



CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
November 15, 2022 - 6:00 PM

AGENDA

Please register for Regular City Council Meeting

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

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

To watch live

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

CALL TO ORDER

Pledge of Allegiance

Roll Call

Civility Invocation

1. Civility Invocation

CONSENT AGENDA

2. Approve Agenda

3. Approve November 1, 2022 Minutes

CITIZEN COMMENT—Three (3) Minute Time Limit

PROCLAMATIONS

4. Veterans Day

5. Native American Heritage Month

UNFINISHED BUSINESS / ACTION ITEMS

6. **Ordinance 2022-19** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 16, ARTICLE IV OF THE SALIDA MUNICIPAL CODE, REGARDING ZONING VARIANCES, **FINAL READING AND PUBLIC HEARING**

7. **Ordinance 2022-20** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, REZONING CERTAIN REAL PROPERTY KNOWN AS LOTS 15-21 OF THE RIVER RIDGE SUBDIVISION AND LOTS 1 & 2 OF THE DUTCH RUN SUBDIVISION FROM A MIX OF HIGH DENSITY RESIDENTIAL DISTRICT (R-3) AND MANUFACTURED HOUSING RESIDENTIAL DISTRICT (R-4) TO ENTIRELY HIGH-DENSITY RESIDENTIAL DISTRICT (R-3), **FINAL READING AND A PUBLIC HEARING**

NEW BUSINESS / ACTION ITEMS

8. **Ordinance 2022-21** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE 505 OAK STREET MAJOR IMPACT REVIEW FOR A PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION OF THE 2.09 ACRE PARCEL LOCATED AT 505 OAK STREET, **FIRST READING AND SETTING A PUBLIC HEARING**

9. **Ordinance 2022-22** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE STRINGER ANNEXATION, **FIRST READING AND SETTING A PUBLIC HEARING**

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

- [10.](#) **Ordinance 2022-23** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE STRINGER ANNEXATION AS COMMERCIAL (C-1) ZONE DISTRICT, **FIRST READING AND SETTING A PUBLIC HEARING**

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Council Reports

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

Mayor Report

Treasurer Report

Attorney Report

Staff Reports

[11.](#) Staff Reports

BOCC Report

[12.](#) BOCC Reports

ADJOURN



City Clerk | Deputy City Clerk

Mayor Dan Shore



CIVILITY INVOCATION

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

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



CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
November 01, 2022 - 6:00 PM

MINUTES

CALL TO ORDER

Pledge of Allegiance

Roll Call

PRESENT

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

Civility Invocation

CONSENT AGENDA

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

Voting Yea: Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock

THE MOTION PASSED.

Approve Agenda
Approve October 18, 2022 Minutes
Block Party Street Closure
Salida Elks Lodge Special Event Charity Ball
Salida Elks Lodge Special Event Christmas Mountain Celebration
2022 Concrete Maintenance Project Change Order
Scout Wave Engineering Change Order
Monarch Mountain Ski Bus Contract

CITIZEN COMMENT—Three (3) Minute Time Limit

There was no Public Comment.

UNFINISHED BUSINESS / ACTION ITEMS

Ordinance 2022-19 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 16, ARTICLE IV OF THE SALIDA MUNICIPAL CODE, REGARDING ZONING VARIANCES, **SECOND READING AND PUBLIC HEARING**

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Council Member Templeton moved to continue the the Public Hearing and Second Reading to November 15, 2022, Seconded by Council Member Kasper.

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

THE MOTION PASSED.

NEW BUSINESS / ACTION ITEMS

Amplified Sound Permits for Tres Litros, PUBLIC HEARING

Mayor Shore opened the Public Hearing.

City Administrator Drew Nelson presented the Amplified Sound Permit request.

The applicant, Nick Boyden, requested that the additional permits be granted.

Suzy Patterson, Susan Spohn, Rick White, Forrest Whitman, Chris Doggin, Cory Riggs, Patrick Regan, and Sarah Regan spoke regarding the Permit.

Shore closed the Public Hearing.

Council discussed the request.

Council Member Critelli moved to approve an Amplified Noise Permit for Tres Litros Beer Company, located at 118 N E Street, for amplified sound events on November 4th, 5th, 11th, 25th, and 29th with the condition that indoor music shall not be broadcast outside of the venue through open doors or windows after the ending times noted in the applications, Seconded by Council Member Kasper.

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

THE MOTION PASSED.

Ordinance 2022-20 AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, REZONING CERTAIN REAL PROPERTY KNOWN AS LOTS 15-21 OF THE RIVER RIDGE SUBDIVISION AND LOTS 1 & 2 OF THE DUTCH RUN SUBDIVISION FROM A MIX OF HIGH DENSITY RESIDENTIAL DISTRICT (R-3) AND MANUFACTURED HOUSING RESIDENTIAL DISTRICT (R-4) TO ENTIRELY HIGH-DENSITY RESIDENTIAL DISTRICT (R-3), **FIRST READING AND SETTING A PUBLIC HEARING**

Council Member Kasper moved to approve the Ordinance on First Reading and set a Public Hearing for November 15th, 2022, Seconded by Council Member Templeton.

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

THE MOTION PASSED.

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Reports were given.

EXECUTIVE SESSION

For the purpose of conferencing with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S Section 24-6-402(4)(b), and for the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiation and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e), and the following additional details

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are provided for identification purposes: **Potential Development of city-owned property and related Development Agreement for Affordable Housing Purposes**

Council Member Kasper moved to enter Executive Session, Seconded by Council Member Critelli.

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

THE MOTION PASSED.

Council entered Executive Session at 7:34 p.m. and returned to the Regular Meeting at 7:49 p.m.

ADJOURN

Adjourned at 7:49 p.m.



City Clerk | Deputy City Clerk

Mayor Dan Shore

Proclamation

**DECLARING NOVEMBER 11, 2022 AS
VETERANS DAY**

Whereas, Throughout American history, generations of patriots have bravely served in our military and sacrificed much to protect our country and preserve democracy around the world; and

Whereas, More than 125,000 American men and women have been held captive by hostile powers during their military service, and more than 83,000 Americans remain missing from World War II, the Korean War, the Cold War, the Vietnam War, and the Gulf War; and

Whereas, In 1954, President Dwight D. Eisenhower signed the first Veterans Day proclamation calling on our nation to “pay appropriate homage to the Veterans of all its wars who have contributed so much to the preservation of this nation”; and

Whereas, Our Nation has fought and continues to fight battles around the world. The words of that first proclamation still ring true. “Let us solemnly remember the sacrifices of all those who fought so valiantly, on the seas, in the air and on foreign shores to preserve our heritage of freedom and let us reconsecrate ourselves to the task of promoting an enduring peace so that their efforts shall not have been in vain”; and

Whereas, We remember with somber and grateful hearts those men and women who have served the United States of America with distinction and valor as sailors, soldiers, airmen and Marines and offer our sincere prayers for those who continue to defend the principles on which our nation was founded; and

Whereas, The City of Salida, Colorado and surrounding area is home to more than 25,000 veterans and thousands of our military families. We are proud to recognize our country’s Veterans and extended families and extend our appreciation of our citizens to those who wear the uniform of the United States Armed Forces and served or have served on the front lines preserving our freedoms and liberty.

Now, therefore, the City of Salida does hereby proclaim November 11, 2022, as VETERANS DAY in the City of Salida, and we urge all citizens to observe the sacrifices and contributions of our Veterans who fought for peace and defended democracy in our land and abroad.

Dan Shore, Mayor

Date

Proclamation

DECLARING NOVEMBER AS NATIVE AMERICAN HERITAGE MONTH

Whereas, Despite centuries-long and ongoing erasure of Indigenous people from American history and unjust Federal policies of assimilation and termination that ripped children from their families, Native American people have persevered; and

Whereas, The Indigenous people of this land, upon which our country and City now stand, have provided values and ideas that have become ingrained in American culture, including respect for the natural environment and rich cultural history; and

Whereas, The City of Salida is committed to promoting racial equity, equality, and justice as fundamental aspects of a safe and welcoming community and to undo the long-standing trauma and harm of unjust government policies of assimilation and termination that have cost countless lives and displaced and broken up families; and

Whereas, The City of Salida invites all members of the community to join the federal government in celebrating and acknowledging 2022 National Native American Heritage Month; and

Whereas, This observance offers increased opportunity to better understand Native American heritage, past and present contributions to our communities, and to honor the many Indigenous people who have sacrificed their lives and customs for the growth of our nation.

Now, therefore, the City of Salida does hereby proclaim November 2022 as NATIVE AMERICAN HERITAGE MONTH in the City of Salida.

Dan Shore, Mayor

Date



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
City Attorney	Nina P. Williams - City Attorney	November 15, 2022

ITEM

Ordinance 2022-19, Second reading and public hearing for proposed amendments to the Land Use Code Section 16-4-180 related to zoning variances.

BACKGROUND

Over the past couple of years, the Planning Commission has expressed their desire to update the Land Use Code Sec. 16-4-180, regarding Zoning variances. The Planning Commission, staff and City Attorney held a work session on August 9, 2022 to discuss amendments to the zoning variances section of the Code.

At the work session the Commission expressed the need to make current Section 16-4-180(e), "Required Showing for Variances," provide for more clarity for property owners and applicants. Additionally, there was a desire for the Board of Adjustment, as the quasi-judicial arbiter of variance applications, to have more direction and certainty regarding their decisions. Within the attached Ordinance are the proposed amendments to Chapter 16 of the Code, as it relates to zoning variances and the variance approval criteria.

FISCAL NOTE:

There is no fiscal impact associated with Ordinance No. 2022-19.

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held September 26, 2022 and the Commission recommended adoption of the proposed Amendments to Land Use Code Sec. 16-4-180 Zoning Variances.

STAFF RECOMMENDATION Staff recommends approval of Ordinance No. 2022-19.

SUGGESTED MOTION

A City Councilmember should state, "I move to approve Ordinance 2022-19 on second reading", followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 19
(Series of 2022)**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA,
COLORADO AMENDING CHAPTER 16, ARTICLE IV OF THE SALIDA MUNICIPAL
CODE, REGARDING ZONING VARIANCES**

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

WHEREAS, pursuant to C.R.S. § 31-23-301 *et seq.*, the City, by and through its City Council, possesses the authority to adopt and enforce zoning regulations;

WHEREAS, under such authority, the City Council previously adopted regulations related to zoning variances, codified as Chapter 16, Article IV and Section 16-4-180 of the Salida Municipal Code (the “Code”);

WHEREAS, the Planning Commission, acting as the City’s Board of Adjustment, has expressed the desire and recommendation to update and amend Chapter 16 of the Code, as it relates to zoning variances, in order to ensure more substantive clarity to property owners as well as enhanced procedural certainty and direction to the Board of Adjustment;

WHEREAS, on September 26, 2022 the Planning Commission held a duly-noticed public hearing and recommended adoption of this proposed ordinance;

WHEREAS, the City Council finds it desirable and appropriate, and in the best interest of the general health, safety, and welfare of its residents, property owners, visitors and customers to amend Section 16-4-180 of the Code, as it relates to zoning variances.

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

Section 1. The foregoing recitals are hereby incorporated as conclusions, facts, determinations, and findings by the City Council.

Section 2. Section 16-4-180 of the Code, concerning zoning variances, is hereby amended to read as follows:

Sec. 16-4-180. – Zoning variances

- (a) Purpose. **The variance procedure provides authorization to deviate from the literal terms of this Chapter where strict application and enforcement of this Chapter would result in exceptional practical difficulty or undue hardship preventing the use of the land as otherwise allowed by this Chapter.** ~~Variances are authorization to deviate from the literal terms of this Land Use Code that would not be contrary to the public interest in~~

~~cases where the literal enforcement of the provisions of this Land Use Code would result in undue or unnecessary hardship.~~ A variance shall not be granted solely because of the presence of nonconformities in the zone district or adjoining districts.

- (b) Variances Authorized. Variances from the standards of the underlying zone district shall be authorized only for maximum height, minimum floor area, maximum lot coverage, ~~maximum~~ **minimum** lot size, minimum setbacks and parking requirements.
- (c) Administrative Variances. Because the development of much of historic Salida preceded zoning, subdivision and construction regulations, many buildings within the older neighborhoods of the City do not conform to contemporary zoning standards. In order to encourage restoration and rehabilitation activity that would contribute to the overall historic character of the community, variances from underlying zoning requirements for side and front setbacks may be granted by the Administrator under the following circumstances:
 - (1) Existing Primary Structure. The Administrator may grant a variance from a setback requirement for an addition to a primary structure if it continues the existing building line. The Administrator shall only consider allowing the encroachment into the setback if it can be shown that maintenance of the building addition can be provided on the subject property and that it is not injurious to adjacent neighbors.
 - (2) Traditional Neighborhood Setbacks. The Administrator may grant a variance from a front setback requirement for a primary structure if the neighboring properties encroach into the front setback. The variance shall not permit the structure to encroach further into the front setback than the neighboring primary structures. The Administrator shall only consider allowing the encroachment into the setback if it can be shown that such encroachments are the existing development pattern of the block on which the subject property is located and that the encroachment would not be injurious to adjacent neighbors.
- (d) Use Variances Not Authorized. Establishment or expansion of a use otherwise prohibited in a zone district shall not be allowed by variance.
- (e) ~~Required Showing for Variances. The applicant shall demonstrate the following to the Board of Adjustment before a variance may be authorized:~~

Variance Approval Criteria. Variances from requirements of this Chapter shall be considered an extraordinary remedy. When considering, reviewing and deciding on whether to approve a variance application, the Board of Adjustment must find that all of the following criteria have been met:

- (1) **Special circumstances exist such that strict application of the standards adopted in this Chapter would result in undue hardship or practical difficulties for the owner of such property. Special circumstances include, but are not limited to, exceptional or peculiar limitations to the dimension, shape or topography of the property, such as slope, standing or moving water, wetlands, floodplain, rock features, narrowness, shallowness or irregular shape of a lot.**
- (2) **The requested variance would not create a substantial detriment to the public good and would not substantially impair the intent and purpose of this Chapter, this Code or the City's Comprehensive Plan.**

- (3) The requested variance would not result in significantly adverse impacts to the natural environment or to the surrounding properties and neighborhoods.
- (4) The granting of the request is the minimum variance necessary for reasonable use of the property or building and the least deviation required from the applicable zoning standard to afford relief.

- ~~(1) Special Circumstances Exist. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood;~~
 - ~~(2) Not Result of Applicant. The special circumstances and conditions have not resulted from any act of the applicant;~~
 - ~~(3) Strict Application Deprives Reasonable Use. The special circumstances and conditions are such that the strict application of the provisions of this Chapter would deprive the applicant of reasonable use of the land or building;~~
 - ~~(4) Variance Necessary to Provide Reasonable Use. The granting of the variance is necessary to provide the applicant a reasonable use of the land or building;~~
 - ~~(5) Minimum Variance. The granting of the variance is the minimum necessary to make possible the reasonable use of the land or building;~~
 - ~~(6) No Injury to Neighborhood. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare or the environment; and~~
 - ~~(7) Consistency With Code. The granting of the variance is consistent with the general purposes and intent of this Land Use Code.~~
- (f) Authorization to Impose Conditions. The Administrator, in approving an administrative variance, or the Board, in approving the variance, may impose such restrictions and conditions on such approval, and the premises to be developed or used pursuant to such approval, as it determines are required to prevent or minimize adverse effects from the proposed variance on other land in the neighborhood and on the general health, safety and welfare of the City. All conditions imposed upon any variance shall be set forth in the granting of such variance.

Section 3. *Severability.* The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

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

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on this ___ day of _____, 2022.

City of Salida

Mayor Dan Shore

ATTEST:

City Clerk/Deputy City Clerk

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE CITY OF SALIDA CITY COUNCIL
CONCERNING AN ORDINANCE TO
AMEND CHAPTER 16 OF THE SALIDA
MUNICIPAL CODE REGARDING
VARIANCES**

**TO ALL MEMBERS OF THE PUBLIC AND
INTERESTED PERSONS: PLEASE TAKE
NOTICE:** that on November 15, 2022, at
or about the hour of 6:00 p.m., a second
reading and public hearing will be conducted
by Salida City Council at City Council
Chambers, 448 East First Street, Suite 190,
Salida, CO and online at the following link
[https://attendee.gotowebinar.com/
rt/1909092342220683277](https://attendee.gotowebinar.com/rt/1909092342220683277)

The public hearing is to consider
amendments to Chapter 16, Article IV of
the Salida Municipal Code regarding Zoning
Variance requirements.

Interested persons are encouraged to attend
the public hearing. Further information on
the amendments may be obtained from the
Community Development Department, (719)
530-2634.

Published in The Mountain Mail November
1, 2022



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	November 15, 2022

ITEM

Second Reading and Public Hearing for Ordinance 2022-20: An Ordinance of the City Council for the City of Salida, Colorado Rezoning Nine (9) Lots Within the River Ridge and Dutch Run Subdivisions to R-3 (High-Density Residential).

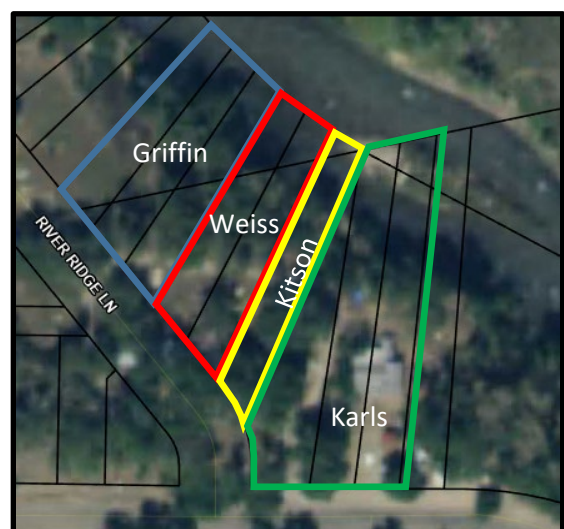
SUMMARY

The initial request was to rezone 9 lots within the River Ridge and Dutch Run Subdivisions to R-2 (Medium-Density Residential). Currently, the lots in question are either split-zoned with a combination of R-3 (High-Density Residential) and R-4 (Manufactured Housing Residential) or are entirely R-3 or R-4. All lots are currently vacant.

Planning Commission reviewed the request at a public hearing on October 24th and unanimously recommended rezoning of the lots from their current mix of R-3 and R-4 to R-3 (not R-2). The applicants subsequently indicated (in writing) that they consent to rezoning of the subject lots to either R-2 or R-3.

