ of the Northwest ¼ of Section 6, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:

Beginning at a point on the south boundary of County Road No. 140 from whence the north quarter corner of said Section 6 bears North 87°19' East 1008.0 feet (said quarter corner is located 14.82 feet due south of a brass capped witness corner), also from said beginning point the northwest corner of the Northeast ¼ of the Northwest ¼ of said Section 6 bears North 79°23'14" West 319.37 feet;

Thence proceeding around the tract herein described South 88°55'09" East along the south boundary of said County Road 140 a distance of 242.0 feet;

Thence leaving said south roadway boundary South 01°04'51" West 180.0 feet;

Thence North 88°55'09" West 242.0 feet;

Thence North 01°04'51" East 180.0 feet to the point of beginning.

Directions are based on solar observation.

Also known by the following address:

7680 County Road 140, Salida, CO 81201

And assessor's schedule or parcel number: 380706200002

From: [David Lady](#)
To: "[Kristi Jefferson](#)"; "[Doug Bess](#)"; "[Kathy Rohrich](#)"; "[Russ Johnson](#)"
Subject: RE: Agency review - 7680 C.R. 140
Date: Wednesday, June 29, 2022 11:35:54 AM
Attachments: [image001.png](#)

No concerns, however, can you please pass along to the property owner that DSI will be gearing up to put in curb/gutter/sidewalk on the north side (which would have to be crossed to install water to this property). Additionally, they will be paving 140 after that. It would be very ideal and much less expensive for them to have the service installed in the next month or so. No meter or connection prior to SFD's being payed.

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

From: Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]
Sent: Tuesday, June 28, 2022 11:17 AM
To: 'Doug Bess' <doug.bess@cityofsalida.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'Russ Johnson' <rjohnson@salidapolice.com>; 'David Lady' <david.lady@cityofsalida.com>
Subject: Agency review - 7680 C.R. 140

Attached is the review of an annexation and zoning request from the property owner at 7680 County Road 140. Please let me know if you have any concerns with the requests.

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



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

From: [Doug Bess](#)
To: [Russ Johnson](#)
Cc: [Kristi Jefferson](#); [Kathy Rohrich](#); [David Lady](#)
Subject: Re: Agency review - 7680 C.R. 140
Date: Wednesday, June 29, 2022 9:15:18 AM
Attachments: [image001.png](#)

No issues from Fire.

On Tue, Jun 28, 2022 at 1:28 PM Russ Johnson <rjohnson@salidapolice.com> wrote:

No Issues from PD.

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Tuesday, June 28, 2022 11:17 AM
To: 'Doug Bess' <doug.bess@cityofsalida.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; Russ Johnson <rjohnson@salidapolice.com>; 'David Lady' <david.lady@cityofsalida.com>
Subject: Agency review - 7680 C.R. 140

Attached is the review of an annexation and zoning request from the property owner at 7680 County Road 140. Please let me know if you have any concerns with the requests.

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



From: [Russ Johnson](#)
To: [Kristi Jefferson](#); "[Doug Bess](#)"; "[Kathy Rohrich](#)"; "[David Lady](#)"
Subject: RE: Agency review - 7680 C.R. 140
Date: Tuesday, June 28, 2022 1:28:56 PM
Attachments: [image001.png](#)

No Issues from PD.

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Tuesday, June 28, 2022 11:17 AM
To: 'Doug Bess' <doug.bess@cityofsalida.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; Russ Johnson <rjohnson@salidapolice.com>; 'David Lady' <david.lady@cityofsalida.com>
Subject: Agency review - 7680 C.R. 140

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Salida, CO 81201
(719) 530-2626



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From: glaudenslager@chaffeecounty.org
To: "Kristi Jefferson"; jroorda@chaffeecounty.org; cbarton@chaffeecounty.org
Subject: RE: Agency review - 7680 C.R. 140
Date: Wednesday, June 29, 2022 10:34:52 AM
Attachments: [image001.png](#)

Hi Kristi, thank you for sending this over for review. We have **NO OBJECTIONS** to this annexation and zoning request at 7680 CR 140. Additionally, this application for increased density on municipal water/sewer meets many goals of the 2020 Chaffee County Comprehensive Plan.

Thank you Kristi!

Greg

Greg Laudenslager

Chaffee County Planning
Principal Planner
Desk: (719)530-5571
Cell: (719)239-4042

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Tuesday, June 28, 2022 11:22 AM
To: glaudenslager@chaffeecounty.org; jroorda@chaffeecounty.org; cbarton@chaffeecounty.org
Subject: Agency review - 7680 C.R. 140

Attached is the review of an annexation and zoning request from the property owner at 7680 County Road 140. Please let me know if you have any concerns with the requests.

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



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PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
July 25, 2022 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Judith Dockery
Commissioner Giff Kriebel
Commissioner Michelle Walker
Alternate Commissioner Brian Colby

ABSENT

Commissioner Dave Haynes
Alternate Commissioner Aaron Derwingson

APPROVAL OF THE MINUTES

1. June 27, 2022- Draft Minutes

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

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

THE MOTION PASSED.

UNSCHEDULED CITIZENS- N/A

AMENDMENT(S) TO AGENDA- N/A

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Salida Fire Station Annexation** - The City of Salida is requesting approval to annex the 2.94 acres located at 611 Oak Street.

A. Open Public hearing – 6:01pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Planner Dunleavy reviews the application and recommends approval.

D. Applicant's Presentation –

Fire Chief Bess and Architect, Seth Clark, were present to answer questions.

Commissioners asked the applicants whether:

- The Stage and Rail Trail along the property would be conserved
- The City was collaborating with the School District

Chief Bess and Seth Clark confirmed that the Stage and Rail Trail are part of the design team plans and that the School District has their own design team.

E. Public Input – N/A

F. Close Public Hearing – 6:07pm

G. Commissioner Discussion –

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend City Council approve the Salida Fire Station Annexation application, Seconded by Commissioner Dockery.

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

THE MOTION PASSED.

3. **Salida Fire Station zoning** - The City of Salida is requesting a zoning designation of Commercial (C-1), should the property be annexed.

A. Open Public hearing – 6:08pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Planner Dunleavy explained the request to rezone the property to Commercial (C1) and recommends approval.

D. Applicant's Presentation –

Fire Chief Bess and Seth Clark were present to answer questions.

E. Public Input – N/A

F. Close Public Hearing – 6:14pm

G. Commissioner Discussion –

Commissioners asked about the difference between commercial and institutional zoning and whether a new institutional zoning would be a possibility for that lot in the future.

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend City Council approve the Salida Fire Station Annexation Zoning application, Seconded by Commissioner Kriebel.

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

THE MOTION PASSED.

4. **Newman Annexation** - The applicant, Christopher Newman, is requesting approval to annex his 1 acre property located at 7680 C.R. 140.

A. Open Public hearing – 6:14pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Planner Jefferson reviewed the application and recommended approval, subject to the following recommended conditions to be included in the annexation agreement:

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional units constructed on the property.
2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC)).
3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property

D. Applicant's Presentation –

The applicant, Christopher Newman was not present.

E. Public Input – N/A

F. Close Public Hearing – 6:24pm

G. Commissioner Discussion –

Commissioners discussed the following:

- Whether the property was a natural extension of the City's municipal boundary and whether it meets the requirements for annexation.
- The failing septic system and the proximity the property is to municipal water and sewer.
- The benefit of this property being annexed into the City of Salida.
- Whether the property is in the municipal services area.

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend City Council approve the Newman Annexation application, with the three (3) conditions recommended by staff. The motion was Seconded by Alternate Commissioner Colby.

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

THE MOTION PASSED.

5. **Major Impact Review -Newman Zoning** - The applicant, Christopher Newman, is requesting a zoning designation of High Density Residential (R-3) should the property be annexed.

A. Open Public hearing – 6:31pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Planner, Jefferson, reviewed the request from the applicant to be rezoned Residential (R-3). Staff supports the High Density R-3 zoning that would allow for 20 units on the property.

