



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
July 24, 2023 - 6:00 PM

## AGENDA

Email public comments to: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

### CALL TO ORDER BY CHAIRMAN – 6:00 PM

### ROLL CALL

### APPROVAL OF THE MINUTES

- [1.](#) June 13, 2023 - Draft Minutes
- [2.](#) June 26, 2023 - Draft Minutes

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

- [3.](#) **Limited Impact Review - 306-310 Old Stage Road Minor Subdivision - Continued from the June 26, 2023 Planning Commission meeting**

Applicants Chris Vaith and Peter Schaefer of P&C Enterprises LLC are requesting approval of a minor subdivision to subdivide the parcel known as 306 Old Stage Road, into three (3) individual lots.

- [4.](#) **Limited Impact Review - Wood Minor Subdivision -2** - The request is for limited impact review approval to subdivide the parcel known as Tract A-1, Wood Minor Subdivision, into two (2) parcels.

### UPDATES

### COMMISSIONERS' COMMENTS

### ADJOURN

\*\*An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
June 13, 2023 - 6:00 PM

## MINUTES

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

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

### CALL TO ORDER BY CHAIRMAN – 6:00 PM

#### PRESENT

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

#### ABSENT

Alternate Commissioner Dan Bush

### ROLL CALL

### APPROVAL OF THE MINUTES

#### 1. April 24, 2023 - Draft Minutes

Motion made by Vice-Chair Bomer to approve the minutes, Seconded by Commissioner Derwingson. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson

**THE MOTION PASSED.**

### UNSCHEDULED CITIZENS- NA

### AMENDMENT(S) TO AGENDA- NA

### PUBLIC HEARINGS

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| 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. **City of Salida Comprehensive Plan Addendum** - Planning Commission will make a recommendation to City Council regarding an addendum to the Salida Comprehensive Plan adopting a Future Land Use Map (FLUM) and accompanying materials. The purpose of this Plan, and the addition of a FLUM, is to serve as a guiding document for future development and land uses.

**A. Open Public hearing –6:02pm**

**B. Proof of Publication –**

**C. Staff Review–** Director Almquist provided context for the Comprehensive Plan.

**D. Applicant's Presentation-** Director Almquist and Darcie White with Clarion Associates spoke on the presentation.

- E. Public Input – NA**
- F. Close Public Hearing – 7:50 pm**
- G. Commissioner Discussion –**

Commissioners discussed the Comprehensive Plan and provided feedback to Clarion Associates regarding the area west of Vesta Road between Walmart and Monarch Spur Trail, as to designation of residential vs. agricultural.

Additional discussion regarding the golf course, the area between First Street alley and Third Street between D and E Streets; and the 3 blocks along First Street from J to K Streets.

**H. Commission Recommendation –**

Motion made by Vice-Chair Bomer to continue the next planning meeting on June 26<sup>th</sup>, 2023, Seconded by Commissioner Kriebel.

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

Planning Commission went into recess at 7:52pm and adjourned from recess at 7:56pm.

**3. Proposed Amendments to Chapter 16, Article XIII of the Salida Municipal Code - Planning Commission will make a recommendation to City Council for the proposed amendments to Chapter 16 Article XIII of the Salida Municipal Code, regarding Inclusionary Housing.**

- A. Open Public hearing –8:19pm**
- B. Proof of Publication –**
- C. Staff Review–** City Attorney Williams reviewed the proposed amendments.

Commission asked the Attorney and staff about:

- The income cap in section G and asked for a clarification
- An explanation and a potential example of section B
- Are there any criteria that the commission could loosen up so there is a better opportunity for the developer and the buyer?
- The off site requirements

- D. Applicant’s Presentation- NA**
- E. Public Input – NA**
- F. Close Public Hearing –8:19pm**
- G. Commissioner Discussion –**
- H. Commission Recommendation –**

Motion made by Vice-Chair Bomer to recommend that council approve the proposed text amendments as further amended by the City Attorney for our discussion to Chapter 16 article 13 of the Salida Municipal Code regarding Inclusionary Housing, Seconded by Commissioner Walker.

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

**THE MOTION PASSED.**

**UPDATES**

Director Almquist provided updates.

**COMMISSIONERS' COMMENTS**

**ADJOURN** With no further business to come before the Commission, the meeting adjourned at 8:25 p.m.



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
June 26, 2023 - 6:00 PM

## MINUTES

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

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

### CALL TO ORDER BY CHAIRMAN – 6:46 PM

### ROLL CALL

#### PRESENT

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

#### ABSENT

Alternate Commissioner Dan Bush

### APPROVAL OF THE MINUTES- NA

### UNSCHEDULED CITIZENS- NA

### AMENDMENT(S) TO AGENDA- NA

### 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 |

- Limited Impact Review - 306-310 Old Stage Road Minor Subdivision (The public hearing needs to be continued to the July 24, 2023 Planning Commission meeting).**

Applicants Chris Vaith and Peter Schaefer of P&C Enterprises LLC are requesting approval of a minor subdivision to subdivide the parcel known as 306 Old Stage Road, into three (3) individual lots.

- Open Public hearing –6:47pm**
- Proof of Publication –**
- Staff Review–**
- Applicant's Presentation-**
- Public Input – NA**
- Close Public Hearing – 6:47pm**
- Commissioner Discussion –**
- Commission Decision –**

Motion made by Vice-Chair Bomer to continue the public hearing to the July 24, 2023 meeting, Seconded by Commissioner Kriebel.

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

**THE MOTION PASSED.**

**2. City of Salida Comprehensive Plan Addendum- Continued from the June 13, 2023 Planning Commission meeting**

Planning Commission will make a recommendation to City Council regarding an addendum to the Salida Comprehensive Plan adopting a Future Land Use Map (FLUM) and accompanying materials. The purpose of this Plan, and the addition of a FLUM, is to serve as a guiding document for future development and land uses.

**A. Open Public hearing – Continued from the June 13, 2023 public hearing**

**B. Proof of Publication –**

**C. Staff Review–**

**D. Applicant’s Presentation-** Darcie White with Clarion spoke on the comprehensive plan.

**Commission asked:**

- How wide do we assume the River Corridor will be?
- Should the land by the Monarch Spur Trail be designated agricultural reserve as well?
- What areas should be designated developable land and what areas should have open space

**E. Public Input – NA**

**F. Close Public Hearing – 7:30 pm**

**G. Commissioner Discussion –** Commissioners discussed the Comprehensive Plan and provided feedback regarding the area west of Vesta Road between Walmart and Monarch Spur Trail, as to designation of residential vs. agricultural.

Additional discussion was regarding the golf course, the area between First Street alley and Third Street between D and E Streets; and the 3 blocks along First Street from J to K Streets.

**H. Commission Recommendation –**

A motion was made by Commissioner Kriebel to modify the area West of the future Vesta Road extension to be zoned Agricultural Reserve and leave the area East of the future Vesta Road extension as Variable Residential/Higher Efficiency Residential, Seconded by Vice-Chair Bomer.

Voting Yea: Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker

Voting Nay: Chairman Follet, Commissioner Colby, Commissioner Derwingson

**THE MOTION PASSED**

A motion was made by Vice-Chair Bomer to recommend City Council approve the Future Land Use Map, with the recommended changes and accompanying land use categories document as an addendum to the Salida Comprehensive Plan. Seconded by Commissioner Kriebel.

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

**THE MOTION PASSED**

**UPDATES-** Director Almquist provided updates.

**COMMISSIONERS' COMMENTS**

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



## STAFF REPORT

**MEETING DATE:** July 24, 2023

**AGENDA ITEM TITLE:** 306 - 310 Old Stage Road Minor Subdivision – Limited Impact Review

**AGENDA SECTION:** Public Hearing

### REQUEST:

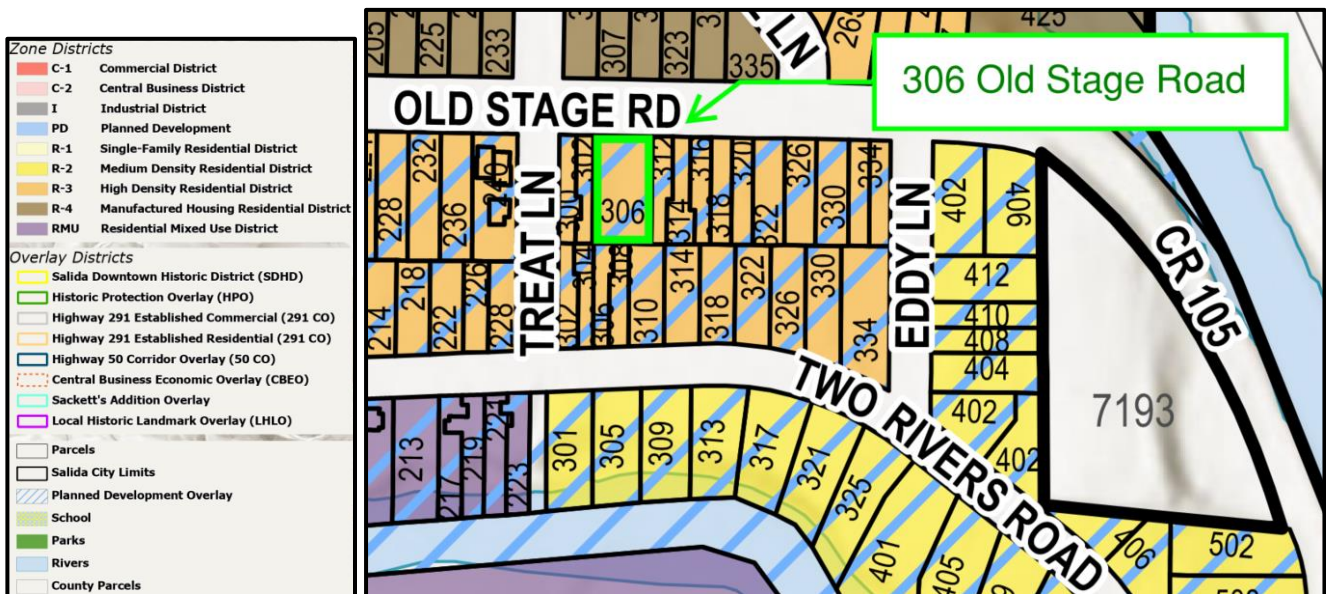
The request is for limited impact review approval to subdivide the lot known as Lot 57 of the Two Rivers Subdivision into three (3) townhome lots. The property is located in the Two Rivers Planned Development overlay with an underlying zone district of High Density Residential (R-3).

### APPLICANT:

The applicants are Chris Vaith and Peter Schaefer of P&C Enterprises LLC., PO Box 382, Buena Vista, CO 81211.

### LOCATION:

The subject property is known as the Minor Subdivision and Replat Lot 57, Two Rivers Subdivision, Phase 1 and is located at 306 Old Stage Road, Salida, CO 81201 and is described as: Lot 57 Two Rivers Subdivision, Phase 1, City of Salida, Chaffee County, Colorado.



**PROCESS:**

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

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

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

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

- 1) The site is within the Two Rivers Planned Development and subdivision. The underlying zone district is High - Density Residential (R-3) with a Planned Development Overlay.
- 2) The site is surrounded by other higher efficient land uses, such as duplexes and a triplex.
- 3) This site was a vacant lot in the Two Rivers Subdivision prior to the construction of the triplex.
- 4) The minor subdivision is required because the applicant built the triplex with the intent to create lot lines along code-compliant fire-resistant common walls.
- 5) The proposed subdivision will create three (3) lots with an attached unit on each lot. Each lot will have a garage. The R-3 zone district allows for the minimum lot size for attached units to be 2,400 square feet. Each lot meets the lot size requirement, Lot 57A is 2,924.4 square feet, Lot 57B is 3,191.1 square feet, and Lot 57C is 2,838.8 square feet.
- 6) Construction of the triplex is complete pending final inspections by the Chaffee County Building Department and City of Salida. The Building Department has verified the construction of the 2-hour firewalls between the residences.
- 7) The applicant will have to submit and record a party-wall agreement prior to the recording of the subdivision plat.
- 8) Each unit has separate utilities and is connected to City water and sewer services. Each unit is metered individually. The sewer service lines are not accurately depicted on the preliminary plat according to Public Works. Prior to the recording of the plat, sewer services must be accurately represented to the satisfaction of Public Works.

