



# PLANNING COMMISSION REGULAR MEETING

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

Monday, May 24, 2021 - 6:00 PM

## AGENDA

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

### ROLL CALL

### APPROVAL OF THE MINUTES

1. April 26, 2021 - Draft Minutes

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **900 J Street Rezone - Major Impact Review** - The applicant, Landon Vigil, is requesting to rezone the .24 acre parcel located at 900 J Street from Commercial (C-1) to Manufactured Housing Residential (R-4).

3. **The Sherman Market Limited Impact Review** - The applicant, Cate Kenny, is requesting approval for temporary commercial activities to allow for multiple vendors to setup on the vacant lot located at 151 W. First Street. The property is located within the Central Business (C-2) zone district and the Central Business Economic Overlay (CBE0).

### UPDATES

### COMMISSIONERS' COMMENTS

### ADJOURN

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

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

# PLANNING COMMISSION REGULAR MEETING

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

April 26, 2021 - 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

### ROLL CALL

#### PRESENT

Chairman Greg Follet

Vice-Chair Francie Bomer

Commissioner Judith Dockery

Commissioner Giff Kriebel

Commissioner Doug Mendelson

Commissioner Michelle Walker

Commissioner-Alternate Dave Haynes

### APPROVAL OF THE MINUTES

#### 1. March 22, 2021 – draft minutes

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

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

#### UNSCHEDULED CITIZENS- None

### AMENDMENT(S) TO AGENDA- None

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |   |  |
|---|--|
| A. Open Public Hearing                      | E. Public Input                          |
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**2. Rose - Sackett's Addition Overlay Deviation request** - The request is for approval of a deviation from the requirements of the Sackett Addition Overlay for the construction of an Accessory Dwelling Unit (“ADU”) at 334 E. Second Street, Salida, CO 81201

**A. Open Public hearing - 6:02 pm**

**B. Proof of Publication**

**C. Staff Review of Application -**

**Jefferson** reviewed the deviations from the review standards and lined out the definitions of what a deviation is and what a “Story and a Half” entails as it relates to the Sackett Addition Requirements.

The applicants requesting approval for a deviation from the requirements of the Sackett Addition Overlay for the construction of an ADU application at 334 E Second Street. The property is zoned at R2 in the Sackett Addition Overlay. The maximum height in this area is one and one half stories. The applicants are requesting to build higher than the standards. The proposed height of the ADU is 2 feet 2 inches above the primary.

The floor area of the ground floor is 1,224 sq feet and the upper level will be approximately 55% of the upper floor area and provided updated drawings to the commission.

Part of the Sacketts addition overlay, there were design recommendations for new constructions. For new construction of accessory structures, the applicant meets the standard of the set back (5 feet) of the accessory dwelling. The roof form of an accessory structure should be similar to and compatible with that of the primary structure. The primary structure has a hip roof and the ADU structure has a pitched roof.

The recommended actions by staff are:

1. Approve the request with conditions because the proposed ADU should not significantly impact neighboring properties. The two conditions are applicants must submit scaled plans showing that the adu meets the story and a half requirements and the approval for the deviation application will expire in two years if a building permit is not applied for.
2. Deny the request because the proposed ADU is not compatible with mass scale in height of the primary structure.

**Walker** asked what the proposed square footage is of the primary unit and wanted clarification on whether the outbuilding and the porch is used to determine the volume of the primary unit?

**Jefferson** clarifies that they are assessing the footprint of the house not the overall.

**Follet** estimates that it is about 1385 square feet

**Walker** wanted to make sure that we were looking at the volume correctly since it impacts the findings.

**Kriebel** is there a tax code in the county assessor's office where we can get the actual number?

**Jefferson** states the tax code is not always accurate but pretty close.

**Walker** asks whether there is an architectural requirement?

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**Jefferson** clarifies that it is a recommendation not a requirement in the Overlay.

#### **D. Applicant's Presentation –**

Applicant **Rose** stated that they would like to build this secondary structure for business on the lower level and hopes to provide workforce housing in the ADU. The existing structure is limiting in its size and has done everything he can to squat down the secondary structure to get it below the existing structure. Highlighted the code requirements in the secondary build so could not limit its size greatly. Plans to restore the home and put stucco on the outside and affirms that the size is about 1300 square feet.

**Bomer** clarifies that the garage is going to be used for business. Is there a bathroom there?

**Rose** that is for our use at the shop and to have another bathroom available for guests

**Mendelson** asks why didn't you design it with a hip roof, if that is what the primary house is?

**Rose** highlights the building code requirements that he has to adhere to and states that a hip roof would make the space unlivable since it would cut the height down by one to two feet.

**Kriebel** seconds Mendelson's concerns.

#### **E. Public Input –**

**Marilyn Moore** provided context for the standards in place and referenced wanting to maintain the character of the neighborhood. Since the structure proposed does not fall within the height, mass and scale requirements of the design overlay and no architectural reference to the neighborhood, she asks the commission to deny the request.

**Walker** asks staff if there are any rules preventing the owner from modifying the primary structure.

**Jefferson** confirms that it is part of the design guidelines.

**Rebecca Biglow** sent in a question online asking when the Sackett Overlay was completed.

Discussion on whether it was passed in 2008 or 2009

#### **F. Close Public Hearing - 6:29pm**

#### **G. Commissioner Discussion -**

**Kriebel** states that his biggest concern is mass. It is hard to believe that a building with 1385 sq feet and a flat roof would not be significantly less in mass than a building that has two floors (first floor of 1224 sq feet and second floor of 674 sq feet with a pitched roof). Expresses that he is torn because when he looks at the project in total, he thinks it will be an asset to the neighborhood but just looking at this specific structure, he confirms it is a major deviation.

**Haynes** agrees with Marilyn because it is no longer subordinate to the primary structure. The Roses can make minor changes that would work reasonably well.

**Dockery** asked whether there has been any other deviations in the overlay.

**Jefferson** responds that in 2013 there was a deviation in mass and scale.

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**Mendelson** states that in our land use development manual, it says that if they build the ADU, it must enhance the character and historic nature of the neighborhood. He is confused on the designs that they presented. The land use and development manual says that the roof must be compatible with the primary. He argues that they need a hip roof design and does not believe it will impede height.

**Walker** agrees with Mendelson. Asks for Follet’s feedback.

**Follet** believes it is difficult to stay within the height but a good exercise. Those dormers are why you see the X and that is where his stairs are and of course, you need headroom and space for stairs. That may be the design challenge for him. The structural framing of a mansford is more difficult than a hip which may be a factor.

**Mendelson** states that he drove down the street and there are no peaked roofs on the block.

**Bomer** expresses some concerns about how the secondary roofline does not match the primary structure. She was more bothered by the overall mass. The overall scale seems out of place with the rest of the neighborhood. She understands that overlays like this can be hard to build but there was a reason they put it in place.

Mentioned how the City is in the process of redoing the land use code. Currently they are trying to find the overlay easier to follow AND apply it to other residential zones. Read a comment from Diana Smith that stated there were numerous alternatives for this property while not denigrating the downtown character. There has not been any firm attempt to incorporate the design recommendations and believes that is important. She expressed that she is not in favor.

**Almquist** clarifies that they are going through a code update and is not sure of whether the standards will move forward.

**Rose** expressed that the suggestions of altering the roof to a Mansford roof would not work

**Bomer & Dockery** agreed that the ADU should not be larger than the original structure and the mass concerns them.

**H. Commission Recommendation -**

A Motion to deny the request was made by Commissioner Kriebel, Seconded by Commissioner Walker.

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

**3. Jane’s Place Planned Development -** The applicant (Chaffee County Community Foundation) is requesting a Major Impact Review to approve a Planned Development for a mixed-use project on a .46 ac. parcel located at the southwest corner of Highway 291 and W. 3rd Street. The general purpose of the hearing is to review and consider the applicant’s proposal for a four-building, 17-unit “community housing” development with a variety of dwelling types, as well as commercial and community space.

**A. Open Public hearing - 6:42 pm**

**B. Proof of Publication**

**C. Staff Review of Application -**

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**Almquist** reports the Major Impact Review Request for the Jones place development. The Proposal set forth by the Chaffee County Community Foundation and managed by the Chaffee Housing Authority is for four buildings, 17 residential units and a commercial component as well. Almquist reported that three deviations being requested:

1) Changing the amount of density that is allowed from 7 units to 17 units of varying sizes. 2) Minimum off street parking requirements moved down to 12 parking spaces 3) Permanent deed- restriction or fee-in-lieu requirements of Section 16-13 Inclusionary Housing

Staff feels that there is room for granting the deviations with a number of recommended conditions. There are seven recommended conditions of approval:

1. Applicant should install a pedestrian crossing over 291 with relevant safety signage (public works director + CDDT)
2. Engineered plan submittal should include drainage prior to processing
3. Shall remain managed by the Chaffee Housing Authority or similar organizations focused on attainable housing
4. No STR licenses without approvals/amendments
5. Total number of people living should not exceed fire code requirements
6. Children's playscape or similar amenities to encourage activity
7. Applicant shall work with city staff to identify offset parking (reduce impacts and enhance property itself)
  - a. Leave vague since parking would happen offset and can work with Public Works directly on this

Staff does recommend approval on these conditions.

**Mendelson** asks clarification on number four

**Almquist** explains that generally properties in the commercial zone can apply for STR without going through normal City processes but since the focus of the project is on affordable housing, it would negate that right.

**Mendelson** asks why would we want a short term rental in a commercial site

**Almquist** states that is the point of this recommendation to prevent there from being a short term rental.

**Walker** asks can staff talk more about #7. Is there a parking lot nearby?

**Almquist** turns over the parking question to the applicant. There is public parking at Marvin Park but that is a challenge to get a lease agreement in that particular location. Almquist recommended the organization talking to surrounding neighbors. There is space along highway 291 potentially to the east for future public improvements. This is offsite and something that the Public works director has identified. He does not want to make it a requirement because the focus of the project is affordability.

**Haynes** asked about whether employees were bussed in on their job sites so they probably wouldn't have cars.

**Almquist** noted that there is a parking analysis that shows the reduced need due to the nature of the project. They also noted two street spaces that would be developed and reserving a space for any future fixed route service and a dial ride service that does exist.

**Mendelson** states somewhere in the packet, it talks about tap fees. Wouldn't this possible be a good use of the fee-in-lieu?

**Almquist** says that the commission can make the recommendation to the Council and may be helpful on how this should be seen by the council.

**D. Applicant's Presentation – Becky Gray: Chaffee County Director of Housing & Joseph Teipel: Executive Director of Chaffee County Community Foundation**

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**Gray** talks about this community designed housing project that will support Chaffee County's workforce. To make affordable housing, it needs subsidy or equity investment through low income tax credits or from a loan or grant. These subsidies come with strings attached like a maximum income for tenant eligibility, maximum allowable rent and a twelve month lease. 65% of the Chaffee County workforce would not be eligible for these. Gray states that they are offering this project as an opportunity to invest as an equity partner or through master leasing terms to local entities and it is geared towards temporary or short term housing (newly recruited workers, clients of our non profit partners, seasonal, Americorps volunteers, etc).