Commissioners asked:

- If there was a plan in place for that area.
- Whether all future projects in that area would be zoned R2 and R3.
- Will there be design standards set in place for future developments.

D. Applicant's Presentation –

The applicant, Christopher Newman was not present or online.

E. Public Input – N/A

F. Close Public Hearing – 6:43pm

G. Commissioner Discussion –

Commissioners discussed the following:

- The updates to the new land use code
- The current codes in regards to Major Subdivisions
- The sustainability of high density residential building

H. Commission Recommendation –

Motion made by Commissioner Kriebel, to recommend City Council approve the Newman Annexation Zoning application. The motion was Seconded by Commissioner Walker.

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

THE MOTION PASSED.

- 6. Major Impact Review - West End Subdivision Rezone** - The applicant Tory Upchurch is requesting to rezone Lot 15 of the West End Subdivision from Medium Density Residential (R-2) to High Density Residential (R-3).

A. Open Public hearing – 6:49pm**B. Proof of Publication -Yes****C. Staff Review of Application –**

Planner Dunleavy reviews request to rezone a parcel of the Upchurch property to R3. The purpose of the request is so the applicant, Tory Upchurch, can build 6 deed restricted units on Lot 15 instead of 5 deed restricted units.

Staff believes that this request is compatible with the existing structures and recommends approval contingent on approval from the Department of Public Works.

Commissioners asked staff the following:

- Whether the lot would still be eligible for the 6th deed restricted unit if it was not rezoned
- If the lot was rezoned to R-3, would there be room for 7 deed restricted units.

D. Applicant's Presentation –

Applicant, Tory Upchurch, was online and available to answer questions.

Commissioners asked the applicant the following:

- Whether there was a 7th deed restricted unit in the budget for this project.

Tory Upchurch responded that they will be building the affordable units at the same time and then donate them to Chaffee Housing Trust. The Housing Trust would then be responsible for filling the homes. Tory Upchurch explained that finances are an issue for the 7th unit.

Commissioners asked if there are different designs for the different units in the Upchurch Property.

Tory Upchurch confirmed that there are a variance in designs but it would not be eligible for the deed restricted units.

Director Almquist talked about the possibility of adding an Accessory Dwelling Unit to the property down the line.

E. Public Input – N/A**F. Close Public Hearing – 7:06pm****G. Commissioner Discussion –**

Commissioners discussed the following:

- Can commission recommend that any additional units built on that lot should also be deed restricted?
- Whether the deed restricted homes are rented or are they for sale.
- The language of the annexation agreement for the deed restriction units.

H. Commission Recommendation –

Motion made by Alternate Commissioner Colby, to recommend City Council approve the West End Subdivision Rezone application. The motion was Seconded by Commissioner Walker.

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

THE MOTION PASSED.

UPDATES

Director Almquist updated the Planning Commission on the RV Rental Park Program

COMMISSIONERS' COMMENTS

Commissioners requested a work session to discuss variances and the new land use code.

ADJOURN

With no further business to come before the Commission, the meeting adjourned at 7:24 pm

DRAFT



GENERAL DEVELOPMENT APPLICATION

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

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

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

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

A. Applicant Information

Name of Applicant: CHRISTOPHER NEWMAN

Mailing Address: 7680 COUNTY ROAD 140, SALIDA, CO, 81201

Telephone Number: 314-503-4200 FAX: _____

Email Address: Newman.Chris.P@gmail.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: Newman Annexation & Zoning

Street Address: 7680 C.R. 140

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

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

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

Signature of applicant/agent _____ Date _____

Signature of property owner  _____ Date 5/31/2022



ANNEXATION APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

Item 10.

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

A. Development Process

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

2. APPLICATION CONTENTS (City Code Section 16-9-40) – ~~10~~ (10) copies of application materials

1. General Development Application

2. Annexation Petition

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

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

4. Narrative. Written narrative of how the petition meets the city's review standards.

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

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

7. Public Notice.

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

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

9. Special Fee and Cost Reimbursement Agreement completed

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

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

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

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

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

ANNEXATION PETITION

Item 10.

"INSERT A"

(Description of territory proposed for annexation)

EXHIBIT A

A tract of land located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:

Beginning at a point on the south boundary of County Road No. 140 from whence the north quarter corner of said Section 6 bears North $87^{\circ}19'$ East 1008.0 feet (said quarter corner is located 14.82 feet due south of a brass capped witness corner), also from said beginning point the northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 6 bears North $79^{\circ}23'14''$ West 319.37 feet;

Thence proceeding around the tract herein described South $88^{\circ}55'09''$ East along the south boundary of said County Road 140 a distance of 242.0 feet;

Thence leaving said south roadway boundary South $01^{\circ}04'51''$ West 180.0 feet;

Thence North $88^{\circ}55'09''$ West 242.0 feet;

Thence North $01^{\circ}04'51''$ East 180.0 feet to the point of beginning.

Directions are based on solar observation.


Also known by the following address:

7680 County Road 140, Salida, CO 81201

And assessor's schedule or parcel number: 380706200002

ANNEXATION PETITION

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

Signature of Petitioners Requesting Annexation to the City of Salida, Colorado	Date of Signature of Each Petitioner	Mailing Address of each Petitioner	Description of Property Included the Area Proposed for Annexation Owned by Each person Signing this Petition. (Attach separate sheet, if necessary)
	5/31/2022	7680 COUNTY RD 140, SALIDA, CO 81201	

CITY OF SALIDA REVIEW STANDARDS FOR ANNEXATION

- A. General Purposes. It shall be the general purposes of the City in respect to annexation:
1. **Consider Costs and Benefits.** To annex contiguous lands for positive reasons, equitable to the City and not as a matter of right to a petitioner or petitioners. In consideration of any annexation the short-term and long-term costs and benefits to the area proposed to be annexed and the short-term and long-term costs and benefits to the City shall be weighed.
 2. **Agreements.** Simultaneous with any ordinance approving the annexation of property into the city boundaries, the owner of the annexed property shall, if requested, enter an annexation agreement upon terms and conditions approved by the City Council, which annexation agreement shall detail a number issues, including but not limited to the subjects described below:
 - a. To require, as a condition of annexation of vacant lands, the dedication of lands for public sites within the land area of the territory being annexed. The location of the lands to be dedicated shall be designated by the City after conferring with any other public agency which might have an interest in such sites.
 3. **Providing Public Facilities and Services.** Ensuring that adequate water supply, sewage disposal, storm drainage, solid waste disposal, electrical, road, park/recreation and trail and public safety facilities and services are provided. The annexor shall be required to provide evidence of the financial capability of the annexor to complete public and other improvements, including adequate guaranties and security.
 4. **Provide for Orderly Development of the City.** To provide for the efficient, well-ordered and safe development of the City of Salida and to accommodate a variety of desirable residential, commercial, industrial and public land uses in an appropriate, efficient and attractive development pattern.
 5. **Implement Comprehensive Plan.** To consider land for annexation that conforms with the purposes of the Comprehensive Plan. The annexor shall include a development plan for the property, which at a minimum shall demonstrate that the proposed development of the property is in general conformance with the Comprehensive Plan.
 6. **Housing for the Community.**
To promote the construction of housing that is affordable to the community's workforce; retain opportunities for people that work in the City to also live in the City; maintain a balanced community that provides housing for people of all income levels; and ensure that housing options continue to be available for very low-income, low-income, moderate, middle-income residents, special needs populations, and a significant proportion of those who work or live in the City. All subsequent development at this property is required to include at least twelve and one-half (12.5) percent of the total number of residential dwelling units as affordable dwelling units, subject to the standards of Section 16-13-20 and other requirements of Article XIII – Inclusionary Housing of the Salida Municipal Code.

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

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

If a property owner annexes into the City and does not petition the SAFPD for exclusion from the district, the property owner(s) will continue to pay real property taxes to South Arkansas Fire Protection District. In essence, being taxed by both the SAFPD and the City for fire protection service.