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

1. **Conformance with the Comprehensive Plan.** The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform to all of the Plan's applicable objectives, guiding principles and recommended actions. It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.
  - The Comprehensive Plan identifies this area as vacant land/county lands. Infill, redevelopment and maximizing the density allowances are encouraged in Chapter 3, Land Use and Growth. The proposed minor subdivision creates three (3) lots that are compatible in size with other lots in the subdivision and the development provides the encouraged infill.
  - New development should complement the neighborhood's mass and scale. The triplex is two-story and compatible with the surrounding land uses of high density residential.
  
2. **Complies with the Zone District Standards.** The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for those uses.
  - The newly created lots are located in the Two Rivers Planned Development overlay with an underlying zone district of High Density Residential (R-3). The lots meet the zone district standards.
  - The new development meets the intent of the diversified residential uses in the Two Rivers Planned Development Overlay. The underlying High Density Residential (R-3) zone district promotes development for relatively high-density multi-family residential areas, including primarily triplex, townhouse and apartment uses.
  - New development must comply with the zone district and planned development overlay standards. In the planned development overlay and with underlying R-3 zoning, 3-4 units are administratively reviewed and approved as long as the applicant can meet the required Dimensional Standards. Staff reviewed and approved the development on December 23, 2020.
  - The standards have been met with the proposed attached units during the review process. The minimum lot size in the planned development overlay and with underlying R-3 zoning is 2,400 square feet for attached units and the proposed lots meet the standards with the construction of the triplex.
  - The off-street parking requirement is one space for each unit. The total off-street parking spaces required for this project is one space per lot, which has been met.
  - Attached units require 15' of Lot frontage. Lot 57A frontage is 24.86 ft. Lot 57B frontage is 20.33 ft. Lot 57C frontage is 24.74 ft. This standard has been met.



3. **Design Standards.** The proposed subdivision shall be provided with improvements which comply with Article VII and landscaping which complies with Section 16-8-90 of this Chapter.
  - a. **Streets.** Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
    - The existing streets are suitable for the proposed subdivision.
    - Sidewalks were installed along the frontage of the property during the substantial completion of public infrastructure approved by the Public Works Director for the Two Rivers Subdivision.
  - b. **Utilities.** Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
    - Adequate utilities are in place to serve the development. Each unit has separate utilities. Final inspections are required with Public Works prior to Certificate of Occupancy.
  - c. **Phases.** If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
    - There will not be phases with this development.
4. **Natural Features.** The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.
  - There are no major natural features located within this subdivision.
5. **Floodplains.** Tracts of land or portions thereof lying within the one-hundred-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City’s floodplain regulations can be met.
  - The property is not located within the 100-year floodplain.
6. **Noise Reduction.** Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.
  - This subdivision does not border a highway right-of-way.

7. **Future Streets.** When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.

- This subdivision is not intended for future resubdivision.

8. **Parks, Trails and Open Space.** Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.

- This subdivision has three (3) attached units. The proposed lots are within the land designated by the Two Rivers Subdivision. The Two Rivers Subdivision provided public access in the form of a trail along the South Arkansas River. This was deemed “extraordinary” through the annexation agreement and therefore the open space requirements have been met.

9. **Common Recreation Facilities.** Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.

- This development does not include any common recreation facilities.

**10. Lots and Blocks.**

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

- The proposed lots do follow the existing subdivision grid pattern and are appropriate for the type of development that was constructed.

b. **Frontage.** Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.

- This review standard has been met.

c. **Right angles.** Side lot lines shall be approximately at right angles or radial to street lines.

- This standard has been met.

- d. Double frontage lots. Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.
  - Double frontage lots are not proposed.
- e. “T” intersections. The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a “T” intersection.
  - There will not be any building areas facing a “T” intersection.
- f. Solar energy.
  - This standard applies to detached single family homes and not attached units.

**11. Architecture.**

- Although this residential subdivision is less than five lots it has to meet the architectural standards set forth by the Two Rivers Subdivision. The minimum standard is the same building front elevation cannot be repeated more than every fifth lot or directly across the street. This standard has been met as no other residence in the subdivision replicated the same building front elevation.

**12. Fair Contributions for Public School Sites.**

- A payment of the fee in lieu for Fair Contributions for Public School sites have been paid on December 17, 2020.

**13. Inclusionary Housing.**

- The inclusionary housing requirement has been met by way of the Little Rivers Properties, LLC Annexation Agreement.

**REVIEW AGENCY COMMENTS:** The Public Works Director, Fire Chief, Police Chief, Finance Department, and the Chaffee County Director of Development Services were invited to comment on the subdivision plat application. The following comments were received in response to this request.

**Finance Department:** 306, 308, & 310 Old Stage Road has paid the first half of the system development fees. These properties are set up in the utility billing program as being metered individually. The second half of the system development fees are due before a C.O. can be issued. Salida Utilities has no other concerns.

**Salida Fire Department, Kathy Rohrich, Assistant Chief:** No concerns at this time.

**Salida Police Department, Russ Johnson, Chief:** No issues.

**Public Works Director, David Lady:** Request them to show the as-built locations of utility service. I would expect a party wall agreement assuming some utilities cross over the other lot which I believe is the case.

**Chaffee County Director of Development Services, Chad Chadwick:** No comments or concerns.

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

1. The application complies with the comprehensive plan and the proposed subdivision shall carry out the purpose and spirit of the comprehensive plan and conform to all of the applicable objectives, guiding principles and recommended actions.
2. The applicant has complied with the review standards for subdivisions.

**REQUIRED ACTIONS BY THE COMMISSION:**

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

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve the minor subdivision application, subject to the following conditions:

**Prior to recording the Subdivision Plat:**

- 1. A party-wall agreement be recorded prior to recording of the subdivision plat.
- 2. Sewer services must be accurately represented on the plat to the satisfaction of Public Works.

**RECOMMENDED MOTION: “I make a motion to approve the 306 - 310 Old Stage Road Minor Subdivision as it meets the review standards for a subdivision, subject to the conditions recommended by staff.”**

Attachments:

- 1. Application for Minor Subdivision
- 2. 306 - 310 Old Stage Road Minor Subdivision Plat
- 3. Agency Review
- 4. Proof of Publication

Chaffee County City of Salida Town of B.V. Town of P.S.

# BUILDING PERMIT

PLEASE SEE THE BACK OF THIS CARD FOR REQUIRED INSPECTIONS. REQUESTS FOR INSPECTIONS ARE TO BE MADE BY 3:30 P.M. THE DAY PRIOR TO REQUESTED INSPECTION. INSPECTION REQUESTS CALLED IN AFTER 3:30 P.M. WILL BE PERFORMED THE BUSINESS DAY FOLLOWING REQUESTED INSPECTION. CALL INSPECTION DEPARTMENT WHEN READY FOR EACH INSPECTION AT 719.530.2129

ADDRESS: 310 OLD STAGE RD  
 PERMIT #: 10074990  
 NAME: P&C ENTERPRISES LLC  
 MIN. SETBACKS: 10' 5' 10' 5'

TYPE OF CONSTRUCTION: UB OCC. CLASS: R-3  
 DATE ISSUED: 01/13/2021  
 ISSUED BY: Chad Chadwick

APPROVED CONSTRUCTION PLANS, SITE PLANS, AND ALL PREVIOUS INSPECTION INFORMATION/CONNECTION NOTICES MUST BE ON SITE AT THE TIME OF INSPECTION. PLEASE CONTACT THE BUILDING DEPT FOR INSPECTION PRIOR TO COVERING ANYTHING. THIS BUILDING PERMIT & THE ADDRESS MUST BE POSTED VISIBLE FROM THE ROAD PRIOR TO THE FIRST INSPECTION.

POST AT ADJACENT CORNER FROM STREET

Chaffee County City of Salida Town of B.V. Town of P.S.

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ADDRESS: 310 OLD STAGE RD  
 PERMIT #: 10074991  
 NAME: P&C ENTERPRISES LLC  
 MIN. SETBACKS: 10' 5' 10' 5'

TYPE OF CONSTRUCTION: UB OCC. CLASS: R-3  
 DATE ISSUED: 01/12/2021  
 ISSUED BY: Chad Chadwick

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POST AT ADJACENT CORNER FROM STREET

Chaffee County City of Salida Town of B.V. Town of P.S.

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ADDRESS: 308 OLD STAGE RD  
 PERMIT #: 10074988  
 NAME: P&C ENTERPRISES LLC  
 MIN. SETBACKS: 10' 5' 10' 5'

TYPE OF CONSTRUCTION: UB OCC. CLASS: R-3  
 DATE ISSUED: 01/12/2021  
 ISSUED BY: Chad Chadwick

APPROVED CONSTRUCTION PLANS, SITE PLANS, AND ALL PREVIOUS INSPECTION INFORMATION/CONNECTION NOTICES MUST BE ON SITE AT THE TIME OF INSPECTION. PLEASE CONTACT THE BUILDING DEPT FOR INSPECTION PRIOR TO COVERING ANYTHING. THIS BUILDING PERMIT & THE ADDRESS MUST BE POSTED VISIBLE FROM THE ROAD PRIOR TO THE FIRST INSPECTION.

POST AT ADJACENT CORNER FROM STREET

Chaffee County City of Salida Town of B.V. Town of P.S.

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ADDRESS: 308 OLD STAGE RD  
 PERMIT #: 10074989  
 NAME: P&C ENTERPRISES LLC  
 MIN. SETBACKS: 10' 5' 10' 5'

TYPE OF CONSTRUCTION: UB OCC. CLASS: R-3  
 DATE ISSUED: 01/13/2021  
 ISSUED BY: Chad Chadwick

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POST AT ADJACENT CORNER FROM STREET

Chaffee County City of Salida Town of B.V. Town of P.S.

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ADDRESS: 308 OLD STAGE RD  
 PERMIT #: 10074986  
 NAME: P&C ENTERPRISES LLC  
 MIN. SETBACKS: 10' 5' 10' 5'

TYPE OF CONSTRUCTION: UB OCC. CLASS: R-3  
 DATE ISSUED: 01/12/2021  
 ISSUED BY: Chad Chadwick

APPROVED CONSTRUCTION PLANS, SITE PLANS, AND ALL PREVIOUS INSPECTION INFORMATION/CONNECTION NOTICES MUST BE ON SITE AT THE TIME OF INSPECTION. PLEASE CONTACT THE BUILDING DEPT FOR INSPECTION PRIOR TO COVERING ANYTHING. THIS BUILDING PERMIT & THE ADDRESS MUST BE POSTED VISIBLE FROM THE ROAD PRIOR TO THE FIRST INSPECTION.

POST AT ADJACENT CORNER FROM STREET

Chaffee County City of Salida Town of B.V. Town of P.S.

