



CITY COUNCIL JOINT WORK SESSION

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

November 15, 2021 - 6:00 PM

AGENDA

Please register for the City Council Work Session

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

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

DISCUSSION ITEMS

- [1.](#) Xcel Energy
- [2.](#) Green Heart Planned Development/Minor Subdivision, Joint Work Session Conceptual Review

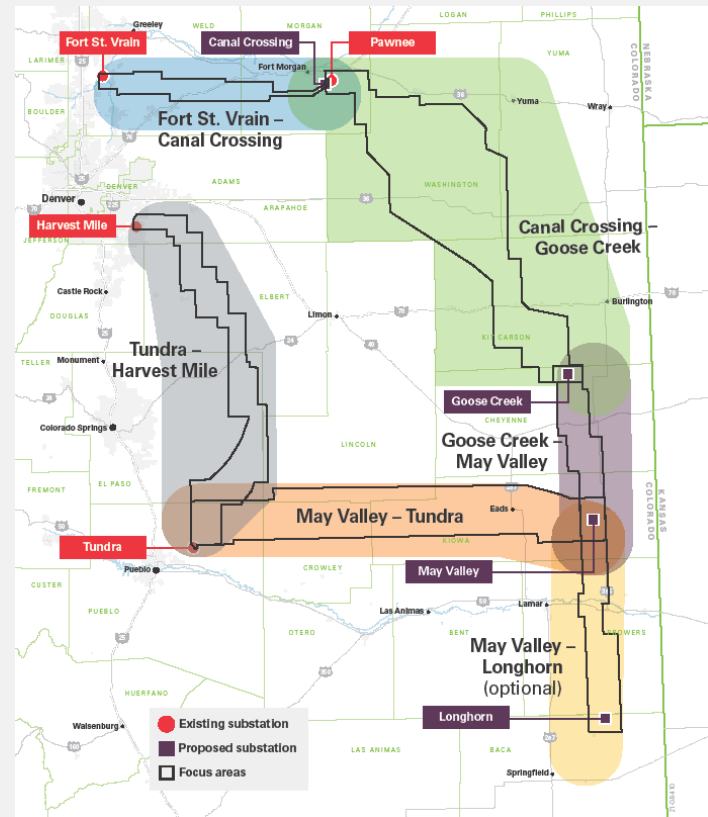


Salida Unit #1 Retirement and Decommissioning and 2021 ERP & CO Power Pathway

**City of Salida Council Meeting
November 15, 2021**

2021 Electric Resource Plan & CO Power Pathway

Resource Type	Capacity (MW)
Wind	2,300
Utility-Scale Solar*	1,600
Storage	400
Dispatchable Resources	1,300
Total	5,600



Why Decommission Salida 1?

- **Unit #1 no longer economical**
 - ◆ **Small generation output**
 - ◆ **High expected investment to repair/replace (primarily the pipeline and penstock) and maintain facilities**
- **Investigated options to sell or transfer facilities to other entities**
- **Unit #2 will continue to operate**

Salida Unit #1 Facilities

- **Garfield Diversion Dam and Garfield Reservoir**
- **4,806-foot pipeline from Garfield Diversion Dam to Fooses Reservoir (gravity line)**
- **Fooses Dam and Fooses Reservoir**
- **8,080-foot penstock from Fooses Reservoir to Powerhouse #1**
- **1,100-hp turbine and 750 kw generator (0.8 MW)**
- **Unit #1 Powerhouse**

Salida Hydro No. 1

Item 1.