She states that no tenant pays more than 30% of their income for their housing. This type of project is called income averaging and is excited to announce that this innovative project has been selected as a pilot project. This means they will receive technical assistance with CHAFA and it puts the Salida housing effort on a statewide map

She appreciates staff's recommendation around parking that doesn't cost the project more up front making it less affordable. Gray highlights a recent study that found that parking impacts affordable housing more than other apartments since they cannot recoup the cost with rental fees. The cost of a parking spot is anywhere between \$9,000 to \$22,000 per spot. Every extra parking spot is more rent that we have to charge

Working with Chaffee Shuttle, bike parking and shared rides. Also plans to reach out to their neighbors on whether they can lease parking.

**Tiepel** states that the Chaffee County Community Foundation board has recognized that supporting this project can solve pressure around housing. He provides clarity on the ownership structure and has a letter of support from Dr. Joel Schaler and Chaffee Shuttle. CCCF will be purchasing the land from the late Jane Whitmer and Ron Ferris and will be using the Community Land Trust model to ground lease that land and development rights to the Chaffee Housing Authority. Chaffee Housing Authority would own the buildings.

**Rutger** references parking. The important point is that during the day, most of the cars will be gone at work. He is happy to look for additional parking but at this point, he feels confident based on the analysis and his experience that it will be fine.

**Kriebel** asks how many adults do you expect to be living there at one time.

**Gray** says that all tenants will be of legal age to lease. There is potential for children to be present on site. Mostly clients of the Department of Human Services and potentially clients for the Alliance.

**Kriebel** clarifies that this question is to get at parking. How many people with drivers' licenses? Maybe 50 people?

**Tiepel** states that the number of beds is between 31 and 57. Mid 40's is a nice round number. Most of these tenants will be experiencing ride sharing through their employers

**Kriebel** asks whether these people are getting to Salida in their own car.

**Tiepel** uses Southwest Conservation Corps as an example of leaving the cars in their parking lot and shuttling employees back and forth.

**Kriebel** asks whether the 12 spots are on a first come first serve basis?

**Gray** states that she has never seen a development go into place and fail because there wasn't enough parking. If that is an issue after it is created, they will seek solutions. Ask the commissioners to consider putting the issue of parking aside.

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**Rutger** defines unbundled parking. It means that if someone doesn't have a car they shouldn't be made to subsidize spaces for folks who do have a car. Can make parking spaces available for people who want to pay for their space and base it on a sliding scale income. If it becomes a problem then they will work with the City on that.

**Bomer** asks if Chaffee County Foundation owns the land and Chaffee Housing Authority owns the buildings.

**Tiepel** clarifies that it is a 99 year ground lease with the option of renewing

## **E. Public Input – Rebecca Biglow**

**Biglow** says that buildings 2,3,4 seem acceptable but the adaptive use building is the one she is concerned about. It appears that the likely use of those buildings would be used as a homeless shelter. Believes that there are many safety issues and illegal activities with individuals loitering outside of shelter facilities. Would like the adaptive use housing to be eliminated from this proposal or made clear that it will not be used for people experiencing homelessness and homeless shelters would be better located in industrial areas.

**Almquist** clarifies that it was about Building 1, the adaptive portion of the project.

## **F. Close Public Hearing – 7:25pm**

**Gray** says that they created some extra large studio units and the sleeping area in those studio units can have up to four single and eight beds if bunks. They have many partners in mind, like emergency response services or youth on mission trips and or Chaffee Hospitality inc. who has been housing people overnight in the winter shelter. There is a plan to have a management office with windows facing the adaptive units. They will have a space with staffing and share the office space to expand the hours. The organization plans to see that the management office stays open late and opens early. Hopefully that will alleviate some cultural concerns that Biglow brought up. It is important not to equate aggressive behavior with people experiencing homelessness. Community needs to expand our view of the housing crisis and not criminalize the act of being homelessness.

**Tiepel** adds that the vision is to create a non-profit working or meeting space. They hope to create a very intentional and vibrant community

## **G. Commissioner Discussion -**

**Mendelson** says that he is all for affordable housing but the AMI gap causes concern. **Gray** clarifies that they have not entered into any master leases yet designating specific units for specific purposes.

**Mendelson** wonders whether the point of affordable housing is to go below 80% and this project takes it above 200%. He thinks that it defeats the purpose and would like a clearer definition.

**Gray** says that most of our community (60%) are trying to find housing and opening it up to professionals gives people a place to land for a moment and pay what could be considered as affordable for rent. The definition of affordable is to pay no more than 30% of your income. If we are able to capture folks that are able to pay more can subsidize folks who pay a lower rate. Pushes back because affordable housing does not mean 80% AMI or less, but in chaffee county the majority amount of paycheck earners are struggling and if we cut it off then we are cutting off the options for businesses and families that are trying to grow here.

**Bomer** asks what is 200% in dollars

**Gray** provides that the number is about \$103,000 per person.

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**Bomer** says that there is no deed restriction or inclusionary housing but asks if there is a way to deed restrict what you are saying (30% of made income etc) so there is something permanent about it.

**Mendelson** says that the language is vague and would like to see more concrete language.

**Gray** addresses that the entity of Chaffee Housing Authority is different than any other developer you have had. This authority is a governmental entity, governed by a board of directors and public body. Since it is a public entity, there should not be a deed restriction on it. It is possible to attach a land use restrictive agreement that can be attached to the project. The Housing authority will be engaging the community in tenant criteria and conflict criteria and believes that specificity will be spelled out at the community level.

**Haynes** notes that there are some contrary things rather than what is written out.

**Tiepel** says that the underlying issue with current subsidies is that it restricts housing to serve the local community. Jane's place is supposed to be as flexible as the community needs. It should be evolving with the community. We are gently trying to push back on strict restrictions and rather honor the tenants and community. The either or discussion is a detriment to the project. Right now cannot say exactly what they will build and would like to do more community listening.

**Follet** believes that this is addressing housing crisis situations which is as important as the affordable housing discussion.

**Kriebel** thinks it is great that you will have a variety of socio-economic people in a tight cluster. The mix of people living together is great.

**Walker** asks whether they are only offering 6 mo to 1 yr leases.

**Gray** clarifies that the best practice is to create a housing plan with each tenant. The idea is to have several different types of lease structures and three, six, nine and twelve month leases. The length of those leases will be based on the tenants housing needs and goals. The key is to have management staff on site and holding the tenants accountable moving forward.

**Walker** states that Gray is asking the commission to trust the housing authority on this and not make rules for you.

**Gray** confirms that the office of housing has a mission to create safe, stable and secure housing. She asks for trust and reminds the commission that the housing authority is managed by a board of directors as well as, a significant community engagement endeavor to make sure these policies and procedures are reflective of the community.

**Bomer** goes through the proposed staff recommendations. She begins with a crosswalk and states that she would not be opposed to a lighted crosswalk.

**Almquist** responds that it is not cheap and can exceed a couple 100k.

**Bomer** refers back to the third recommendation and wonders if that is where we can put the land use agreement and 30% of AMI. She continues through the recommendations and proposes that no short term rentals shall be allowed. Change the children's playscape language to better reflect the uncertainty of what it might be as well as bike racks. She recommends they should be exempt from the fees in lieu for inclusionary housing and schools and would like to make a recommendation to the council that they exempt or reduce the water/sewer tap fees as feasible.

**Bomer** moves to recommend approval of request with the following conditions (listed above)

**Kriebel** seconds the motion.

**Follet** confirms the motion and second with nine recommendations.

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**Walker** wants to speak about parking as an amendment to this motion. does not think this project is viable with only 12 spots. She read the assessment and was not convinced by the report. She would like to be strong in the language that this is not going to work without some concrete options.

**Bomer** asks whether Walker would like to suggest specific language as an amendment for number 7.

**Walker** suggests that we identify other off site parking options that will bring the number of spots to our current code of requirements.

**Follet** states that the parking code does not necessarily apply to this project and if down the line there needs to be more parking then they can fix it.

**Haynes** questions whether this is something they should recommend now.

**Follet** says that this is a plan development that they want to do and the Commission can either accept, deny or amend it.

**Bomer** should we change number 7 to read that they “must work with the City to identify”

**Dockery** thinks they should vote on the motion. We are putting so many recommendations and expenses onto this that are making it impossible for the project to work.

Roll call vote on Walkers amendment to the original motion:

4-3 No: The amendment does not pass

Roll call vote on the original motion.

**H. Commission Recommendation -**

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

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

**UPDATES- None**

**COMMISSIONERS' COMMENTS**

**Bomer** thanks the planning staff for all the hardwork and dedication. If the commission and staff have differing votes the staff should explain why the commission voted differently. **Kriebel** thought that the whole thing came down as a total waste of everyone's time. **Follet** did not feel that way. After the fact, he didn't feel like the commission made the right decision. **Bomer** clarifies that she was upset because it was not fully explained to the council. Would like more information when for profit developers come to the Commission and more of a learning opportunity to make it better for the commission, council and developers. **Almquist** stated that it was hard to parse out the rationale as it related to the review standards that staff is beholden to for such a request. **Bomer** believes that there is a lot of room for improvement and how we can handle these things. **Almquist** agrees it could have been improved. **Bomer** asks whether it is normal for developers to add things after the Planning Commission. **Almquist** says that it does happen. **Kriebel** explains his frustration on why the Commission exists with only partial information. **Almquist** states that their conversation brought up other issues and enhanced the conversation. **Dockery** tries to make a distinction between comprehension plan and the land use code.

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**Almquist** says no staff update. **Walker** would like to discuss riverfront zoning and how other communities zone their riverfront. **Kriebel** would like to review inclusionary units and housing. **Almquist** requests that if the next meeting, they should discuss both topics.