# BUILDING PERMIT

PLEASE SEE THE BACK OF THIS CARD FOR REQUIRED INSPECTIONS. REQUESTS FOR INSPECTIONS ARE TO BE MADE BY 3:30 P.M. THE DAY PRIOR TO REQUESTED INSPECTION. INSPECTION REQUESTS CALLED IN AFTER 3:30 P.M. WILL BE PERFORMED THE BUSINESS DAY FOLLOWING REQUESTED INSPECTION. CALL INSPECTION DEPARTMENT WHEN READY FOR EACH INSPECTION AT 719.530.2129

ADDRESS: 306 OLD STAGE RD  
 PERMIT #: 10074987  
 NAME: P&C ENTERPRISES LLC  
 MIN. SETBACKS: 10' 5' 10' 5'

TYPE OF CONSTRUCTION: UB OCC. CLASS: R-3  
 DATE ISSUED: 01/12/2021  
 ISSUED BY: Chad Chadwick

APPROVED CONSTRUCTION PLANS, SITE PLANS, AND ALL PREVIOUS INSPECTION INFORMATION/CONNECTION NOTICES MUST BE ON SITE AT THE TIME OF INSPECTION. PLEASE CONTACT THE BUILDING DEPT FOR INSPECTION PRIOR TO COVERING ANYTHING. THIS BUILDING PERMIT & THE ADDRESS MUST BE POSTED VISIBLE FROM THE ROAD PRIOR TO THE FIRST INSPECTION.

POST AT ADJACENT CORNER FROM STREET

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

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on Monday, June 26, 2023 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 E. 1st Street, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/jv/19099971422068377>

The hearing is regarding a Limited Impact Review application submitted by P&C Enterprises, LLC, (represented by Chris Vaith & Peter Schaefer) for approval of a minor subdivision to subdivide the parcel known as 306 Old Stage Road, into three (3) lots.

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

Approval of the limited impact review application shall constitute authorization to proceed with recording the plat and commencing with the subdivision. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2638.

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

### NOTICE OF A PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT FOR THE CITY OF SALIDA CONCERNING A VARIANCE APPLICATION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on Monday, July 24, 2023 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Board of Adjustment at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/jv/19099971422068377>

The applicant, P&C Enterprises LLC, is requesting approval for variances on the property located at 306 Old Stage Road, legally known as Lot 57 Two Rivers Subdivision, City of Salida, Chaffee County, Colorado.

The purpose of the request is to receive a variance from the minimum side yard setback for accessory structures. Accessory structures in the Two Rivers Plan Development with High-Density Residential (R-3) underlying zone district require a minimum side yard setback of five (5) feet for accessory structures over twelve (12) feet in height. The applicant is requesting a minimum allowed side yard setback of 3' for one of the constructed garages and 3'-3" for the other constructed garage.

An additional request is to receive a variance from the maximum lot coverage at the time of subdivision for townhome lots. The maximum lot coverage is 45% in the Two Rivers Plan Development with High-Density Residential (R-3) underlying zone district. The applicant is requesting a variance of 0.3% (10.6 xL) for one lot and 2.3% (65.3 xL) for a second lot in the 3-lot subdivision.

Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department at (719) 530-2638.

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



**PUBLIC NOTICE  
NOTICE OF A PUBLIC HEARING BEFORE  
THE PLANNING COMMISSION FOR  
THE CITY OF SALIDA CONCERNING A  
LIMITED IMPACT REVIEW APPLICATION  
TO ALL MEMBERS OF THE PUBLIC  
AND INTERESTED PERSONS: PLEASE**

**TAKE NOTICE** that on Monday, June 26, 2023 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 E. 1st Street, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

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

Published in The Mountain Mail June 9, 2023

**Franco Palumbo**

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**From:** Renee Thonhoff  
**Sent:** Friday, June 16, 2023 11:54 AM  
**To:** Franco Palumbo  
**Subject:** Re: 306 Old Stage Rd - Minor Subdivision - Agency Review

Good morning Franco,

306, 308, & 310 Old Stage Road has paid the first half of the system development fees. These properties are set up in the utility billing program as being metered individually. The second half of the system development fees are due before a C.O. can be issued. Salida Utilities has no other concerns.

Thank you,  
Renee



**Renee Thonhoff**  
*Staff Accountant, Finance Department*  
  
renee.thonhoff@cityofsalida.com  
P: 719-539-4555 | C: 719-539-5271  
448 E First Street, Suite 112, Salida, CO 81201  
cityofsalida.com

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

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**From:** Franco Palumbo <franco.palumbo@cityofsalida.com>  
**Sent:** Tuesday, June 13, 2023 11:30 AM  
**To:** Renee Thonhoff <renee.thonhoff@cityofsalida.com>  
**Subject:** 306 Old Stage Rd - Minor Subdivision - Agency Review

Renee,  
306 Old Stage Rd is subdividing into 3 townhome lots.  
Please see the attached agency review.

Thanks!  
Franco Palumbo  
Planning Technician





PLANNING DEPARTMENT  
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: \_\_\_\_\_

DATE: 06/13/2023

- Salida Public Works
- Salida Fire Chief
- Salida Police Chief
- Salida Finance Department
- U.S. Postal Service
- U.S. Forest Service
- CO Dept. of Transportation
- City Consulting Engineer – Water/Sewer
- City Attorney
- Centurylink Communications

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

Other: \_\_\_\_\_

APPLICANT: P&C Enterprises LLC

PHONE: 719-239-1757

FAX: \_\_\_\_\_

EMAIL: [antero.electric@icloud.com](mailto:antero.electric@icloud.com)

PROPERTY LOCATION: 306, 308, 310 Old Stage Road

PROJECT DESCRIPTION: Limited Impact Review for Minor Subdivision & Replat of Lot 57, Two Rivers Subdivision, Phase 1 - to subdivide 1 parcel into three (3) individual townhome lots.

TENTATIVE MEETING DATES:

- Planning Commission
- City Council
- Board of Adjustment
- Board of Appeals

06/26/2023 @ 6:00 P.M.  
 \_\_\_\_\_ @ \_\_\_\_\_ P.M.  
 \_\_\_\_\_ @ \_\_\_\_\_ P.M.  
 \_\_\_\_\_ @ \_\_\_\_\_ P.M.

TRANSMITTAL INCLUDES:

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

Other: \_\_\_\_\_

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

REPLY: NO CONCERNS AT THIS TIME

RESPONSE NEEDED BY: 06/20/2023

RECEIVED: \_\_\_\_\_

PLANNING STAFF: Franco Palumbo

**Franco Palumbo**

---

**From:** Russ Johnson <rjohnson@salidapolice.com>  
**Sent:** Tuesday, June 13, 2023 4:22 PM  
**To:** Franco Palumbo  
**Subject:** RE: 306 Old Stage Rd - Minor Subdivision - Agency Review

No issues form PD at this time.

---

**From:** Franco Palumbo <franco.palumbo@cityofsalida.com>  
**Sent:** Tuesday, June 13, 2023 11:30 AM  
**To:** Russ Johnson <rjohnson@salidapolice.com>  
**Subject:** 306 Old Stage Rd - Minor Subdivision - Agency Review  
**Importance:** Low

Russ,  
306 Old Stage Rd is subdividing into 3 townhome lots.  
Please see the attached agency review.  
Thanks!  
Franco Palumbo  
Planning Technician



ph: 719-530-2638

**Franco Palumbo**

---

**From:** David Lady  
**Sent:** Wednesday, July 5, 2023 2:42 PM  
**To:** Franco Palumbo  
**Subject:** RE: 306 Old Stage Rd - Minor Subdivision - Agency Review

Could you please request them to show the as-built locations of utility service. I would expect a party wall agreement assuming some utilities cross over the other lot which I believe is the case.

---

**From:** Franco Palumbo <[franco.palumbo@cityofsalida.com](mailto:franco.palumbo@cityofsalida.com)>  
**Sent:** Wednesday, July 5, 2023 2:40 PM  
**To:** David Lady <[david.lady@cityofsalida.com](mailto:david.lady@cityofsalida.com)>  
**Subject:** RE: 306 Old Stage Rd - Minor Subdivision - Agency Review  
**Importance:** Low

David,

May you clarify your comment. Is this specific for final inspection at time of CO?  
These units are built and will be subdivided along party walls at time of subdivision.  
Thanks!

Franco Palumbo  
Planning Technician



ph: 719-530-2638

---

**From:** David Lady <[david.lady@cityofsalida.com](mailto:david.lady@cityofsalida.com)>  
**Sent:** Wednesday, June 14, 2023 4:29 PM  
**To:** Franco Palumbo <[franco.palumbo@cityofsalida.com](mailto:franco.palumbo@cityofsalida.com)>  
**Subject:** RE: 306 Old Stage Rd - Minor Subdivision - Agency Review

Applicant shall provide plan for sewer service connection and coordinate utilities with public works.



**David Lady**  
*Director of Public Works*

[david.lady@cityofsalida.com](mailto:david.lady@cityofsalida.com)  
P: 719-539-6257 | C: 719-239-0048  
340 W. Hwy 291, Salida, CO 81201  
[cityofsalida.com](http://cityofsalida.com)

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**From:** Franco Palumbo <[franco.palumbo@cityofsalida.com](mailto:franco.palumbo@cityofsalida.com)>  
**Sent:** Tuesday, June 13, 2023 11:31 AM  
**To:** David Lady <[david.lady@cityofsalida.com](mailto:david.lady@cityofsalida.com)>



PLANNING DEPARTMENT  
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: \_\_\_\_\_

DATE: 06/13/2023

- Salida Public Works
- Salida Fire Chief
- Salida Police Chief
- Salida Finance Department
- U.S. Postal Service
- U.S. Forest Service
- CO Dept. of Transportation
- City Consulting Engineer – Water/Sewer
- City Attorney
- Centurylink Communications

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

Other: \_\_\_\_\_

APPLICANT: P&C Enterprises LLC

PHONE: 719-239-1757 FAX: \_\_\_\_\_

EMAIL: [antero.electric@icloud.com](mailto:antero.electric@icloud.com)

PROPERTY LOCATION: 306, 308, 310 Old Stage Road

PROJECT DESCRIPTION: Limited Impact Review for Minor Subdivision & Replat of Lot 57, Two Rivers Subdivision, Phase 1 - to subdivide 1 parcel into three (3) individual townhome lots.

TENTATIVE MEETING DATES:

- Planning Commission 06/26/2023 @ 6:00 P.M.
- City Council \_\_\_\_\_ @ \_\_\_\_\_ P.M.
- Board of Adjustment \_\_\_\_\_ @ \_\_\_\_\_ P.M.
- Board of Appeals \_\_\_\_\_ @ \_\_\_\_\_ P.M.

TRANSMITTAL INCLUDES:

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

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

REPLY: No comments or concerns.

RESPONSE NEEDED BY: 06/20/2023

RECEIVED: \_\_\_\_\_

PLANNING STAFF: Franco Palumbo

Building Safety Department comments



# GENERAL DEVELOPMENT APPLICATION

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

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

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

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

### A. Applicant Information

Name of Applicant: P & C ENTERPRISES LLC

Mailing Address: P.O. Box 382 BUENA VISTA, CO 81211

Telephone Number: 719-239-1757 #2chris  
FAX: 719-239-1758

Email Address: antero.electric@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: \_\_\_\_\_

Street Address: 306 OLD STAGE RD SALIDA, CO 81201

Legal Description: Lot 57 Block \_\_\_\_\_ Subdivision TWO RIVERS PHASE 2 (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 Chris P. Vauth Date 6/5/23

Signature of property owner Chris P. Vauth Date 6/5/23



# LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

## 1. PROCEDURE (Section 16-3-80)

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

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

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

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

6. Developments involving construction shall provide the following information:

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

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

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

c. Parking spaces;

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

e. Drainage improvements and drainage easements;

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

g. Any other improvements;

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

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

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

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

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

c. Profiles for municipal water lines; and

d. Street plans and profiles.

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

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

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

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

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*Townhouses Are Consistent*

- 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.