The subject lots are located at the northeast corner of River Ridge Lane and Old Stage Road. The applicants are listed below:

- Ben Griffin (Lots 15-17 River Ridge Subdivision)
- Robert and Kyle Weiss (Lots 18-19 River Ridge Subdivision)
- Sage Kitson (Lot 20 River Ridge Subdivision)
- Robert and Charlotte Karls (Lot 21 River Ridge Subdivision, Lots 1 & 2 Dutch Run Subdivision)





CITY COUNCIL ACTION FORM

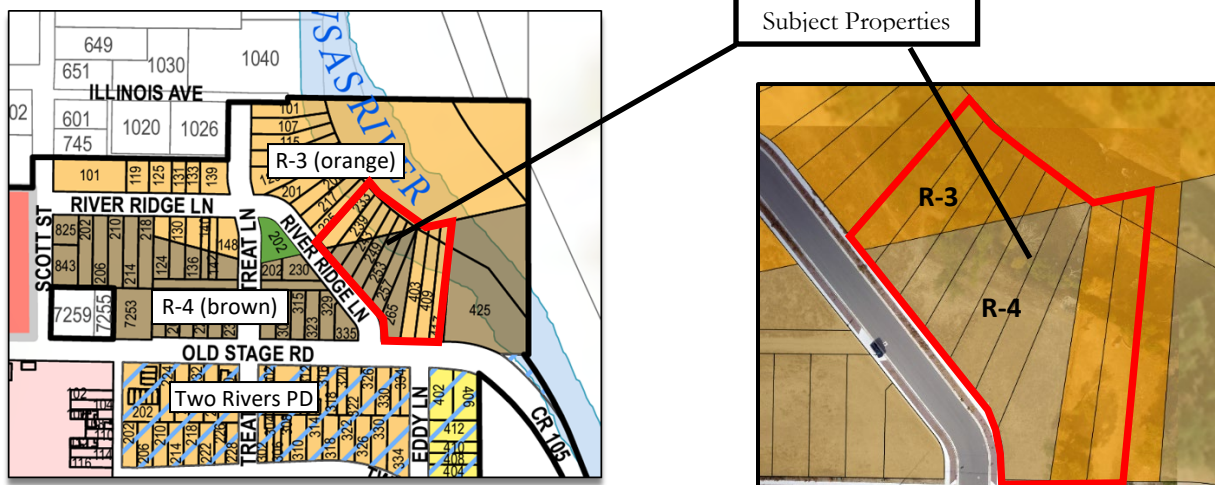
DEPARTMENT Community Development	PRESENTED BY Bill Almquist - Community Development Director	DATE November 15, 2022
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PHOTOS OF SUBJECT AREA:



BACKGROUND:

In 2019, Council approved Annexation and Rezoning (to R-3, High-Density Residential) for the northern portion/original lot of what is now the River Ridge Subdivision. The southern portion/original lot of that development was previously a mobile home park and was already in the City and zoned R-4, Manufactured Housing (all of the mobile homes were removed prior to the creation of the subdivision). Earlier, in 2018, three properties immediately to the east of the River Ridge Subdivision (now part of the Dutch Run Subdivision) were annexed into the City and zoned R-3, High-Density Residential. The result of these zoning and subdivision processes is a patchwork of R-3 and R-4 lots north of Old Stage Rd, some of which within River Ridge are actually split-zoned (part R-3 and part R-4), as shown below:





CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	November 15, 2022

DISCUSSION:

Lots within both the River Ridge and Dutch Run Subdivision have been sold to a variety of property owners since they were platted. Many of the new owners were under the assumption that they could build detached single-family homes on one or more of the vacant lots. Both the original application and the City staff report for the River Ridge Subdivision specifically mentioned that uses within the subdivision would include a diversity of housing styles from duplexes, single-residences, triplexes, and multi-family. Split-zoned lots complicate the use question, however. Furthermore, detached single-family homes are not expressly permitted in the R-3 district, nor are non-manufactured/non-mobile homes expressly permitted in the R-4 district—Table 16-D of the Land Use Code lists single-family homes as Administrative Review (AR) under both R-3 and R-4. While there is reference in that table to an *existing* single-family dwelling being able to “be modified or rebuilt as a matter of right provided it is in conformance with the dimensional standards,” there are no other specific standards for such a review. This leads staff back to the purpose and intent language of the R-3 and R-4 districts, which are quoted verbatim from code below:

*“High-Density Residential (R-3). The purpose of the High-Density Residential (R-3) zone district is to provide for **relatively high density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses**. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.”* (emphasis added)

*“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**. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.”* (emphasis added)

It must be noted that single-family homes have been approved for construction in both the R-3 and R-4 zone districts in the past. Taking the clear and explicit language of the purpose statements above into account, however, makes future administrative approvals of detached single-family homes in the R-3 (especially on larger lots or across multiple lots), and non-manufactured/non-mobile homes in the R-4, potentially challenging decisions. And, in this day of high costs for land, housing, and infrastructure (as well as rapidly shrinking land availability), R-3 and R-4 zoning are powerful tools for creating additional needed density and for protecting and/or creating space for “naturally occurring affordable housing” such as manufactured or mobile homes. Inefficient use of R-3 land, such as detached single-family homes on large (or multiple) lots, and the ability to develop/redevelop R-4 zoned lots with stick-built housing, may not be the most wise and prudent community planning. That said, certain locations are not always the most appropriate areas for R-3 or R-4 zoning.

The owners of Lots 15-21 of the River Ridge Subdivision, plus Lots 1 & 2 of the Dutch Run Subdivision initially requested rezoning of those lots to Medium-Density Residential (R-2), in order to allow for the construction of detached (stick-built) single-family housing on one or more lots. The applicants stated in their application that



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	November 15, 2022

some of them are interested in building a single-family residence over two of the platted lots in the near future. In contrast to both R-3 and R-4, detached single-family dwellings are explicitly called out as an intended use in the purpose language for the R-2 zone district and are permitted as a use-by-right in Table 16-D.

*“Medium-Density Residential (R-2). The purpose of the Medium-Density Residential (R-2) zone district is to provide for residential neighborhoods comprised of **detached single-family dwellings, duplex dwellings and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities.** Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.” (emphasis added)*

The applicants argued that the subject lots should be rezoned R-2 due for a variety of reasons, including:

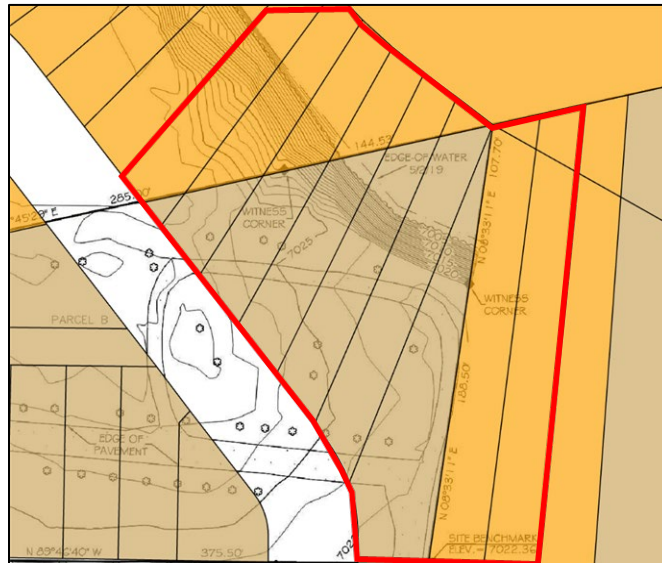
- The existing split-zoning creates unnecessary confusion/challenges to development and taxation.
- Lower densities would be preferable adjacent to the Arkansas River.
- The HOA design guidelines favor single-family homes, at least in this particular location, and they forbid modular and mobile homes throughout the subdivision.
- The narrowness of the lots, limited developable space due to topography and floodplain, and the lack of alley parking access all make higher-density development considerably more challenging, and therefore the lots are more suited to single-family development.

In the staff report for Planning Commission, staff concurred with the applicant that split-zoning creates considerable confusion, in numerous ways, and would support rezoning to a singular zone on each of the lots. Staff also agreed with the conclusion that high-density development may not be ideal right up along the Arkansas River and its associated riparian area—the impacts on the river from construction, overall lot coverage, increased use, required parking spaces and associated runoff, etc. could be highly consequential. Staff was not particularly concerned with the HOA guidelines, but did acknowledge that the original developer likely assumed that detached single-family homes would be allowed in the development (and did not envision mobile homes there, esp. since a mobile home park had been previously removed from the site). It is not clear whether or not they were told by staff (or anyone else) at time of subdivision that a future rezoning may be required in order to clean up the split-zoning or to expressly permit single-family dwellings. In regards to the applicants’ argument regarding the narrowness, developability, and access to the lots, staff concurs that the potential density of the individual lots are severely impacted, as shown by the following topographic maps and photos:



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	November 15, 2022





CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	November 15, 2022

The above map and spreadsheet show the amount of developable land on each lot, incorporating current allowable setbacks, the floodplain boundary (blue), and the steep drop below the top of bank (beginning at edge of red). The lots are significantly encumbered and leave relatively little buildable space, esp. for the construction of multiple units on any one lot. The practical density (i.e. what could feasibility be built) on the lots if they remained R-3 or R-4 would likely be no different than the allowed density if the lots were rezoned to R-2 (or all to R-3). No nonconformities would be created by such a rezone and the only change to allowed setbacks would be from a 15' front yard setback in R-4 to 20' in R-2 (or R-3). The only clear difference, however, is that detached (and non-manufactured/non-mobile home) single-family homes would be expressly permitted as a use-by-right.

PLANNING COMMISSION DISCUSSION AND RECOMMENDATION:

Planning Commission heard the request at a public hearing on October 24th, 2022. They agreed with the applicants that the existing split-zoning is “messy” and it would be beneficial to make the lots all have singular zoning. However, they differed in their assessment of what zone district that should take. Commissioners primarily cited the original decision to zone the northern portion of the property R-3 at the bequest of the original developer, and the desire to retain the anticipated and desired density in the subdivision. They further stated that to rezone the subject lots to R-2, when surrounding lots are R-3 or R-4, would constitute “spot-zoning,” which is undesirable. Commissioners unanimously recommended that the request for R-2 be denied and that R-3 be applied to the subject lots, instead.

Additional conversation, per staff’s inquiry, revolved around justification for permitting single-family homes on the subject properties—which is an administrative review and decision. Commissioners indicated that they would theoretically support the approval of such homes on individual, smaller platted lots within the subdivision, or across two platted lots provided that there was evidence of the individual lots being significantly encumbered (by topography, floodplain, easements, and other features) such as in the case of the applicants’ lots. Staff concurs that such approvals would be sensible, based on those particular reasons, if the lots are rezoned to R-3, but notes that this may not apply to all such requests in that zone district. The applicants also agreed with the recommendation of Planning Commission, especially in light of the argument given for detached single-family homes on those lots, and have provided written consent to the lots being rezoned R-3.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	November 15, 2022

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 City of Salida Comprehensive Plan does not specifically speak to the intensity of uses in this area of the City (in fact, it is not even included in the Plan's Land Use Map). The most relevant issues to this particular request involve Infill/Redevelopment, Visual Resources, and Sensitive Lands. Though the Comp Plan encourages efficient use of lands and appropriate infill, it must be noted that the practical maximum density of the lots in question, esp. given the diverse ownership, would not be substantially affected by the rezone request (of R-3, esp. given the most likely use of single-family homes). Principle ES-1 Visual Resources Policy #1 states that "Development and/or expansion of existing development should not encroach on important visual resources." The Arkansas River is discussed as one of these visual resources in the text, and higher-density housing along this river bank could provide a significant visual barrier in this particular location (however, existing zoning is already high but likely density will likely be low in this location). Lastly, the Comp Plan discusses the importance principle of protecting sensitive lands such as the Arkansas River corridor. A rezone to R-3 (and AR approval of single-family homes in this particular location) would be consistent with this principle and its related policies.

Staff finds that the request is consistent with the Comprehensive Plan.

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.

As discussed above, the intent and desire of the applicants are to be able to build detached single-family homes on their properties along this stretch of the Arkansas River. Whether such a use is allowed in the Code on R-3-zoned lots is dubious at best, however Planning Commission and staff concur that single-family homes would be appropriate on small, individually platted lots in this subdivision, or across two significantly encumbered lots in the R-3. The full R-3 designation would also allow for other types of residential development.

Staff finds that the request is consistent with the purpose of the R-3 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.

The in-City zone districts closest to the subject property are zoned either R-3 or R-4, or split-zoned with both. There is also a Planned Development (Two Rivers) with underlying zoning of both R-3 and R-2 directly across Old Stage Road from the subject properties. A mixture of primarily duplexes, detached single-family homes and triplexes have already been constructed (or are under construction) in those



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	November 15, 2022

areas. As mentioned, the practical maximum density of the lots would remain relatively low due to various constraints. Therefore, R-3 zoning would be compatible with the surrounding zone districts and 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.

Though conditions on the subject parcels have not specifically changed, there very well may have been some incorrect assumptions or conclusions about the type of development allowed and/or feasible on the individual lots, especially due to the existence of split-zoning and the prevalence of R-4 across the subject area. However, such “cleaning up” of the differentiated zoning across the subdivision could not have been accomplished without platted lots that later undergo a rezone process. Staff recognizes that the mobile home park that once was located in the area zoned R-4 had already removed prior to the subdivision being approved, and there was no indication that this subdivision would include (or even allow) manufactured housing or mobile homes. This rezone request attempts to correct some of the conditions that were created through the original zoning of the northern portion of the subdivision by eliminating the split-zoning on the subject lots.

RECOMMENDED FINDINGS:

The application for rezoning (to either R-2 or R-3) is in compliance with the review standards for map amendments because the practical density and uses are compatible with the ecologically sensitive location adjacent the river and at the same time compatible with other single-family, duplex, and triplex uses in the surrounding area.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

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

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

Public Works Department – Director, David Lady – No issues from Public Works.

Finance Department - Renee Thonhoff, Staff Accountant – Salida Utilities is fine with the rezoning of these lots. Utilities will not be impacted.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	November 15, 2022

STAFF RECOMMENDATION:

Staff concurs with Planning Commission and recommends approval of the proposed re-zoning request for Lots 15-21 of the River Ridge Subdivision and Lots 1 & 2 of the Dutch Run Subdivision to R-3, High-Density Residential, which will clean up the undesirable split-zoning in that area.

RECOMMENDED MOTION:

"I move to approve Ordinance 2022-20 rezoning of the subject properties (Lots 15-21 of the River Ridge Subdivision and Lots 1 & 2 of the Dutch Run Subdivision) from a mixture of R-3, High-Density Residential and R-4, Manufactured Housing Residential to solely R-3, High-Density Residential."

Attachments:

Ordinance 2022-20
Application materials for Re-zoning
Staff report from River Ridge Subdivision
Staff report from Dutch Run Subdivision
Public Comments
Concurrence letters/emails from applicants re: R-3 zoning

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 20
SERIES OF 2022**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, REZONING CERTAIN REAL PROPERTY KNOWN AS LOTS 15-21 OF THE RIVER RIDGE SUBDIVISION AND LOTS 1 & 2 OF THE DUTCH RUN SUBDIVISION FROM A MIX OF HIGH-DENSITY RESIDENTIAL DISTRICT (R-3) AND MANUFACTURED HOUSING RESIDENTIAL DISTRICT (R-4) TO ENTIRELY HIGH-DENSITY RESIDENTIAL DISTRICT (R-3)

WHEREAS, on October 5th, 2022, an application was filed to commence proceedings to rezone nine (9) lots of land comprising of approximately 73,400 square feet located at the northeast corner of River Ridge Lane and Old Stage and being more particularly described as Lots 15-21 of the River Ridge Major Subdivision and Lots 1 & 2 of the Dutch Run Minor Subdivision, Salida, County of Chaffee, State of Colorado (the “Property”); and

WHEREAS, the majority of the subject lots were split-zoned with a mix of High-Density Residential District (R-3) and Manufactured Housing Residential District (R-4) due to previous annexation and zoning procedures, which made allowed uses and required dimensional standards difficult to interpret; and

WHEREAS, Section 16-4-210 (a) of the Salida Municipal Code states an amendment to the Zoning Map may be initiated by the City Administrator or the owner of the Property; and

WHEREAS, as required by the Salida Municipal Code, a public hearing on the zoning application for the Property was held on October 24th, 2022 by the Planning Commission who found that the review standards for rezoning all lots to High-Density Residential (R-3) were met and forwarded such a recommendation to the City Council; and

WHEREAS, a public hearing was held by the Salida City Council on November 15, 2022.

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

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

provisions of the Salida Land Use Regulations, SMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on November 1st, 2022, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the ____ day of _____, 2022 and set for second reading and public hearing on the 15th day of November, 2022.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 15th day of November, 2022.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

Item 7.

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

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

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

A. Applicant Information

see attached for names, addresses, and signatures of applicants/property owners
Name of Applicant: _____

Mailing Address: see attached

Telephone Number: see attached FAX: _____

Email Address: see attached

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: River Ridge and Dutch Run Subdivisions

Street Address: River Ridge Lane and Old Stage Road

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

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

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

Signature of applicant/agent _____ Date _____

Signature of property owner _____ Date _____

GENERAL DEVELOPMENT APPLICATION – APPLICANT’S SIGNATURE SHEET



Benjamin Griffin

River Ridge Lots 15, 16, and 17
233, 239, and 243 River Ridge Lane
Benjaming79@yahoo.com
303-859-0031
924 E Street
Salida, CO 81201

Date October 10, 2022

GENERAL DEVELOPMENT APPLICATION – APPLICANT’S SIGNATURE SHEET



Date 10/10/2022

Kyle Weiss

River Ridge Lots 18 and 19
249 and 253 River Ridge Lane
k.weiss408@gmail.com
408-781-0505
637 E Street
Salida, CO 81201

GENERAL DEVELOPMENT APPLICATION – APPLICANT'S SIGNATURE SHEET



Sage Kitson or Ray Kitson

River Ridge Lot 20

257 River Ridge Lane

Date

10/13/22

Email

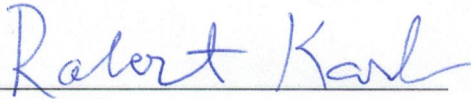
RAYKITSON@MAC.COM

Phone

719-557-0922

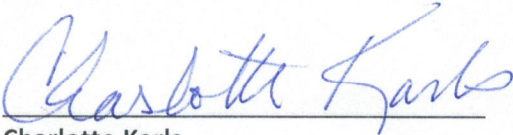
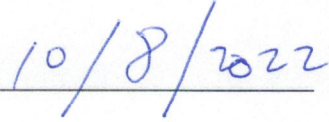
Address

GENERAL DEVELOPMENT APPLICATION – APPLICANT'S SIGNATURE SHEET

**Robert Karls**

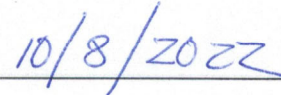
River Ridge Lot 21
265 River Ridge Lane
Dutch Run Lots 1 and 2
403 and 409 Old Stage Road
bobkarlshome@gmail.com
719-539-2910
348 Poncha Blvd.
Salida, CO 81201

Date

**Charlotte Karls**

River Ridge Lot 21
265 River Ridge Lane
Dutch Run Lots 1 and 2
403 and 409 Old Stage Road

Date



October 6, 2022

STATEMENT OF INTENDED DEVELOPMENT

River Ridge Subdivision: Lots 15, 16, 17, 18, 19, 20, and 21

Dutch Run Subdivision: Lots 1 and 2

The above noted lots are currently zoned R-3 or R-4, or are split-zoned R-3 and R-4. The Owners propose changing the zoning to R-2.