**ADJOURN:** With no further business to come before the Commission, the meeting adjourned at 8:33 p.m.

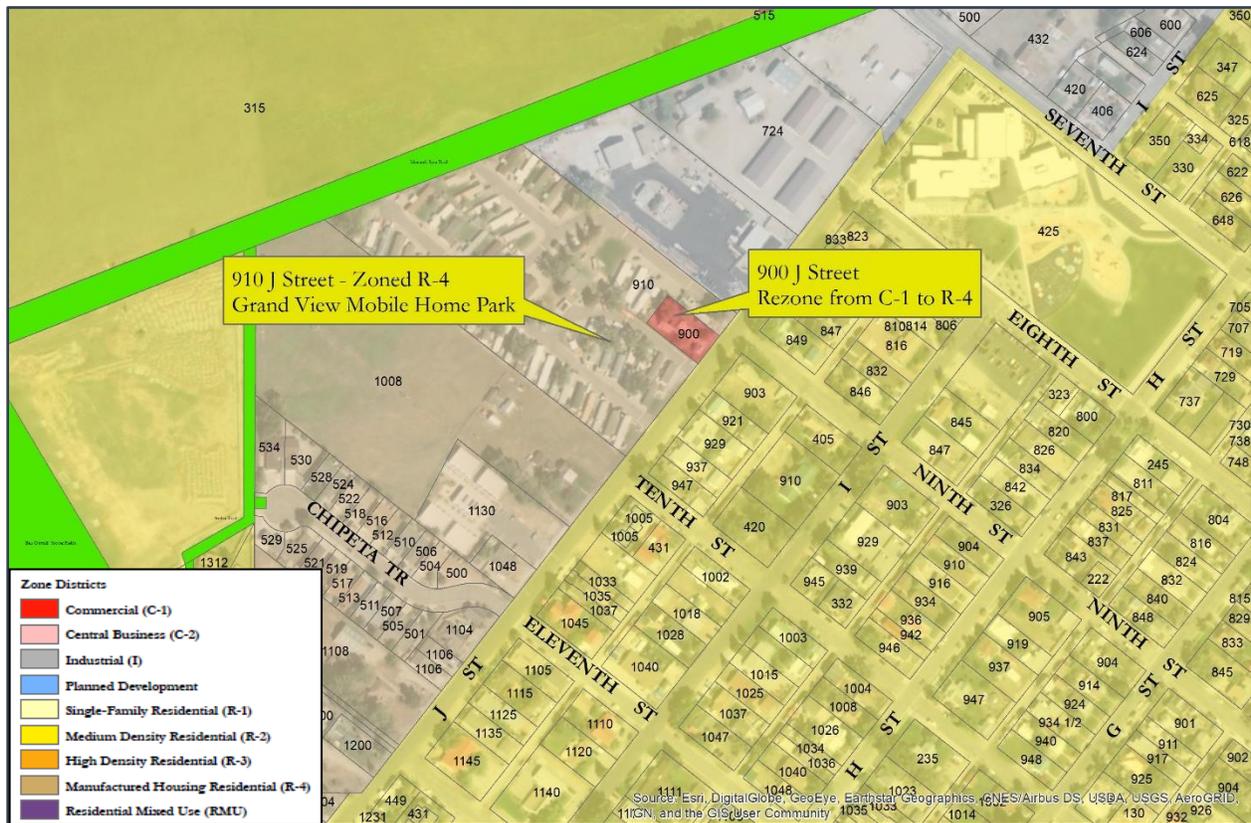
**STAFF REPORT**

**MEETING DATE:** May 24, 2021  
**AGENDA ITEM TITLE:** 900 J Street – Major Impact Review Rezoning Application  
**AGENDA SECTION:** Public Hearing

**REQUEST:**  
 The request is to rezone the .24 acre parcel located at 900 J Street from Commercial (C-1) to Manufactured Housing Residential (R-4).

**APPLICANT:**  
 The applicant is Landon Vigil, PO Box 508, Aspen, CO 81612.

**LOCATION:**  
 The property is legally known as 900 J Street, Salida, Chaffee County Colorado.



**PROCESS:**  
 An application for rezoning consists of a two-step process. The request is addressed by the Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the zoning application to City Council. The Commission may also remand the application back to the applicant for further information or amendment. Council has final decision-making authority in such applications.

In its review of the application, the Commission shall focus on the long term use of the property within the context of the City’s Comprehensive Plan and current zoning for the property, as well as the surrounding area. Once the property is zoned, all of the uses permitted within the new zoning district are permitted as uses by right, not just what is proposed at the present time.

**OBSERVATIONS:**

- 1. The property surrounding this parcel include the Grand View Mobile Home Park which is located within the Manufactured Housing Residential (R-4) zone district and properties across the street are within the Medium Density (R-2) zone district.
- 2. This parcel was annexed into the City in January 1981 and at that time was zoned as Commercial (C-1).
- 3. The applicant is requesting the (R-4) zone district in order to combine the parcel with the adjacent mobile home park. The applicant intends on submitting an application for Administrative Review approval to eliminate the lot lines of the 10,454 square foot parcel to combine it into the Park. The existing home will be removed and mobile homes placed within the Park.

**REVIEW AGENCY COMMENTS:**

**Finance Department – Renee Thonhoff**– No issues for Salida Utilities, 900 J Street currently has 1 water and 1 sewer tap.

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

**Police Department – Chief Russ Johnson** – No issues with PD, makes sense.

**Public Works Department – David Lady** – No concerns.

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

- 1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
  - The purpose of the Land Use Plan within the Comprehensive Plan is to specify locations in and around Salida where various land uses and intensities of use will be encouraged. The proposal supports these goals. The Comprehensive Plan Land Use map shows this property as High Density residential uses.
- 2. **Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
  - The applicant is requesting a zone district designation of the subject property of Manufactured Housing Residential (R-4). The purpose of the Manufactured Housing Residential (R-4) zone district is to provide for relatively high density manufactured housing, mobile home residences and mobile home parks.
  - The applicant owns the adjoining mobile home park and in the future will incorporate the 900 J Street parcel within the mobile home park and add more mobile homes which is consistent with the R-4 zone district.

- 3. **Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
  - This parcel is surrounded by the (R-4) and (R-2) zone districts. Rezoning the parcel from Commercial (C-1) to Manufactured Housing (R-4) is compatible with the surrounding zoned properties. The proposed use to combine this parcel with the mobile home park is compatible with the surrounding uses.
  
- 4. **Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.
  - This application for rezoning is a result of the applicant’s desire to be able to incorporate the parcel with the adjoining mobile home park and add more mobile homes which is allowed within the in (R-4) zone district.

**RECOMMENDED FINDINGS:**

The application is in compliance with the review standards for map amendments because this property is surrounded by both Manufactured Housing Residential and Medium Density Residential zone districts.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission recommend the Council approve the proposed re-zoning request.

**RECOMMENDED MOTION:**

“I make a motion to recommend the City Council approve the rezoning of the subject site from Commercial (C-1) to Manufactured Housing Residential (R-4) as it meets the review standards for map amendments.”

Attachments:

- Application for Re-zoning
- Proof of publication

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION  
FOR THE CITY OF SALIDA CONCERNING  
A REZONING APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE:** that on May 24, 2021 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>.

The applicant, Landon Vigil, is requesting to rezone the subject property located at 900 J Street from Commercial (C-1) to Manufactured Housing Residential (R-4). The purpose of the Manufactured Housing Residential (R-4) zoned district is to provide for relatively high density manufactured housing, mobile home residences and mobile home parks.

Any recommendation by the Planning Commission for rezoning shall be forwarded to the City Council for review and public hearing. Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department, (719) 530-2626.

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

Published in The Mountain Mail May 7, 2021

**From:** [David Lady](#)  
**To:** "[Kristi Jefferson](#)"; "[Doug Bess](#)"; "[Russ Johnson](#)"; "[Kathy Rohrich](#)"; "[Renee Thonhoff](#)"  
**Subject:** RE: Rezone request - Agency review  
**Date:** Tuesday, May 11, 2021 2:55:15 PM

---

No concerns.

**David Lady, P.E.**  
**Director of Public Works**  
City of Salida  
Public Works Dept.  
340 W. Hwy 291  
Salida, CO 81201  
719-539-6257 (o)  
<http://cityofsalida.com/>

---

**From:** Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]  
**Sent:** Tuesday, May 11, 2021 12:50 PM  
**To:** Doug Bess <doug.bess@cityofsalida.com>; 'Russ Johnson' <rjohnson@salidapolice.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>; 'David Lady' <david.lady@cityofsalida.com>  
**Subject:** Rezone request - Agency review

Attached is the agency review for the parcel located at 900 J Street. The owner, Landon Vigil, has submitted an application to rezone the parcel from Commercial (C-1) to Manufactured Housing Residential (R-4). Please let me know if you have any concerns with the rezone request.

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

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

**From:** [Renee Thonhoff](#)  
**To:** [Kristi Jefferson](#)  
**Cc:** [Doug Bess](#); [Russ Johnson](#); [Kathy Rohrich](#); [David Lady](#)  
**Subject:** Re: Rezone request - Agency review  
**Date:** Wednesday, May 12, 2021 8:07:31 AM

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No issues for Salida Utilities. 900 J Street currently has one water and sewer tap.

Renee M. Thonhoff M.B.A.  
Staff Accountant  
City of Salida  
448 East First Street, Suite 112  
Salida , Colorado 81201  
719.530.2622 phone  
719.539.5271 fax  
[Renee.Thonhoff@cityofsalida.com](mailto:Renee.Thonhoff@cityofsalida.com)

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

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

On Tue, May 11, 2021 at 12:49 PM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Attached is the agency review for the parcel located at 900 J Street. The owner, Landon Vigil, has submitted an application to rezone the parcel from Commercial (C-1) to Manufactured Housing Residential (R-4). Please let me know if you have any concerns with the rezone request.

Kristi Jefferson

Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271

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

**From:** [Russ Johnson](#)  
**To:** [Kristi Jefferson](#); [Doug Bess](#); "[Kathy Rohrich](#)"; "[Renee Thonhoff](#)"; "[David Lady](#)"  
**Subject:** RE: Rezone request - Agency review  
**Date:** Tuesday, May 11, 2021 1:26:21 PM

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No issues from PD, makes sense.

Russ

---

**From:** Kristi Jefferson <kristi.jefferson@cityofsalida.com>  
**Sent:** Tuesday, May 11, 2021 12:50 PM  
**To:** Doug Bess <doug.bess@cityofsalida.com>; Russ Johnson <rjohnson@salidapolice.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>; 'David Lady' <david.lady@cityofsalida.com>  
**Subject:** Rezone request - Agency review

Attached is the agency review for the parcel located at 900 J Street. The owner, Landon Vigil, has submitted an application to rezone the parcel from Commercial (C-1) to Manufactured Housing Residential (R-4). Please let me know if you have any concerns with the rezone request.

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

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

**From:** [Kathy Rohrich](#)  
**To:** [Kristi Jefferson](#)  
**Cc:** [Doug Bess](#); [Russ Johnson](#); [Renee Thonhoff](#); [David Lady](#)  
**Subject:** Re: Rezone request - Agency review  
**Date:** Tuesday, May 11, 2021 1:23:20 PM

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Fire Department has no concerns at this time. Thank you.

On Tue, May 11, 2021 at 12:49 PM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Attached is the agency review for the parcel located at 900 J Street. The owner, Landon Vigil, has submitted an application to rezone the parcel from Commercial (C-1) to Manufactured Housing Residential (R-4). Please let me know if you have any concerns with the rezone request.