*Each unit Complies with zone district standards*

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

*Each unit meets development standards*

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

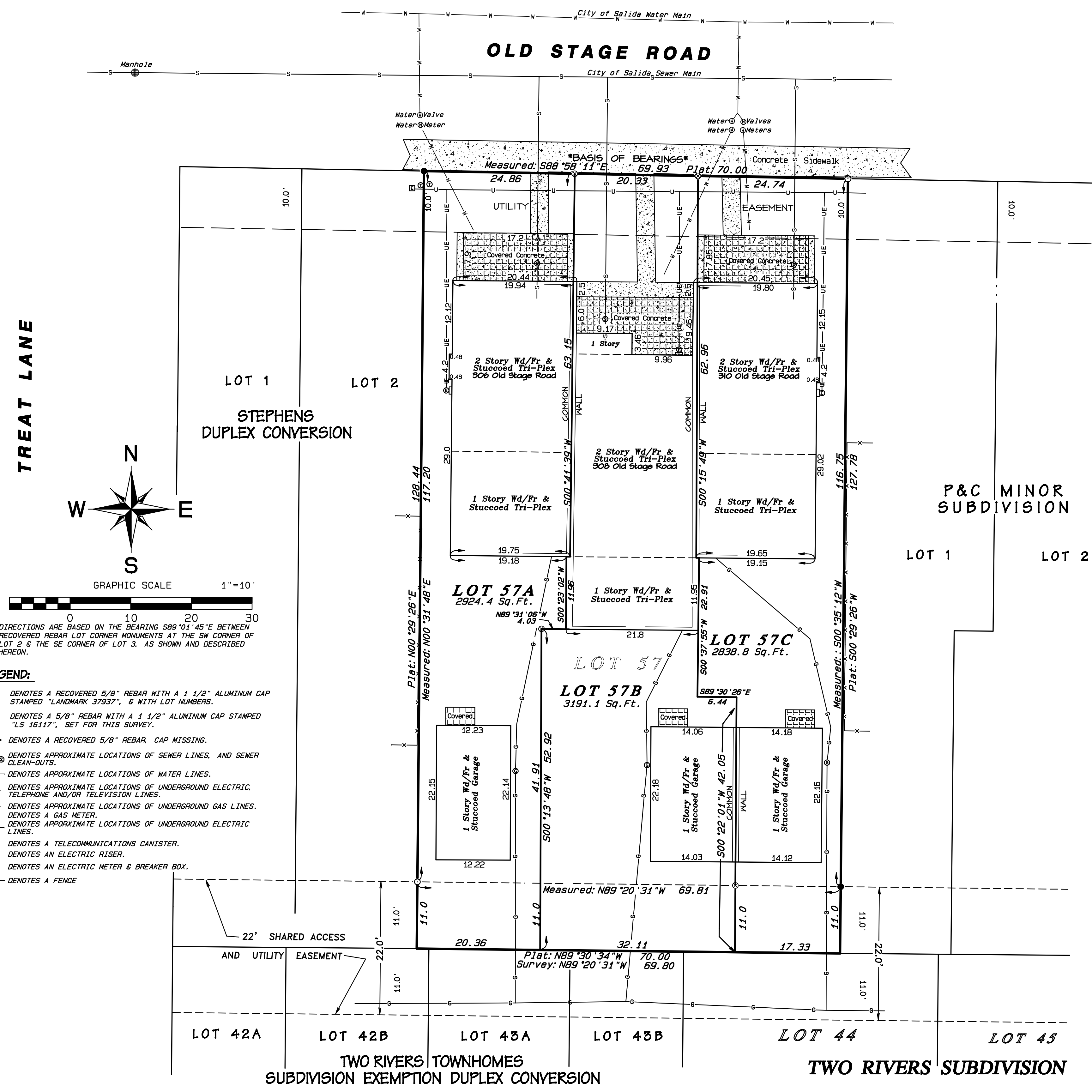
4. **Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

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

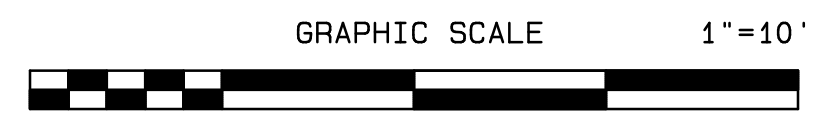
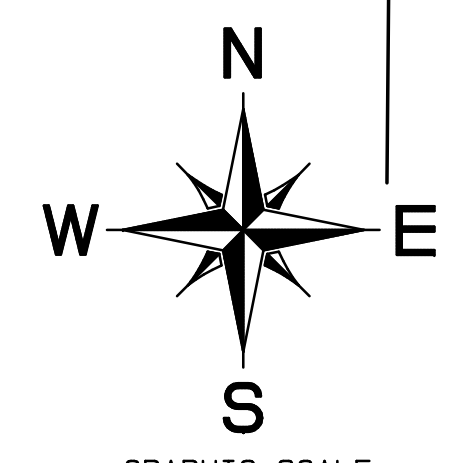
6. **Environment.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

# MINOR SUBDIVISION AND REPLAT

OF  
LOT 57, TWO RIVERS SUBDIVISION, PHASE 1 in the CITY of SALIDA  
CHAFFEE COUNTY, COLORADO



TREAT LANE



DIRECTIONS ARE BASED ON THE BEARING S89°11'45"E BETWEEN RECOVERED REBAR LOT CORNER MONUMENTS AT THE SW CORNER OF LOT 2 & THE SE CORNER OF LOT 3, AS SHOWN AND DESCRIBED HEREON.

### LEGEND:

- ⊕ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LANDMARK 37937", & WITH LOT NUMBERS.
- ⊕ DENOTES A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", SET FOR THIS SURVEY.
- ⊕ DENOTES A RECOVERED 5/8" REBAR, CAP MISSING.
- DENOTES APPROXIMATE LOCATIONS OF SEWER LINES, AND SEWER CLEAN-OUTS.
- DENOTES APPROXIMATE LOCATIONS OF WATER LINES.
- DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND ELECTRIC, TELEPHONE AND/OR TELEVISION LINES.
- DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND GAS LINES.
- ⊙ DENOTES A GAS METER.
- UE— DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND ELECTRIC LINES.
- ⊕ DENOTES A TELECOMMUNICATIONS CANISTER.
- ⊕ DENOTES AN ELECTRIC RISER.
- ⊕ DENOTES AN ELECTRIC METER & BREAKER BOX.
- x— DENOTES A FENCE.

### CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIEN HOLDERS OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
Lot No. 57, Two Rivers Subdivision, Phase 1, per Plat filed November 3, 2017 at Reception No. 438660, in the City of Salida, Chaffee County, Colorado.

DO HEREBY LAY-OUT, FLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY, WITH BEARINGS, DISTANCES AND EASEMENTS AS SHOWN ON THIS PLAT, TO BE KNOWN AS:

**LOTS 57A, 57B & 57C, TWO RIVERS SUBDIVISION, PHASE 1**  
**A MINOR SUBDIVISION AND REPLAT OF LOT 57, TWO RIVERS SUBDIVISION, PHASE 1**

IN THE  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO

AND THE LOTS REMAIN SUBJECT TO THE PUBLIC UTILITY EASEMENTS DEDICATED AND SHOWN ON THE FILED PLAT OF TWO RIVERS SUBDIVISION, PHASE 1 (RECEPTION NO. 438660), AND AS SHOWN ON THIS PLAT.

AND THE LOTS ARE SUBJECT TO THE PROVISIONS AND OBLIGATIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TWO RIVERS RECORDED NOVEMBER 3, 2017 AS RECEPTION NO. 438654, AND SUPPLEMENTS THERE TO RECORDED APRIL 9, 2019 AS RECEPTION NO. 444851, AMENDED DECLARATION RECORDED NOVEMBER 20, 2020 AS RECEPTION NO. 464842.

AND THE LOTS SHALL BE SUBJECT TO EASEMENTS FOR UNDERGROUND UTILITY LINES, IF ANY, WHICH CROSS ONE LOT TO PROVIDE SERVICE TO THE OTHER AND EACH LOT WILL CARRY WITH IT AN EASEMENT OF SUFFICIENT WIDTH TO OPERATE, MAINTAIN, REPAIR AND REPLACE SUCH UTILITY LINES WHICH CROSS AN ADJACENT LOT OR ARE SHARED. THE APPROXIMATE LOCATIONS OF APPARENT UTILITY LINES ARE SHOWN HEREON, HOWEVER THE ACTUAL LOCATION OF SUCH LINES SHALL CONTROL THE LOCATIONS OF THE EASEMENTS.

AND THE LOTS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE PARTY WALL AGREEMENT AND DECLARATION RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE CHAFFEE COUNTY RECORDS.

AND THE LOTS REMAIN SUBJECT TO ALL TERMS, CONDITIONS, DEDICATIONS, RESTRICTIONS, GENERAL NOTES AND CERTIFICATES CONTAINED ON THE FILED PLAT OF TWO RIVERS SUBDIVISION, PHASE 1, RECEPTION NO. 438660, EXCEPT AS AMENDED BY THIS PLAT.

### ACKNOWLEDGEMENTS:

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

P & C ENTERPRISES, LLC  
A COLORADO LIMITED LIABILITY COMPANY

PETER SCHAEFFER, MANAGING MEMBER

STATE OF COLORADO } SS  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

### CERTIFICATE OF TITLE INSURANCE COMPANY:

I, BRETT W. EAKINS, A LICENSED TITLE INSURANCE EXAMINER REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DEDICATED AND SHOWN ON THIS PLAT AND FOUND TITLE VESTED IN P & C ENTERPRISES, LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT:

BRETT W. EAKINS

### LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT, AS WELL AS THE NEW LOTS, THAT SAID SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

### GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. 28-21650 ISSUED BY CENTRAL COLORADO TITLE AND ESCROW EFFECTIVE APRIL 4, 2023.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE FILED PLAT OF TWO RIVERS SUBDIVISION, PHASE 1, A SUBDIVISION IN THE CITY OF SALIDA AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED ON THIS PLAT.
- 3) THE LOCATIONS OF WATER, SEWER, GAS AND UNDERGROUND ELECTRIC LINES TO THE BUILDINGS, AS SHOWN HEREON ARE APPROXIMATE.
- 4) BUILDING DIMENSIONS ARE ALONG EXTERIOR BUILDING WALLS. ALL LINEAL MEASUREMENTS ARE U.S. SURVEY FEET.

### CITY OF SALIDA PLANNING COMMISSION APPROVAL:

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRMAN

### NOTE:

IN ACCORDANCE WITH SECTION 16-6-140, THE FEES FOR FAIR CONTRIBUTION TO SCHOOLS WERE PAID IN FULL FOR THREE UNITS ON \_\_\_\_\_

### CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.  
RECEPTION NO. \_\_\_\_\_

CHAFFEE COUNTY CLERK & RECORDER

REVISIONS: 6/14/23 M.K.H.