The Owners request a change in zoning for the following reasons:

1. The current split-zoning of several of the lots creates unnecessary confusion regarding tax payments and property development.
2. While the proposed R-2 zoning does not preclude R-3 densities, it seems natural that lower densities implied by R-2 zoning would be preferable adjacent to the riverfront ecosystem.
3. The HOA design guidelines appear to favor single-family homes, which was the assumption of the property owners.
4. The HOA design guidelines forbid modular homes, which effectively excludes R-4 development. Property owners were under the assumption no modular/mobile homes would be allowed in the development.
5. The riverfront lots require parking in front of the residence. Due to the narrowness of the lots, and the requirement for parking in front, it is unlikely that a high density development would occur on a single lot. Therefore, it is assumed that most (if not all) of these riverfront lots will have a single-family home which is in keeping with R-2 zoning.
6. The building footprint of the lots is extremely limited, despite the size of the lots. This is due both to the narrowness of the lots, the proximity to the river, and the steep slope which starts to occur approximately 45' into the lot. This further limits R-3 development.

Several of the petitioning Owners propose to build one single-family residence on two lots. It is intended that earliest construction start would be in December, 2022.

The change in zoning will not affect surrounding uses, as all zoning would still be residential in nature, and does not preclude higher density development. The planned development across the street (Two Rivers Subdivision) has a mix of single-family and duplex/townhouses, with riverfront lots allowing primarily for single-family.



CODE OR MAP AMENDMENT APPLICATION

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

A. TYPE OF AMENDMENT (City Code Section 16-2-40)

- ☐ Text Amendment to the Land Use Code
- ☒ Map Amendment to the Official Zoning Map (Rezoning)

B. APPLICATION PROCEDURE (City Code Section 16-2-40)

1. Preapplication Conference (optional)
2. Submittal of Application
3. Staff Review. Schedule Hearing. Forward Report to Applicant and Planning Commission
4. Public Notice Provided for Hearing
5. Public Hearing Conducted by Planning Commission and Recommendation to City Council
6. Public Notice of City Council Hearing
7. Public Hearing Conducted by City Council and Action Taken.

C. APPLICATION CONTENTS (City Code Section (text amendment 16-2-40))

Text Amendment:

- ☐ 1. **General Development Application.**
- ☐ 2. **Precise Wording.** Precise wording of the proposed text amendment. Ten copies of the text amendments shall be submitted. The copies shall only be accepted on 8.5x11 paper and shall be typed.
- ☐ 3. Application Fees.

Map Amendment:

- ☒ 1. **General Development Application.**
- ☒ 2. **Ten (10)** copies of the map amendment package shall be submitted. The copies shall only be accepted on 82" x 11", 11" x 17" or 24"x 36" paper. The copies shall include:
- a. **Zone Districts.** The present zone district designation(s) of the property and the zoning of all adjacent properties.
 - b. **Survey Map.** An accurate survey map of the property proposed for amendment, stating the area of the property proposed to be amended in square feet or acres.
 - c. **Existing Uses.** Current land use on the property and on all adjacent properties.
 - d. **Statement of Intended Development.** A written statement by the applicant identifying the intended use or development of the subject property and the timing of said development, describing the community need for the change in zoning, and explaining the effect the change of zoning would have on surrounding uses.
- ☒ 3. **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.

☒ 4. **Application Fees.** Cash or check made out to City of Salida - \$1,050 (**text amendment**) (\$350 application fee + \$700 deposit for outside professional services) **or** \$1500 (**rezoning**) (\$500 application fee + \$1000 deposit for outside professional services).

☒ 5. **Special Fee and Cost Reimbursement Agreement completed.**

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

Text Amendments (City Code Section 16-2-50).

1. Consistency with Purposes. The proposed amendment shall be consistent with the purposes of the Land Use Code.

N/A

2. Not Conflict with Other Provisions. The proposed amendment shall not conflict with any other applicable provisions of this Land Use Code, or shall repeal or amend provisions of this Land Use Code which are inconsistent, unreasonable or out-of-date.

N/A

3. Consistency with Comprehensive Plan. The proposed amendment shall be consistent with the Comprehensive Plan, or shall implement a new portion of the Comprehensive Plan, or shall implement portions of the Comprehensive Plan which have proven difficult to achieve under the existing provisions of this Land Use Code.

N/A

4. Public Health, Safety and Welfare. The proposed amendment shall preserve the public health, safety, general welfare and environment and contribute to the orderly development of the City.

N/A

Map Amendments (Rezoning) (City Code Section 16-4-210).

- 1. Consistency with Comprehensive Plan.** The proposed amendment shall be consistent with the City of Salida Comprehensive Plan.

Change from R-3/R-4 split zoning to R-2 zoning is consistent with the City of Salida Comprehensive Plan. R-2 zoning does not exclude R-3 development, and eliminating the split zoning of the lots will alleviate administrative errors and confusion.

- 2. Consistent 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.

A change from R-3/R-4 split zoning to R-2 zoning will allow for more or less the same density as R-3, while also allowing for single family homes that most lot owners understood they could build based on the HOA design guidelines.

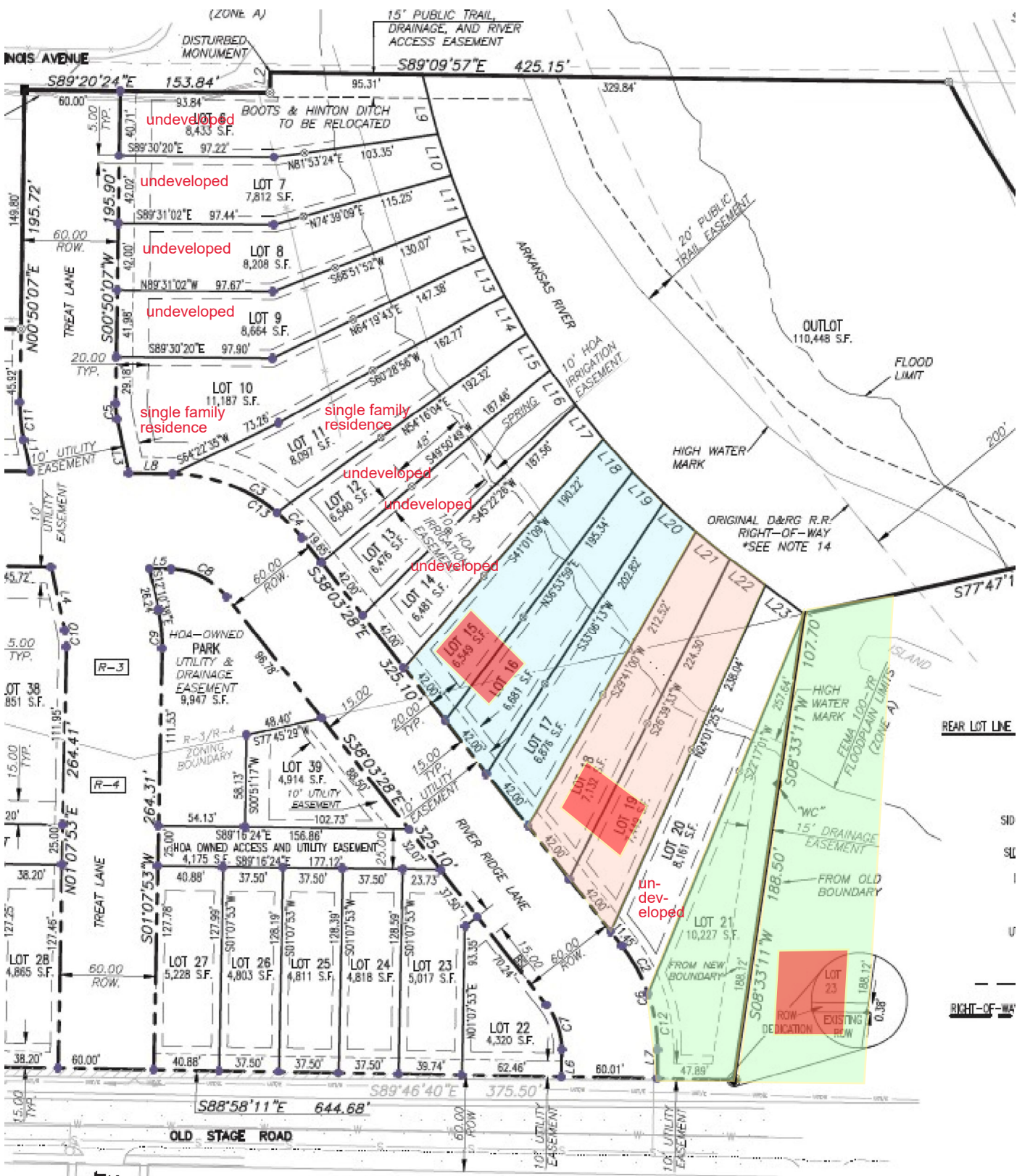
- 3. Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses, and neighborhood character.

The proposed amendment will be compatible with the subdivision character and the surrounding zone districts. Based on current development, there is a mix of single-family, duplex, and town-homes in the subdivision. Changing a portion of these lots to R-2 will in no way change the character of the surrounding zone districts, land uses, or neighborhood.

- 4. Changed Conditions or Error.** 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 or more errors in the boundaries shown on the Official Zoning Map have occurred.

The split-zoned lots should have been single-zoned at the time of subdivision to eliminate issues with development. In addition, it should have been assumed that the river front lots would primarily be developed with single family homes due to the requirement for front parking, the narrowness of the lots, and the small building footprints.

LOT OWNERSHIP & DEVELOPMENT



- single owner - three lots
- single owner - two lots
- single owner - three lots (two in Dutch Run Subdivision)
- proposed single-family development (graphic representation only)

**REQUEST FOR CITY COUNCIL ACTION**

Meeting Date: February 19, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.c	Community Development	Glen Van Nimwegen

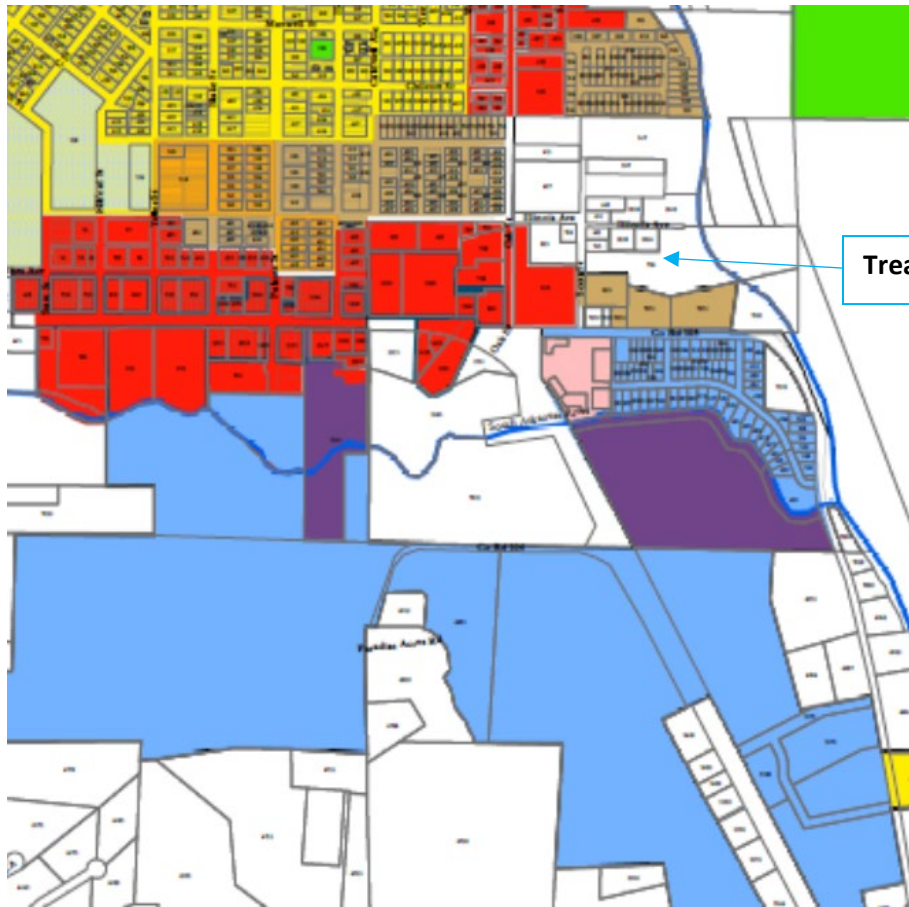
ITEM:

Ordinance 2019-03 – Public Hearing and Second Reading on an Ordinance to Zone 7.5 Acres Located at 786 Scott Street to R-3, High Density Residential District.

BACKGROUND:

The proposed rezoning is paired with the previous items regarding the annexation agreement (Resolution 2019-09); and annexation of the site (Ordinance 2019-02). City Council approved the zoning ordinance on first reading on February 5, 2019.

Applicants: Robert D. Treat as represented by Joe Deluca of Crabtree Group, Inc.



Treat-Mesch Annexation and Zoning

Surrounding Land Use and Zoning: The site to the west is zoned C-1, Commercial District and is being used as a mobile home park; South is zoned R-4 and includes residential uses and a former mobile home park. The property to the north remains in Chaffee County with the zoning

REQUEST FOR CITY COUNCIL ACTION

Meeting Date: February 19, 2019

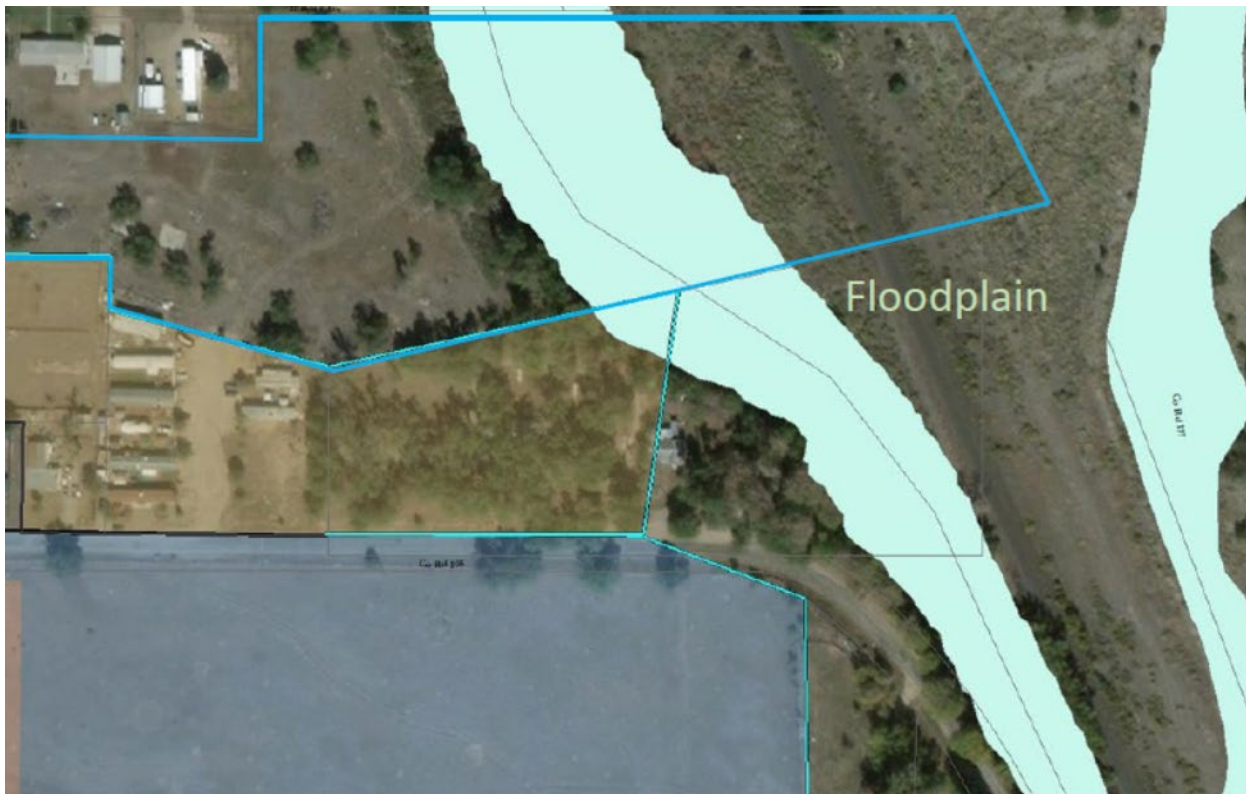
AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.c	Community Development	Glen Van Nimwegen

RES, Residential Zone District. The land east of the parcel is also in Chaffee County and is zoned REC, Recreational.

ZONING:

The applicant is requesting R-3 zoning as it is consistent with the zoning in the neighborhood and meets their preliminary plans for a residential neighborhood with various housing types and densities.

Though the applicants did show a proposed subdivision of approximately 10 duplex and 10 single-family lots at the conceptual meeting on December 3, 2018, the allowed density could be as many as 96 units on the west 5.3 acres. However, the limited street frontage and floodplain will limit development of the site. Regardless, the R-3 district is consistent with the city zoning on the east and south.



The review standards for a rezoning include:

1. Consistency with the Comprehensive Plan: The Comprehensive Plan includes the goals that new projects should complement the neighborhood's mass and scale and be focused within the Municipal Services Area. The proposal supports these goals.