Kristi Jefferson

Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271

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

--

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



# 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)

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

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

**A. Applicant Information**

Name of Applicant: Grand View Park LLC

Mailing Address: P.O. Box 508, Aspen, CO 81612

Telephone Number: 970-379-8242 FAX: \_\_\_\_\_

Email Address: landondeane@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: Grand View Park

Street Address: 900 J. St. Salida, CO 81201

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (attach description)

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

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

Signature of applicant/agent London Vigil Date 3/10/21

Signature of property owner \_\_\_\_\_ Date \_\_\_\_\_

# Grand View Park

City of Salida

448 East First Street, Suite 112

Salida, CO 81201

719-530-2626

To Whom It May Concern:

I am the owner of Grand View Park, the mobile home park located at 910 J. St., and property located at 900 J. St. I would like to rezone the 900 J. St. property from Commercial (C-1) to Manufactured Housing Residential (R-4), so that it matches my mobile home park. My eventual plan is to dissolve the lot lines and make that parcel one with the rest of the Park.

Thank you.

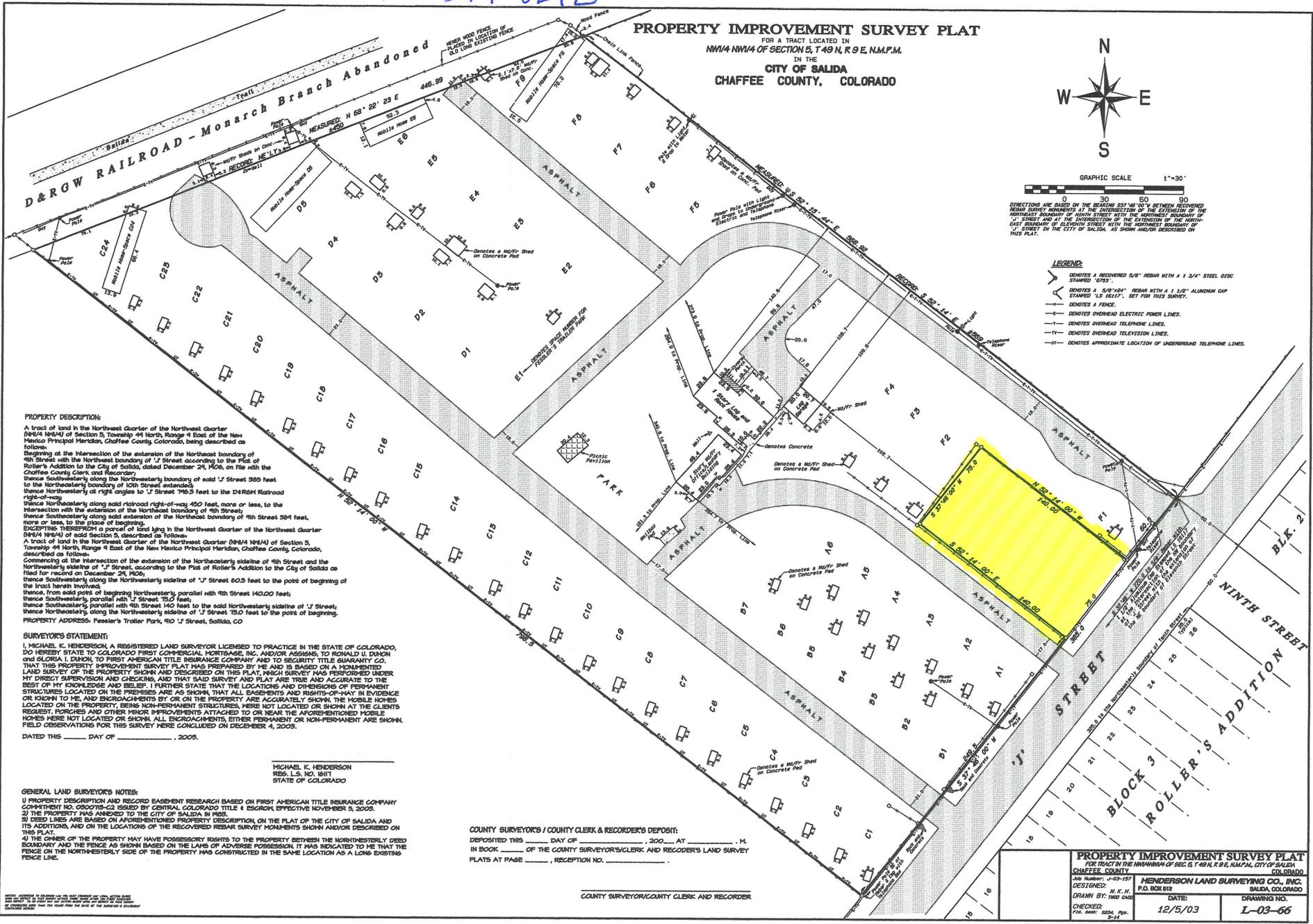
Landon Vigil

Sole member Grand View Park LLC

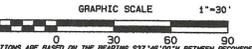
Owner Grand View Park

900 J St - rezoning

Grand View Park - Landon Vigil  
P.O. Box 508, Aspen, CO 81612  
970-379-8242



**PROPERTY IMPROVEMENT SURVEY PLAT**  
 FOR A TRACT LOCATED IN  
 NW¼ NW¼ OF SECTION 5, T 49 N, R 9 E, N.M.P.M.  
 THE  
**CITY OF SALIDA**  
 CHAFFEE COUNTY, COLORADO



DIRECTIONS ARE BASED ON THE BEARING 333°40'00" BETWEEN RECOVERED REBAR SURVEY MONUMENT AT THE INTERSECTION OF THE EXTENSION OF THE NORTHWEST CORNER OF NINTH STREET WITH THE NORTHWEST CORNER OF THE EAST BOUNDARY OF ELEVENTH STREET AND THE EXTENSION OF THE NORTHWEST CORNER OF J STREET IN THE CITY OF SALIDA, AS SHOWN AND/OR DESCRIBED ON THIS PLAT.

- LEGEND:**
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED "1023"
  - DENOTES A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 18117", SET FOR THIS SURVEY.
  - DENOTES A FENCE.
  - DENOTES OVERHEAD ELECTRIC POWER LINES.
  - DENOTES OVERHEAD TELEPHONE LINES.
  - DENOTES OVERHEAD TELEVISION LINES.
  - DENOTES APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINES.

**PROPERTY DESCRIPTION:**  
 A tract of land in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section 5, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being described as follows:  
 Beginning at the intersection of the extension of the Northeast boundary of 9th Street with the Northwest boundary of J Street according to the Plat of Roller's Addition to the City of Salida, dated December 24, 1908, on file with the Chaffee County Clerk and Recorder;  
 thence Southwesterly along the Northwest boundary of said J Street 385 feet to the Northeastly boundary of 10th Street extended;  
 thence Northeastly at right angles to J Street 195.5 feet to the D&RG Railroad right-of-way;  
 thence Northeastly along said railroad right-of-way 450 feet, more or less, to the intersection with the extension of the Northeast boundary of 9th Street;  
 thence Southwesterly along said extension of the Northeast boundary of 9th Street 564 feet, more or less, to the place of beginning.  
 EXCEPTING THEREFROM a parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of said Section 5, described as follows:  
 A tract of land in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section 5, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:  
 Commencing at the intersection of the extension of the Northeastly sideline of 9th Street and the Northwestly sideline of J Street, according to the Plat of Roller's Addition to the City of Salida as filed for record on December 24, 1908;  
 thence Southwesterly along the Northwestly sideline of J Street 605 feet to the point of beginning of the tract herein involved;  
 thence, from said point of beginning Northwestly, parallel with 9th Street 140.00 feet;  
 thence Southwesterly, parallel with 9th Street 75.0 feet;  
 thence Southwesterly, parallel with 9th Street 140 feet to the said Northwestly sideline of J Street;  
 thence Northwestly along the Northwestly sideline of J Street 75.0 feet to the point of beginning.  
 PROPERTY ADDRESS: Pessier's Trailer Park, 910 J Street, Salida, CO

**SURVEYOR'S STATEMENT:**  
 I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE TO COLORADO FIRST COMMERCIAL, NORWEST, INC. AND/OR ASSIGNS, TO RONALD U. DUNN and GLORIA I. DUNN, TO FIRST AMERICAN TITLE INSURANCE COMPANY AND TO SECURITY TITLE GUARANTY CO. THAT THIS PROPERTY IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME AND IS BASED ON A MEASURED LAND SURVEY OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT, WHICH SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND CHECKING, AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THE LOCATIONS AND DIMENSIONS OF PERMANENT STRUCTURES LOCATED ON THE PREMISES ARE AS SHOWN, THAT ALL EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME, AND ANY ENCROACHMENTS BY OR ON THE PROPERTY ARE ACCURATELY SHOWN. THE MOBILE HOMES LOCATED ON THE PROPERTY, BEING NON-PERMANENT STRUCTURES, WERE NOT LOCATED OR SHOWN AT THE CLIENTS REQUEST. FENCES AND OTHER MINOR IMPROVEMENTS ATTACHED TO OR NEAR THE AFOREMENTIONED MOBILE HOMES WERE NOT LOCATED OR SHOWN. ALL ENCROACHMENTS, EITHER PERMANENT OR NON-PERMANENT ARE SHOWN. FIELD OBSERVATIONS FOR THIS SURVEY WERE CONCLUDED ON DECEMBER 4, 2003.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

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 NO. C00013628 BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE NOVEMBER 3, 2008.  
 2) THE PROPERTY WAS ANNEXED TO THE CITY OF SALIDA IN 1928.  
 3) DEED LINES ARE BASED ON ACCURATE PROPERTY DESCRIPTION ON THE PLAT OF THE CITY OF SALIDA AND ITS ADDITIONS, AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND/OR DESCRIBED ON THIS PLAT.  
 4) THE OWNER OF THE PROPERTY MAY HAVE POSSESSORY RIGHTS TO THE PROPERTY BETWEEN THE NORTHWESTERLY DEED BOUNDARY AND THE FENCE AS SHOWN BASED ON THE LANS OF ADVERSE POSSESSION. IT WAS INDICATED TO ME THAT THE FENCE ON THE NORTHWESTERLY SIDE OF THE PROPERTY WAS CONSTRUCTED IN THE SAME LOCATION AS A LONG EXISTING FENCE LINE.

COUNTY SURVEYOR'S / COUNTY CLERK'S AND RECORDER'S DEPOSIT:  
 DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_, AT \_\_\_\_\_, CO.  
 IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S/CLERK'S AND RECORDER'S LAND SURVEY PLATS AT PAGE \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

COUNTY SURVEYOR/COUNTY CLERK AND RECORDER

<b>PROPERTY IMPROVEMENT SURVEY PLAT</b>			
FOR TRACT IN THE NW¼ NW¼ OF SEC. 5, T. 49 N., R. 9 E., N.M.P.M., CITY OF SALIDA, COLORADO			
CHAFFEE COUNTY	COLORADO		
Job Number: J-03-127	HENDERSON LAND SURVEYING CO., INC.		
REVISED: P.D. 828,612	SALIDA, COLORADO		
DRAWN BY: M. K. H.	DATE:		
CHECKED: _____	12/5/03		
P.L. 0084, P.S. 0-1	DRAWING NO. L-03-66		





### STAFF REPORT

**MEETING DATE:** May 24, 2021

**AGENDA ITEM TITLE:** The Sherman Market– Limited Impact Review Application – 151 W. First Street

**AGENDA SECTION:** Public Hearing

**REQUEST:**

The request is for a limited impact review approval for more than two (2) temporary commercial activities to setup on a piece of property located within the Central Business(C-2) zone district, Central Business Economic Overlay (CBEO) at 151 W. First Street, as required code.