It is the responsibility of the property owner to exclude land from the special taxing district during the annexation process. The information on the following page should be submitted to the SAFPD if you would like to have your property removed from their taxing district.

Mail the petition to the attorney for the South Arkansas Fire Protection District:

Michael Luedtke
Hoskin Farina & Kampf, P.C.
P.O. Box 40
Grand Junction, CO 81502
(970) 986-3400
FAX: (970) 986-3401

To whom it may concern,

I intend to use the property at 7680 County Road 140 in Salida, Colorado as the primary residence for myself and my family. The existing structures are to remain in place. We'd like to be able to replace the outdated septic system and connect to city water and sewer.

In the future, we have hopes of building additional units on the Eastern side of the property in order to provide additional housing for the community.

We are applying to be zoned R-3.

Please let me know if there is anything else that I can provide.

Thank you,

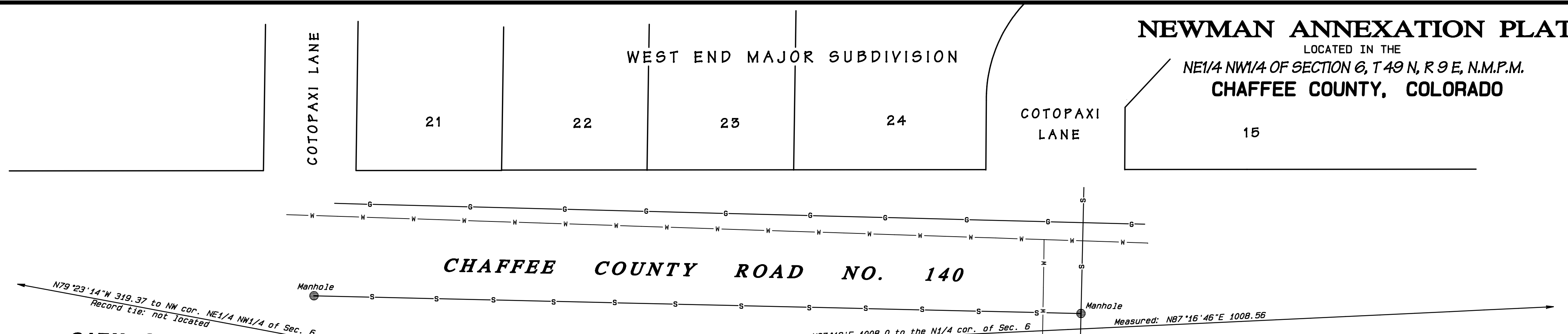
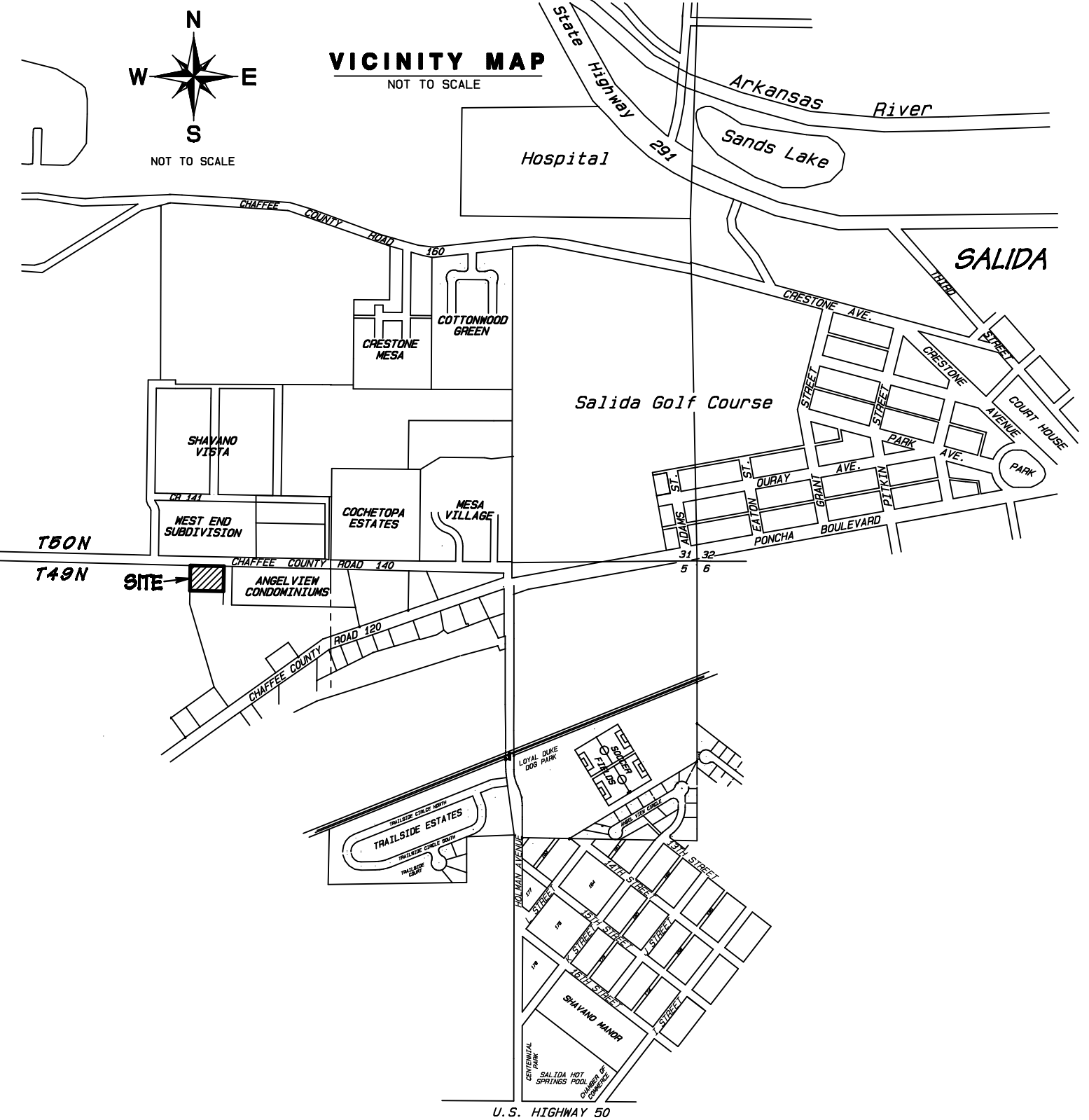


Christopher Newman

5/31/2022

NEWMAN ANNEXATION PLAT

LOCATED IN THE
NE1/4 NW1/4 OF SECTION 6, T 49 N, R 9 E, N.M.P.M.
CHAFFEE COUNTY, COLORADO



CITY OF SALIDA CORPORATION LINE

CITY OF SALIDA CORPORATION LINE

CORPORATION LINE

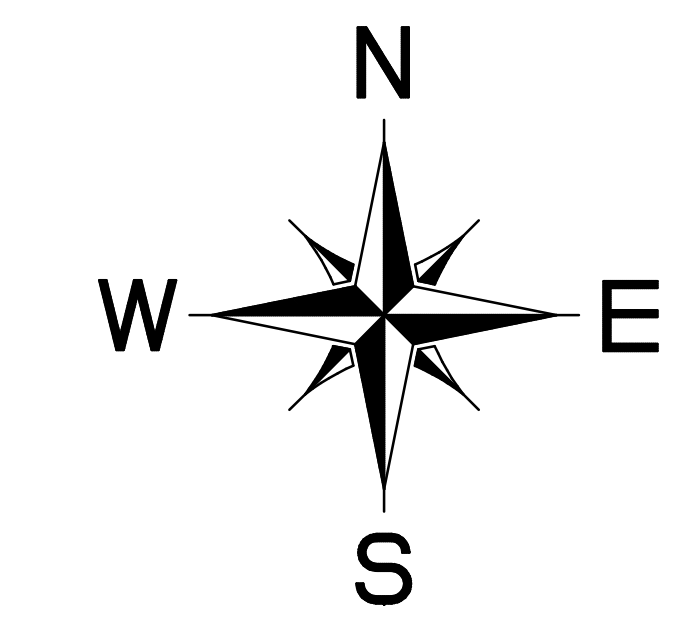
1.00 ACRE

EMMA LANE

ANGELVIEW MINOR SUBDIVISION

LOT 5

LOT 4



GRAPHIC SCALE 1"=30'

DIRECTIONS ARE BASED ON THE BEARING N89°55'09"W BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE SE AND SW CORNERS OF THE PROPERTY, AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND:

- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED "6753".
- DENOTES A 5/8" REBAR WITH A 1 1/2" ALUMINUM ALUMINUM CAP STAMPED 34979.
- S— DENOTES A SEWER LINE.
- W— DENOTES APPROXIMATE LOCATION OF WATER LINES.
- G— DENOTES APPROXIMATE LOCATION OF GAS LINES.
- ////// DENOTES PRESENT CITY OF SALIDA CORPORATION LINE.
- DENOTES PROPOSED ANNEXATION BOUNDARIES.