**REQUEST FOR CITY COUNCIL ACTION**

Meeting Date: February 19, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.c	Community Development	Glen Van Nimwegen

2. Consistency with the Purpose of the Zone District: The purpose of the R-3 district is to provide "...relatively high density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses."
3. Compatibility with Surrounding Zone District and Uses: The R-4 district is the dominant zoning classification on the north side of Old Stage Road. Transitioning to R-3 on the subject parcel is compatible between the R-4 and C-1 zoning that exists in the neighborhood.
4. Changed Conditions or Errors: The proposed zoning is occurring because of the requirement to rezone property annexed to the City in accordance with Section 16-4-50 of the Land Use and Development Code.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Doug Bess, Fire Chief, responded "Fire Department does not have any concerns at this time."
- Salida Police Department: Chief Russ Johnson responded "Looks good to me."
- Chaffee County Development Services Department: Jon Roorda, Planning Manager stated "Chaffee County supports this annexation request."
- Salida Public Works Department: Public Works Director David Lady has requested improvements be made to Scott Street; and considerations be made when the site is developed regarding street and utility connections. These recommendations will be incorporated into an annexation agreement described in the annexation memo regarding Ordinance 2019-02.

STAFF RECOMMENDATION:

Staff recommends the City Council approve the proposed zoning.

PLANNING COMMISSION RECOMMENDATION:

On January 28, 2019 the Planning Commission held a public hearing and recommended the City Council approve the proposed zoning by a vote of 7-0.

SUGGESTED MOTIONS:

A Council person should make a motion "to approve Ordinance 2019-03 on second reading."

Attachments

Ordinance 2019-03
Conceptual Subdivision

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 03
SERIES OF 2019**

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

WHEREAS, November 30, 2018, Robert D. Treat (“Petitioners”), filed a General Development Application to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 7.5 acres located at 786 Scott Street, Salida, County of Chaffee, State of Colorado (the “Property”), and being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, by Ordinance No. 02, Series of 2019 the City of Salida annexed the Treat-Mesch Annexation to the City; and

WHEREAS, Petitioner has filed an application to zone the Property within the High Density Residential District (R-3), and on January 28, 2019 the City of Salida Planning Commission considered the zoning application for the Property and recommended that the City Council zone it as High Density Residential District (R-3); and

WHEREAS, as required by the Salida Municipal Code, the public hearing on the zoning application for the Treat-Mesch Annexation was held on February 19, 2019 at a regularly scheduled meeting of the Salida City Council.

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

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

INTRODUCED ON FIRST READING, on February 5, 2019, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the ____ day of _____, 2019 and set for second reading and public hearing on the 19th day of February, 2019.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED IN FULL, by the City Council on the 19th day of February, 2019.

CITY OF SALIDA, COLORADO

P.T. Wood, Mayor

[SEAL]

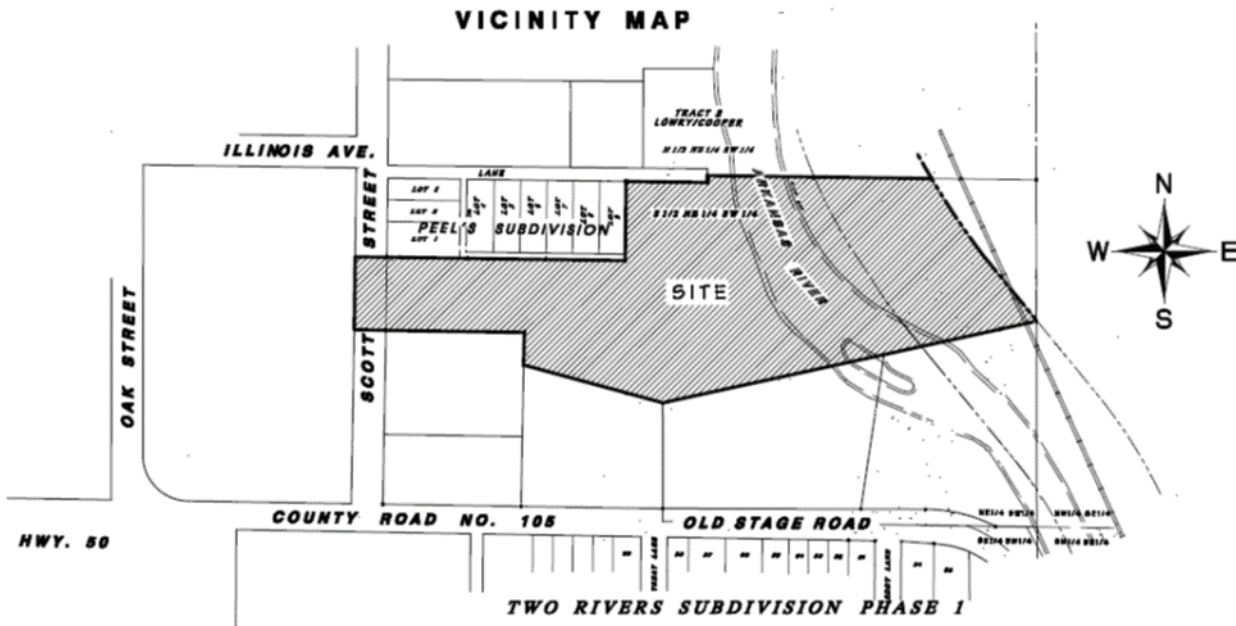
ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2019, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2019.

City Clerk/Deputy City Clerk

EXHIBIT A



NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE TREAT-MESCH ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 7.7 ACRES, MORE OR LESS (INCLUSIVE OF PUBLIC RIGHT OF WAY, AND BEING DESCRIBED AS FOLLOWS:

Part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows, to-wit: Beginning at a point on the East side line of a lane or street known as Scott Street, from whence the Northwest corner of said subdivision bears first North 163 feet; thence West 37 feet; thence proceeding around the tract herein described East 452 feet; thence North 150 feet; thence East 154 feet; thence North 13 feet to a point on the North line of said S1/2 NE1/4 SW1/4; thence East 677 feet, more or less, to the East line of said subdivision; thence South, along said East line, 261.2 feet; thence South 77°30' West 806.4 feet; thence North 75° West 277 feet; thence North 54 feet; thence West 227 feet, more or less, to the said East line of said lane or street known as Scott Street; thence along the East side line of said street 167 feet to the point of beginning

EXCEPTING THEREFROM those tracts of land granted to the Denver and Rio Grande Western Railroad Company in deeds recorded at Book 73 at Page 309, in Book 147 at Page 268 and in Book 147 at Page 279 of the Chaffee County records.

TOGETHER WITH that portion of Scott Street adjoining the westerly-most boundary of the above described tract

ALL BEING COLLECTIVELY AND MORE ACCURATELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A tract of land located in the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian and a portion of Scott Street, all in Chaffee County, Colorado, and being more particularly described as follows:

Beginning at a point on the East side line of a lane or street known as Scott Street, from whence the Northwest corner of said subdivision bears first North 163 feet; thence West 37 feet; thence proceeding around the tract herein described, South 89°24'06" East along the south boundary of Peel's Subdivision a distance of 452 feet to the southeast corner thereof; thence North 00°31'36" East along the east boundary of said subdivision a distance of 150.0 feet to the south boundary of a lane; thence South 89°31'00" East along the south boundary of said lane 154.0 feet to the southeast corner of said lane; thence North 00°29'00" East along the east boundary of said lane 13.0 feet to a point on the north boundary of the said S1/2 NE1/4 SW1/4; thence South 89°25'50" East along said north boundary 425.2 feet, more or less, to the westerly boundary of the tract of land granted to the Denver and Rio Grande Railroad Company in Book 73 at Page 309 of the Chaffee County records; thence along the westerly boundary of said railroad tract, first along the arc of a curve a distance of 173.91 feet, said curve having a radius of 900.0 feet and a chord which bears South 34°00'47" East 173.64 feet, and thence South 39°32'54" East 161.36 feet to the east boundary of the said S1/2 NE1/4 SW1/4; thence South 00°18'00" East along said east boundary 1.57 feet; thence South 77°30' West 725.59 feet; thence North 75°00'00" West 273.35 feet; thence North 00°52'00" East 61.82 feet; thence North 89°18'00" West 262.30 feet to the east boundary of Scott Street; thence continuing North 89°18'00" West 51.41 feet to the west boundary of Scott Street; thence North 00°23'00" West along the west boundary of Scott Street 138.38 feet; thence South 89°24'06" East 54.05 feet to the point of beginning.

REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 15, 2019

AGENDA ITEM NO. 6.a	ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Glen Van Nimwegen
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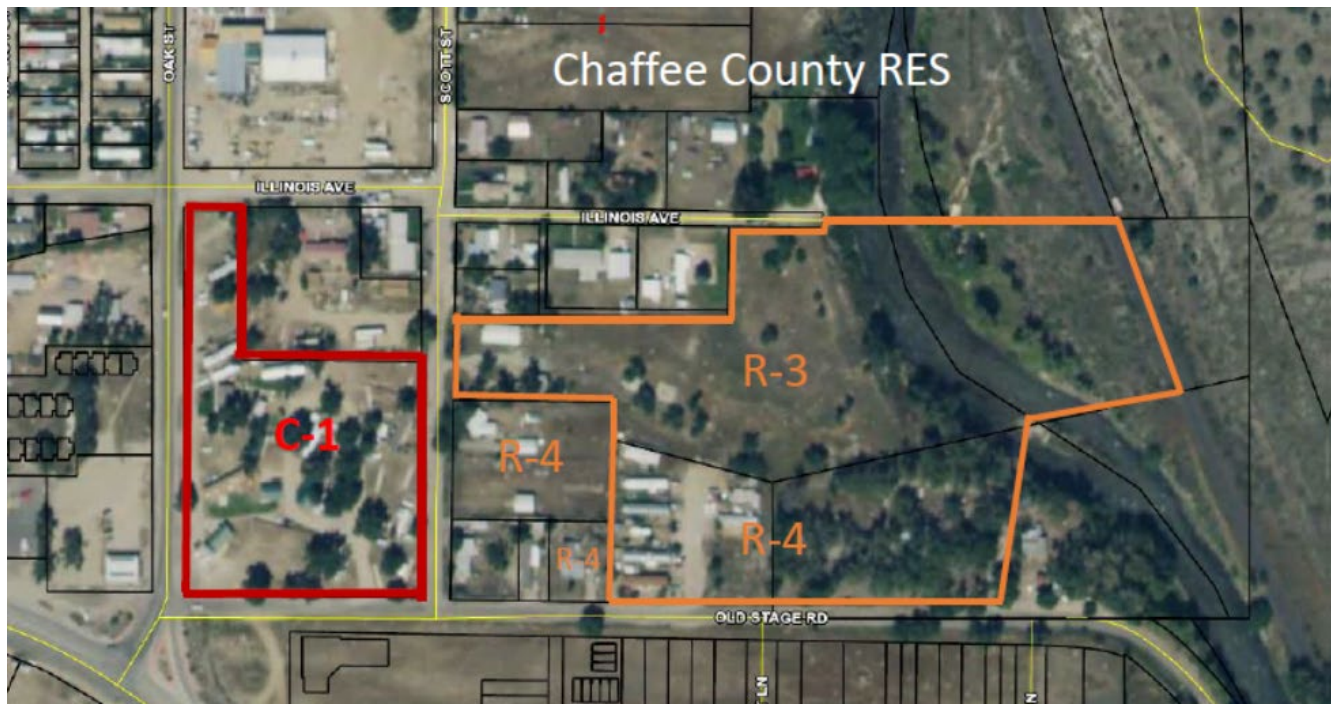
ITEM:

Resolution 2019-50: Public Hearing for Consideration of River Ridge Major Subdivision

REQUEST / BACKGROUND:

The applicant is requesting the City Council approve the River Ridge Major Subdivision for an 11.17 acre parcel generally located between Old Stage Road (CR 105) north to Illinois Avenue; and the Arkansas River west to Scott Street. The address is 786 Scott Street. The proposed subdivision consists of 41 lots. The site is zoned High Density Residential (R-3) and Manufactured Housing Residential District (R-4).

Applicants: Arkansas Living, LLC as represented by Joe Deluca of Crabtree Group.



The north half of the site was the subject of recent annexation and zoning actions. The applicant recently acquired two parcels south of the original site which are zoned R-4. A Conceptual Review Meeting with the Planning Commission and City Council occurred on June 3, 2019.

The 41 lots range in size from 11,000 square feet to 4,570. There should be a diversity of housing styles from duplexes, single-residences and possibly triplexes. Key aspects of the neighborhood now include a private park in the center, public access to the river and many of the lots are now accessed by alleys. .

REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 15, 2019

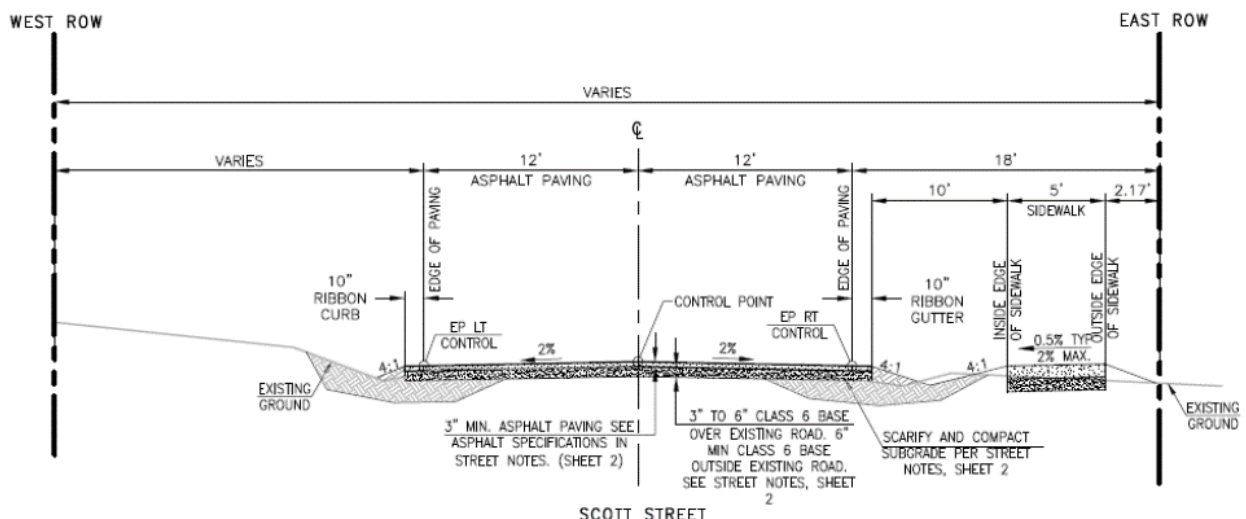
AGENDA ITEM NO. 6.a	ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Glen Van Nimwegen
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The applicant is intending to develop the site with a diversity of housing types and densities, with the possibility of light commercial uses. The lot sizes range from 5,985 square feet to 2.7 acres. The latter parcel will probably be developed as multi-family development. Most of the lots will be accessed by an alley from the rear. An eight foot wide bike/pedestrian path and six feet of landscaping will be constructed adjacent to Highway 50. The subdivision will also have access to the public trail on the north side of the site that was constructed by the developer in phase one.

MAJOR SUBDIVISION REVIEW:

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan that promotes diverse residential housing styles and access to trails and open space.
2. Zone District Standards. The proposed subdivision and ultimate development of the lots will comply with the R-3 and R-4 zoning and other applicable standards of the Land Use and Development Code.
3. Improvements. Besides the new interior streets, the applicant will be improving the north side of Old Stage Road. The annexation agreement for the project allows the option of providing funds for the construction of Scott Street adjacent to the subdivision, versus construction this small segment. Staff is recommending this decision be made to staff after seeing how the existing roadway holds up to heavy construction equipment traffic that will occur why the project is being constructed.



4. Natural Features. The site is relatively flat except for the area directly adjacent to the Arkansas River. The buildable area of the subdivision is approximately 25 feet above the water level

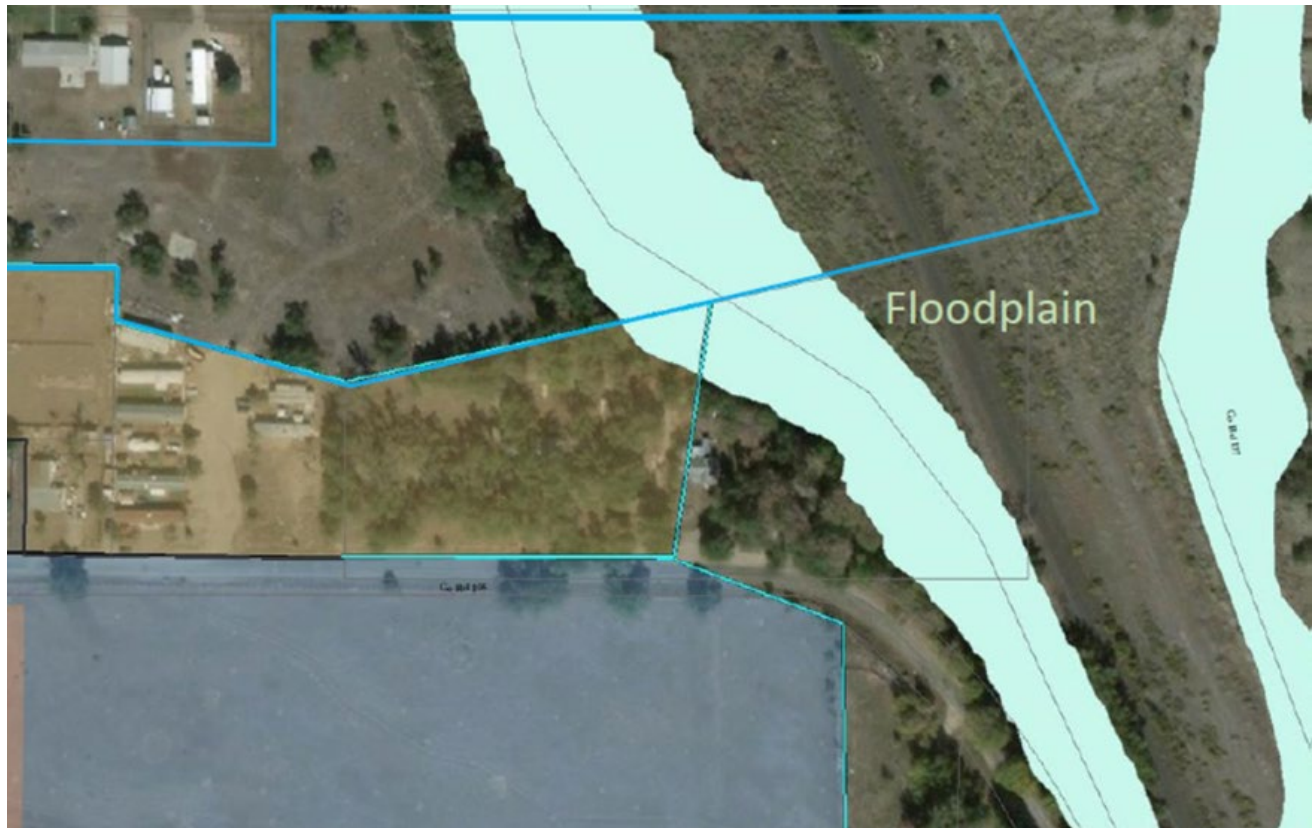
REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 15, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.a	Community Development	Glen Van Nimwegen

the Arkansas River. “Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.”