MINOR SUBDIVISION & REPLAT OF LOT 57 TWO RIVERS SUBDIVISION, PHASE 1 in the CITY of SALIDA, COLORADO	
CHAFFEE COUNTY	COLORADO
Job Number: J-23-060 TRC FILE: J-21-072 B.S.H.	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO
DRAWN BY: THOM CHADD M.K.H.	DATE: 5/24/23
CHECKED: _____ Field Book: 5335 Pages 59 & 60	DRAWING NO. L-23-19

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



### STAFF REPORT

**MEETING DATE:** July 24, 2023

**AGENDA ITEM TITLE:** Wood Minor Subdivision - 2 – Limited Impact Review

**AGENDA SECTION:** Public Hearing

**REQUEST:**

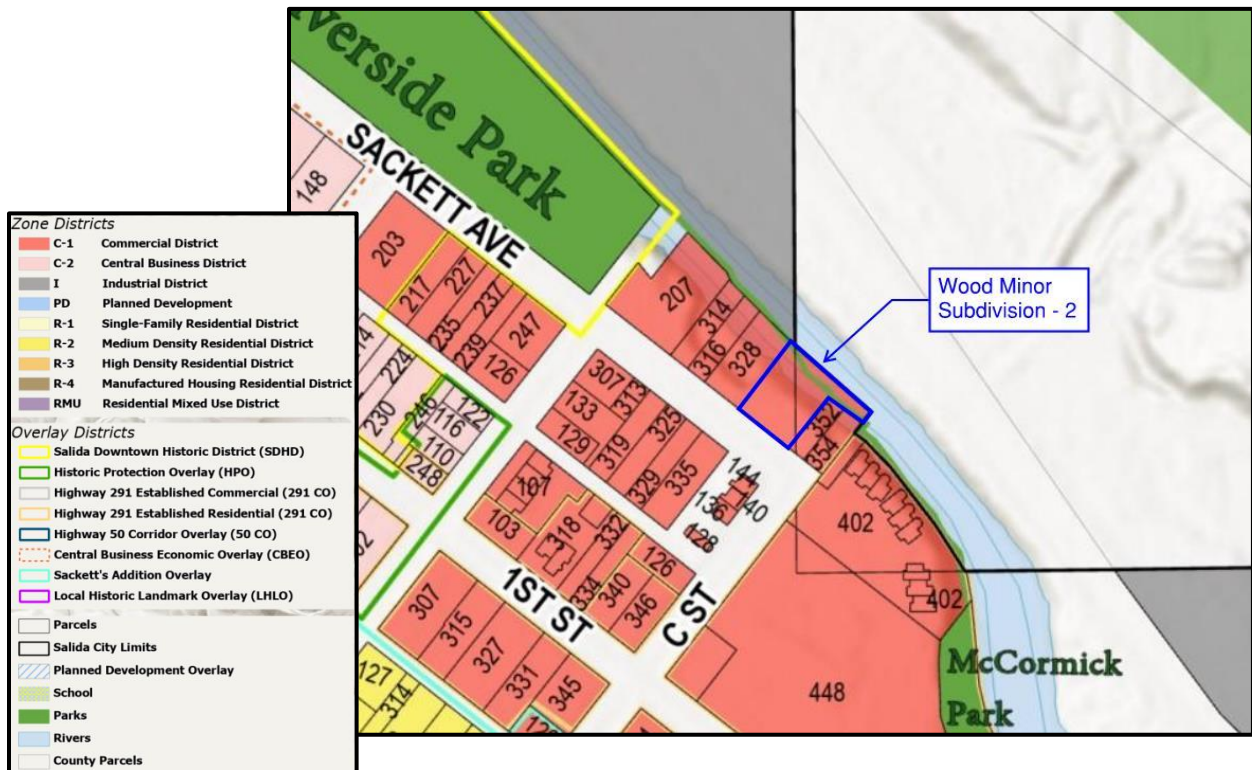
The request is for limited impact review approval to subdivide the parcel known as Tract A-1, Wood Minor Subdivision, into two (2) parcels.

**APPLICANT:**

The applicants are John Wood and Kristina Wood, 223 Two Rivers Road, Salida, CO 81201.

**LOCATION:**

The subject property is known as the Wood Minor Subdivision - 2 and is described as: Tract A-1 of the Wood Minor Subdivision, City of Salida, Chaffee County, Colorado. The property is in the Commercial District (C-1) zone.



**PROCESS:**

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

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

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

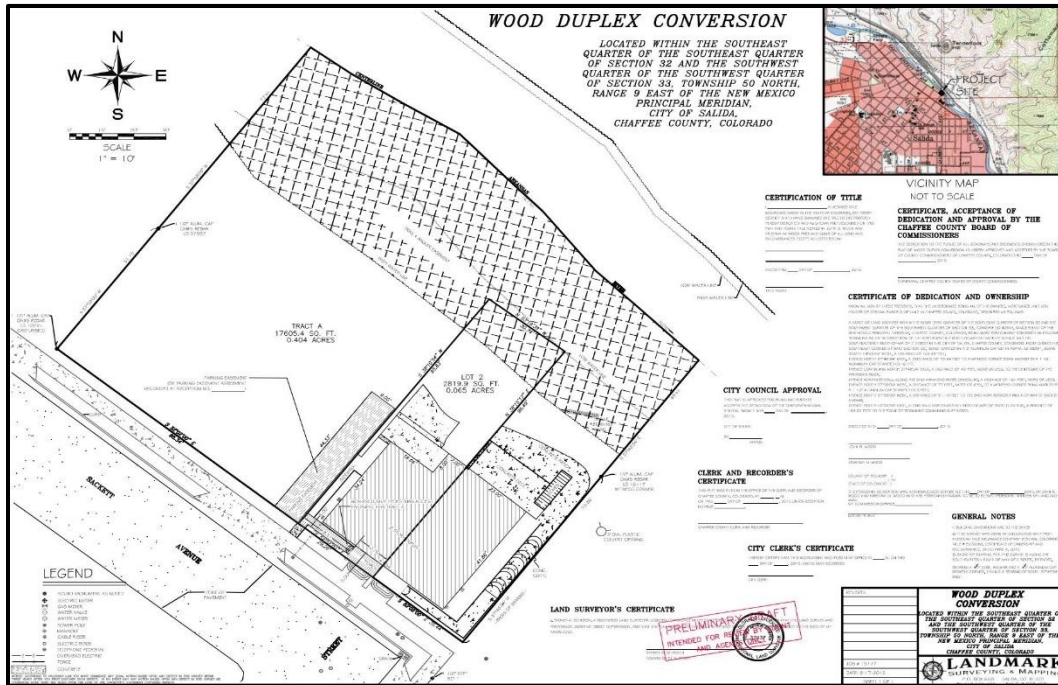
**OBSERVATIONS:**

- 1) The site is zoned Commercial District (C-1) and is not within any overlays.
- 2) The site is surrounded by the Commercial (C-1) zone district. Immediate land uses are residential in character. A block away is the C-1 zoned Riverside Park and Toubert Building.
- 3) The minor subdivision is required because the applicant is proposing two (2) parcels on the existing parcel.

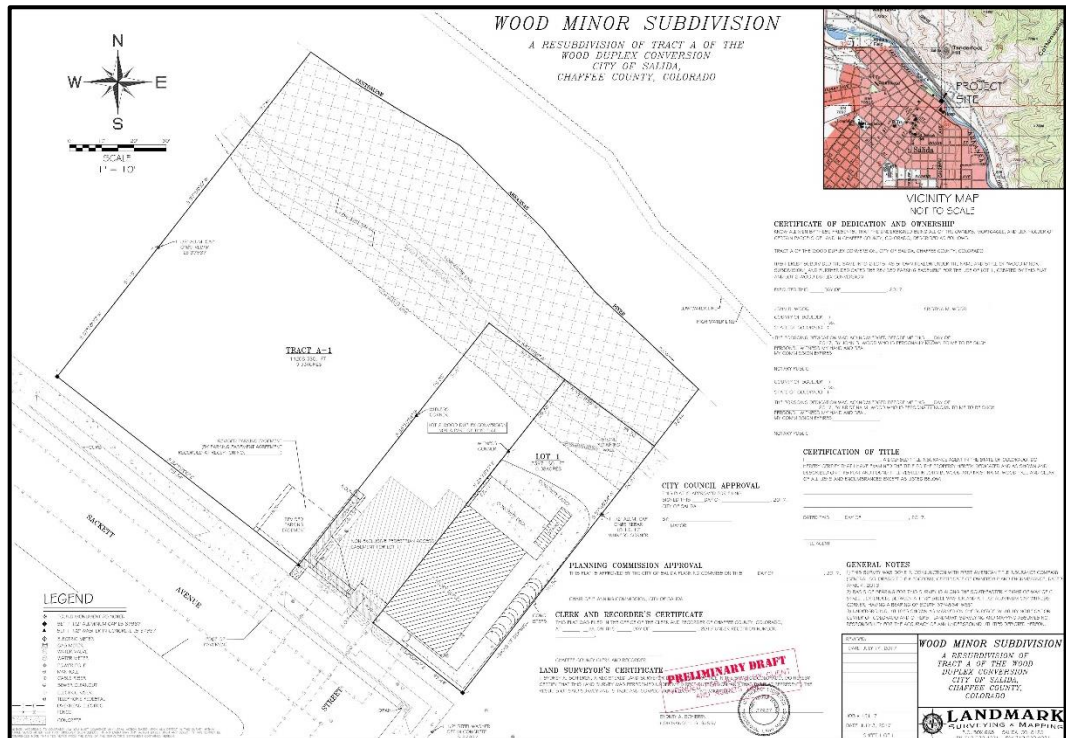
**APPROVALS:**

On July 2, 2013 Ordinance 2013-14 was adopted by City Council on second reading for .33 acres of the Wood Annexation. The annexation included a significant portion of the duplex at 352 & 354 E. Sackett Avenue along with a small portion of East Sackett Avenue. A trail and angler easement was dedicated along the Arkansas River, satisfying future parks, trails, and open space fees for up to five (5) additional units in association with any future development of the Wood Annexation.

On January 21, 2016 Wood Duplex Conversion Subdivision was recorded with the County Clerk and Recorder. This subdivision created a new lot line along the code-compliant party wall of the duplex, creating Tract A and Lot 2 (352 E. Sackett Avenue).



On August 28, 2017 the Planning Commission approved the Wood Minor Subdivision, subdividing Tract A into two (2) parcels. The subdivision created Lot 1 (354 E. Sackett Avenue) and Tract A-1. Tract A-1 is 14,208.35 square feet and is the subject parcel, if approved, to be subdivided with this application.



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

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

- The Comprehensive Plan Land Use Map (3.1) identifies this area as medium density residential and County Lands. The two identified land uses are due to the timing of the annexation and adoption of the Comprehensive Plan. In chapter 3, Land Use and Growth, Medium Density Residential encourages infill, redevelopment and maximizing the density allowances. The proposed minor subdivision creates two (2) parcels that encourage infill development.
- The proposed parcels are zoned Commercial District (C-1) which are compatible with adjacent zoning and residential properties. The parcels proposed are in conformance with the land use code and will support development similar to existing homes in the area.

**Policy LU&G-1.2:** Infill and redevelopment should be encouraged and will advance the objectives of this plan.

- The property is a vacant parcel near the Central Business District (CBD). If density is maximized, proposed Parcel 1 could allow up to two (2) units and proposed Parcel 2 could allow up to three (3) units. Approval of the subdivision would offer greater opportunity for infill.

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

- This subdivision proposal makes better use of available infrastructure than the single tract today. In the future, if proposed parcels are to be developed, a maximum of 5 new units may be built along with ADU’s on each parcel.
- Realistically, maximum developability would be difficult to achieve due to the flood zone and trail & angler easement along the rear of the parcels.

2. **Complies with the Zone District Standards.** The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for those uses.

- The newly created parcels are zoned Commercial District (C-1). The lot size and lot frontage standard have been met. The minimum lot size in the C-1 zone district is 5,625 square feet and the minimum lot frontage is 37’-6”.



- New development must comply with the zone district standards. In the C-1 zone district, a multitude of commercial and residential uses are an Administrative Review, according to Table 16-D of the Salida Municipal Code.

3. **Design Standards.** The proposed subdivision shall be provided with improvements which comply with Article VII and landscaping which complies with Section 16-8-90 of this Chapter.

- a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
  - The existing street is suitable for the proposed subdivision.
  - There is currently curb, gutter, and sidewalks along the street frontage.
  - Due to the lack of an alley for off-street parking access, plat note #6 states, “At the time of development. Applicant to work with Public Works on access and utility service locations.”
- b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
  - Adequate utilities are in place to serve the newly created parcels within this subdivision. Both water and sewer are available in East Sackett Avenue.
  - Xcel Energy recommends the subdivision dedicate a 5’ public utility easement along the frontages of Parcel 1 and Parcel 2, as shown on the plat.
- c. Phases. If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
  - There are no development plans with this application.