**APPLICANT:**

The applicant is Cate Kenny, 26592 Wolverine Trail, Evergreen, CO 80439.

**LOCATION:**

The subject property is described as Lots 11-13, Block 21, City of Salida, Chaffee County, Colorado. This property is also known as 151 W. First Street.



**PROCESS:**

The Limited Impact Review procedure is for those land uses which are generally compatible with the permitted uses in a zone district, but require site-specific review of their location, design, intensity, density, configuration, and operating characteristics, and which may require the imposition of appropriate conditions, in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

The proposed use is considered a temporary commercial use in the Land Use Code and because the applicant is requesting to have more than two (2) vendors at one time, it requires a limited impact review approval in the Central Business Zone District per Table 16-D. Approval of the limited impact review would then allow the applicant to apply for a Multiple Vendor Event Permit as specific in Chapter 6, Article II of the Salida Municipal Code.

The Salida Municipal Code, Chapter 16, specifies that Limited Impact Review applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.

**OBSERVATIONS:**

1. The applicant would like to host multiple temporary vendors for a variety of events on their vacant lot between the Sherman Hotel and the adjoining property. These events will take place on Saturdays, starting May 29 through December 18; Mondays June through September; and pop-up events with day and time to be determined. This property is located in the Central Business (C-2) zone district, Central Business Economic Overlay (CBEO) and the surrounding land uses are both commercial and multi-family residential.



2. The applicant has submitted a site plan and details for each of the multi-vendor activities proposed:
  - a. Artisan Market for up to 9 vendor spaces plus refreshments or music, from 1-4 pm, for the last Saturday in May and then every first and third Saturday from June 5 to September 25. (note that the public notice stated June 1 as the start date – the applicant has since clarified the request to start the market on May 29)
  - b. A Concert Series with 3 + vendors, from 6-8pm on Saturdays: June 5, July 3, Aug 7, Sept 4, Oct 2 & 16
  - c. A Movie Series with 3 + vendors, from 7-8pm on Saturdays: June 19, July 17, Aug 21 & Sept 18
  - d. A Pumpkin Patch with 3 + vendors, from 4-6 pm, Saturdays Oct 2 – Nov 13
  - e. A Tree Farm with 3 + vendors, from 4-6pm, Saturdays Nov 20 – Dec 18
  - f. Food Trucks, on Mondays from June through September
  - g. Pop-up events, day and time to be determined.
  
3. As of the date of posting the packet materials, staff has not received any opposition to this application.

**REVIEW STANDARDS (Section 16-4-190(n) Temporary Commercial Uses and Activities. Temporary commercial uses and activities may be allowed only when):**

1. Use allowed. The commercial use itself is allowed or is approved as a conditional use in the zone district.

Applicant’s response: *The Sherman Market is approved for retail & commercial use.*

- The use is a commercial use permitted and encouraged within the C-2 Central Business Zone District, Central Business Economic Overlay.
- The specified activities are proposed for Saturdays and Mondays only, and pop-up events are to be determined. As conditions of approval:
  - The number of pop-up events is limited to an average of one per month, and the dates and times of the other specified events are limited to the dates and times specified in the application.
  - An amplified sound permit is required to be approved prior to the use of amplified sound.
- The Sherman Hotel can provide electricity if needed by vendors. As a condition of approval:
  - Generators shall not be allowed.

2. Parking. Adequate parking is provided for the use, as determined by the Administrator:

Applicant’s response: *The Sherman Market has adequate parking provided in The Bank of the West parking lot.*

- Table 16-J requires 1 parking space per 300 square feet of commercial use. This lot is approximately 1,750 square feet, requiring 6 parking spaces. The applicant has provided the required parking on Saturdays via an agreement with Bank of the West. Vendors can use the adjacent streets for loading and unloading, but shall not park along First Street or G Street. As a condition of approval:
  - Vendors shall not block parking along First Street or G Street other than for temporary loading and unloading. Vendors shall not park along First Street or G Street. A minimum of six (6) parking spaces shall be signed for vendor parking on Saturdays in the Bank of the West lot.

3. Health and Safety Codes. The use complies with all applicable health and safety codes and a permit for the use is obtained from the Building Official.

*Applicant’s response: The food vendors will comply with health and safety codes, and waste removal requirements.*

- The applicant is requesting approval to allow for food vendors at each specified event as well as having food vendors on site on Mondays, June – September. The Multiple Vendor Event Permit requires that each vendor shall post a copy of their retail food license at their temporary location.
- The application does not indicate if any stages or structures might be used for the activities. As a condition of approval:
  - If a structure greater than 30 inches in height (not to include tents or tables) is to be used, applicant must obtain approval from the Building Official.
- The proposal complies with the current Chaffee County Public Health orders in regards to COVID-19. The timeframe of this proposal extends to the beginning of winter, December 18. As a condition of approval:
  - The applicant must maintain compliance with any change in Chaffee County Public Health Orders.
- The applicant has restroom facilities within the Sherman Building available for the vendors and customers.

4. Location. The use is situated such that it does not block any required access or egress from the site and is not located on any required parking.

*Applicant’s response: The Sherman Market vendors & guests will have required access & egress from the site. See site plan.*

- The applicant has submitted a site plan for each planned activity that indicates alley access will be preserved. Since there are a variety of uses proposed with varying setups, as conditions of approval:
  - Alley access shall not be blocked at any time.

- The applicant shall ensure that no vendor sets up in SH 291 right-of-way and that the sidewalk shall not be obstructed by any vendors or stacking of lines.
5. Chapter 6, Article II. The use complies with Chapter 6 Article II of the Salida Municipal Code, which establishes other conditions of approval of Temporary Commercial Activities/Vending Permits, as applicable.

Chapter 6, Article II requires that an outdoor event on either public or private property with more than two (2) vendors must obtain a Multiple Vendor Event Permit. As a condition of approval:

- A Multiple Vendor Event Permit shall be obtained for each type of event prior to the start of the event:
  - a) Artisan Market multiple vendor permit
  - b) Movie & Concert Series multiple vendor permit
  - c) Pumpkin Patch multiple vendor permit
  - d) Tree Farm multiple vendor permit
  - e) Food Truck Mondays multiple vendor permit
  - f) Each Pop-up shall be treated as a singular event and require a multiple vendor permit.

**Review Agencies**

**Fire, Assistant Chief Kathy Rohrich:** No concerns.

**Police, Chief Russ Johnson:** No concerns.

**Public Works Director, David Lady:** No concerns.

**Chaffee County Public Health, Andrea Carlstrom:** It seems as though this series of events would comply with the current public health order related to events and COVID-19. We are working on finalizing the event planner toolkit and should have that live by [May 1st]. It will be housed on the county’s COVID-19 page.

**Chaffee County Environmental Health, Wano Urbanos:** No response.

**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.

**RECOMMENDED FINDINGS:**

1. This application is consistent with the Land Use Code and the surrounding neighborhood.

2. The applicable review criteria for limited review applications have been met.

**RECOMMENDED ACTION:**

Based on the above findings, staff recommends **APPROVAL** for the limited impact review request to conduct a temporary commercial activity to allow for multiple vendors within the Central Business (C-2) zone district at 151 West First Street with the following conditions:

1. The number of pop-up events is limited to an average of one per month, and the dates and times of the other specified events are limited to the dates and times specified in the application.
2. An amplified sound permit is required to be approved prior to the use of amplified sound.
3. Generators shall not be allowed.
4. Vendors shall not block parking along First Street or G Street other than for temporary loading and unloading. Vendors shall not park along First Street or G Street. A minimum of six (6) parking spaces shall be signed for vendor parking on Saturdays in the Bank of the West lot.
5. If a structure greater than 30 inches in height (not to include tents or tables) is to be used, applicant must obtain approval from the Building Official.
6. The applicant must maintain compliance with any change in Chaffee County Public Health Orders.
7. Alley access shall not be blocked at any time.
8. The applicant shall ensure that no vendor sets up in SH 291 right-of-way and that the sidewalk shall not be obstructed by any vendors or stacking of lines.
9. A Multiple Vendor Event Permit shall be obtained for each type of event prior to the start of the event:
  - a) Artisan Market multiple vendor permit
  - b) Movie & Concert Series multiple vendor permit
  - c) Pumpkin Patch multiple vendor permit
  - d) Tree Farm multiple vendor permit
  - e) Food Truck Mondays multiple vendor permit
  - f) Each Pop-up shall be treated as a singular event and require a multiple vendor permit.

**RECOMMENDED MOTION:**

That the recommended findings be made and the recommended action be taken.

BECAUSE THIS APPLICATION IS FOR A LIMITED IMPACT REVIEW, THE SALIDA PLANNING COMMISSION SHALL MAKE THE FINAL DECISION ON THIS APPLICATION. THE DECISION OF THE PLANNING COMMISSION MAY BE APPEALED WITHIN 15 DAYS OF THE DECISION BY AN AGGRIEVED PERSON AS SET FORTH IN SECTION 16-2-70 OF THE LAND USE CODE.

Attachments: Application materials

**PUBLIC NOTICE  
 NOTICE OF 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 May 24, 2021 at  
 or about the hour of 6:00 p.m., a public  
 hearing will be conducted by the City of  
 Salida Planning Commission at City Council  
 Chambers, 448 East First Street, Suite 190,  
 Salida, Colorado and online at the following  
 link: [https://attendee.gotowebinar.com/  
 rt/1909092342220683277](https://attendee.gotowebinar.com/rt/1909092342220683277)

The applicant, Cate Kenny of The

Sherman Hotel LLC, is requesting approval for temporary commercial activities to allow for multiple vendors to setup on a piece of property known as Lots 11-13, Block 21, City of Salida, Chaffee County, Colorado. This property is also known as 151 West First Street.

The general purpose of the application is to ensure the compatibility of the proposed temporary commercial use within a Central Business (C-2) zone district. Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department, (719) 530-2631.

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

Published in The Mountain Mail May 7, 2021

**From:** [Andrea Carlstrom](#)  
**To:** ["Kathryn Dunleavy"](#); ["David Lady"](#); ["Doug Bess"](#); ["Kathy Rohrich"](#); [russ.johnson@cityofsalida.com](mailto:russ.johnson@cityofsalida.com); [wurbanos@chaffeecounty.org](mailto:wurbanos@chaffeecounty.org)  
**Subject:** RE: Review Requested - Limited Impact Review for multi-vendor temp. commercial activity  
**Date:** Tuesday, April 27, 2021 9:40:01 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

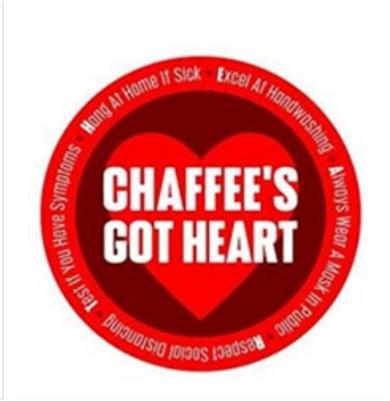
While Wano might have additional comments from the Environmental Health program, it seems as though this series of events would comply with the current public health order related to events and COVID-19. We are working on finalizing the event planner toolkit and should have that live by the end of the week. It will be housed on the county's COVID-19 page.