5. Floodplains. A portion of the east side of the site adjacent to the Arkansas River is within the 100 year floodplain. The Floodplain Administrator is recommending conditions on any development activities that may occur within the Special Flood Hazard Area (Attachment 6).



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.” River Ridge is not adjacent to a highway.
7. Future Streets. The applicant is proposing local streets within the development with 34 feet of roadway versus our standard of a 38 foot roadway. Section 16-8-20 (f) of the Land Use Code allows an applicant to make their case for a different road standard. The applicant has presented their case for the roadway reduction (Attachment 5). Attachment 6 shows the differences between the two roadways. After giving the applicant’s request consideration, we recommend the roadway be reduced to 36 feet wide, a reduction of two feet from the standard.

REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 15, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.a	Community Development	Glen Van Nimwegen

8. Parks, Trails and Open Space. The developer has provided public access to the west side of the Arkansas River and a trail easement along the east side of the river. This was deemed “extraordinary” by the Planning Commission and therefore the open space requirements have been met. A private quarter acre park is provided in the center of the project.
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.” The private park will not impact adjoining properties.
10. Lots and Blocks. “The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and 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 applicant has created the best layout holding to the above standard considering the angle of the adjacent river and desire to connect with existing Treat Lane.
11. Architecture. The design of the residential buildings will have to meet the design standards stated in the code to prevent monotonous streetscapes. The minimum standard is the same building front elevation cannot be repeated more than every fifth lot or directly across the street. The intent is the homes will be sold individually for custom homes so monotony should not be an issue.
12. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.
13. Inclusionary Housing. The developer has indicated they will meet the requirements through the collection of a fee in lieu with each building permit. For a major subdivision the fee is the lessor of \$15,748 or \$7.87 per habitable square feet of every principal unit.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Kathy Rohrich, Fire Inspector, reviewed the subdivision and is requiring a total of four hydrants. They are to be located at the intersections of River Ridge and Treat Lane at CR105; River Ridge and Scott Street and Treat Lane and Illinois Avenue.
- Salida Police Department: Lieutenant Russ Johnson stated we should consider yield signs be placed at the intersection of River Ridge Lane and Treat Lane. His concern will be mitigated by a four way stop at the center intersection.
- Chaffee County Development Services Department: No response.

REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 15, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
6.a	Community Development	Glen Van Nimwegen

- Salida Public Works Department: Public Works Director David Lady has been involved in the development of the plans for the subdivision. He is recommending a number of changes to the plat and plans as outlined in his September 17, 2019 memo (Attachment 8).
- Salida Finance Department: According to Renee Thonhoff, Senior Accountant, there are a number of existing sewer and water taps devoted to the property and additional taps will be required.
- Xcel Energy: Sterling Waugh, Energy Planner stated a 10 foot wide utility easement is required, however 15 feet is preferred if the easement includes other utilities, including natural gas.
- Floodplain Administrator: Mark Rocheleau, PE is employed by JVA Consulting Engineers and is the city's Flood Plain Administrator. He has reviewed the River Ridge and provided a memo stating all of the requirements for development within the flood plain (Attachment 7).
- Salida School District R32J: Shelia Moore, Business Manager for the District stated that fees in lieu of school dedications should be collected with this subdivision. Per our agreement with Chaffee County and the District, the fees have recently been increased to \$444.66 per unit.

STAFF RECOMMENDATION:

Staff recommends the City Council approve the application, subject to the changes recommended by the Planning Commission to conditions #8 and the addition of #9. Since the Planning Commission meeting the applicant has resubmitted the plat addressing changes recommended in #3 and #4 as shown below.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission reviewed the major subdivision and held a public hearing on September 23, 2019. They recommended approval subject to the following conditions with changes to #8 and #9 as shown:

1. Make corrections to the improvement plans as outlined by the Public Works Director (Attachment 8) and Floodplain Administrator (Attachment 6); and provide landscape plans for approval prior to recording of the subdivision plat.
2. Floodplain Development Permit is required for any development/grading within the 100 year flood plain and meet the specific standards outlined by the Floodplain Administrator (Attachment 7).
3. Make the following corrections and clarifications to the plat prior to recording:
 - a. The Park site and Alleys shall be owned and maintained by the homeowners association.
 - b. ~~Designate the 15 foot wide trail and river access easement as a "15 foot Public Trail, Drainage and River Access Easement."~~ The 25 foot wide trail easement along the east side of the Arkansas River shall be "public" as well.
 - c. ~~Clarify the differences between the building setbacks for R-3 and R-4 on the subdivision layout. Add a note to the Typical Lot Layout that states detached accessory structures and dwelling units have different setbacks per the Salida Land Use and Development Code.~~

REQUEST FOR CITY COUNCIL ACTION

Meeting Date: October 15, 2019

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
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- d. ~~Alleys shall be designated as "Access and Utility Easements."~~
- e. Provide a storm water drainage easement to the east side of Lot 23 to allow storm water to be conveyed to the river.
- f. ~~Delineate 100-year flood zone.~~
- g. Include 10 foot wide public utility easements as recommended by Xcel Energy.
4. ~~The design of the project's residences shall meet the requirements of Section 16-6-120 (11) which requires spacing of repetitive building facades.~~
5. The Fair Contribution for Public School sites will be \$444.66 per unit.
6. Developer shall enter into a subdivision improvement agreement that guarantees the construction of the public improvements that are required for the project, prior to the recording of the subdivision plat.
7. The annexation agreement for the north half of the property allows the option to construct Scott Street adjacent to the project or have applicant provide a fee equal to the estimated cost of the street segment for construction at a later date. This determination shall be made by staff prior to completion of roadway construction within the subdivision and be based on the general condition of Scott Street.
8. The variance proposed to the street cross section is approved, with the modification that the roadway width within the 60 right of way be ~~36~~ **34** feet.
9. **The Homeowner Association documents shall place a priority on installing street trees prior to completion of each home.**

RECOMMENDED MOTION:

A Council person should make the motion to "Approve Resolution 2019-50 approving the River Ridge Major Subdivision."

Attachments:

1. Resolution 2019-50
2. River Ridge Major Subdivision
3. Narrative
4. Application
5. Request for Street Cross Section Variance
6. Street Cross Sections
7. Floodplain Administrator Review (September 13, 2019)
8. Public Works Director Review (September 17, 2019)
9. Proof of Publication

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 50
(Series 2019)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
APPROVING THE SUBDIVISION PLAT FOR RIVER RIDGE MAJOR SUBDIVISION.**

WHEREAS, the property owners, Arkansas Living, LLC (“Developer”) made application for approval of a Major Impact Review for River Ridge Major Subdivision; and

WHEREAS, the property (“Property”) that is subject to the proposed subdivision consists of 11.17 acres located at 786 Scott Street more particularly described in Exhibit A; and

WHEREAS, the property is zoned R-3, High Density Residential and R-4, Manufactured Housing Residential District; and

WHEREAS, the Planning Commission and City Council held a conceptual meeting on the proposed Southside Major Subdivision on June 3, 2019; and

WHEREAS, on September 23, 2019 the Salida Planning Commission held a public hearing and recommended approval of the River Ridge Major Subdivision, consisting of 41 lots; and

WHEREAS, the Salida City Council held a duly noticed public hearing on October 15, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Salida that:

The River Ridge Major Subdivision is hereby approved, subject to the following conditions:

1. Make corrections to the improvement plans as outlined by the Public Works Director (September 17, 2019) and Floodplain Administrator (September 13, 2019); and provide landscape plans for approval prior to recording of the subdivision plat.
2. Floodplain Development Permit is required for any development/grading within the 100 year flood plain and meet the specific standards outlined by the Floodplain Administrator (September 13, 2019).
3. Make the following corrections and clarifications to the plat prior to recording:
 - a. The Park site and Alleys shall be owned and maintained by the homeowners association.
 - b. Provide a storm water drainage easement to the east side of Lot 23 to allow storm water to be conveyed to the river.

- c. Include 10 foot wide public utility easements as recommended by Xcel Energy.
- 4. The Fair Contribution for Public School sites will be \$444.66 per unit.
- 5. Developer shall enter into a subdivision improvement agreement that guarantees the construction of the public improvements that are required for the project, prior to the recording of the subdivision plat.
- 6. The annexation agreement for the north half of the property allows the option to construct Scott Street adjacent to the project or have applicant provide a fee equal to the estimated cost of the street segment for construction at a later date. This determination shall be made by staff prior to completion of roadway construction within the subdivision and be based on the general condition of Scott Street.
- 7. The variance proposed to the street cross section is approved, with the modification that the roadway width within the 60 right of way be 34 feet.
- 8. The Homeowner Association documents shall place a priority on installing street trees prior to completion of each home.

RESOLVED, APPROVED AND ADOPTED on this 15th day of October, 2019.

CITY OF SALIDA, COLORADO

 Mayor P.T. Wood

(SEAL)

ATTEST:

 City Clerk

EXHIBIT A

RIVER RIDGE
LOCATED WITHIN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

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 SALIDA RIVER LIVING LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2019.

TITLE AGENT

ACKNOWLEDGMENT OF LIEN HOLDER

ROBERT D. TREAT, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

ROBERT D. TREAT DATE

ACKNOWLEDGMENT OF LIEN HOLDER

ANDREW JAMES PETERNELL & JAMIE VICTORIA PETERNELL, AS LIEN HOLDERS, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

ANDREW JAMES PETERNELL DATE

JAMIE VICTORIA PETERNELL DATE

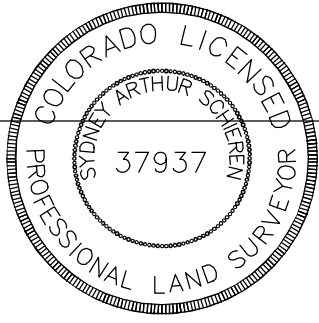
GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE NORTHERLY LINE OF SUBJECT PROPERTY, BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED LS 16117, HAVING A BEARING OF SOUTH 89°07'49" EAST.
- 2) OWNER: ARKANSAS RIVER LIVING LLC, 770 CRESCENT LANE, LAKEWOOD, CO 80214
- 3) SUBDIVIDER: ARKANSAS RIVER LIVING LLC, 770 CRESCENT LANE, LAKEWOOD, CO 80214
- 4) AS REQUIRED UNDER SECTION 16-6-140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT.
- 5) PER SECTION 16-6-120(1) OF THE SALIDA MUNICIPAL CODE, NO RESIDENTIAL FACADE ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FIVE (5) LOTS ON THE SAME SIDE OF THE STREET, NOR SHALL AN ELEVATION BE REPEATED DIRECTLY ACROSS THE STREET FROM THE SAME FACADE ELEVATION. MIRROR IMAGES OF THE SAME RESIDENTIAL FACADE SHALL NOT COUNT AS TWO DISTINCTLY DIFFERENT FACADES.
- 6) THIS PLAT SUBJECT TO THE TERMS & CONDITIONS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AT RECEPTION NO. _____.
- 7) THE 15' ACCESS & DRAINAGE EASEMENT AND THE 20' TRAIL EASEMENT ARE INTENDED TO FULFILL THE "PARKS, TRAILS & OPEN SPACE DEDICATION REQUIREMENTS" PER SECTION 16-6-120 (8) OF THE SALIDA MUNICIPAL CODE. THESE DEDICATIONS SHALL BE CONSIDERED AN EXTRAORDINARY CONTRIBUTION TO TRAIL AND WATERWAY ACCESS AND THEREFORE THE OPEN SPACE REQUIREMENTS OF SECTION 16-6-120 (8) HAVE BEEN MET.
- 8) RESIDENTIAL DENSITY OF THAT PORTION OF THE PROPERTY LYING NORTHEAST OF THE CENTERLINE OF THE ARKANSAS RIVER MAY NOT BE TRANSFERRED TO THE PORTION OF THE PROPERTY LYING SOUTHWEST OF THE CENTERLINE OF THE ARKANSAS RIVER.
- 9) ANY BUILDING TO BE PERMITTED IN THE 100 YEAR FLOOD PLAIN SHALL COMPLY WITH ARTICLE XI, FLOOD CONTROL, OF THE SALIDA MUNICIPAL CODE.
- 10) ALL OPEN SPACE AREAS, INTERNAL TRAILS, PARKS AND STREET PARKWAYS TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE H.O.A. OR OTHER DESIGNATED PARTY.
- 11) RIVER RIDGE IS SUBJECT TO THE SUBDIVISION IMPROVEMENT AGREEMENT AS RECORDED AT RECEPTION NO. _____.
- 12) RIVER RIDGE IS SUBJECT TO ARTICLE XIII, INCLUSIONARY HOUSING, OF CHAPTER 16 OF THE SALIDA MUNICIPAL CODE.

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.C.S. 37937



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.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT ARKANSAS RIVER LIVING LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S 1/2 NE 1/4 SW 1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE LINE OF A LANE OR STREET KNOWN AS SCOTT STREET, FROM WHENCE THE NORTHWEST CORNER OF SAID SUBDIVISION BEARS FIRST NORTH 163 FEET; THENCE WEST 37 FEET; THENCE PROCEEDING AROUND THE TRACT HEREIN DESCRIBED, SOUTH 89°24'06" EAST ALONG THE SOUTH BOUNDARY OF PEELS SUBDIVISION A DISTANCE OF 452 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°31'36" EAST ALONG THE EAST BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 150.0 FEET TO THE SOUTH BOUNDARY OF A LANE; THENCE SOUTH 89°31'00" EAST ALONG THE SOUTH BOUNDARY OF SAID LANE, 154.0 FEET TO THE SOUTHEAST CORNER OF SAID LANE; THENCE NORTH 00°29'00" EAST ALONG THE EAST BOUNDARY OF SAID LANE 13.0 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SAID S 1/2 NE 1/4 SW 1/4; THENCE SOUTH 89°25'50" EAST ALONG SAID NORTH BOUNDARY 425.2 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY OF THE TRACT OF LAND GRANTED TO THE DENVER AND RIO GRANDE RAILROAD COMPANY IN BOOK 73 AT PAGE 309 OF THE CHAFFEE COUNTY RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID RAILROAD TRACT, FIRST ALONG THE ARC OF A CURVE A DISTANCE OF 173.91 FEET, SAID CURVE HAVING A RADIUS OF 900.0 FEET AND A CHORD WHICH BEARS SOUTH 34°00'47" EAST 173.64 FEET, AND THENCE SOUTH 39°32'54" EAST 161.36 FEET TO THE EAST BOUNDARY OF THE SAID S 1/2 NE 1/4 SW 1/4; THENCE SOUTH 00°18'00" EAST ALONG SAID EAST BOUNDARY 1.57 FEET; THENCE SOUTH 77°30' WEST 725.59 FEET; THENCE NORTH 75°00'00" WEST 273.35 FEET; THENCE NORTH 00°52'00" EAST 61.82 FEET; THENCE NORTH 89°18'00" WEST 262.30 FEET TO THE EAST BOUNDARY OF SCOTT STREET; THENCE NORTH 00°30'11" EAST 138.45 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S 1/2 NE 1/4 SW 1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH SIDE OF CHAFFEE COUNTY ROAD NO. 105, FROM WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SAID SECTION 4 BEARS SOUTH 69°56' EAST 4,117.5 FEET, AND ALSO FROM WHENCE THE HIGHWAY RIGHT-OF-WAY MARKER (BRASS CAP IN CONCRETE) AT STATION 2304+26 OF THE CENTERLINE SURVEY OF U.S. HIGHWAY NO. 50 BEARS NORTH 89°35' WEST 217.9 FEET; THENCE SOUTH 85°01' EAST 44.9 FEET TO A REBAR WITH A 1 1/2-INCH ALUMINUM CAP ON THE NORTH SIDE OF SAID COUNTY ROAD; THENCE SOUTH 89°18' EAST ALONG THE SAID NORTH SIDE OF SAID COUNTY ROAD A DISTANCE OF 262.3 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 502 AT PAGE 186 OF THE RECORDS OF SAID CHAFFEE COUNTY, BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE PROCEEDING AROUND SAID TRACT NORTH 00°52' EAST ALONG THE EAST BOUNDARY OF SAID TRACT AS DESCRIBED IN BOOK 502 AT PAGE 186 AND A PROJECTION NORTHERLY OF SAID EAST BOUNDARY A TOTAL DISTANCE OF 268.18 FEET;

THENCE SOUTH 75°00' EAST 273.30 FEET TO A REBAR WITH A 1 1/2-INCH ALUMINUM CAP AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 414 AT PAGE 518 OF SAID COUNTY RECORDS, AS SAID PARCEL IS MONUMENTED;

THENCE SOUTH 00°19'14" EAST ALONG THE WEST BOUNDARY OF SAID PARCEL AS MONUMENTED 200.43 FEET TO A REBAR WITH A 1 1/2-INCH ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID PARCEL AS DESCRIBED IN BOOK 414 AT PAGE 518, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF SAID CHAFFEE COUNTY ROAD NO. 105;

THENCE NORTH 89°21'34" WEST ALONG SAID NORTHERLY COUNTY ROAD BOUNDARY 269.18 FEET TO THE POINT OF BEGINNING.

CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

TOGETHER WITH

A TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT A FENCE CORNER ON THE NORTH SIDE OF A CHAFFEE COUNTY ROAD FROM WHENCE THE SE COR (BRASS CAP) OF SECTION 4 BEARS SOUTH 66°55.4' EAST 3580.6 FEET, SAID BEGINNING POINT, TWO REMAINING TRACT CORNERS, AND TWO WITNESS CORNERS ARE MARKED BY 5/8 INCH REBARS WITH 1 1/2 INCH ALUMINUM CAPS;

THENCE PROCEEDING AROUND THE TRACT NORTH 200.0 FEET;

THENCE NORTH 77°30' EAST 285.0 FEET TO A WITNESS CORNER;

THENCE CONTINUING NORTH 77°30' EAST 144.5 FEET TO A POINT WHICH IS NORTH 8°30.3' WEST OF ANOTHER WITNESS CORNER;

THENCE SOUTH 8°30.3' WEST 107.7 FEET TO THE WITNESS CORNER;

THENCE CONTINUING SOUTH 8°30.3' WEST 188.5 FEET TO A POINT ON THE NORTH SIDE OF THE SAID CHAFFEE COUNTY ROAD;

THENCE WEST ALONG SAID NORTH SIDE AS FENCED 375.5 FEET TO THE POINT OF BEGINNING.

CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

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

RIVER RIDGE
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

AND DO HEREBY DEDICATE TO THE CITY OF SALIDA AS PUBLIC ROADS, THE STREETS AS SHOWN ON SAID PLAT, AND HEREBY DEDICATES TO THE PUBLIC THE 15' PUBLIC TRAIL, DRAINAGE AND RIVER ACCESS EASEMENT AND THE 20' PUBLIC TRAIL EASEMENT AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICE WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

EXECUTED THIS ____ DAY OF _____ 2019

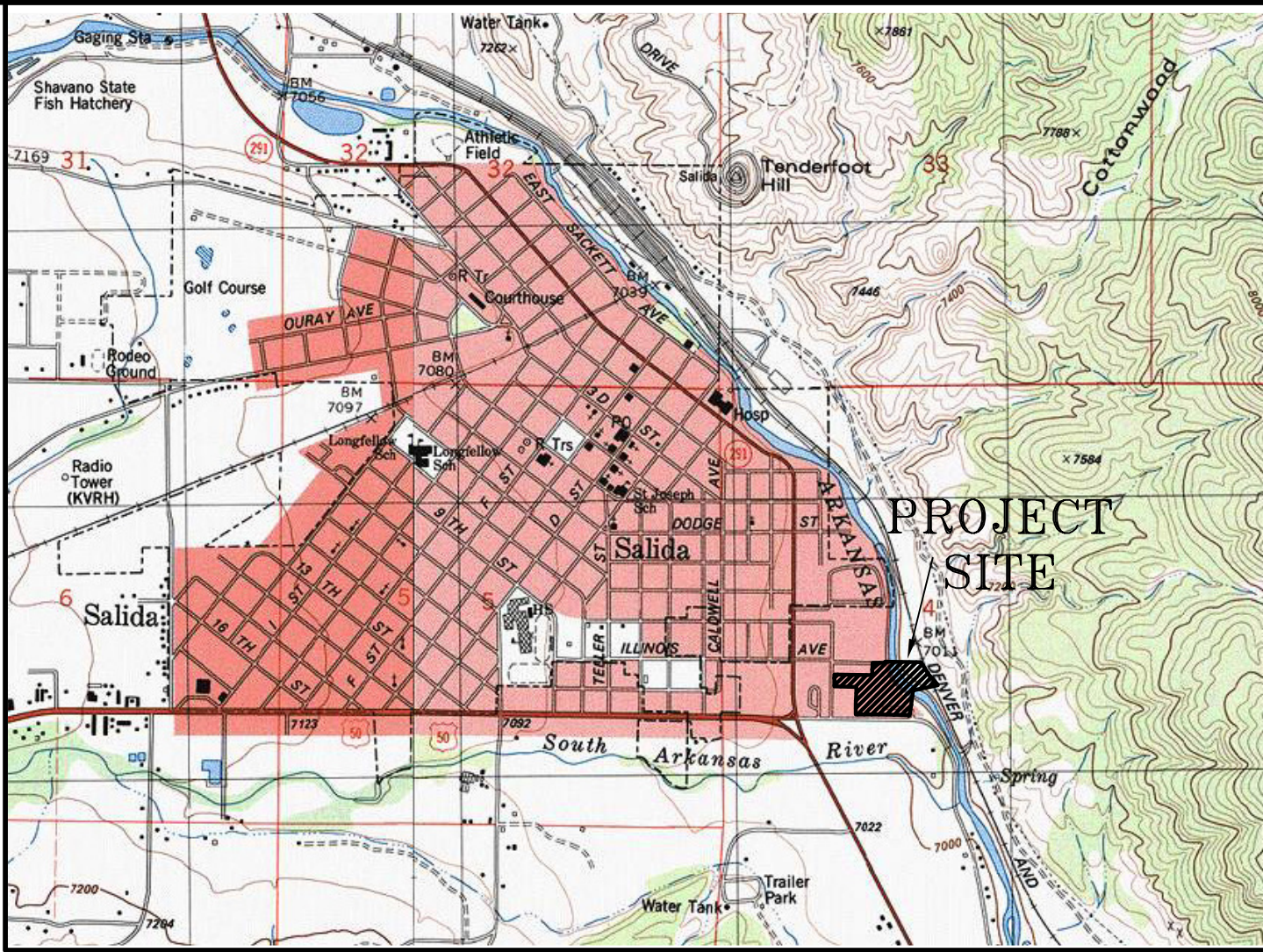
BY: TOM MESCH, AS MANAGING MEMBER

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2019, BY TOM MESCH, AS SALIDA RIVER LIVING LLC MANAGING MEMBER, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE PARK AND EASEMENTS SHOWN HEREON.

SIGNED THIS ____ DAY OF _____, 2019.
CITY OF SALIDA

BY: _____
MAYOR

PLANNING COMMISSION APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS ____ DAY OF _____, 2019.

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

CERTIFICATE OF STREET & UTILITY MAINTENANCE

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS NOR THE PUBLIC UTILITIES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS, ROADS AND UTILITIES IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT AS RECORDED AT RECEPTION NO. _____. IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A STREET OR UTILITY FOR MAINTENANCE, THE STREET OR UTILITY SHALL BECOME PUBLIC IN ALL SENSES OF THE WORD AND THE SUBDIVIDER HAS NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OR UTILITY.

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 _____, 2019 UNDER RECEPTION NUMBER _____.

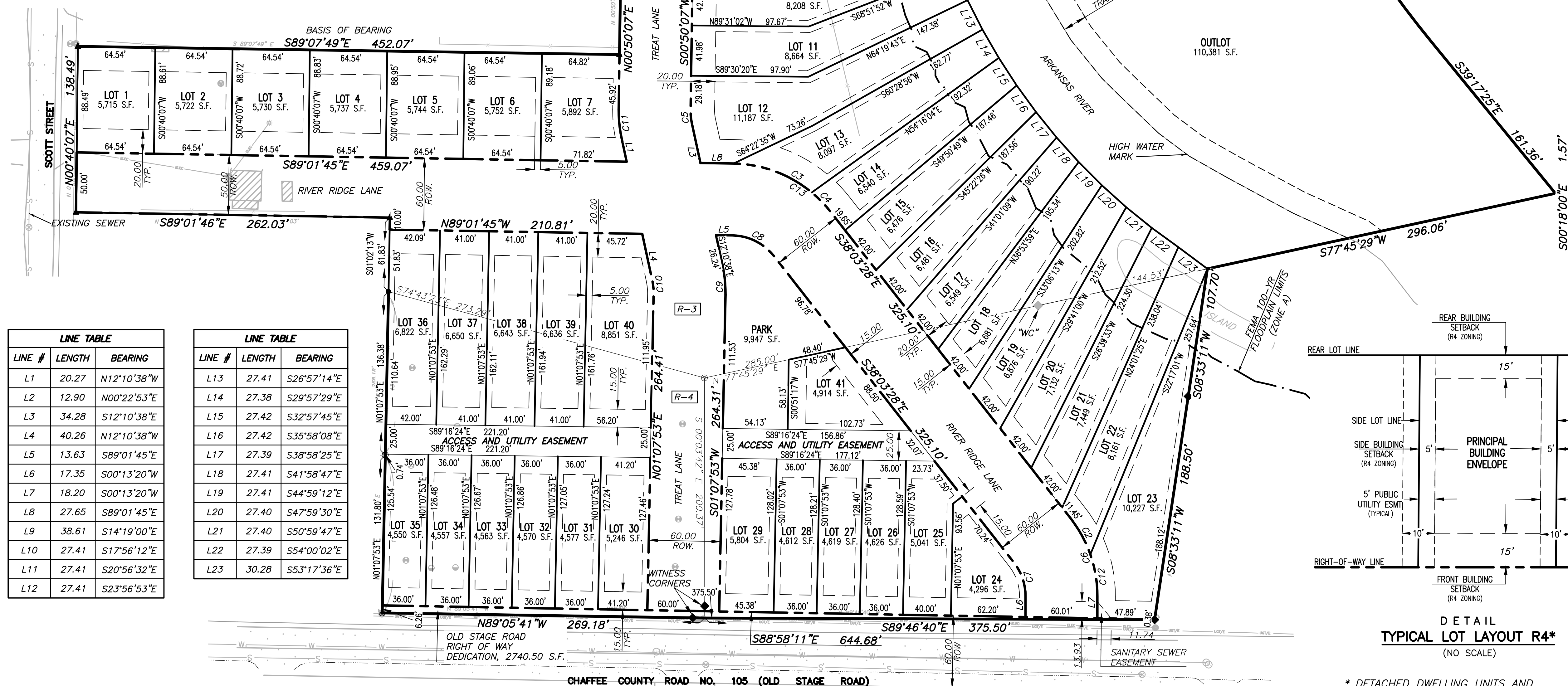
CHAFFEE COUNTY CLERK AND RECORDER

REVISED:SEPTEMBER 23, 2019	RIVER RIDGE LOCATED WITHIN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN CITY OF SALIDA CHAFFEE COUNTY, COLORADO
JOB # 1974	LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: AUGUST 21, 2019	
SHEET 1 OF 2	

RIVER RIDGE

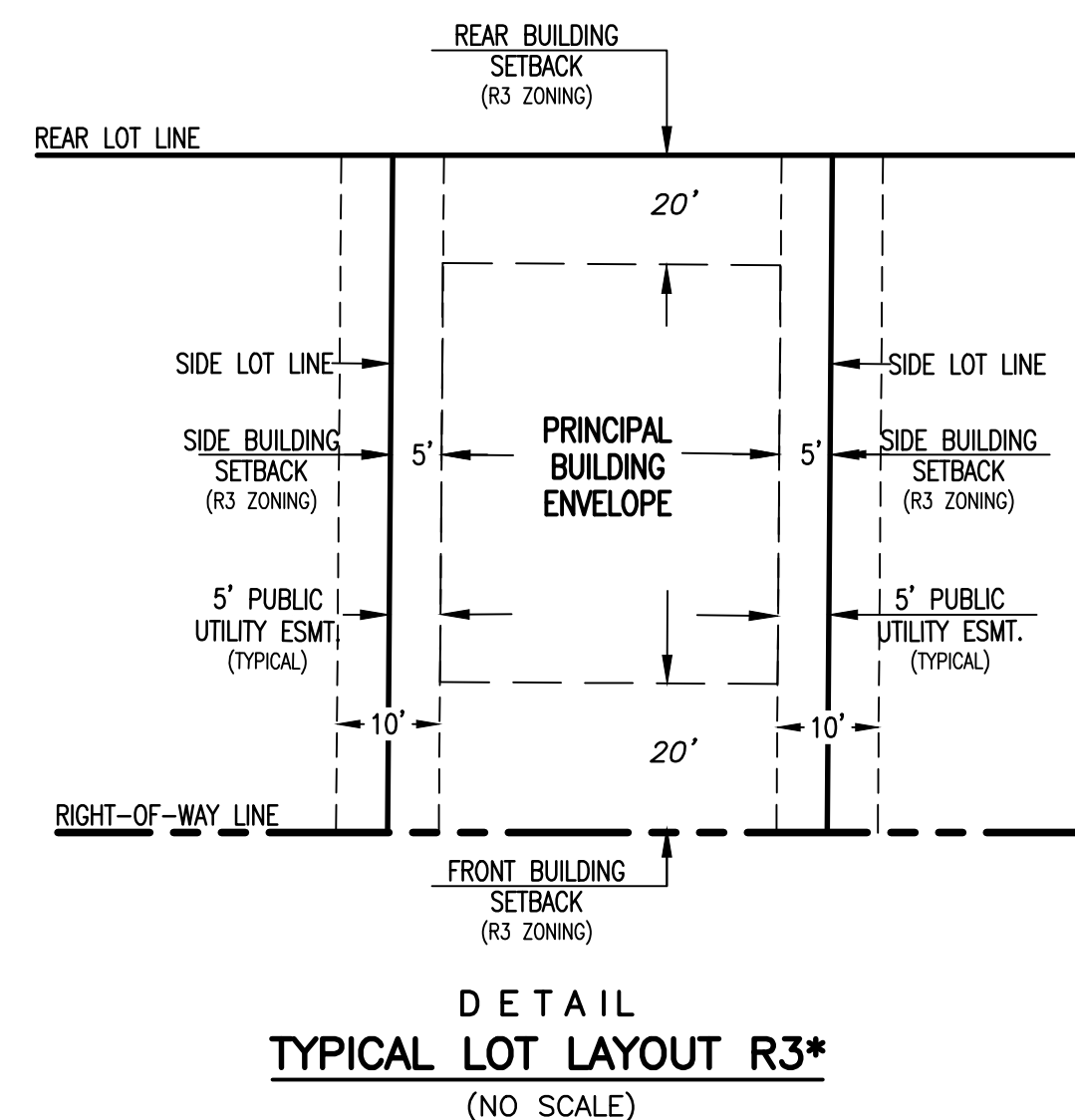
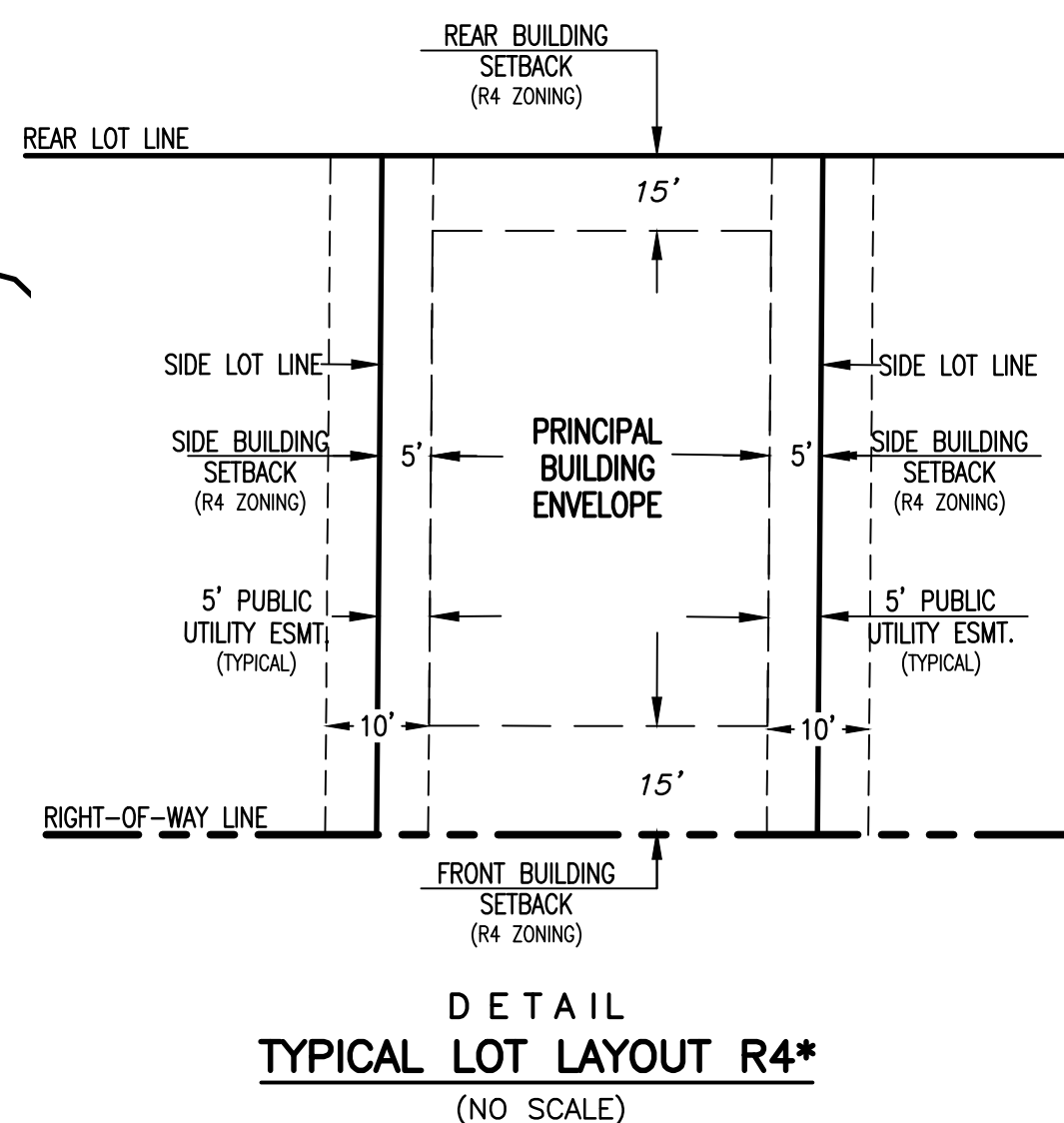
LOCATED WITHIN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	900.00	011°04'13"	173.89	173.62	S33°45'19"E
C2	105.00	018°46'44"	34.41	34.26	S28°40'06"E
C3	105.00	038°41'55"	70.92	69.58	S69°40'48"E
C4	105.00	012°16'23"	22.49	22.45	S44°11'39"E
C5	45.00	013°00'45"	10.22	10.20	S05°40'15"E
C6	105.00	038°16'47"	70.15	68.85	S18°55'04"E
C7	45.00	038°16'47"	30.06	29.51	N18°55'04"W
C8	45.00	050°58'18"	40.03	38.73	N63°32'37"W
C9	107.22	013°01'55"	24.39	24.33	S05°31'23"E
C10	45.95	013°01'55"	10.45	10.43	N05°31'23"W
C11	105.00	013°00'45"	23.85	23.80	N05°40'15"W
C12	105.00	019°30'03"	35.74	35.56	S09°31'42"E
C13	105.00	050°58'18"	93.41	90.36	S63°32'37"E



LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.27	N12°10'38"
L2	12.90	N00°22'53"E
L3	34.28	S12°10'38"E
L4	40.26	N12°10'38"W
L5	13.63	S89°01'45"E
L6	17.35	S00°13'20"W
L7	18.20	S00°13'20"W
L8	27.65	S89°01'45"E
L9	38.61	S14°19'00"E
L10	27.41	S17°56'12"E
L11	27.41	S20°56'32"E
L12	27.41	S23°56'53"E

LINE TABLE		
LINE #	LENGTH	BEARING
L13	27.41	S26°57'14"E
L14	27.38	S29°57'29"E
L15	27.42	S32°57'45"E
L16	27.42	S35°58'08"E
L17	27.39	S38°58'25"E
L18	27.41	S41°58'47"E
L19	27.41	S44°59'12"E
L20	27.40	S47°59'30"E
L21	27.40	S50°59'47"E
L22	27.39	S54°00'02"E
L23	30.28	S53°17'36"E



* DETACHED DWELLING UNITS AND STRUCTURES MAY HAVE LESSER SETBACKS THAN SHOWN. REFER TO SALIDA LAND USE AND DEVELOPMENT CODE.