4. **Natural Features.** The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.

- Any future development shall preserve existing trees to the best of their ability.

5. **Floodplains.** Tracts of land or portions thereof lying within the one-hundred-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City’s floodplain regulations can be met.

- Proposed Parcel 1 and Parcel 2 go to the centerline of the Arkansas River. Any development must meet Article 11, Flood Control, of Chapter 16 of the Municipal Code.

- Any landscape alterations or development within the flood zone will have to apply for a floodplain development permit with the Floodplain Administrator, proving no impact to base flood elevations.

6. **Noise Reduction.** Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.

- This subdivision does not border a highway right-of-way.

7. **Future Streets.** When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.

- No future streets are anticipated if this should be resubdivided in the future.

8. **Parks, Trails and Open Space.** Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.

- In the Wood Annexation agreement (Resolution 2013-39) that was entered into on July 16, 2013, John and Kristina Wood agreed to dedicate a perpetual trail easement for recreational use along the South Arkansas River as shown on the Annexation Plat. The final design and location of the trail will be mutually agreed upon by the parties. Such dedication and construction shall be in satisfaction of any future parks, trails and open space fees required for future development of the Property to include not more than five (5) additional units. Owner shall dedicate a non-exclusive easement for fisherman access between the trail easement described and the centerline of the Arkansas River (being the north boundary line of the property).
- The completed concrete Salida River Trail runs along the rear of Parcel 1 and Parcel 2.
- Plat note #4 states: “Pursuant to Resolution 2013-39, the dedication of the trail and angler easement satisfies future parks, trails and open space fees for up to 5 additional units in association with any future development of the Wood Annexation.”

9. **Common Recreation Facilities.** Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.

- There are no development plans with this application.

**10. Lots and Blocks.**

- a. Pattern. The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.
  - The proposed parcels follow the city grid pattern.
  
- b. Frontage. Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.
  - This standard has been met.
  
- c. Right angles. Side lot lines shall be approximately at right angles or radial to street lines.
  - This standard has been met.
  
- d. Double frontage lots. Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.
  - Double frontage lots are not proposed.
  
- e. “T” intersections. The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a “T” intersection.
  - There will not be any building areas facing a “T” intersection.
  
- f. Solar energy.
  - Proposed Parcel 1 and Parcel 2 will have solar exposure from the southwest.

**11. Architecture.**

- This standard applies to residential subdivisions of five lots or more.

**12. Fair Contributions for Public School Sites.**

- Any new residential units built on the lots will be required to pay the fee in lieu at the time of building permit application. Plat note #3 states: “Pursuant to Section 16-6-140, Fair Contributions to Public Schools Sites, as may be amended, at the time that a residential dwelling units are constructed on any of the lots herin, a payment in lieu of land dedication for fair contributions to public school sites shall be paid by the owner of each lot within this subdivision prior to issuance of a building permit for any new residence on such lot.”
- Fair Contribution for Public School Sites include ADUs in the fee schedule.

**13. Inclusionary Housing. – 16-13-20** – Minor subdivisions are required to include at least sixteen and seven-tenths (16.7) percent of the total number of residential dwelling units pursuant to requirements set forth in this Article.

- All future residential development must meet the current requirements of Article XIII of the Salida Municipal Code regarding Inclusionary Housing which may require deed restricted affordable housing and/or fees-in-lieu.
- Plat note #5 states: “Pursuant to Section 16-6-30 of the Salida Municipal code, the subdivision must meet the requirements of Article XIII, Inclusionary Housing.”

**REVIEW AGENCY COMMENTS:** The Finance Department, Fire Chief, Police Chief, Public Works Director, Xcel Energy, Atmos Energy, and Salida School District Superintendent were invited to comment on the subdivision plat application. The following comments were received in response to this request.

**Finance Department:** “Salida Utilities has no issue with the property being subdivided. Currently there are no utilities on the property. Upon development the system development fees will need to be paid.”

**Salida Fire Department, Kathy Rohrich, Assistant Chief:** “No concerns at this time.”

**Salida Police Department, Russ Johnson, Chief:** “No issues at this time.”

**Public Works Director, David Lady:** “No concerns. Please provide the note: applicant to work with public works on drive and utility service locations at time of development.”

**Excel Energy, Christopher Moffett:** “This needs 5’ front lot public utility easements so we can serve them.”

**Atmos Energy, Dan Higgins:** “No concerns.”

**Salida School District Superintendent, David Blackburn:** “We will accept fees in lieu of land.”

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

1. The application complies with the comprehensive plan and the proposed subdivision shall carry out the purpose and spirit of the comprehensive plan and conform to all of the applicable objectives, guiding principles and recommended actions.
2. The applicant has complied with the review standards for subdivisions.

**REQUIRED ACTIONS BY THE COMMISSION:**

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

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve the minor subdivision application.

**RECOMMENDED MOTION: “I make a motion to approve the Wood Minor Subdivision - 2 as it meets the review standards for a subdivision.”**

Attachments:

1. Application for Minor Subdivision
2. Wood Minor Subdivision - 2 Plat
3. Agency Review
4. Proof of Publication

**Franco Palumbo**

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**From:** John Wood <jwood@alpertcorp.com>  
**Sent:** Saturday, July 8, 2023 3:44 PM  
**To:** Franco Palumbo  
**Subject:** Wood Minor Subdivision

Franco – Here are photos of the sign posted on the property along East Sackett Avenue (approximately 3’ north of the property line) on July 8, 2023.



## PUBLIC NOTICE

**NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A LIMITED IMPACT REVIEW APPLICATION TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE** that on Monday, July 24, 2023 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 E. 1st Street, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing regarding a Limited Impact Review application submitted by John Wood and Kristina Wood for approval of a minor subdivision to subdivide the parcel known as Tract A-1, Wood Minor Subdivision, into two (2) lots.

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

Approval of the limited impact review application shall constitute authorization to proceed with recording the plat and commencing with the subdivision. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2638.

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

Published in The Mountain Mail July 7, 2023

**Franco Palumbo**

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**From:** Renee Thonhoff  
**Sent:** Wednesday, July 5, 2023 3:21 PM  
**To:** Franco Palumbo  
**Subject:** Re: Wood Minor Subdivision - 2 - Agency Review

Salida Utilities has no issues with the property being sub-divided. Currently there are no utilities on the property. Upon development the system development fees will need to be paid.

Thank you,



**Renee Thonhoff**  
*Staff Accountant, Finance Department*

[renee.thonhoff@cityofsalida.com](mailto:renee.thonhoff@cityofsalida.com)  
P: 719-539-4555 | C: 719-539-5271  
448 E First Street, Suite 112, Salida, CO 81201  
[cityofsalida.com](http://cityofsalida.com)

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

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**From:** Franco Palumbo <[franco.palumbo@cityofsalida.com](mailto:franco.palumbo@cityofsalida.com)>  
**Sent:** Wednesday, July 5, 2023 3:00 PM  
**To:** Renee Thonhoff <[renee.thonhoff@cityofsalida.com](mailto:renee.thonhoff@cityofsalida.com)>  
**Subject:** Wood Minor Subdivision - 2 - Agency Review

Renee,  
Please see the attached agency review for a tract of land along East Sackett. Response is needed by July 17<sup>th</sup>.  
Thanks!

Franco Palumbo  
Planning Technician



ph: 719-530-2638





PLANNING DEPARTMENT  
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: \_\_\_\_\_

DATE: 07/05/2023

- Salida Public Works
- Salida Fire Chief
- Salida Police Chief
- Salida Finance Department
- U.S. Postal Service
- U.S. Forest Service
- CO Dept. of Transportation
- City Consulting Engineer – Water/Sewer
- City Attorney
- Centurylink Communications

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

Other: \_\_\_\_\_

APPLICANT: John Wood & Kristina Wood

PHONE: 303-552-7528

FAX: \_\_\_\_\_

EMAIL: jwood@alpertcorp.com

PROPERTY LOCATION: Tract A-1, Wood Minor Subdivision

PROJECT DESCRIPTION: Limited Impact Review Wood Minor Subdivision – 2. Subdividing one (1) tract into two (2) individual parcels.

TENTATIVE MEETING DATES:

- Planning Commission
- City Council
- Board of Adjustment
- Board of Appeals

07/24/2023 @ 6:00 P.M.  
 \_\_\_\_\_ @ \_\_\_\_\_ P.M.  
 \_\_\_\_\_ @ \_\_\_\_\_ P.M.  
 \_\_\_\_\_ @ \_\_\_\_\_ P.M.

TRANSMITTAL INCLUDES:

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

Other: \_\_\_\_\_

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

REPLY: NO CONCERNS AT THIS TIME

RESPONSE NEEDED BY: 07/17/2023

RECEIVED: \_\_\_\_\_

PLANNING STAFF: Franco Palumbo

**Franco Palumbo**

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**From:** Russ Johnson <rjohnson@salidapolice.com>  
**Sent:** Monday, July 10, 2023 9:17 AM  
**To:** Franco Palumbo  
**Subject:** RE: Wood Minor Subdivision - 2 - Agency Review

No issues at this time.

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**From:** Franco Palumbo <franco.palumbo@cityofsalida.com>  
**Sent:** Wednesday, July 5, 2023 2:56 PM  
**To:** Russ Johnson <rjohnson@salidapolice.com>  
**Subject:** Wood Minor Subdivision - 2 - Agency Review  
**Importance:** Low

Russ,  
Please see the attached agency review for a tract of land along East Sackett. Response is needed by July 17<sup>th</sup>.  
Thanks!  
Franco Palumbo  
Planning Technician



ph: 719-530-2638

**From:** [David Lady](#)  
**To:** [Franco Palumbo](#)  
**Subject:** RE: Wood Minor Subdivision - 2 - Agency Review  
**Date:** Thursday, July 13, 2023 3:57:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

No concerns. Please provide the note: applicant to work with public works on drive and utility service locations at time of development.

**From:** Franco Palumbo <[franco.palumbo@cityofsalida.com](mailto:franco.palumbo@cityofsalida.com)>  
**Sent:** Wednesday, July 12, 2023 1:19 PM  
**To:** David Lady <[david.lady@cityofsalida.com](mailto:david.lady@cityofsalida.com)>  
**Subject:** RE: Wood Minor Subdivision - 2 - Agency Review  
**Importance:** Low

Follow up. See attached agency review.

Franco Palumbo  
 Planning Technician



ph: 719-530-2638

**From:** Franco Palumbo  
**Sent:** Monday, July 10, 2023 6:29 PM  
**To:** David Lady <[david.lady@cityofsalida.com](mailto:david.lady@cityofsalida.com)>  
**Subject:** RE: Wood Minor Subdivision - 2 - Agency Review  
**Importance:** Low

David,

I am reviewing some of the items with the proposed subdivision, looking at the exiting curb cuts per Section 16-8-20(e) Driveway standards: "Driveway Spacing. No two (2) driveways connecting to a public street, alley or highway shall be within thirty (30) feet of one another measured from edge of driveway to edge of driveway within the City right-of-way."

I measured the exiting curb cuts on the plat, it leaves less than the 9 feet minimum for single-family home and duplex for driveway access. See below. I am seeking your guidance on this issue for both proposed parcels.