Welcome aboard, Kathryn!

Thank you!

Andrea

Andrea Carlstrom, MBA  
 Director, Chaffee County Public Health  
[acarlstrom@chaffeecounty.org](mailto:acarlstrom@chaffeecounty.org)  
 719-530-2564 (office phone)  
 719-539-4510 (main phone)  
 719-207-1399 (cell phone)



*\*\* I honor and respect boundaries around well-being, recharge, personal time, and rest. If you receive a message from me during a time that you are taking a break, please protect your time and wait to respond until you're next working or in front of your computer. Prioritize joy, not email, when and where you can. \*\**

**From:** Kathryn Dunleavy <kathryn.dunleavy@cityofsalida.com>  
**Sent:** Monday, April 26, 2021 12:29 PM  
**To:** 'David Lady' <david.lady@cityofsalida.com>; Doug Bess <doug.bess@cityofsalida.com>; Kathy

Rohrich <kathy.rohrich@cityofsalida.com>; russ.johnson@cityofsalida.com;  
wurbanos@chaffeeconomy.org; acarlstrom@chaffeeconomy.org

**Subject:** Review Requested - Limited Impact Review for multi-vendor temp. commercial activity

Hello,

Please see the attached application for Temporary Commercial Activity for Multiple Vendors, Saturdays from June 1<sup>st</sup> through December 18<sup>th</sup>, located at 151 W. 1<sup>st</sup> Street in Salida. Please respond with any concerns (and if you have no concerns) by Friday, May 7<sup>th</sup>.

For those of you I have not met yet, I am the new planner on staff at the City of Salida Planning Department.

I look forward to your comments. Please don't hesitate to reach out with any questions.

Thank you!

Kathryn Dunleavy

-----

Planner, City of Salida

448 E. 1st St. #112

Salida, CO 81201

719.530.2631

[Kathryn.dunleavy@cityofsalida.com](mailto:Kathryn.dunleavy@cityofsalida.com)

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This message has been scanned for viruses and dangerous content by [MailScanner](#), and is believed to be clean.

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This message has been scanned for viruses and dangerous content by [MailScanner](#), and is believed to be clean.



# 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)

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

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

### A. Applicant Information

Name of Applicant: CATE KENNY

Mailing Address: 26592 WOWERINE TRL EVERGREEN, CO 80439

Telephone Number: 214.406.7201 FAX: \_\_\_\_\_

Email Address: the cate kenny@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: THE SHERMAN MARKET

Street Address: 151 W. FIRST ST. SALIDA, CO 81201

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (attach description)

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

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

Signature of applicant/agent [Signature] Date 4.19.21

Signature of property owner [Signature] Date 4.19.21

**Staff Use Only**

Permit #: \_\_\_\_\_ Staff member assigned: \_\_\_\_\_ Public meeting Date: \_\_\_\_\_

Staff Comments: \_\_\_\_\_

\_\_\_\_\_

Fee: \_\_\_\_\_ Receipt #: \_\_\_\_\_

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

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

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

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

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

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

**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.

THE SHERMAN MARKET WILL BE A PLACE FOR ARTISAN MARKETS, PUMPKIN PATCH, TREE FARM, PRIVATE EVENTS, ETC.

(SEE ATTACHED INFO)

**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.

(SEE ATTACHED INFO)

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

(SEE ATTACHED INFO)

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

THE SHERMAN MARKET WILL BE BENEFICIAL TO SALIDA + THE COMMUNITY

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

THE SHERMAN MARKET WILL NOT CREATE A NUISANCE.  
WE WILL BE RESPECTFUL OF ALL SURROUNDING PROPERTIES.

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.

PROPOSED FACILITIES OUTLINED IN ATTACHED PACKAGE.

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

THE SHERMAN MARKET WILL NOT CAUSE ANY DAMAGE  
TO NATURE.



### What is the future of The Sherman Market Space?

The Sherman Market space is an open-air courtyard located in the middle of Salida’s historic downtown. Salida is the largest historical district in Colorado and is one of two certified Creative Arts Districts as well. Our vision for this space is to give the community a unique space to create positive energy on the west side of First Street. In the aftermath of COVID, we feel that the courtyard will provide an open-air space for all to enjoy safely. As owners of the space, we will welcome different events all year.

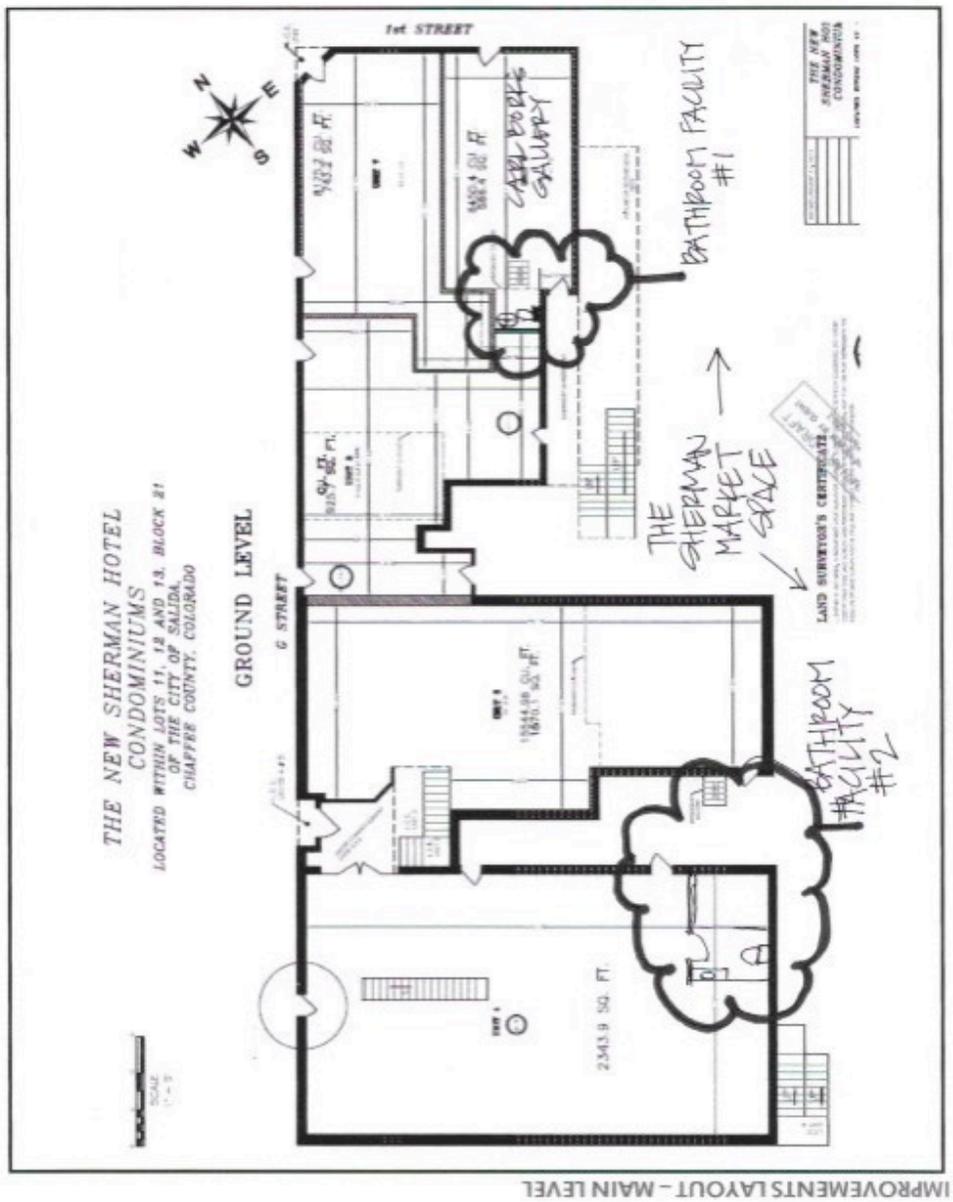
- The Sherman Market {artisan market} – June to Oct
- The Sherman Market {movie series} – June to Oct
- The Sherman Market {concert series} – June to Oct
- The Sherman Market {pumpkin patch} – Oct to Nov
- The Sherman Market {tree farm} – Nov to Dec
- The Sherman Market {pop ups} – June to Dec

### How will The Sherman Market {artisan market} – summer market 2021 benefit Salida?

Our first market in 2017 was a huge success! And the second market in 2018 was even better. By popular demand, we have decided to offer another successful 2021 market. The Sherman Market {artisan market} 2021 is consistent with our 2017 – 2018 plan: an open-air market space for local Colorado makers & artisans to set up shop & sell their wares. The 2021 Sherman Market will bring vendors & tourist from all over Colorado to Salida for a weekend stay & give them even more options for places to eat or shop through out the summer. The Sherman Market will not only bring Sales Tax money to Salida, but will also bring income to local businesses, hotels, restaurants, shops, etc. Not to mention the creative & cultural benefits art brings to any community. Each market will have 9 vendors. Vendor examples: jewelry, candles, artist, etc.



# The Sherman Market Bathroom Plan:



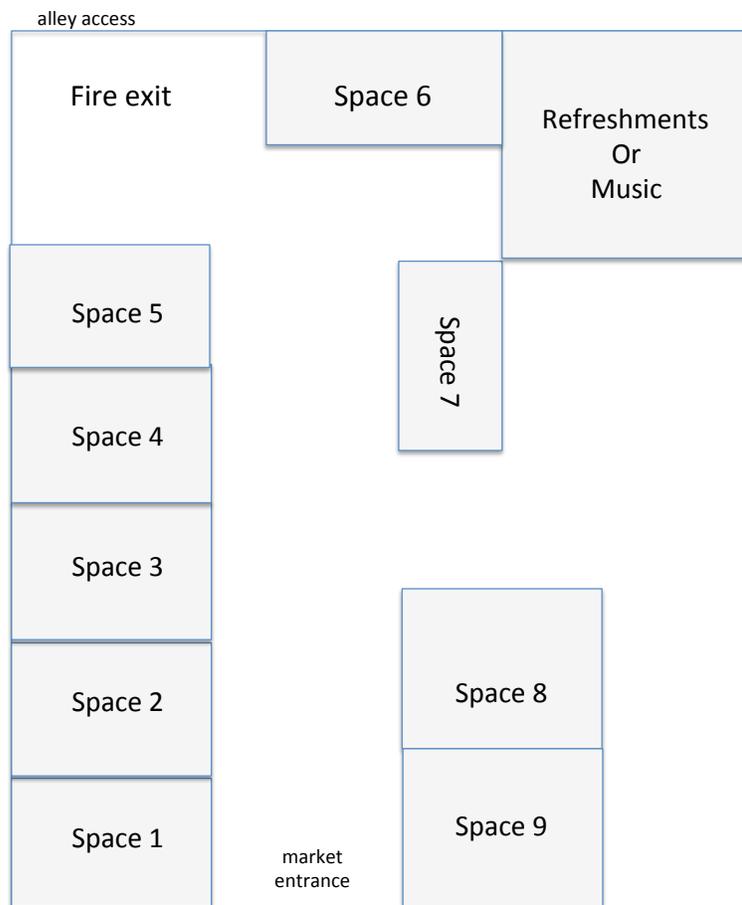
# The Sherman Market {artisan market}

The Sherman Market 2021 will operate from June 1 2021 – Oct 1 2021. The artisan market will be in operation every first & third Saturday of the month from 1-4.pm. Below is the artisan market map.