ASSISTED BY:



REVISÉ:

JOB # 1974

DATE: AUGUST 26 2019

SHEET 2 OF 2

RIVER RIDGE

LOCATED WITHIN THE SOUTH HALF OF
THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 49 NORTH, RANGE 9 EAST OF
THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



LANDMARK
SURVEYING & MAPPING

P.O. BOX 668 SALIDA, CO 81201
PH 719 539 4021 FAX 719 539 4031

**REQUEST FOR CITY COUNCIL ACTION**

Meeting Date: August 7, 2018

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
VI. - 5.	Community Development	Glen Van Nimwegen

ITEM:

Ordinance No. 2018-12; Second reading and public hearing on proposed zoning for Buckley Meadows Annexation.

BACKGROUND:

The applicant made an application to rezone the 2.55 acre site located at 7221 County Road 105 that is subject to annexation to Manufactured Housing Residential District (R-4). The request was heard by the Planning Commission on June 25, 2018 and the Commission recommends the site be zoned to High Density Residential (R-3). On July 3rd, the City Council suggested Lot 4 be R-4 and Lots 1-3 be zoned R-3.

Property Owners and Applicants: Michael Buckley and Kathryn Meadows.



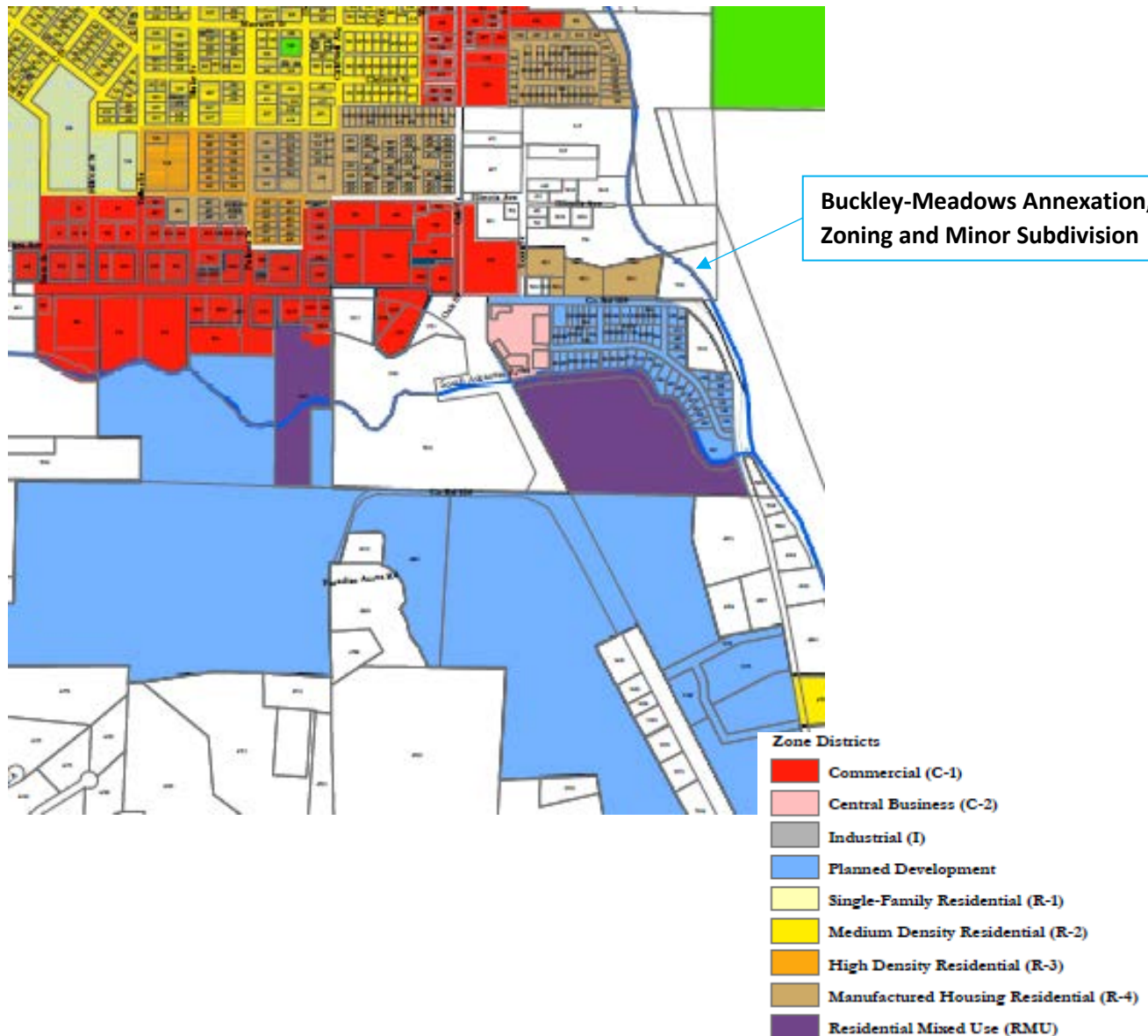


REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 7, 2018

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
VI. - 5.	Community Development	Glen Van Nimwegen

Surrounding Land Use and Zoning: The site to the west is zoned R-4, Manufactured Housing Residential District; South is Planned Development with the underlying districts of R-2, Medium Density Residential and R-3, High Density Residential District. The property adjacent to the site on the north remains in Chaffee County and is zoned RES, Residential Zone District. The land east of the parcel is also in Chaffee County and is zoned REC, Recreational.





REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 7, 2018

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
VI. - 5.	Community Development	Glen Van Nimwegen

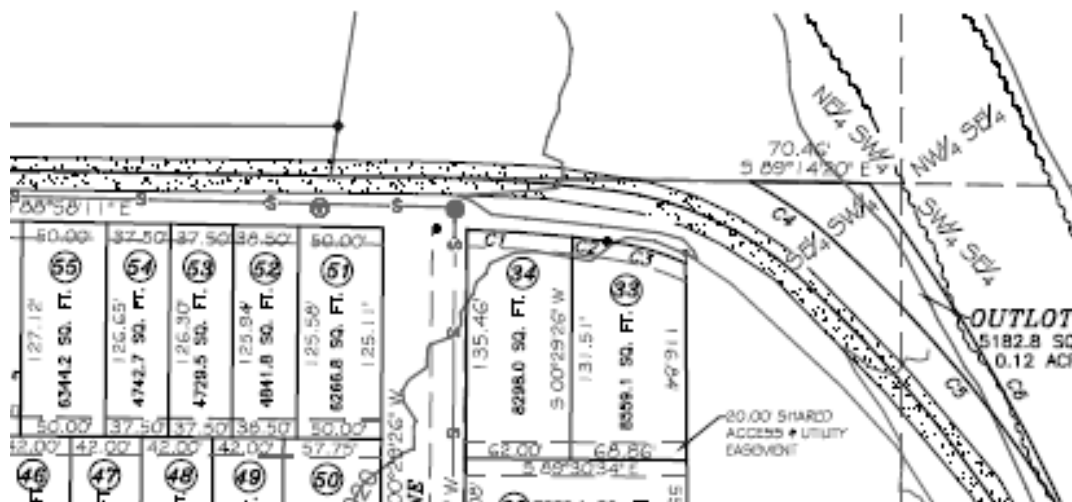
Proposed Zoning:

The applicant is requesting R-4 zoning, primarily to take advantage of the five foot reduction in the front and rear setbacks the district affords over the R-3 or R-2 districts. The setbacks are important to the owners as they intend to build a riverfront home on Lot 4, which is over an acre and a half, but three-quarters of the lot is cut-off from road access by the Arkansas River. The other three lots are considerably over the size required by the requested zoning, but the buildable area is reduced by the river. On July 3 the Council suggest Lot 4 be R-4 and Lots 1-3 be zoned R-3.

Though the application and minor subdivision indicates a desire to build four principal homes on the site, the Council should be aware that the allowed density could be as many as 42 homes. However, the physical constraints caused by the river bifurcating the property limits the capacity of the site. Regardless, the R-4 district is consistent with the city zoning on the east and south.

The review standards for a rezoning include:

1. Consistency with the Comprehensive Plan: The Comprehensive Plan includes the goals that new projects should complement the neighborhood's mass and scale and be focused within the Municipal Services Area. The proposal supports these goals.
2. Consistency with the Purpose of the Zone District: The purpose of the R-4 district is to provide "...relatively high density manufactured housing, mobile home residences and mobile home parks." Though this is not the intent of the owners, historically this has been the primary use in the area.
3. Compatibility with Surrounding Zone District and Uses: The R-4 district is the dominant zoning classification on the north side of Old Stage Road. On the south side, lots 33 and 34 of the Two Rivers PD are zoned R-2, however the planned development allowed the front setback be reduced to 10 feet, five feet less than the R-4 district. Lot 51 of Two Rivers is also across the street from the subject site, has the underlying zoning of R-3 and also has a reduced front setback of 10 feet.



**REQUEST FOR CITY COUNCIL ACTION**

Meeting Date: August 7, 2018

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
VI. - 5.	Community Development	Glen Van Nimwegen

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Doug Bess, Fire Chief, responded “If water line is extended to the east property line, a fire hydrant shall be installed.”
- Salida Police Department: Lieutenant Russ Johnson responded “I have reviewed the plans that have been submitted and have no concerns at this time. However, I would request that the property on the east side of the river be marked because we have an issue with homeless camps in the area. This would allow us to determine venue for enforcing any issues that may arise.”
- Chaffee County Planning Department: Jon Roorda, Planning Manager stated “CR 105 should be dedicated 30 feet from center of road. City to assume road maintenance.”
- Salida Public Works Department: Public Works Director David Lady stated: “Complete road improvements adjacent to the site to match cross section on the south side of the road, including paving, curb, gutter and sidewalk to a point even with the east property line of Lot 33 in Two Rivers Subdivision Phase 1.”

STAFF RECOMMENDATION:

Staff recommends approval to rezone Lots 1-3 of the site to High Density Residential (R-3) and Lot 4 to Manufactured Housing Residential District.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a public hearing on June 25, 2018 to take public testimony and make a recommendation to the City Council. The Commission voted 7-0 to recommend that Council approve the rezoning to High Density Residential (R-3).

SUGGESTED MOTION:

A council person should make the motion to “approve Ordinance 2018-12.”

Attachments:

Ordinance No. 2018-12

Application

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 12
SERIES OF 2018**

**AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL
PROPERTY KNOWN AS THE BUCKLEY-MEADOWS ANNEXATION AS HIGH
DENSITY RESIDENTIAL (R-3) ZONE AND MANUFACTURED HOUSING
RESIDENTIAL (R-4) ZONE DISTRICTS**

WHEREAS, April 16, 2018, Michael Buckley and Kathryn Meadows (“Petitioners”), filed a General Development Application to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 2.55 acres located at 7221 County Road 105, Salida, County of Chaffee, State of Colorado (the “Property”), and being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, by Ordinance No. 11, Series of 2018 the City of Salida annexed the Buckley-Meadows Annexation to the City; and

WHEREAS, Petitioner has filed an application to zone the Property within the Manufactured Housing Residential District (R-4), and on June 25, 2018 the City of Salida Planning Commission considered the zoning application for the Property and recommended that the City Council zone it as High Density Residential District (R-3); and

WHEREAS, at the first reading of Ordinance No 2018-12 held on July 3, 2018, the City Council recommended the site be zoned as a combination of R-3 and R-4; and

WHEREAS, as required by the Salida Municipal Code, the public hearing on the zoning application for the Buckley-Meadows Annexation was held on August 7, 2018 at a regularly scheduled meeting of the Salida City Council.

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

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

provisions of the Salida Land Use Regulations, SMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on July 3, 2018, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the ____ day of _____, 2018 and set for second reading and public hearing on the 7th day of August, 2018.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED IN FULL, by the City Council on the 7th day of August, 2018.

CITY OF SALIDA, COLORADO

P.T. Wood, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2018, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2018.

City Clerk/Deputy City Clerk

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.

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 25, 2018

AGENDA ITEM TITLE: 2. Recommendation on Proposed Annexation and Zoning; Approval of Minor Subdivision – Buckley-Meadows

AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

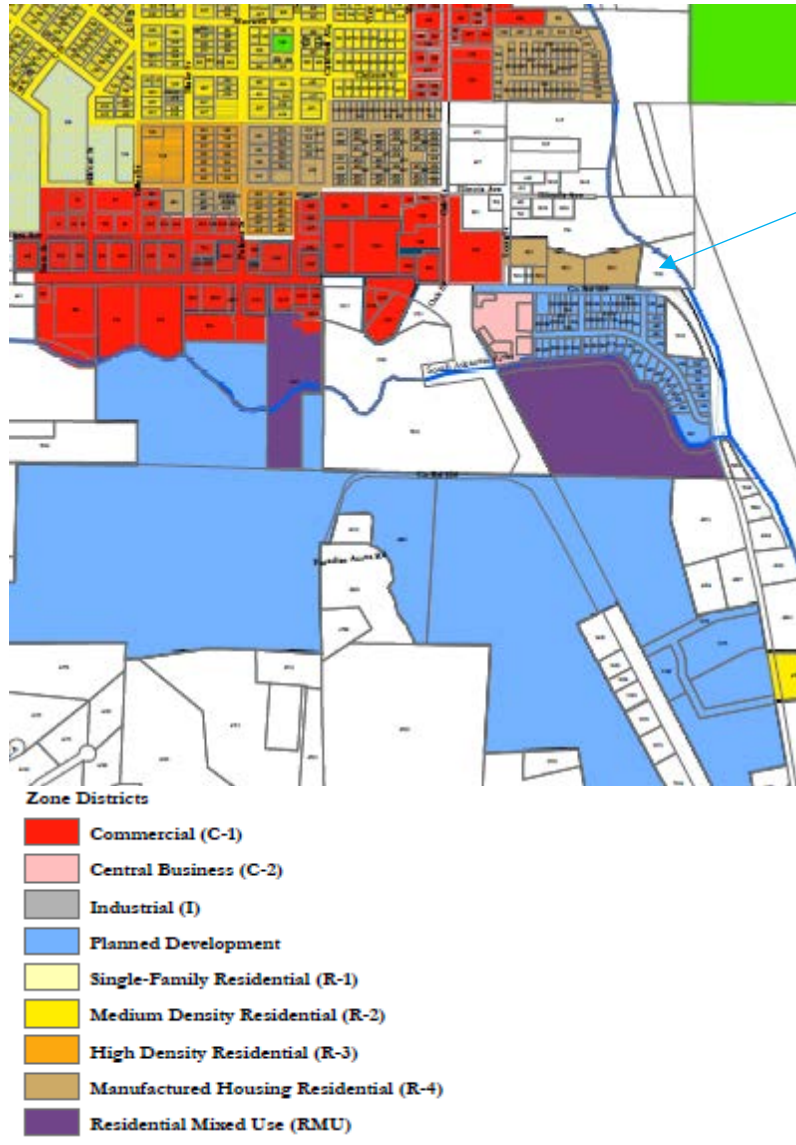
The applicant is requesting the following actions regarding 2.55 acres located at 7221 County Road 105:

- A. Recommendation of approval for the proposed annexation and rezoning of the site to R-4, Manufactured Housing Residential District; and
- B. Approval of the Geodesia Minor Subdivision.

Applicants: Michael Buckley and Kathryn Meadows.



Surrounding Land Use and Zoning: The site to the west is zoned R-4, Manufactured Housing Residential District; South is Planned Development with the underlying districts of R-2, Medium Density Residential and R-3, High Density Residential District. The property adjacent to the site on the north remains in Chaffee County and is zoned RES, Residential Zone District. The land east of the parcel is also in Chaffee County and is zoned REC, Recreational.



**Buckley-Meadows Annexation,
Zoning and Minor Subdivision**

ANNEXATION AND ZONING:

An application for annexation is a multi-step process. The application has been accepted by the City Council and scheduled for a public hearing on July 3, 2018. The annexation shall be considered by the Commission as a required step prior to the zoning and subdivision of the property. The following findings of facts are required for annexation:

1. The proposed annexation has greater than 1/6th contiguity with the municipal boundary of the City of Salida.
2. The annexation property is under single ownership and the owners are a party to the annexation.
3. The annexation property is currently zoned RES, Residential and REC, Recreational in Chaffee County.
4. The annexation property is within the Municipal Services Area of the City of Salida as defined in the Comprehensive Plan and intergovernmental agreement with Chaffee County and therefore can be served by City sewer and water utilities.
5. The property is adjacent to a burgeoning part of the city and therefore may be efficiently served by City fire and police departments.
6. The property is a natural extension of the City's municipal boundary and meets the legal requirements for annexation.
7. The property to be annexed includes a portion of County Road 105 right-of-way, now known as Old Stage Road, thereby ensuring the roadway that serves city residents is completely within the city's jurisdiction.
8. The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan. Specifically, it is a strategic goal of the Plan to provide for new neighborhoods and opportunities for a variety of housing types and densities. In addition, the proposal will provide for a logical extension of the City boundary to support the demand for residentially zoned land, which will provide both housing and job opportunities.

The annexation of the property will be accompanied by an agreement which will address the street improvements required with the development; and other goals for the property including the provision of affordable housing.

The applicant is requesting R-4 zoning, primarily to take advantage of the five foot reduction in the front and rear setbacks the district affords over the R-3 or R-2 districts. The setbacks are important to the owners as they intend to build a riverfront home on Lot 4, which is over an acre and a half, but three-quarters of the lot is cut-off from road access by the Arkansas River. The other three lots are considerably over the size required by the requested zoning, but the buildable area is reduced by the river.

Though the application and minor subdivision indicates a desire to build four principal homes on the site, the Commission should be aware that the allowed density could be as many as 42 homes. However, the physical constraints caused by the river bifurcating the property limits the capacity of the site. Regardless, the R-4 district is consistent with the city zoning on the east and south.