**Franco Palumbo**

---

**From:** Moffett, Christopher B <Christopher.B.Moffett@xcelenergy.com>  
**Sent:** Wednesday, July 12, 2023 2:50 PM  
**To:** Franco Palumbo; Waugh, Sterling S  
**Subject:** RE: Wood Minor Subdivision - 2 - Agency Review

Hey Franco,  
This needs 5' front lot public utility easements so we can serve them.  
Thanks

---

**From:** Franco Palumbo <franco.palumbo@cityofsalida.com>  
**Sent:** Wednesday, July 12, 2023 12:42 PM  
**To:** Waugh, Sterling S <Sterling.S.Waugh@xcelenergy.com>; Moffett, Christopher B <Christopher.B.Moffett@xcelenergy.com>  
**Subject:** RE: Wood Minor Subdivision - 2 - Agency Review  
**Importance:** Low

**EXTERNAL - STOP & THINK** before opening links and attachments.

Hey Sterling and Christopher,

I just wanted to make sure you have received this minor subdivision agency review.  
I know the owner had said there may be some requirements you guys may have.  
Please let me know if you have any questions.  
Thanks!

Franco Palumbo  
Planning Technician



ph: 719-530-2638

---

**From:** Franco Palumbo  
**Sent:** Wednesday, July 5, 2023 3:03 PM  
**To:** [sterling.s.waugh@xcelenergy.com](mailto:sterling.s.waugh@xcelenergy.com); [christopher.b.moffett@xcelenergy.com](mailto:christopher.b.moffett@xcelenergy.com)  
**Subject:** Wood Minor Subdivision - 2 - Agency Review  
**Importance:** Low

Xcel Guys,  
Please see the attached agency review for a tract of land along East Sackett. Response is needed by July 17<sup>th</sup>.  
Thanks!

Franco Palumbo  
Planning Technician



ph: 719-530-2638



PLANNING DEPARTMENT  
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: \_\_\_\_\_

DATE: 07/05/2023

- Salida Public Works
- Salida Fire Chief
- Salida Police Chief
- Salida Finance Department
- U.S. Postal Service
- U.S. Forest Service
- CO Dept. of Transportation
- City Consulting Engineer – Water/Sewer
- City Attorney
- Centurylink Communications

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

Other: \_\_\_\_\_

APPLICANT: John Wood & Kristina Wood

PHONE: 303-552-7528

FAX: \_\_\_\_\_

EMAIL: jwood@alpertcorp.com

PROPERTY LOCATION: Tract A-1, Wood Minor Subdivision

PROJECT DESCRIPTION: Limited Impact Review Wood Minor Subdivision – 2. Subdividing one (1) tract into two (2) individual parcels.

TENTATIVE MEETING DATES:

- Planning Commission 07/24/2023 @ 6:00 P.M.
- City Council \_\_\_\_\_ @ \_\_\_\_\_ P.M.
- Board of Adjustment \_\_\_\_\_ @ \_\_\_\_\_ P.M.
- Board of Appeals \_\_\_\_\_ @ \_\_\_\_\_ P.M.

TRANSMITTAL INCLUDES:

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

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

REPLY: Atmos Energy has no concerns re. this subdivision.  
Dan Higgins - Operations Supervisor.

RESPONSE NEEDED BY: 07/17/2023

RECEIVED: \_\_\_\_\_

PLANNING STAFF: Franco Palumbo

**Franco Palumbo**

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**From:** Blackburn, David <dblackburn@salidaschools.org>  
**Sent:** Friday, July 7, 2023 12:58 PM  
**To:** Franco Palumbo  
**Subject:** Re: Wood Minor Subdivision - 2 - Agency Review

We will accept fees in lieu of land.

Respectfully,

Dr. D. Blackburn  
Superintendent  
719.530.5203  
719-221-5915  
[salidaschools.com](http://salidaschools.com)

On Wed, Jul 5, 2023 at 2:59 PM Franco Palumbo <[franco.palumbo@cityofsalida.com](mailto:franco.palumbo@cityofsalida.com)> wrote:

David,

Please see the attached agency review for a tract of land along East Sackett. Response is needed by July 17<sup>th</sup>.

Thanks!

Franco Palumbo

Planning Technician



ph: 719-530-2638



# GENERAL DEVELOPMENT APPLICATION

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

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

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

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

### A. Applicant Information

Name of Applicant: John B. Wood, Kristina M. Wood  
 Mailing Address: 223 Two Rivers Rd., Salida CO 81201  
 Telephone Number: (303) 552-7528 FAX: \_\_\_\_\_  
 Email Address: jwood@alpartcorp.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: Wood Minor Subdivision - 2  
 Street Address: TBD East Sackett Ave.  
 Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (attach description)  
Tract A-1, Wood Minor Subdivision  
 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 [Signature] Date 6/22/23  
 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](mailto:planning@cityofsalida.com)

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

## 1. PROCEDURE (Section 16-3-80)

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

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

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

1. A General Development Application

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

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

4. ~~Special Fee and Cost Reimbursement Agreement completed \*major impact only~~

5. Public Notice.

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



~~6. Developments involving construction shall provide the following information:~~

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

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

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

c. Parking spaces;

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

e. Drainage improvements and drainage easements;

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

g. Any other improvements;

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

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

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

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

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

c. Profiles for municipal water lines; and

d. Street plans and profiles.

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

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

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

~~9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:~~

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*See attached narrative*

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

**2. Conformance to Code.** The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.
  
  
  
  
  
  
  
  
  
  
- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.

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

4. **Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

*with some additional...*

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

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

John B. Wood  
223 Two Rivers Road  
Salida, CO 81201

June 22, 2023

HAND DELIVERED

City of Salida, Community Development Dept.  
448 E. First St., Suite 112  
Salida, CO 81201

RE: Wood Minor Subdivision – 2

Dear Planners and Members of the Planning Commission,

The applicants are the owners of Tract A-1, Wood Minor Subdivision, platted in 2017 (copy of recorded plat enclosed). They now desire to re-plate the property into two lots as shown on the enclosed Preliminary Plat of Wood Minor Subdivision – 2.

1. Consistency With Master Plan. The proposed subdivision is consistent with the City of Salida 2013 Comprehensive Plan in at least the following respects:

- Policy CC-III.1 encourages public access to and along the Arkansas River. The proposed subdivision preserves the existing walkway and fisherman access along the river.
- The subject property is bordered on three sides by residential uses (duplex/multifamily to the east, single family and duplex to the west, single family and multifamily to the south) and is served by existing public utilities including sewer, water, electricity, gas, and cable. The proposed subdivision consequently represents infill development, which is encouraged by the Comprehensive Plan. For example:
  - “Policy LU&G-I. 2 – Infill and redevelopment should be encouraged and will advance the objectives of this plan.”
  - “Action LU&G-I.2.c – Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.”
- The Land Use Map incorporated into the Comprehensive Plan depicts the subject property as “Single Family Residential,” which is consistent with the proposed subdivision.
- The proposed Future Land Use Map depicts the property as “Variable Residential Neighborhoods” with the intent to: “Provide opportunities for a diverse mix of housing types and densities that reinforce the existing variable character, walkability, and access to services and amenities found in Salida’s older neighborhoods.” Again, this is consistent with the proposed subdivision.

2. Conformance to Code. The property is zoned C-1 which permits a variety of uses including single family dwelling units by Administrative Review and duplex dwelling units by Limited Impact Review. C-1 Dimensional Standards require a minimum lot size of 5,625 square

feet (2,800 square feet for attached units) and minimum lot frontage of 37' 6" (20' for attached units). Lots in the proposed subdivision have been designed to conform to these zoning and dimensional standards (Parcel 1 is 6,118 square feet with 47' frontage; Parcel 2 is 8,091 square feet with 46.54' frontage). The lots are also of sufficient size to accommodate parking requirements and other applicable zoning and development standards. [NOTE: The property is not within the boundaries of the Sackett's Addition Overlay and is consequently not subject to the requirements of that district.]

3. Use Appropriate and Compatible. As discussed in the prior paragraphs, the proposed subdivision is appropriate under the Comprehensive Plan and zoning and development standards. The proposed subdivision is geared toward residential use, which is consistent with surrounding uses to the east, west, and south (land use to the north is the Arkansas River and vacant railroad property on the north bank).

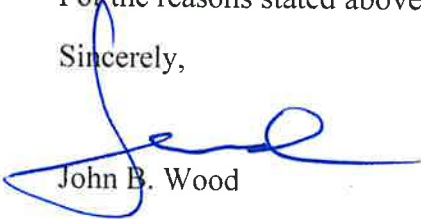
4. Nuisance. Residential uses contemplated by the proposed subdivision will not result in undesirable impacts upon adjacent properties.

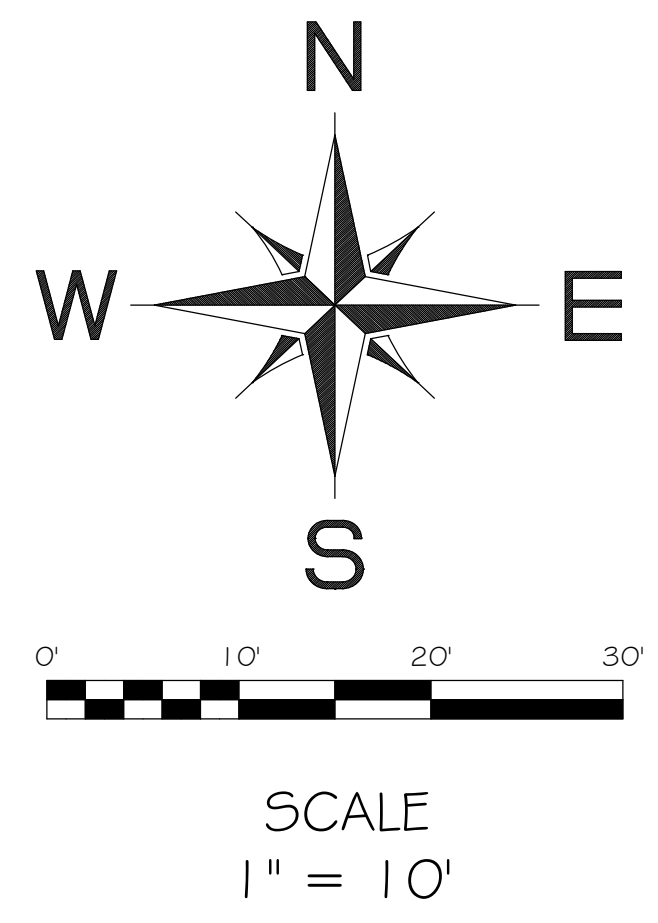
5. Facilities. The applicants have confirmed that all customary public utilities are immediately available to the proposed lots. [NOTE: At the request of Xcel Energy, a 5' utility easement will be added along the SW boundary of the lots adjacent to E. Sackett Avenue in the event that a pedestal is installed to split power between the two lots.]

6. Environment. Wetlands included within the boundaries of the proposed lots (*i.e.*, the Arkansas River) are preserved by the existing walkway and fisherman easement. The property includes no unique natural features, wildlife habitat, or scenic characteristics.

For the reasons stated above, we request approval of the proposed Wood Minor Subdivision – 2.