## The Sherman Market {artisan market} Occupancy Map

-  Available
-  Occupied

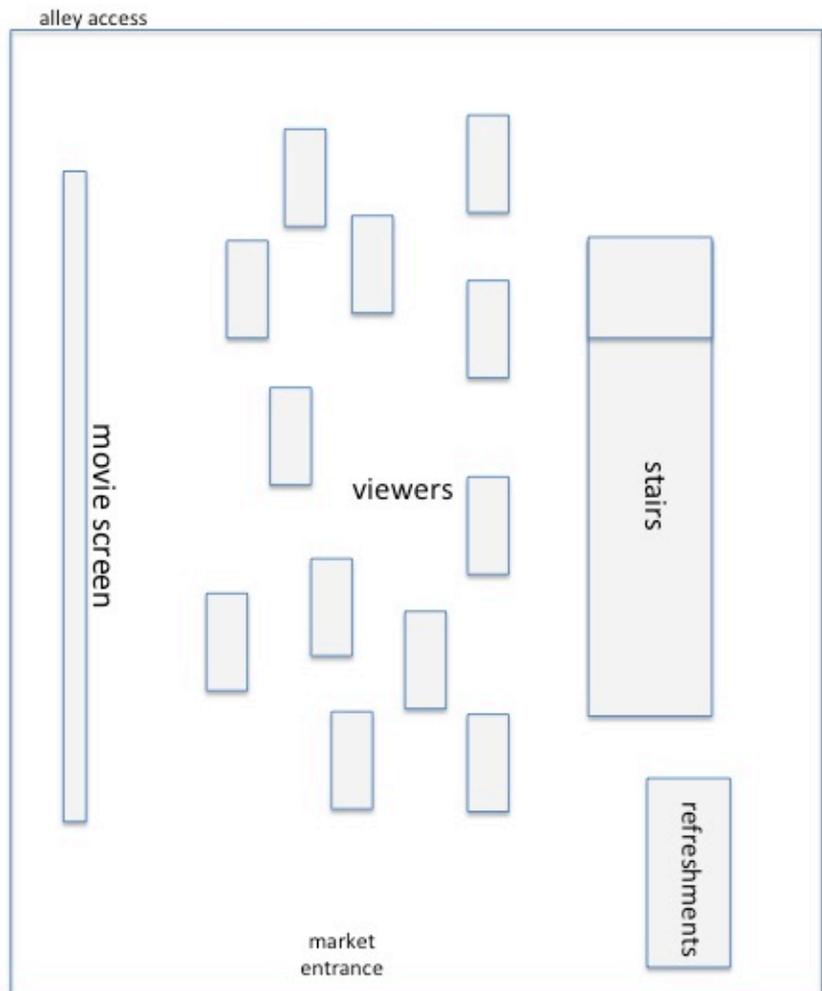
- Space pricing includes Sat & Sun booth rental
- Space measurements are approximate



## The Sherman Market {movie series}:

The Sherman Market movie series is an event that will happen Saturdays, June – Oct from 7-8. (Reference movie series schedule below). Families can bring blankets or chairs & enjoy an old/classic movie under the stars. Families can bring their own refreshments or can purchase them at a designated food/beverage stand. There will also be 3+ vendors at each event selling refreshments, popcorn, t-shirts, hats, etc. The movie series would be fun for the community & would also provide another COVID accommodating event. All music/sound will meet the standard decibel requirement in compliance to the City of Salida’s amplified sound ordinance. The Sherman Market movies series will also be in compliance will The City of Salida curfew. Below is the market map:

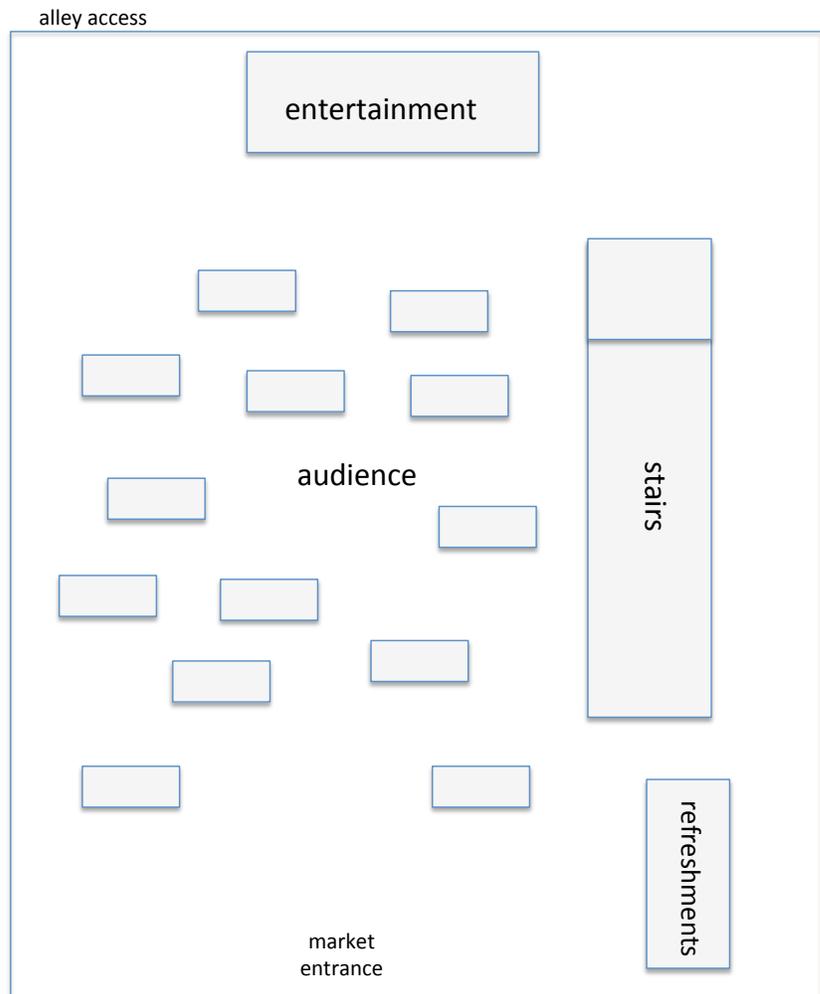
**The Sherman Market**  
**{movie series}**  
Occupancy Map



## The Sherman Market {concert series}:

The Sherman Market concert series is an event that will happen Saturdays, June – Oct from 6-8. (Reference concert series schedule below). Refreshments can be purchased at the food/bev stand. There will also be 3+ vendors at each event selling refreshments, popcorn, t-shirts, hats, etc. The concert series would be fun for the community & would also provide another COVID accommodating event. All music/sound will meet the standard decibel requirement in compliance to the City of Salida’s amplified sound ordinance. The Sherman Market concert series will also be in compliance will The City of Salida curfew. Below is the market map:

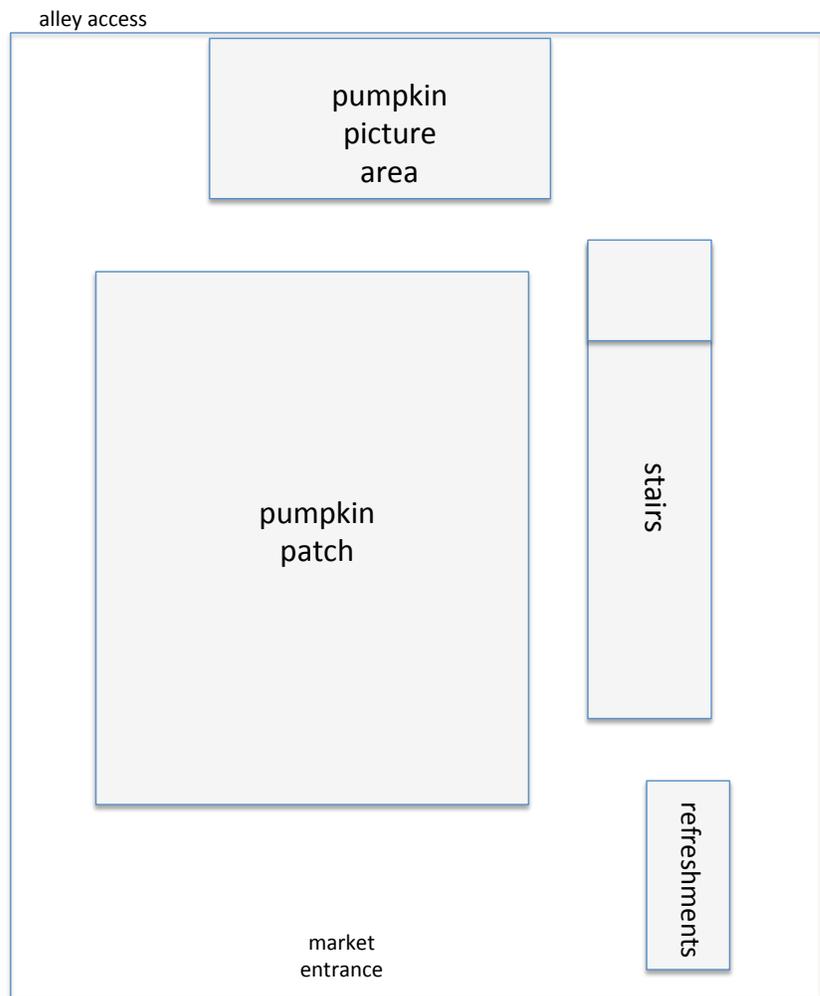
**The Sherman Market**  
**{concert series}**  
Occupancy Map



## The Sherman Market {pumpkin patch}:

The Sherman Market pumpkin patch is an event that will run Saturdays, 4-6 pm from Oct 1 to Nov 13. The vision is to create a festive, family friendly space for Fall. The pumpkin patch would be fun for the community & would also provide another COVID accommodating event. Refreshments may be brought in or purchased at the food/bev stand. There will also be 3+ vendors at each event selling Fall décor, gifts, candles, etc.