Garfield Dam and Reservoir



Garfield to Fooses Pipeline



Fooses Dam and Reservoir



Fooses to U1 Powerhouse Penstock



Unit #1 Powerhouse



Highlights of Project

- Remove 50' long concrete Garfield dam
- Remove 4,806' of Garfield to Fooses gravity flowline
- Remove 218' long earth & rockfill Fooses dam
- Remove majority of 8,080' of Fooses to U1 Powerhouse penstock
- Restore approximately 376' of the South Arkansas River at Garfield Reservoir, including revegetation and fish habitat
- Restore approximately 765' of Fooses Creek at Fooses Reservoir, including revegetation and fish habitat
- Repair/rebuild washed out FR 226 to facilitate safe construction
- Revegetate disturbed areas associated with pipeline removal with native plant species
- Unit #1 Powerhouse will not be removed at this time



FERC Process

- **Non-capacity amendment application to FERC**
- **Application to include plan for decommissioning/
removal of facilities**
- **Minimize or eliminate adverse environmental
impacts**
- **FERC requires agency consultation**
 - ◆ **60-days to review draft application**
- **FERC to prepare Environmental Assessment**



Agency Consultation

- **U.S. Forest Service, Pike-San Isabel Natl Forests**
- **Colorado Parks and Wildlife**
- **Colorado Department of Public Health and Environment, Water Quality Control Division**
- **Colorado Department of Natural Resources, State Engineers Office**

Status of Project

- Design for Project through 90% is complete
- Consultation with USFS, CPW, WQCD, and SEO on-going
- Consultation with Section 106 (historic properties) stakeholders
- Draft FERC application provided to agencies for review
- In process of working on other permits required for project
- Developing and implementing Communication Plan

Status of Project

- **Contractor selection in process**
- **Construction planned as a 2-year project**
 - ◆ **2022 - Fooses (and pipeline removal)**
 - ◆ **2023 – Garfield (and pipeline removal)**
- **Monitoring & Maintenance will occur for period of time following construction**



Request

- **Do you have questions about the project?**
- **Do you have concerns about the project?**
- **Who in the community do you suggest we inform about the project?**



CITY COUNCIL WORK SESSION MEMO

MEETING DATE: November 15, 2021

AGENDA ITEM: Conceptual Review with Planning Commission -
Green Heart Planned Development/Minor Subdivision

FROM: Kristi Jefferson, Planner

Planned Developments are Major Impact Reviews and require conceptual review with City Council and Planning Commission members, a public hearing and recommendation by the Planning Commission, and a final decision by City Council.

The applicants Green Heart LLC, Robin Nejame and Zack Zeiset, Annie Ruiter and Andy Riemenschneider, have submitted information regarding a proposed Planned Development and Minor Subdivision located on a 1.23 acre (53,445 s.f.) parcel located at 535 W. Seventh Street.