BASIS OF BEARINGS
Deed and Measured: N89°55'09"W 242.00

CITY OF SALIDA CORPORATION LINE

ANNEXATION BOUNDARY SUMMARY:

PERIMETER OF LAND TO BE ANNEXED 844.0 feet
ADJOINING PRESENT CORPORATION LINE 664.0 feet
REQUIRED ADJOINING 1/6TH 140.7 feet

LAND SURVEYOR'S CERTIFICATE:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON WERE RECOVERED AS INDICATED, AND THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH OF THE PERIMETER BOUNDARIES OF THE TRACT TO BE ANNEXED ARE ADJACENT TO THE PRESENT CITY OF SALIDA CORPORATION LINE. DATED THIS ____ DAY OF _____, 202__.

MICHAEL K. HENDERSON
REG. L. S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- ANNEXATION DESCRIPTION BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE POLICY NO. 5011408-00634606 (CENTRAL COLORADO TITLE & ESCROW FILE NO. 21-16164) DATED NOVEMBER 23RD 2021.
- DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED HEREON.

CITY OF SALIDA CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS EXECUTED ANNEXATION MAP, ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE NEWMAN ANNEXATION WAS ACCEPTED FOR FILING IN MY OFFICE ON THE ____ DAY OF _____, 202__.

CITY CLERK

CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP AND A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE NEWMAN ANNEXATION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, WERE ACCEPTED AND FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__ UNDER RECEPTION NUMBER(S) _____.

CHAFFEE COUNTY CLERK AND RECORDER

NEWMAN ANNEXATION TO THE CITY OF SALIDA CERTIFICATION:

WHEREAS THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX THE TERRITORY DESCRIBED HEREIN BY CHRISTOPHER PAUL NEWMAN AND ALEXANDRIA LIV PONDER NEWMAN, THE OWNERS OF 100% OF THE AREA TO BE ANNEXED;

AND WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED _____, 202__, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIED WITH THE REQUIREMENTS OF SECTION 38-12-107(I), C.R.S. AND

WHEREAS, AFTER PUBLISHED NOTICE AND PUBLIC HEARING ON _____, 202__, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NUMBER _____ (SERIES OF 202__), DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 105, C.R.S., AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED;

AND WHEREAS, ON _____, 202__, THE CITY COUNCIL ADOPTED ORDINANCE NUMBER _____ (SERIES OF 202__), APPROVING AND ANNEXING THE NEWMAN ANNEXATION TO THE CITY OF SALIDA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE NEWMAN ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 1.0 ACRE, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

A tract of land located in the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:
Beginning at a point on the south boundary of County Road No. 140 from whence the north quarter corner of said Section 6 bears North 87°19' East 1008.0 feet (said quarter corner is located 14.82 feet due south of a brass capped witness corner), also from said beginning point the northwest corner of the Northeast 1/4 of said Section 6 bears North 79°23'14" West 319.37 feet;
thence proceeding around the tract herein described South 88°55'09" East along the south boundary of said County Road 140 a distance of 242.0 feet;
thence leaving said south roadway boundary South 1°04'51" West 180.0 feet;
thence North 88°55'09" West 242.0 feet;
thence North 1°04'51" East 180.0 feet to the point of beginning.
Directions are based on solar observation.

SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.

CITY OF SALIDA APPROVAL:

APPROVED THIS ____ DAY OF _____, 202__.

BY: _____
MAYOR OF THE CITY OF SALIDA

ATTEST: _____
CITY CLERK

OWNERS:
Christopher Paul Newman and Alexandria Liv Ponder Newman
1680 County Road 140
Salida, CO. 81201

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE OWNERS OF 100% OF THE PROPERTY DESCRIBED AND SHOWN HEREON DESIRE AND APPROVE OF THE ANNEXATION OF SAID PROPERTY TO THE CITY OF SALIDA.

Christopher Paul Newman
Alexandria Liv Ponder Newman

STATE OF COLORADO } 55
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 202__.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____
ADDRESS: _____

NEWMAN ANNEXATION PLAT IN THE NE1/4 NW1/4 OF SEC. 6, T 49 N, R 9 E, N.M.P.M. CHAFFEE COUNTY CITY OF SALIDA COLORADO	
Job Number: J-22-086 DESIGNED: M. K. H. DRAWN BY: TMOO CAD	HENDERSON LAND SURVEYING CO., INC. 208 G STREET SALIDA, COLORADO
CHECKED: P.T.G. FIG. BOOK: S318 P. 50 TSC3 GPS	DATE: 5/26/22 DRAWING NO. L-22-26

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.



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE August 16, 2022
-------------------------------	--	--------------------------------

ITEM

Ordinance 2022-16: First reading and setting a public hearing on proposed zoning of High Density Residential (R-3) for the Newman Annexation.

BACKGROUND

The applicant, Christopher Newman, submitted an application to zone the Newman Annexation site located at 7680 C.R. 140 as High Density Residential (R-3). The request was heard by the Planning Commission on July 25, 2022 and the Commission recommended approval of the request.

SURROUNDING LAND USE AND ZONING: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the west remain in Chaffee County and are also zoned RES. The properties to the north and west are within the city limits. The Angel View properties to the east are zoned High Density Residential (R-3) and the property to the north is the recently annexed Upchurch parcel that is zoned Medium Density Residential (R-2).

The Angel View properties to the east are zoned High Density Residential (R-3) and the property to the north is the recently annexed Upchurch parcel that is zoned Medium Density Residential (R-2).





CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE August 16, 2022
-------------------------------	--	--------------------------------

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

1. Consistent with Comprehensive Plan. The proposed amendment shall be consistent with the Comprehensive Plan.
 - The Comprehensive Plan includes the goals that new projects should complement the neighborhood’s mass and scale; be focused within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.
 - The zoning of R-3 would be consistent with the zoning found in the adjacent Angel View development and would continue the regular pattern of zone district application.

2. Consistency with Purpose of Zone District. The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
 - Per the land use code, the purpose of the High-Density Residential (R-3) zone district is to provide for relatively high density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.
 - The parcel being annexed has a single-family residence and an ADU. The applicant has indicated that in the future he is hoping to build additional residential units in order to provide additional housing for the community.
 - Staff supports the request to zone the subject property as High-Density Residential (R-3).

3. Compatibility with Surrounding Zone Districts and Uses. The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
 - The zoning classification of High Density (R-3) is consistent and compatible with the zoning of the adjoining Angel View property and properties to the east of the property.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	August 16, 2022

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

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

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held July 25, 2022 and the Commission recommended Council approve the proposed zoning of the site as High-Density Residential (R-3).

STAFF RECOMMENDATION

Staff recommends approval of the proposed zoning of the Newman Annexation site as High-Density Residential (R-3).

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2022-16 on first reading and set the second reading and public hearing for September 6, 2022.”