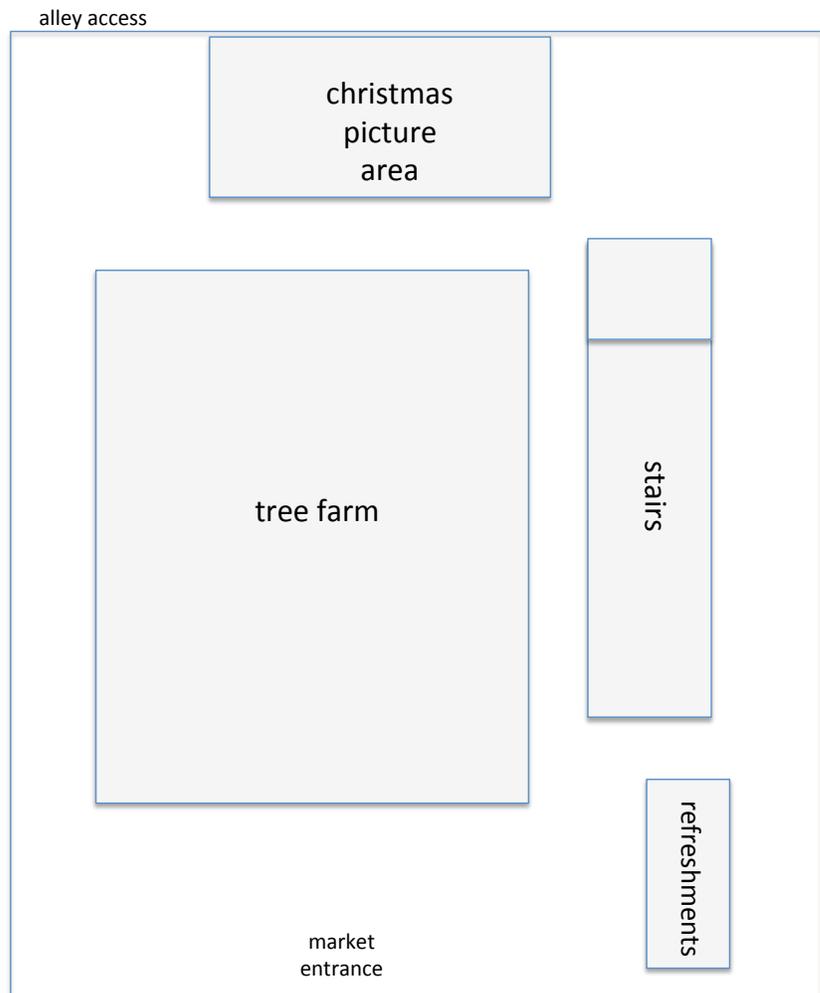
**The Sherman Market**  
**{pumpkin patch}**  
Occupancy Map



## The Sherman Market {tree farm}:

The Sherman Market tree farm will be a small Christmas Tree farm operating Saturdays, 4-6pm Nov 20 to Dec 18. We plan to create a festive ambience with trees & a potential Santa. The tree farm would be fun for the community & would also provide another COVID accommodating event. Refreshments may be brought in or purchased at the food/bev stand. There will also be 3+ vendors at each concert selling items such as Christmas ornaments, gifts, jewelry, etc.

**The Sherman Market**  
**{tree farm}**  
Occupancy Map



## The Sherman Market {food trucks}:

Introducing a rotation of food trucks in the market is something we would like to do occasionally. Drawing crowds to the west side of First Street will only benefit the surrounding businesses. The Food Trucks will be required to do any dumping of grey water or waste off premises & will be responsible for the removal/disposal of trash.

All Food Truck/Vendors are responsible for meeting The City of Salida & Colorado Department of Public Health + Environment. Each vendor will also be responsible for food licensing & registration.

## The Sherman Market {pop ups}:

The Sherman Market courtyard is such a dynamic location to create interest & energy in the heart of downtown Salida. We would like to have small events or Pop Ups in the Sherman Market space. Such events will comply with The City of Salida's ordinances as well.

## The Sherman Market {concert & movie series}:

- June 5 – concert
- June 19 – movie
- July 3 – concert
- July 17 – movie
- Aug 7 – concert
- Aug 21 – movie
- Sep 4 – concert
- Sep 18 – movie
- Oct 2 – concert
- Oct 16 - concert

Thank you so much for your time & consideration of our paperwork & The Sherman Market package. Please contact us with any question or concern that you may have.

Best regards,

Greg & Cate Kenny

**Kathryn Dunleavy**

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**From:** Cate Kenny <thecatekenny@gmail.com>  
**Sent:** Thursday, April 29, 2021 9:38 AM  
**To:** Kathryn Dunleavy  
**Subject:** Re: The Sherman Market 2021

Of course. Can you add that to the paperwork for me? Food trucks will be in the courtyard every Monday from June to September.

Sent from my iPhone

**From:** [Cate Kenny](#)  
**To:** [Kathryn Dunleavy](#)  
**Subject:** Re: Market Dates  
**Date:** Friday, May 14, 2021 6:53:38 AM

---

Hi Kathryn

Yes, I just realized my plan didn't include May 29. Could you add that date?

Thanks

Sent from my iPhone

On May 13, 2021, at 3:48 PM, Kathryn Dunleavy  
<[kathryn.dunleavy@cityofsalida.com](mailto:kathryn.dunleavy@cityofsalida.com)> wrote:

Hi Cate –

I noticed that on the Sherman Market chalkboard you are advertising for an event on May 29<sup>th</sup>. If this is for a multi-vendor event, do you want to amend your request to add this date?

Please let me know, thanks!

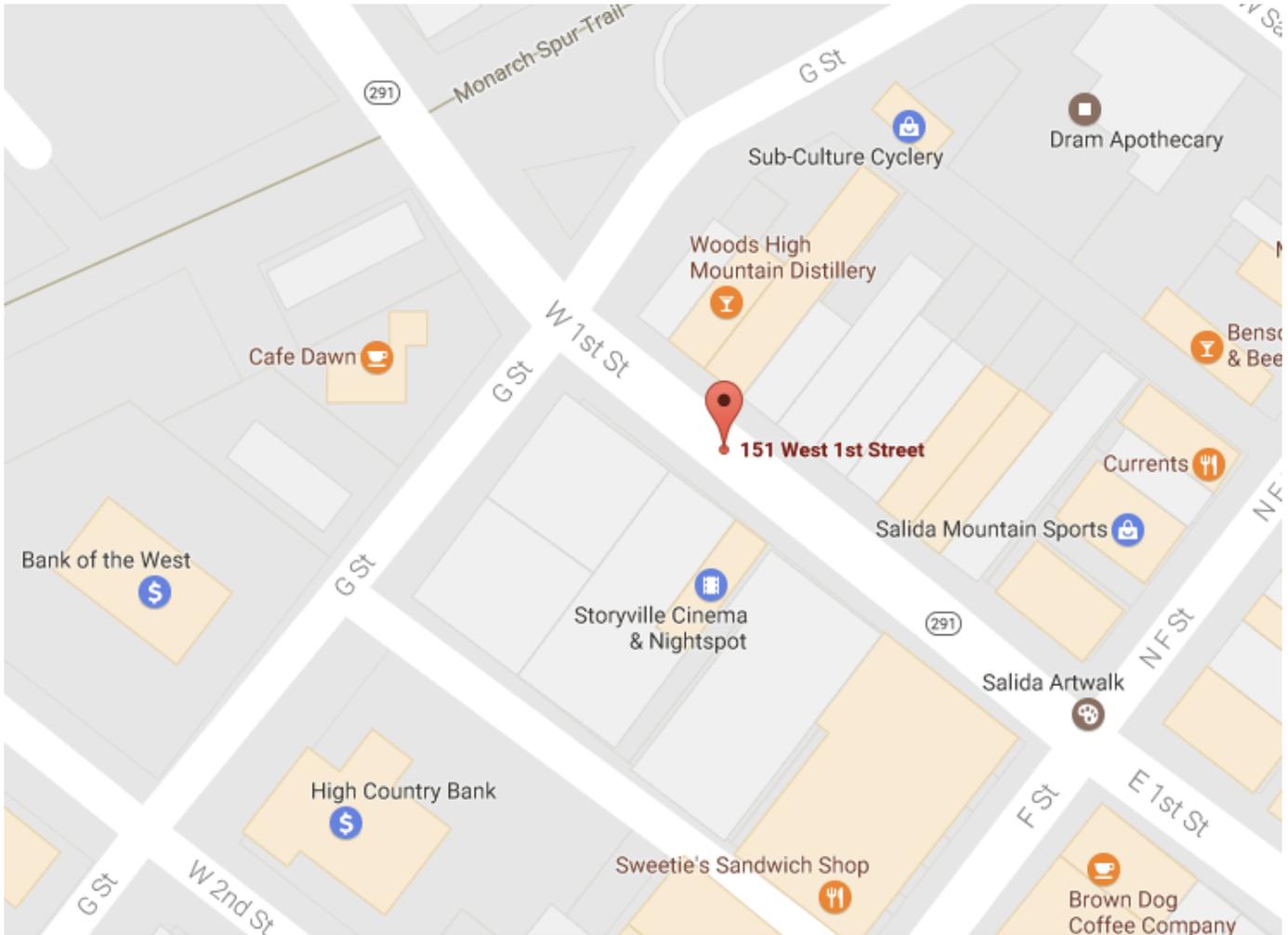
Kathryn Dunleavy

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Planner, City of Salida  
448 E. 1st St. #112  
Salida, CO 81201  
719.530.2631  
[kathryn.dunleavy@cityofsalida.com](mailto:kathryn.dunleavy@cityofsalida.com)

# The Sherman Market Vendor Parking Plan:

(See attached parking access permission by Bank of the West)



As per the City of Salida, Temporary Commerical Uses and Activities require adequate parking. We were advised to provide parking spaces for our vendors & visitors. Bank of the West has been so kind to support us in this effort & provide their entire parking area for our use. Attached to this package is written approval from Bank of the West.

# Bank of the West Parking Approval

**Cate  
Kenny** <[thecatekenny@gmail.com](mailto:thecatekenny@gmail.com)>  
to [cynthia.klinedinst](mailto:cynthia.klinedinst)

Mon, Apr 12, 2:49 PM (22 hours ago)

Hi Cynthia,

It was lovely speaking with you today. Thank you for allowing The Sherman Market patrons/vendors to park at the Bank of the West parking lot on Saturdays & Sundays. I really appreciate you being so accommodating. Thanks again.

Cheers  
Cate Kenny

Sent from my iPhone

**Klinedinst, Cynthia**

12:47 PM (56 minutes ago)

to me

You are welcome.

Cynthia Y Klinedinst  
Vice President, Branch Manager  
NMLS #636920

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Bank of the West  
146 G St.  
Salida, CO 81201  
T 719-539-3501  
F 719-539-7401  
[Cynthia.klinedinst@bankofthewest.com](mailto:Cynthia.klinedinst@bankofthewest.com)