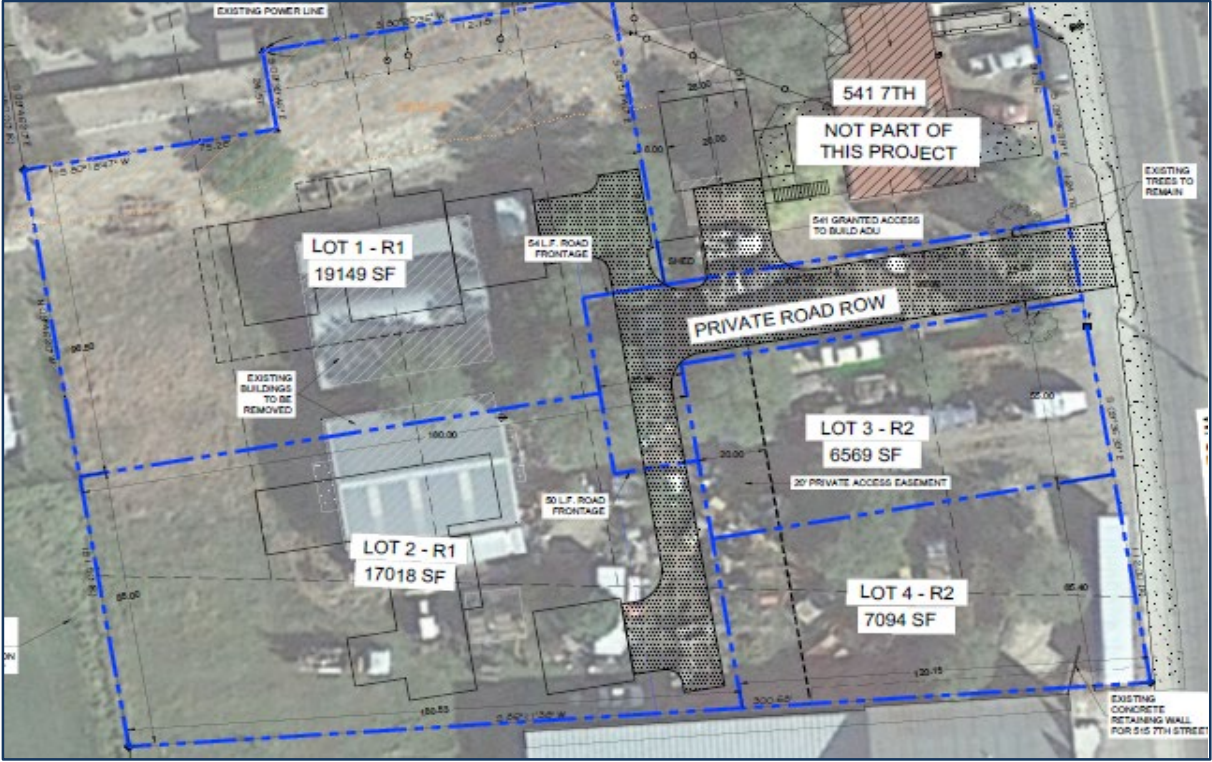
The property is located within the Single-Family (R-1) zone district. This parcel is surrounded by the Single-family Residential (R-1), Medium Density Residential (R-2), Industrial (I) and Commercial (C-1) zone districts.



The applicants would like to create a lot for each of their families, built to the R-1 standards, and two smaller lots that could be developed in accordance with the Medium Density (R-2) zone district.

As proposed, the 4 lot Minor Subdivision requires the applicant to go through the Planned Development process in order to deviate from the R-1 zone district standards for the following:

- 1. Lots 1 and 2 fronting a private road instead of a public street. Both lots will have a single-family residences.
- 2. Lots 3 and 4 will have the dimensional standards of the R-2 zone district and have the density for up to 2 units each.



It appears that all other dimensional standards can be met by the development. The Minor Subdivision must meet the Open Space and Fair Contributions to Public School Sites requirements and the requirements of Article XIII, Inclusionary Housing.

The applicant has submitted a site plan for the Planned Development and Minor Subdivision and a second image that shows how, under the current R-1 standards, a maximum of only 2 legal lots and 2 single-family dwellings could be created.

Staff would appreciate the input of Council and the Planning Commission on the proposals.

Attachments

- Conceptual plans for the Green Heart Planned Development
- Image showing constraints of R-1 zoned development

Green Heart LLC Subdivision at 535 7th Street

As an introduction, Green Heart LLC is two families who have partnered together to purchase the parcel of land at 535 7th Street. Our names are Robin Nejame, Zack Zeiset, Annie Ruiter and Andy Riemenschneider. We are all local Salida residents who have each lived in Salida for at least 20 years.

Our goal is for both families to live on this parcel of land and to create a development that is a good fit for the neighborhood. We want to live next to local families who live and work in our community. We have no intention to just maximize this development for pure profit.

In this package we are including two exhibits:

Exhibit 1

- The first exhibit is *Use by Right* which shows what can be currently developed on this lot. Based on the street frontage of 50' for R-1, only two lots can be created. Lot 3 is not a legal lot, it neither has adequate lot frontage or adequate lot area.
- We think this is not an efficient use of land, especially when there is a need for housing.