Attachment: Ordinance 2022-16
 Draft Minutes from the July 25, 2022 Planning Commission meeting
 Application materials

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 16
SERIES OF 2022**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE NEWMAN ANNEXATION AS HIGH DENSITY RESIDENTIAL (R-3) ZONE DISTRICT

WHEREAS, on May 31, 2022, representatives (the “Owners”), of Newman Annexation filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 1 acre located at 7680 C.R. 140, Salida, in the County of Chaffee, State of Colorado, and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, by Ordinance No.15, Series of 2022 the City of Salida annexed the Newman Annexation to the City; and; and

WHEREAS, Petitioner has filed an application to zone the Property within the High Density Residential (R-3) zone district, and on July 25, 2022 the City of Salida Planning Commission considered the zoning application for the Property at a duly noticed public hearing and recommended that the City Council zone it as High Density Residential (R-3); and

WHEREAS, as required by the Salida Municipal Code, the public hearing on the zoning application for the Newman Annexation will be held on September 6, 2022 at a regularly scheduled meeting of the Salida City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described on Exhibit A is hereby zoned High Density Residential (R-3).
3. Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-4-210 of the Salida Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Chaffee County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Salida Land Use Regulations, SMC §16-1-10, et seq., to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on August 16, 2022, ADOPTED and set for second reading and public hearing on the 6th day of September, 2022.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2022, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2022.

City Clerk/Deputy City Clerk

EXHIBIT A

A tract of land located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:

Beginning at a point on the south boundary of County Road No. 140 from whence the north quarter corner of said Section 6 bears North $87^{\circ}19'$ East 1008.0 feet (said quarter corner is located 14.82 feet due south of a brass capped witness corner), also from said beginning point the northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 6 bears North $79^{\circ}23'14''$ West 319.37 feet;

Thence proceeding around the tract herein described South $88^{\circ}55'09''$ East along the south boundary of said County Road 140 a distance of 242.0 feet;

Thence leaving said south roadway boundary South $01^{\circ}04'51''$ West 180.0 feet;

Thence North $88^{\circ}55'09''$ West 242.0 feet;

Thence North $01^{\circ}04'51''$ East 180.0 feet to the point of beginning.

Directions are based on solar observation.

Also known by the following address:

7680 County Road 140, Salida, CO 81201

And assessor's schedule or parcel number: 380706200002



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
July 25, 2022 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Judith Dockery
Commissioner Giff Kriebel
Commissioner Michelle Walker
Alternate Commissioner Brian Colby

ABSENT

Commissioner Dave Haynes
Alternate Commissioner Aaron Derwingson

APPROVAL OF THE MINUTES

1. June 27, 2022- Draft Minutes

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

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

THE MOTION PASSED.

UNSCHEDULED CITIZENS- N/A

AMENDMENT(S) TO AGENDA- N/A

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Salida Fire Station Annexation** - The City of Salida is requesting approval to annex the 2.94 acres located at 611 Oak Street.

A. Open Public hearing – 6:01pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Planner Dunleavy reviews the application and recommends approval.

D. Applicant's Presentation –

Fire Chief Bess and Architect, Seth Clark, were present to answer questions.

Commissioners asked the applicants whether:

- The Stage and Rail Trail along the property would be conserved
- The City was collaborating with the School District

Chief Bess and Seth Clark confirmed that the Stage and Rail Trail are part of the design team plans and that the School District has their own design team.

E. Public Input – N/A

F. Close Public Hearing – 6:07pm

G. Commissioner Discussion –

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend City Council approve the Salida Fire Station Annexation application, Seconded by Commissioner Dockery.

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

THE MOTION PASSED.

3. **Salida Fire Station zoning** - The City of Salida is requesting a zoning designation of Commercial (C-1), should the property be annexed.

A. Open Public hearing – 6:08pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Planner Dunleavy explained the request to rezone the property to Commercial (C1) and recommends approval.

D. Applicant's Presentation –

Fire Chief Bess and Seth Clark were present to answer questions.

E. Public Input – N/A

F. Close Public Hearing – 6:14pm

G. Commissioner Discussion –

Commissioners asked about the difference between commercial and institutional zoning and whether a new institutional zoning would be a possibility for that lot in the future.

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend City Council approve the Salida Fire Station Annexation Zoning application, Seconded by Commissioner Kriebel.

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

THE MOTION PASSED.

4. **Newman Annexation** - The applicant, Christopher Newman, is requesting approval to annex his 1 acre property located at 7680 C.R. 140.

A. Open Public hearing – 6:14pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Planner Jefferson reviewed the application and recommended approval, subject to the following recommended conditions to be included in the annexation agreement:

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional units constructed on the property.
2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC)).
3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property

D. Applicant's Presentation –

The applicant, Christopher Newman was not present.

E. Public Input – N/A

F. Close Public Hearing – 6:24pm

G. Commissioner Discussion –

Commissioners discussed the following:

- Whether the property was a natural extension of the City's municipal boundary and whether it meets the requirements for annexation.
- The failing septic system and the proximity the property is to municipal water and sewer.
- The benefit of this property being annexed into the City of Salida.
- Whether the property is in the municipal services area.

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend City Council approve the Newman Annexation application, with the three (3) conditions recommended by staff. The motion was Seconded by Alternate Commissioner Colby.

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

THE MOTION PASSED.

5. **Major Impact Review -Newman Zoning** - The applicant, Christopher Newman, is requesting a zoning designation of High Density Residential (R-3) should the property be annexed.

A. Open Public hearing – 6:31pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Planner, Jefferson, reviewed the request from the applicant to be rezoned Residential (R-3). Staff supports the High Density R-3 zoning that would allow for 20 units on the property.

Commissioners asked:

- If there was a plan in place for that area.
- Whether all future projects in that area would be zoned R2 and R3.
- Will there be design standards set in place for future developments.

D. Applicant's Presentation –

The applicant, Christopher Newman was not present or online.

E. Public Input – N/A

F. Close Public Hearing – 6:43pm

G. Commissioner Discussion –

Commissioners discussed the following:

- The updates to the new land use code
- The current codes in regards to Major Subdivisions
- The sustainability of high density residential building

H. Commission Recommendation –

Motion made by Commissioner Kriebel, to recommend City Council approve the Newman Annexation Zoning application. The motion was Seconded by Commissioner Walker.

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

THE MOTION PASSED.

- 6. Major Impact Review - West End Subdivision Rezone** - The applicant Tory Upchurch is requesting to rezone Lot 15 of the West End Subdivision from Medium Density Residential (R-2) to High Density Residential (R-3).

A. Open Public hearing – 6:49pm**B. Proof of Publication -Yes****C. Staff Review of Application –**

Planner Dunleavy reviews request to rezone a parcel of the Upchurch property to R3. The purpose of the request is so the applicant, Tory Upchurch, can build 6 deed restricted units on Lot 15 instead of 5 deed restricted units.

Staff believes that this request is compatible with the existing structures and recommends approval contingent on approval from the Department of Public Works.

Commissioners asked staff the following:

- Whether the lot would still be eligible for the 6th deed restricted unit if it was not rezoned
- If the lot was rezoned to R-3, would there be room for 7 deed restricted units.

D. Applicant's Presentation –

Applicant, Tory Upchurch, was online and available to answer questions.

Commissioners asked the applicant the following:

- Whether there was a 7th deed restricted unit in the budget for this project.

Tory Upchurch responded that they will be building the affordable units at the same time and then donate them to Chaffee Housing Trust. The Housing Trust would then be responsible for filling the homes. Tory Upchurch explained that finances are an issue for the 7th unit.

Commissioners asked if there are different designs for the different units in the Upchurch Property.

Tory Upchurch confirmed that there are a variance in designs but it would not be eligible for the deed restricted units.

Director Almquist talked about the possibility of adding an Accessory Dwelling Unit to the property down the line.

E. Public Input – N/A**F. Close Public Hearing – 7:06pm****G. Commissioner Discussion –**

Commissioners discussed the following:

- Can commission recommend that any additional units built on that lot should also be deed restricted?
- Whether the deed restricted homes are rented or are they for sale.
- The language of the annexation agreement for the deed restriction units.