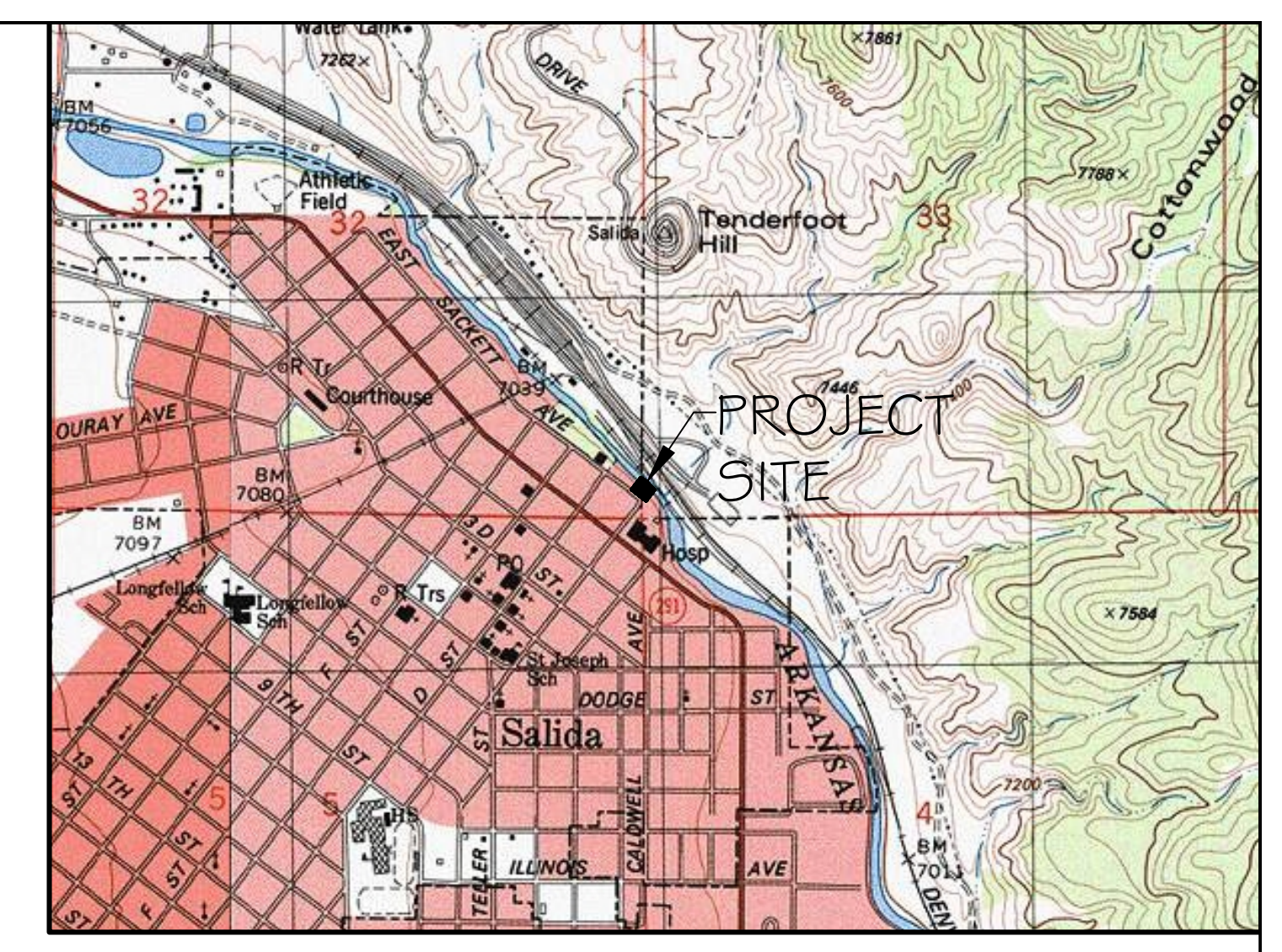
Sincerely,

  
John B. Wood

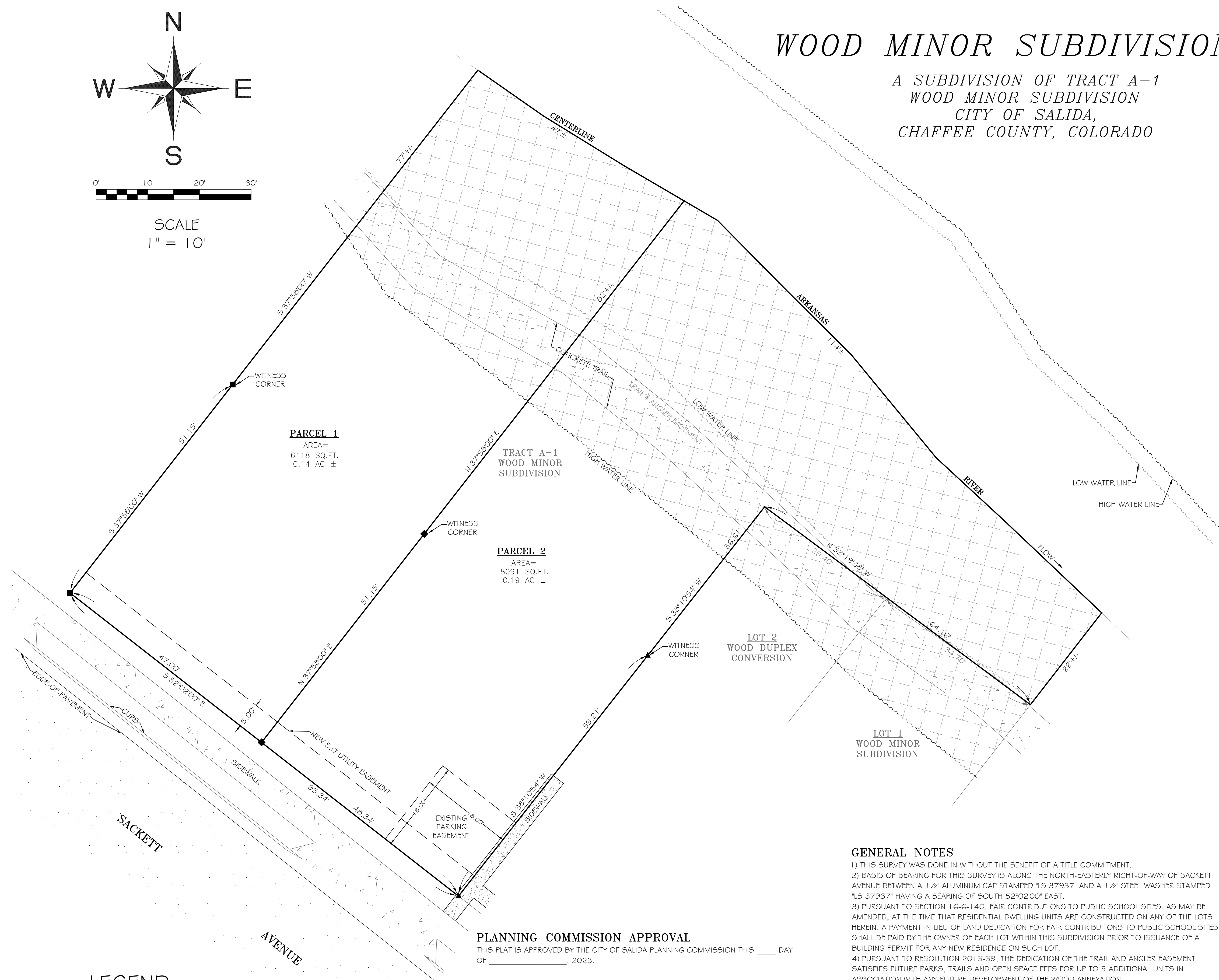


# WOOD MINOR SUBDIVISION-2

A SUBDIVISION OF TRACT A-1  
WOOD MINOR SUBDIVISION  
CITY OF SALIDA,  
CHAFFEE COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE



## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHN B. WOOD AND KRISTINA M. WOOD, THE FEE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

TRACT A-1, WOOD MINOR SUBDIVISION, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO  
HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO 2 PARCELS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

**WOOD MINOR SUBDIVISION-2**  
IN THE  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 2023

BY: JOHN B. WOOD \_\_\_\_\_ BY: KRISTINA M. WOOD \_\_\_\_\_

COUNTY OF BOULDER )  
STATE OF COLORADO ) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY JOHN B. WOOD WHO IS PERSONALLY KNOWN TO ME TO BE SUCH PERSONS. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

COUNTY OF BOULDER )  
STATE OF COLORADO ) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY KRISTINA M. WOOD WHO IS PERSONALLY KNOWN TO ME TO BE SUCH PERSONS. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

## CERTIFICATION OF TITLE

I, \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN JOHN B. WOOD AND KRISTINA M. WOOD FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
TITLE AGENT

## GENERAL NOTES

- 1) THIS SURVEY WAS DONE IN WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2) BASIS OF BEARING FOR THIS SURVEY IS ALONG THE NORTH-EASTERLY RIGHT-OF-WAY OF SACKETT AVENUE BETWEEN A 1 1/2" ALUMINUM CAP STAMPED 'LS 37937' AND A 1 1/2" STEEL WASHER STAMPED 'LS 37937' HAVING A BEARING OF SOUTH 52°02'00" EAST.
- 3) PURSUANT TO SECTION 16-G-140, FAIR CONTRIBUTIONS TO PUBLIC SCHOOL SITES, AS MAY BE AMENDED, AT THE TIME THAT RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED ON ANY OF THE LOTS HEREIN, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS TO PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT.
- 4) PURSUANT TO RESOLUTION 2013-39, THE DEDICATION OF THE TRAIL AND ANGLER EASEMENT SATISFIES FUTURE PARKS, TRAILS AND OPEN SPACE FEES FOR UP TO 5 ADDITIONAL UNITS IN ASSOCIATION WITH ANY FUTURE DEVELOPMENT OF THE WOOD ANNEXATION.
- 5) PURSUANT TO SECTION 16-G-30 OF THE SALIDA MUNICIPAL CODE, THE SUBDIVISION MUST MEET THE REQUIREMENTS OF ARTICLE XIII, INCLUSIONARY HOUSING.
- 6) AT THE TIME OF DEVELOPMENT, APPLICANT TO WORK WITH PUBLIC WORKS ON ACCESS AND UTILITY SERVICE LOCATIONS.

## PLANNING COMMISSION APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

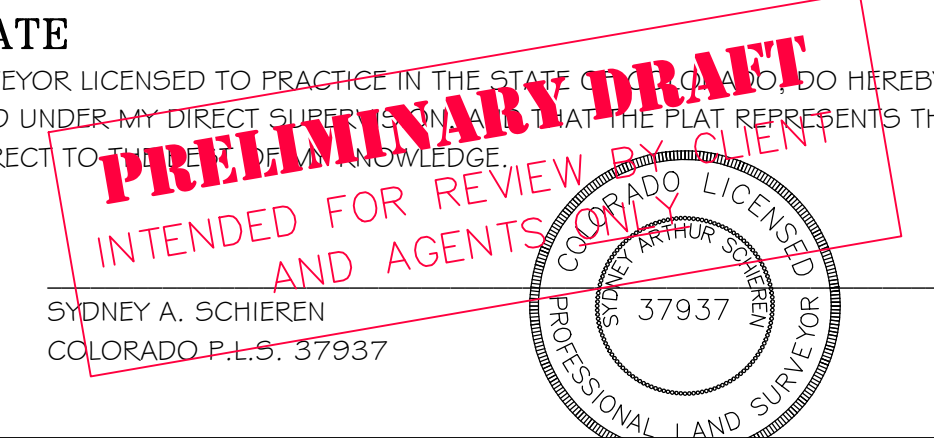
## CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT \_\_\_\_\_ M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023 UNDER RECEPTION NUMBER \_\_\_\_\_.

\_\_\_\_\_  
CHAFFEE COUNTY CLERK AND RECORDER

## LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



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

## LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- PREVIOUSLY SET 1 1/2" ALUMINUM CAP LS 37937
- ▲ PREVIOUSLY SET 1 1/2" WASHER IN CONCRETE LS 37937
- ▨ CONCRETE

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.

REVISED: MAY 9, 2023	<b>WOOD MINOR SUBDIVISION-2</b> A SUBDIVISION OF TRACT A-1 WOOD MINOR SUBDIVISION CITY OF SALIDA, CHAFFEE COUNTY, COLORADO
JULY 20, 2023	
JOB # 15117	<b>LANDMARK</b> SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: MAY 2, 2023	
SHEET 1 OF 1	