Exhibit 2 (Planned Development)

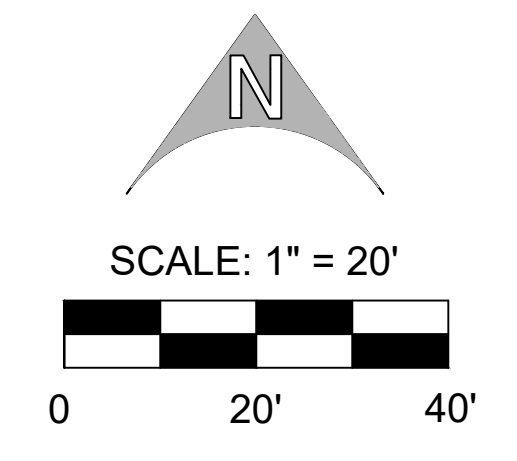
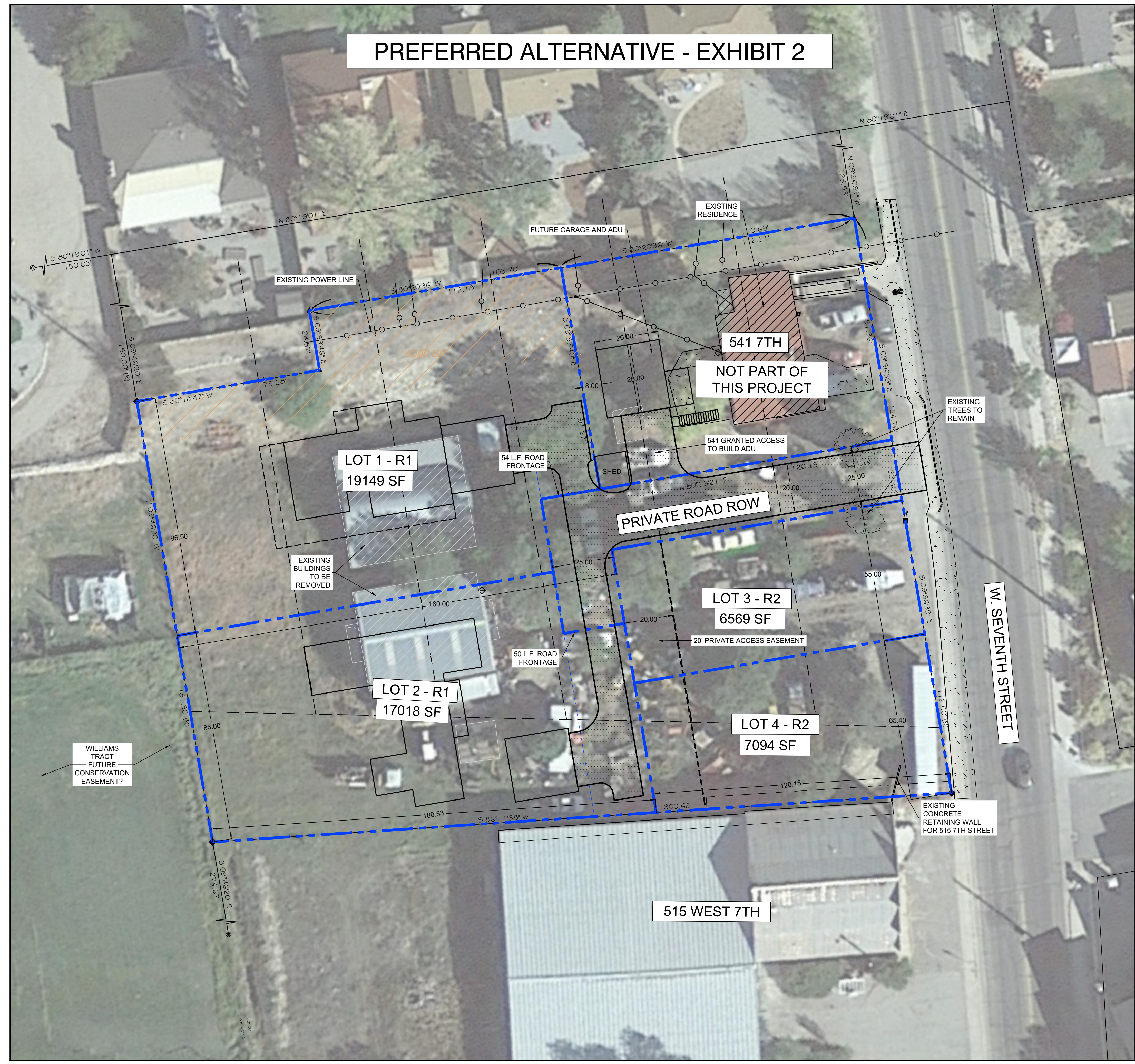
- The second exhibit is our *Preferred Alternative* which would require a Minor Subdivision and approval of a Planned Development (PD). The Preferred Alternative doubles the number of lots in comparison to Use by Right and provides access to 541 7th Street to allow this lot to add an Accessory Dwelling Unit (ADU). Including the lot at 541 7th Street, the number of additional units for these two lots can be 10 if you count the ADU's.
- Note, the location of the private roadway was chosen to try and keep the two mature spruce trees on 7th street. This roadway as shown goes between these two trees which are about 25 feet apart.
- Lots 3 and 4 are shown with a private access alley at the back of the lots. These lots fronting 7th Street, sold at market rate, can provide reasonably priced housing for young families and our work force.
- The preferred alternative would require the following deviations from the Dimensional Standards:
 - Lots 1 and 2 The minimum lot frontage be measured from the new private road.
 - Lots 3 and 4 The minimum lot frontage, lot area, lot coverage, landscape area and setbacks to match R2.