H. Commission Recommendation –

Motion made by Alternate Commissioner Colby, to recommend City Council approve the West End Subdivision Rezone application. The motion was Seconded by Commissioner Walker.

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

THE MOTION PASSED.

UPDATES

Director Almquist updated the Planning Commission on the RV Rental Park Program

COMMISSIONERS' COMMENTS

Commissioners requested a work session to discuss variances and the new land use code.

ADJOURN

With no further business to come before the Commission, the meeting adjourned at 7:24 pm

DRAFT



GENERAL DEVELOPMENT APPLICATION

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

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

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

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

A. Applicant Information

Name of Applicant: CHRISTOPHER NEWMAN

Mailing Address: 7680 COUNTY ROAD 140, SALIDA, CO, 81207

Telephone Number: 314-503-4200 FAX: _____

Email Address: Newman.Chris.P@gmail.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: Newman Annexation & Zoning

Street Address: 7680 C.R. 140

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

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

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

Signature of applicant/agent _____ Date _____

Signature of property owner  _____ Date 5/31/2022

To whom it may concern,

I intend to use the property at 7680 County Road 140 in Salida, Colorado as the primary residence for myself and my family. The existing structures are to remain in place. We'd like to be able to replace the outdated septic system and connect to city water and sewer.

In the future, we have hopes of building additional units on the Eastern side of the property in order to provide additional housing for the community.

We are applying to be zoned R-3.

Please let me know if there is anything else that I can provide.

Thank you,



Christopher Newman

5/31/2022



CITY COUNCIL ACTION FORM

DEPARTMENT Administration	PRESENTED BY Drew Nelson - City Administrator	DATE August 16, 2022
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ITEM

Ordinance 2022-17 – An Ordinance of the City Council for the City of Salida, Colorado, Submitting Ballot Questions to the Electors of the City, In Accordance with Article X, Section 20 of the Colorado Constitution, Concerning the Imposition and Increase of Certain Occupation Taxes on the Business of Leasing or Renting Short-Term Accommodations, First Reading

BACKGROUND

Within the City of Salida (and Chaffee County as well), Short-Term Rentals (STRs) have reduced the affordable housing supply by distorting the housing market by removing a housing unit that was previously occupied by a City resident (or preventing a new unit from becoming housing for a resident) while simultaneously increasing demands for service throughout our community. More traffic, less parking, more water and wastewater usage, and more noise complaints are just a few of the impacts felt by the City due to the increase of STRs. In addition, fewer workers have access to safe and affordable housing (defined as housing that costs no more than 30% of their gross income) due to long-term rentals being converted into STRs.

The impact of STRs is not negligible to the Salida business community as it relates to workforce. While STRs may generate income for local businesses by consuming more services than typical (and in turn costing more to the consumer), businesses routinely struggle to meet demands due to the unavailability of the amount of workers needed to provide the service. In addition, the imbalance of costs of doing business between commercial lodging businesses and STRs is significant – mostly seen in the cost of property tax (STRs are taxed at 1/4th the rate as hotels and motels) but also in the cost of commercial liability insurance, ADA accessibility, fire and building code provisions, and many other requirements that commercial lodging must provide.

Finally, Salida has seen a significant increase in the STR market over the past few years. This is reflected in the most recent Housing Needs Assessment for Chaffee County, approved by the Chaffee Housing Authority within the last month. As noted in the report, hundreds of homes in Chaffee County that could be used as long-term rentals are being used as STRs, adding pressure to an already constrained housing market. STRs have rapidly increased across the County with a 56% increase in total listings on the market between 2019 and 2022. Salida’s 2016 Housing Needs Assessment indicated that there were 105 STRs in Salida at that time; today that number is 231. Median monthly revenue for STRs is \$3,745 in the Salida area, which occupants would need to make \$150,000 annually (more than 200% of the Area Median Income) to be able to afford. This rate essentially excludes the entirety of the Salida workforce. In short, STRs create more demands for service while paying less for what they consume, all while impacting the availability of housing for the community’s workforce.

The City of Salida has been tackling issues around affordable and workforce housing for some time. The City’s Inclusionary Housing policies, deed restrictions, participating in the creation of the Chaffee Housing Authority, providing land to housing non-profit agencies, and directly funding affordable housing projects (just as Jane’s Place) are just a few of the steps that the City Council has taken over the past few years. As the City Council is aware, finding funding for these affordable and workforce housing purposes has been challenging (to say the least). At this time, the City of Salida has no regular, sustainable source of revenue to fight the affordable housing crisis that Salida and Chaffee County are facing. As directed by the City Council at its retreat as well as during numerous worksessions and regular City Council meetings,



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Drew Nelson - City Administrator	August 16, 2022

staff has crafted Ordinance 2022-17 based on recommendations from the City Council to potentially place two ballot questions to be considered by City of Salida voters at the November 8, 2022 regular election.

There are two parts to Ordinance 2022-17: ballot questions asking 1) a new Occupational Tax on all Short-Term Rental licenses of \$1,500 per year, and 2) an increase/change in the existing Occupational Lodging Tax applied to Short-Term Rental Business License holders from a maximum of \$4.82 per bedroom per night to up to \$10 per bedroom per night. Both of these measures would be used to generate revenue that would be restricted to be used to promote affordable housing efforts in the City. These two measures would only apply to the approximately 230 Short-Term Rental Business License holders in the City, and would not affect hotels and motels separately. However, it should be noted that the City Council can choose to raise the existing Occupational Lodging Tax to its maximum level of \$4.82 per occupied room with approval of an ordinance to do so, which would raise the OLT for all lodging properties.

Staff has reviewed these two separate measures to understand their revenue impact in order to be compliant with ballot language requirements of the Taxpayer Bill of Rights (TABOR). For the first measure (increasing the OLT to \$10 per night), Finance Department staff anticipates that it would generate as much as \$350,000. For the second measure (\$1,500 per license), Finance Department staff believes that it could generate as much as \$400,000 in its first year of implementation. TABOR requires an initial establishment of potential revenue generation in the ballot question; if more revenue is generated above this amount, a refund may be due back to taxpayers (which it is a best practice to avoid, if possible).

As noted in the City’s Community Survey from March of 2022, 78% of respondents indicated that “affordable housing” was the top issue/priority/problem that the City of Salida should be addressing. 88% of respondents stated the City should allocate more resources to providing affordable housing, and 56% of respondents said the City should allocate more resources to managing short-term rentals. A plurality of respondents (35%) said that the City should fund affordable housing programs, services and developments through the imposition of a tax on short-term rentals. It should be noted that the City’s status as a statutory city in the State of Colorado limits its abilities to create taxes based on percentages for lodging or similar purposes, and further restricts the City’s ability to self-collect revenues to ensure that property tax reporting occurs (i.e. auditing purposes).

FISCAL NOTE

As noted above, staff analyses indicate that the first measure (increasing the OLT to \$10 for STRs) would generate approximately \$350,000 annually, while the second measure (establishing a new \$1,500 tax per STR license) would generate approximately \$400,000 annually, all for promoting affordable housing efforts in the City of Salida.

STAFF RECOMMENDATION

Staff recommends that the City Council discuss Ordinance 2022-17, to establish both new and increased taxes for short-term rentals, and determine if one, both, or none should be forwarded to the electorate for the City of Salida to be voted on during the November 8, 2022, general election. As the City Council, you can amend Ordinance 2022-17 on first reading to remove either of the ballot measures proposed herein.



CITY COUNCIL ACTION FORM

DEPARTMENT Administration	PRESENTED BY Drew Nelson - City Administrator	DATE August 16, 2022
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SUGGESTED MOTION

A City Councilmember should state, "I move to approve Ordinance 2022-17 on first reading, and further set a second reading and public hearing for September 6, 2022", followed by a second and a roll call vote.

CITY OF SALIDA, COLORADO
ORDINANCE NO. 17
(Series of 2022)

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO SUBMITTING BALLOT QUESTIONS TO THE ELECTORS OF THE CITY, IN ACCORDANCE WITH ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, CONCERNING THE IMPOSITION AND INCREASE OF CERTAIN OCCUPATION TAXES ON THE BUSINESS OF LEASING OR RENTING SHORT-TERM ACCOMMODATIONS

WHEREAS, the City of Salida, Colorado (the “City”) is a statutory city, duly organized and existing under the laws of the State of Colorado;

WHEREAS, pursuant to C.R.S. § 31-15-501(1)(c), the City possesses the authority “[t]o license, regulate, and tax, subject to any law of this state, any lawful occupation, business place, amusement, or place of amusements and to fix the amount, terms, and manner of issuing and revoking licenses issued therefor;”

WHEREAS, pursuant to Article X, Section 20 of the Colorado Constitution, voter approval is required for the imposition of new taxes and for the increase of existing taxes;

WHEREAS, the City is currently experiencing a severe shortage of permanent housing and long-term rental units for its residents the local workforce, and the diversion of the existing housing stock for short-term rentals contributes to the City’s housing shortage and has a direct and indirect impact on affordability and the availability of housing;

WHEREAS, imposing new taxes and increasing existing taxes on short-term rental license holders and diverting this revenue towards affordable housing efforts will improve the availability of affordable housing for the local workforce and residents;

WHEREAS, the City Council finds it desirable and appropriate, and in the best interest of the general health, safety, and welfare of its residents to submit ballot questions to the electors of the City, concerning the imposition and increase of certain occupation taxes on the business of leasing or renting short-term accommodations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AS FOLLOWS:

Section 1. The foregoing recitals are hereby incorporated as conclusions, facts, determinations, and findings by the City Council.

Section 2. The following question shall be submitted to the registered electors of the City of Salida at the coordinated general election to be held on Tuesday, November 8, 2022. The County Clerk shall cause a notice of election for the occupation tax ballot question to be published as part of the coordinated general election publication in substantially the same form as set below and add the question to the City’s General Election Ballot:

COMMENCING ON JANUARY 1, 2023, SHALL THE CITY OF SALIDA’S TAXES BE INCREASED BY AN ESTIMATED \$400,000.00 ANNUALLY (FIRST FULL FISCAL

YEAR INCREASE) AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER THROUGH THE ADOPTION OF AN ANNUAL OCCUPATIONAL LICENSE TAX OF \$1,500.00 ON SHORT-TERM RENTAL BUSINESS LICENSE HOLDERS, AND SHALL THE PROCEEDS OF SUCH TAX, TOGETHER WITH INVESTMENT EARNINGS THEREON, BE USED PRIMARILY TO PROMOTE AFFORDABLE HOUSING EFFORTS IN THE CITY, AND SHALL THE CITY BE AUTHORIZED TO COLLECT AND SPEND SUCH REVENUES AS A VOTER-APPROVED REVENUE CHANGE, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

Yes: _____ No: _____

Section 3. The following question shall be submitted to the registered electors of the City of Salida at the coordinated general election to be held on Tuesday, November 8, 2022. The County Clerk shall cause a notice of election for the occupational lodging tax ballot question to be published as part of the coordinated general election publication in substantially the same form as set below and add the question to the City’s General Election Ballot:

COMMENCING ON JANUARY 1, 2023, SHALL THE CITY OF SALIDA’S TAXES BE INCREASED BY \$350,000.00 ANNUALLY (FIRST FULL FISCAL YEAR INCREASE) AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY INCREASING THE OCCUPATIONAL LODGING TAX ON THE BUSINESS OF LEASING OR RENTING SHORT-TERM RENTAL UNITS FROM \$4.82 TO \$10.00 PER NIGHT, PER BEDROOM, AND SHALL ALL THE PROCEEDS OF SUCH TAX, TOGETHER WITH INVESTMENT EARNINGS THEREON, BE USED PRIMARILY TO PROMOTE AFFORDABLE HOUSING WITHIN THE CITY, AND SHALL THE CITY BE AUTHORIZED TO COLLECT AND SPEND SUCH REVENUES AS A VOTER-APPROVED REVENUE CHANGE, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

Yes: _____ No: _____

Section 4. If a majority of the votes cast on the ballot questions submitted at the general election to be held on Tuesday, November 8, 2022 are in favor such question, then City Council shall be authorized to proceed with the necessary action to impose or increase the occupation tax in the form approved by the electors of the City. Any authority to impose or increase an occupation tax, if conferred by the results of the election, shall be deemed and considered a continuing authority to impose or increase an occupation tax so authorized at any one time, or from time to time, and neither the partial exercise of this authority, nor any lapse of time, shall be considered as exhausting or limiting the full authority to do so.

Section 5. Subject to voter approval at the general election to be held on Tuesday, November 8, 2022 and pursuant to C.R.S. § 29-2-106(2), the effective date of any occupation tax authorized shall be January 1, 2023.

INTRODUCED ON FIRST READING on this 16th day of August, 2022, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this ____ day of _____, 2022, and set for second reading and public hearing on the 6th day of September, 2022.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on this 6th day of September, 2022.

City of Salida

Mayor Dan Shore

ATTEST:

City Clerk/Deputy City Clerk



AUGUST 2022 STAFF REPORTS

Police Department –

- We had 811 calls for service in July.
 - We hosted another Coffee with a Cop event at Brown Dog Coffee.
 - Officer Tucker just completed 100 hours of SRO training and we are all set to resume an SRO position within the school district this school year.
 - Sarge and Officer Sigala took nearly two ounces of meth off the street last week with an approximately street value of \$5,000.00.
-

Finance Department –

- The 2023 requested budget has been drafted and reviewed with department heads by the Finance Office, City Administrator and City Treasurer. City Council will begin their review in September.
 - We welcomed Abby Melia to our staff! Abby is a degreed accountant and is doing a wonderful job learning the accounts payable and cashing processes. Abby will fill in for Kristen Hussy during her maternity leave and take over Donna McLearn's duties when she retires in the next month or two.
 - Heather Wright has been doing an excellent job working with our payroll processing vendor, ADP, and City supervisors to implement a new electronic timekeeping process. A first attempt to go live was made by running the ADP process parallel to our usual, archaic excel spreadsheet method of tracking time. The bugs have been identified and the hope is we will have a successful run with the next payroll process..
-

Community Development Department –

- As of August 11, we've seen 120 total building permits, inc. a total of 57 new residential units. At the same time last year, we had reviewed 151 permits with 139 total new residential units (48 of them were the Salida Ridge LIHTC project). In 2020, we had reviewed 93 permits with 38 total new residential units.
- Interest rates have not resulted in a measurable slowdown in construction, and the sense is that planned projects will continue to move forward locally.
- Chaffee Housing Trust has officially submitted permits for the 6 affordable units to be located at 3rd and M Streets, previously owned by the City.
- Jane's Place Development Agreement and ground-breaking is anticipated soon (September-ish)
- Staff has been attending/presenting at several affordable housing-related meetings/symposiums to get the word out about the City's efforts and policies
- All 5 RVs out at the RV Resort are currently leased out, providing temporary housing to 5 different employed households in a variety of circumstances. The City and the Housing Authority are

currently discussing whether additional units are warranted based on demonstrated need and the capacity for managing the program.

- Salida Ridge Apartments (LIHTC project) are anticipated to open in September. There have been some fire suppression system and supply chain issues.
- Staff is working on migrating more parcel information over to/into our GIS database to enhance our review processes, with the hope of eventually making more information available to the public via the City website.
- The 2022 Chaffee County Housing Needs Analysis is complete and available on the Chaffee Housing Authority website (and soon on the City website).
- We have been receiving some interest/inquiries around rental unit construction, which is obviously an enormous need.
- We continue to see and/or hear from folks about annexation applications, in addition to those being discussed this evening.