There have been numerous conversations regarding the maximum developable potential for this parcel. Fiscally, a large multi-unit project is not something we can afford and is not our goal. We were sold this property because the previous owner wanted families to live here and did not want to see big expensive condominiums. We are trying to meet this same goal and want to provide lots that locals can afford. Also, the City has zoned this parcel R-1 which we believe is not where high density project should be developed. The current city code states:

The purpose of the Single-Family Residential (R-1) zone district is to provide for residential neighborhoods comprised of detached single-family dwellings at relatively low densities.

We are open to discussions regarding the best way to meet the needs of the City and our goals. We understand that this may require us to develop this lot as a Planned Development (PD). We are interested to hear what this joint session has to say, so we can determine the best way forward.

PREFERRED ALTERNATIVE - EXHIBIT 2



DEVELOPMENT PLAN SUMMARY

PROJECT ADDRESS	535 SEVENTH STREET
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	4
LOT AREA	1.22 ACRES

C-1

1" = 20'
11/2/21

Title: DEVELOPMENT PLAN
PREFERRED ALTERNATIVE

GREEN HEART SUBDIVISION

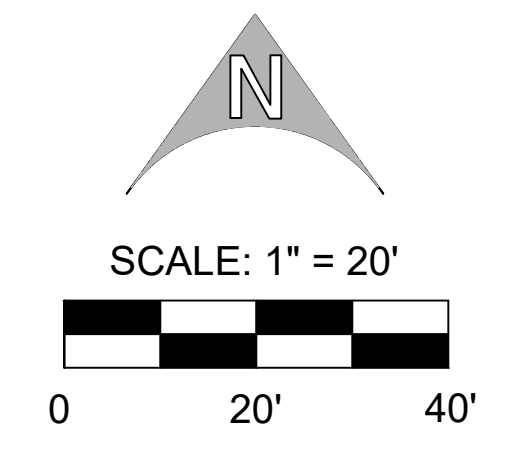
SALIDA, COLORADO

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USE BY RIGHT - EXHIBIT 1



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**GREEN HEART
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