Parks and Recreation Department –

- PROST Board has 3 openings: The Parks, Recreation, Open Space, Trails Board works with our P&R leadership team to guide us in best serving our community. Help us spread the word to community members who might like evaluating and prioritizing parks, trails, recreation, and open space projects in the community.
- SHSAC Fall/Winter Hours start Tuesday, September 6: Monday-Thursday 6am-6pm, Friday 6am-8pm, Saturday 10:30-8pm, Sunday 10:30am-6pm
- CPRA Conference October 5-7: During the SHSAC Fall shutdown (10/2-15) the P&R Leadership Team will attend the conference as an opportunity to continue education, explore resources and exhibits, and network with other Parks and Rec professionals
- Pool Closure Special Projects: Boiler upgrade will be completed. The benefits of the replacement are consistent pool temps as the current boiler is undersized so hot water tries to heat the air, making it difficult to maintain pool temp.
- Splash Pad update: Groundbreaking week of 8/22. Completion expected in November.
- Rededication of Mack Witty Park: August 19 at 5pm
- Scout Wave construction this fall: Reconfiguring to be more retentive
- ADA Transition Plan: Discovery meetings with each city department are underway. ADA accommodations that are in place and liabilities are being inventoried on city property.
- Budget and projects: priorities and budget finalization
- OEDIT (Office of Economic Development & International Trading) Grant: working with Chaffee County Recreation Council and Town of BV for urban river corridor access improvements
- Seasonal hiring and re-organization needs: Park partners are done this week, many staff across P&R going back to school, Dale Williams resigning.

Public Works Department –

- See Attached.

Arts and Culture Department –

- The exhibit from a collective of artists in a show called Salida Goes Surreal in celebration of National Surreal month debuted in the Paquette Gallery and an artists' reception was held during the monthly Creative Mixer, which was attended by (25) people.
 - The Summer Concert Series was in full swing during the month of July. There were four (4) free concert events (three in Riverside Park and one in the Theater) attended by a total of (830) attendees.
 - A couple of special musical concerts by touring artists were held during the month which included annual concert by Chris Collins and his Tribute to John Denver and Austin-based singer/songwriter Patrice Pike. The attendance for these events totaled (250).
 - TOTAL GUESTS Attending (36) Events/Meetings for May = 2,711
 - Number of free arts and culture events/no admission = 9
 - Number of attendees at free events = 1,080
 - Number of events paying rental fees = 25
 - Number of entities using the facilities = 29
-

Fire Department –

- Design work continues on the new Firehouse. Currently we have two standing meetings weekly with an occasional meeting as necessary. Should have 50% SD drawings early September.
 - All pre-survey forms have been submitted to ISO. We continue to provide data mainly for the fire district. Onsite visit should occur around mid-September.
 - The proposed budget for fire is complete and has been submitted to finance for review.
 - The 1911 Kissel was a big hit at the Angel of Shavano Car Show on August 6th.
 - The Fire Department received a “first responder” donation from Murdoch’s in the amount of \$1214.09.
 - We continue to work with the school district on updating their Emergency Operations Plan. On August 5th, we were invited to lunch with the Salida schools to meet all the new personnel.
-

Clerk’s Office –

- Special Events - Finalizing Special Events paperwork to hand over duties and train new employee at Arts and Culture.
- Court - August Docket has been completed.
- Short Term Rentals - Assisting the public with questions on how to apply for short term rentals, availability, and requirements. Continue to teach current license holders on how they can pay their Occupational Lodging Taxes online.
- Amplified Sound - Reviewed and processed 29 amplified sound permits in the month of July.
- Election – Continuing to work with the County for a Special (Coordinated Election).
- Liquor - Working on several liquor transfers. Meeting with several individuals interested in applying for new liquor licenses or transfers.
- Background Checks – Deputy trained and received the Colorado Bureau of Investigation, Colorado Crime Information Center Certificate. Clerk trained and received the National Criminal Justice Information Services Security Awareness Training, Level 3 Security Awareness Certification.
- FBI/CBI Audit – The state officially reached out to notify that the audit would begin on September 1. Reviewing their materials to confirm compliance.

- ADA – Clerk had first round of ADA Consultation..



CHAFFEE COUNTY
 DEVELOPMENT SERVICES DEPARTMENT
 104 Crestone Ave., Room 125
 P.O. Box 699
 Salida, Colorado 81201
 (719) 539-2124 FAX: (719) 530-9208
bdepartment@chaffeecounty.org

August 8, 2022 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Building Permit Activity

- **Permits** issued in July: 2022: 345 (BMEP only)
2021: 336 (BMEP only)
- * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in July: 2022: \$159,345.61
2021: \$158,233.67
- **Total Revenue** collected year-to-date: 2022: \$1,018,780.72
2021: \$1,192,455.91
- % of Total budgeted revenue collected year to date: 65.73% (\$1.55 M)
- **SFDs** issued in July: 2022: 27
2021: 31
- Chaffee: 14 BV: 1 Poncha: 6 Salida: 6
- **2022 year-to-date permit totals:**

Chaffee County	1,080	73 SFDs
Buena Vista:	298	15 SFDs
Poncha Springs:	410	66 SFDs
Salida :	<u>602</u>	<u>33 SFDs</u>
Total Number of Permits Issued:	2,390	*187 SFDs

- **2021 year-to-date permit totals:**

Chaffee County:	1,113	85 SFDs
Buena Vista:	312	38 SFDs
Poncha Springs:	321	50 SFDs
Salida :	<u>692</u>	<u>40 SFDs</u>
	2,091	*213 SFDs

*SFDs include only new detached single-family dwellings and do not include duplexes, ADUs, townhouses, apartment units etc.

B. OWTS Permit Activity

- **OWTS Permits** issued in July: 2022: 7 (New) 2 (Licenses)
2021: 18 (New) 2 (Licenses)
- **OWTS Revenue** collected in July: 2022: \$3,501.00
2021: \$8,199.00
- **OWTS Revenue** Year-to-Date: 2022: \$38,170.00
2021: \$52,030.00

C. New Commercial Projects

Chaffee County:

- **6905 Mears Junction:** A permit was issued for a bridge at this location.
- **7380 CR 221:** A permit was issued for a bridge at this location.
- **25900 CR162:** A permit was issued for a structural stabilization for a building in the Saint Elmo Townsite.
- **23715 W. Hwy 50:** A permit was issued for a storage, injury assessment, and ambulance bay building at Monarch Ski Resort.
- **23850 Hwy 285 S:** A permit was issued for a storage building at Adventures Unlimited facility.
- **7757 CR 150:** A permit was issued for a storage building at this location.
- **8754 CR 175:** A permit was issued for an additional water storage tank and chlorination building for the City of Salida infiltration galleries.

Salida:

- **1000 Rush Drive:** A permit was issued to remodel the pharmacy and a few other areas in the HRRMC Hospital.
- **6507 CR 102:** A permit was issued for the electrical infrastructure at the campground at this location.
- **6507 CR 102:** A permit was issued for the shade structures at this campground.
- **223 E. 1st Street:** A change of use was issued for this building changing it from an M occupancy to a M and S-2 mixed occupancy.

Buena Vista:

- **108 N. Gunnison:** A permit was issued to convert this house to an accounting office and retail building.
- **414 E. Main Street:** a permit was issued for an alteration including a bathroom and shade structure at this location.
- **418 N. Hwy 24:** A permit was issued to remodel dwelling units at the Bread and Salt Restaurant building (formerly the Evergreen).
- **220 N. Hwy 24:** A permit was issued for a stage structure at this location.
- **710 E. Main Street:** A permit was issued for post-tension slabs and lighting for pickle ball courts.

Two plan changes were issued for the Mt. Princeton Hot Springs hotel buildings.

D. Inspection Totals

- We performed 1,217 field inspections in the month of July. YTD we have performed 8,215 field inspections.
- We issued 47 certificates of occupancy in July.

E. Personnel Update:

- We have hired a new Permit Technician to replace Ashley Webb who transferred to the Department of Human Services. Netha Holman will start as our new Permit Technician on August 15, 2022. Netha retired from the Air Force after 24 years of service a couple of years ago and has been working at Hylton Lumber since. She is currently building a house on the Holman Ranch near Poncha Springs. We are really excited to have Netha join our team as she will continue to expand our capacity within the Building Department.