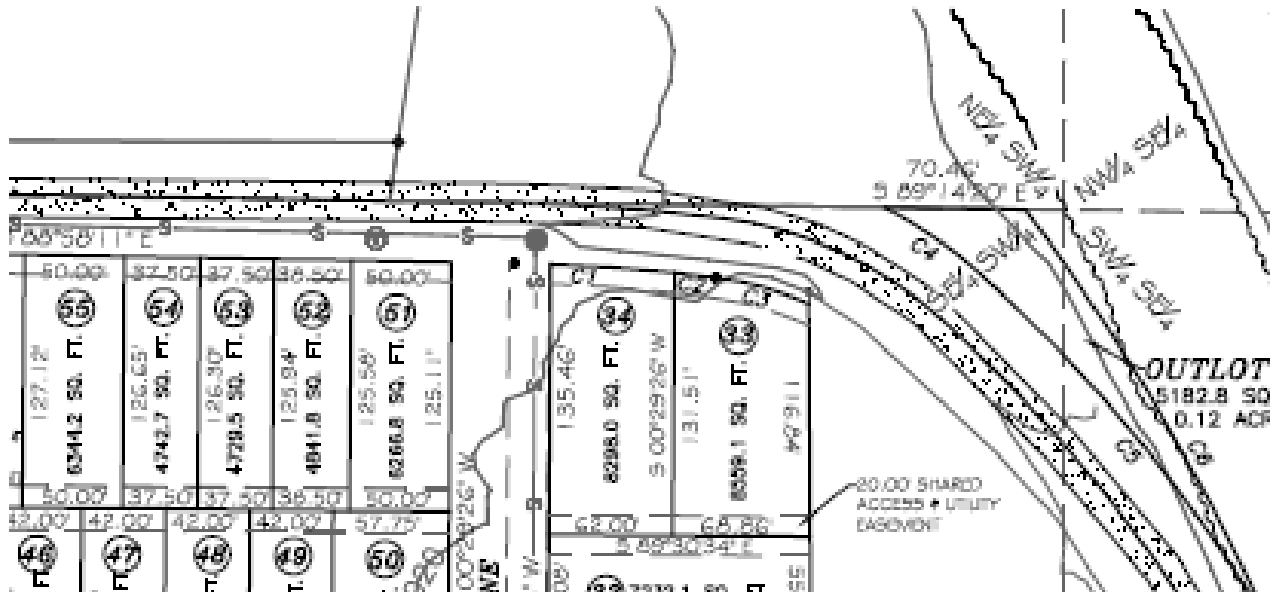
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parks.” Though this is not the intent of the owners, historically this has been the primary use in the area.

Item 7.

3. **Compatibility with Surrounding Zone District and Uses:** The R-4 district is the dominant zoning classification on the north side of Old Stage Road. On the south side, lots 33 and 34 of the Two Rivers PD are zoned R-2, however the planned development allowed the front setback be reduced to 10 feet, five feet less than the R-4 district. Lot 51 of Two Rivers is also across the street from the subject site, has the underlying zoning of R-3 and also has a reduced front setback of 10 feet.



4. **Changed Conditions or Errors:** The proposed zoning is occurring because of the requirement to rezone property annexed to the City in accordance with Section 16-4-50 of the Land Use and Development Code.

MINOR SUBDIVISION:

The proposed subdivision must comply with the following standards:

1. **Comprehensive Plan.** The proposed subdivision is consistent with the Comprehensive Plan.
2. **Zone District Standards.** The proposed subdivision complies with the dimensional standards of the R-4 district.
3. **Improvements.** The developer of the proposed subdivision will be required to extend street improvements for Old Stage Road to a point past the Two Rivers Subdivision. From there the roadway will have to transition back to the county standard. Water and sewer lines will also be extended.
4. **Natural Features.** The layout of lots were done to take advantage of the Arkansas River frontage. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater should be preserved.
5. **Floodplains.** A large portion of the parcel is impacted by the 100 year floodplain. Tracts of land or portions thereof lying within the 100-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.



6. Noise Reduction. The site is not adjacent to a highway.
7. Future Streets. The owner/developer will be improving CR 105 (Old Stage Road).
8. Parks, Trails and Open Space. An open space fee in-lieu of \$3,000 per lot shall be required at the time of building permit issuance. The applicant may consider a dedication of open space to the City, such as the property on the northeast of the river. This may be an Extraordinary Contribution, and the Commission may recommend reducing or waiving the open space fee. Staff is recommending a 20 foot wide trail easement be dedicated on the northeast edge of the river for a future trail to be constructed by the City.
9. Lots and Blocks. The lots front on a local, public street; and the side lot lines are radial to the street frontage.
10. Architecture. The standards that require diversity in architectural design only apply of subdivisions of five lots or greater.
11. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Doug Bess, Fire Chief, responded “If water line is extended to the east property line, a fire hydrant shall be installed.”
- Salida Police Department: Lieutenant Russ Johnson responded “I have reviewed the plans that have been submitted and have no concerns at this time. However, I would request that the property on the east side of the river be marked because we have an issue with homeless camps in the area. This would allow us to determine venue for enforcing any issues that may arise.”

- Chaffee County Development Services Department: Jon Roorda, Planning Manager stated “CR 105 should be dedicated 30 feet from center of road. City to assume road maintenance.”
- Salida Public Works Department: Public Works Director David Lady stated “Complete road improvements adjacent to the site to match cross section on the south side of the road, including paving, curb gutter and sidewalk to a point even with the east property line of Lot 33 in Two Rivers Subdivision Phase 1.”
- Salida Finance Department: Jodi McClurkin stated “Owners should be aware of the system development fees, and when payment is due.”

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend the Council approve the proposed annexation and zoning; and approval of the Geodesia Minor Subdivision, subject to the conditions listed below.

RECOMMENDED MOTIONS:

- A. “I make a motion to recommend the City Council approve the proposed Buckley-Meadows annexation as it meets the findings for annexation, subject to Council approval of an annexation agreement that addresses:
- Provision of one residential unit, or accessory dwelling units (ADU), that is affordable to a household earning 80% or less of the Area Median Income for Chaffee County; or
 - Provision of an in-lieu fee equal to the lesser of \$7,874 or \$3.94 (livable square feet of home), per unit at the time of issuance of a building permit.
 - If an affordable unit is provided on-site, the water and sewer system development fees for the unit will be reduced by 60% of the fees in effect at the time of issuance of a building permit, unless the effective fee structure accounts for cost reductions for affordable housing.
 - Provision of in-lieu open space fees (currently \$3,000 per unit) in an amount then in effect at the time of issuance of a building permit; or dedication of open space that the City Council finds to be an Extraordinary Contribution per Section 16-6-120 (8) (v).
 - Provision of a 20 foot wide pedestrian trail easement along the northeast side of the river within Lot 4 for the construction of a trail by the City of Salida at a future date.
 - Provision of school impact fees (currently \$354 per unit) in an amount then in effect at the time of issuance of a building permit.
 - Dedication of right-of-way and completion of street improvements as required by the approval of the Geodesia Minor Subdivision.
 - This agreement is for development of the Geodesia Minor Subdivision for four principal residences and associated ADU’s. Any increase to the density of the property will require Council approval of an amendment to this agreement.”
- B. “I make a motion to recommend the City Council approve the rezoning of the subject site to R-4, Manufactured Housing Residential District as it meets the review standards for a rezoning.”
- C. “I make a motion to approve the Geodesia Minor Subdivision as it meets the review standards for a subdivision, subject to the following conditions:

1. Approval of the subdivision is contingent upon the annexation and rezoning becoming effective.
2. The plat shall delineate the 100 year floodplain.
3. Owner shall dedicate up to 30 feet of right-of-way from centerline of CR 105 (Old Stage Road) so the total right-of-way for the road equals 60 feet.
4. Developer shall enter into a subdivision improvement agreement that guarantees the construction of street improvements to the half of CR 105 (Old Stage Road) adjacent to the subdivision to include additional paving, curb, gutter and sidewalk from the west edge of Lot 1 to the east edge of Lot 33 in Two Rivers Subdivision Phase 1. Improvements are also to include the extension of sewer and water lines within this frontage. The waterline shall terminate at a fire hydrant.
5. Provide 20 foot wide pedestrian trail easement along the northeast side of the river within Lot 4.
6. Provide a note on the plat: "Pursuant to section 16-6-120(8), Parks Trails and Open Space of the Salida Municipal Code, as may be amended, neither land dedication nor fees-in-lieu have been paid for this subdivision. At the time that residential dwelling units are constructed on any of the lots herein, either by further subdivision or building permit approval, land dedication and/or fees in lieu for parks, trails and open space in the amount then in effect shall be payable to the City prior to issuance of building permits."
7. Provide note on plat: "Pursuant to section 16-6-140, Fair Contributions for Public School Sites, as may be amended, a payment in lieu of land dedication for fair contributions for public school sites shall be paid by the owner of each lot within this subdivision prior to issuance of a building permit for any new residence on such lot.

Attachments:

Application for Annexation
 Application for Zoning
 Application for Minor Subdivision
 Proof of publication



Bill Almquist <bill.almquist@cityofsalida.com>

River Ridge / Dutch Run Minor Subdivision Rezoning

Keith Kolar <kkolar2016@gmail.com>

Mon, Oct 10, 2022 at 11:39 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>

Dear Mr. Almquist,

Walking from my home at 425 Two Rivers Rd. into town this weekend, I read the rezoning application notice for River Ridge lots 15-21 and Dutch Run lots 1-2.

I wholeheartedly support this change from R-3 / R-4 to R-2. It represents the best use of land and fits well into the character of the Two Rivers and surrounding neighborhoods.

Thank you and the City of Salida Planning Commission in advance for considering my opinion.

Keith Kolar



R3 and R4 single family

Bill Hussey <bhussey@crabtreegroupinc.com>

To: Bill Almquist <bill.almquist@cityofsalida.com>

Cc: "kathryn.dunleavy@cityofsalida.com" <kathryn.dunleavy@cityofsalida.com>, Gianfranco Palumbo <franco.palumbo@cityofsalida.com>

Thank you for the info.

I think your intentions are good, and I think it makes sense to consider minimum densities and maximum lot sizes going forward in the code re-write. But currently the city code doesn't allow r because the clear language of table 16-D must supersede the vague language of 16-4-70.

Is it too late to include this email thread in the packet? I see it hasn't hit the website yet.

From: Bill Almquist <bill.almquist@cityofsalida.com>

Sent: Thursday, October 20, 2022 12:29 PM

To: Bill Hussey <bhussey@crabtreegroupinc.com>

Cc: kathryn.dunleavy@cityofsalida.com; Gianfranco Palumbo <franco.palumbo@cityofsalida.com>

Subject: Re: R3 and R4 single family

Hey Bill,

The potential implications for Angelview have not been lost on me. I intend to bring this up (both for other lots within River Ridge/Dutch Run, as well as Angelview and others) and get Plannin built) single-family homes in the R-3 and R-4. The purpose statement for R-3 seems to exclude unattached single-family (i.e. non-townhouse) uses, while the same for R-4 seems to exclude or mobile homes. This is why we need to get things cleared up. I will dive deeper into it on Monday night.

On Thu, Oct 20, 2022 at 11:49 AM Bill Hussey <bhussey@crabtreegroupinc.com> wrote:

Hi Bill,

Could you please clarify where in the code disallows single family homes in R3 and R4? I just got a call from Carrie Mesch about River Ridge which got me thinking about this issue again.

(3) High-Density Residential (R-3). The purpose of the High-Density Residential (R-3) zone district is to provide for relatively high density duplex and multi-family triplex, townhouse and apartment uses. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupation

(4) Manufactured Housing Residential (R-4). The purpose of the Manufactured Housing Residential (R-4) zone district is to provide for relatively high density man residences and mobile home parks. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or

The key words are "amongst other uses." The other uses in this case being single family homes. At best, the language in 16-4-70 is vague. So I would default to where the language is clear R3 and R4 are allowed under administrative review.

How will your interpretation apply to Angelview?

Thanks in advance for the clarification.

Bill Hussey

Crabtree Group, Inc.

Office: 719-539-1675

Mobile: 920-875-0015

--



Bill Almquist <bill.almquist@cityofsalida.com>

Fw: Rezone Consent

Ben Griffin <benjaming79@yahoo.com>

Fri, Oct 28, 2022 at 6:52 PM

To: Bill Almquist <bill.almquist@cityofsalida.com>, Franco Palumbo <franco.palumbo@cityofsalida.com>, Liz Hedrick <lizzie@lizziehedrick.com>

Bill and Franco - Please find below the rezone consent from Ray Kitson.

Thanks,

Ben

----- Forwarded Message -----

From: Ray Kitson <raykitson@me.com>

To: Ben Griffin <benjaming79@yahoo.com>

Sent: Friday, October 28, 2022 at 06:15:12 PM MDT

Subject: Re: Rezone Consent

I consent

Sent from my iPhone

On Oct 28, 2022, at 5:38 PM, Ben Griffin <benjaming79@yahoo.com> wrote:

Can you change to I consent? You wrotbl concentrate....

On Oct 28, 2022, at 5:15 PM, Ray Kitson <raykitson@mac.com> wrote:

I concentrate

Sent from my iPhone

On Oct 28, 2022, at 5:12 PM, Ben Griffin <benjaming79@yahoo.com> wrote:

Hi, Ray - Can you please reply with "I consent" to this email expressing your consent for the following action?:

I consent to the rezoning of my property(ies) as either entirely R-2 or R-3, especially given the Planning Commission's expressed opinion (and staff's concurrence) that single-family homes should be approved on the property(ies) via administrative review, specifically across two lots due to the existing encumbrances on the properties.

The request for your consent was made by staff to facilitate the approval of the rezoning application.

Thanks again,

**Bill Almquist** <bill.almquist@cityofsalida.com>

Fw: Rezone Consent Request

Ben Griffin <benjaming79@yahoo.com>

Fri, Oct 28, 2022 at 6:51 PM

To: Bill Almquist <bill.almquist@cityofsalida.com>, Franco Palumbo <franco.palumbo@cityofsalida.com>, Liz Hedrick <lizzie@lizziehedrick.com>

Bill and Franco - Please find below the rezone consent from Bob and Charlotte Karls.

Thanks,

Ben

----- Forwarded Message -----

From: Bob Karls <bobkarlshome@gmail.com>

To: Ben Griffin <benjaming79@yahoo.com>

Sent: Friday, October 28, 2022 at 05:06:28 PM MDT

Subject: Re: Rezone Consent Request

Ben -- this approval is coming back from both Bob and Charlotte Karls.

On Fri, Oct 28, 2022 at 4:52 PM Ben Griffin <benjaming79@yahoo.com> wrote:

Hi, Bob – Can you please reply with “I consent” to this email expressing your consent for the following action?:

I consent to the rezoning of my property(ies) as either entirely R-2 or R-3, especially given the Planning Commission's expressed opinion (and staff's concurrence) that single-family homes should be approved on the property(ies) via administrative review, specifically across two lots due to the existing encumbrances on the properties.

The request for your consent was made by staff to facilitate the approval of the rezoning application.

Thanks again,

Ben



Bill Almquist <bill.almquist@cityofsalida.com>

Fw: Rezone Consent Request

Ben Griffin <benjaming79@yahoo.com>

Fri, Oct 28, 2022 at 6:50 PM

To: Bill Almquist <bill.almquist@cityofsalida.com>, Franco Palumbo <franco.palumbo@cityofsalida.com>, Liz Hedrick <lizzie@lizziehedrick.com>

Bill and Franco - Please find below the rezone consent from Kyle Weiss.

Thanks,

Ben

----- Forwarded Message -----

From: Kyle A. Weiss <k.weiss408@gmail.com>

To: Ben Griffin <benjaming79@yahoo.com>

Cc: Robert Weiss <r4weiss@gmail.com>

Sent: Friday, October 28, 2022 at 05:25:22 PM MDT

Subject: Re: Rezone Consent Request

I consent.

Thank you,
Kyle A. Weiss

On Fri, Oct 28, 2022 at 4:53 PM Ben Griffin <benjaming79@yahoo.com> wrote:

Hi, Kyle and Robert - Can you each please reply with "I consent" to this email expressing your consent for the following action?:

I consent to the rezoning of my property(ies) as either entirely R-2 or R-3, especially given the Planning Commission's expressed opinion (and staff's concurrence) that single-family homes should be approved on the property(ies) via administrative review, specifically across two lots due to the existing encumbrances on the properties.

The request for your consent was made by staff to facilitate the approval of the rezoning application.

Thanks again,

Ben



Bill Almquist <bill.almquist@cityofsalida.com>

Fwd: Rezone Consent Request

1 message

Ben Griffin <benjaming79@yahoo.com>

Sat, Oct 29, 2022 at 10:35 AM

To: Bill Almquist <bill.almquist@cityofsalida.com>, Franco Palumbo <franco.palumbo@cityofsalida.com>, Liz Hedrick <lizzie@lizziehedrick.com>

Hey, Bill - See below consent from Robert Weiss (co-owner with Kyle) just to really round it all out.

Thanks,

Ben

Begin forwarded message:

From: Robert Weiss <r4weiss@gmail.com>**Date:** October 29, 2022 at 8:34:45 AM MDT**To:** Kyle Weiss <k.weiss408@gmail.com>**Cc:** Bob Weiss <r4weiss@gmail.com>, Ben Griffin <Benjaming79@yahoo.com>**Subject: Re: Rezone Consent Request**

Hi Ben,

" I consent "

Thank You,

Robert Weiss

On Oct 28, 2022, at 4:25 PM, Kyle A. Weiss <k.weiss408@gmail.com> wrote:

I consent.

Thank you,
Kyle A. Weiss

On Fri, Oct 28, 2022 at 4:53 PM Ben Griffin <benjaming79@yahoo.com> wrote:

Hi, Kyle and Robert - Can you each please reply with "I consent" to this email expressing your consent for the following action?:

I consent to the rezoning of my property(ies) as either entirely R-2 or R-3, especially given the Planning Commission's expressed opinion (and staff's concurrence) that single-family homes should be approved on the property(ies) via administrative review, specifically across two lots due to the existing encumbrances on the properties.

The request for your consent was made by staff to facilitate the approval of the rezoning application.

Thanks again,

Ben



Bill Almquist <bill.almquist@cityofsalida.com>

Griffin consent

1 message

Bill Almquist <bill.almquist@cityofsalida.com>
To: Erin Kelley <erin.kelley@cityofsalida.com>

Fri, Oct 28, 2022 at 7:45 PM

----- Forwarded message -----

From: **Ben Griffin** <benjaming79@yahoo.com>
Date: Friday, October 28, 2022
Subject: Okay on R-3?
To: Bill Almquist <bill.almquist@cityofsalida.com>
Cc: Lizzie Hedrick <lizzie@lizziehedrick.com>, Franco Palumbo <franco.palumbo@cityofsalida.com>

Doh!! Sorry. That makes sense. Please let this email serve as my consent to the rezoning of my property(ies) as either entirely R-2 or R-3, especially given the Planning Commission's expressed opinion (and staff's concurrence) that single-family homes should be approved on the property(ies) via administrative review, specifically across two lots due to the existing encumbrances on the properties.

Thanks again!

Ben

On Friday, October 28, 2022 at 07:03:06 PM MDT, Bill Almquist <bill.almquist@cityofsalida.com> wrote:

Thanks, Ben. Can you send one from yourselves, too, just to round it out? :)

On Fri, Oct 28, 2022 at 6:53 PM Ben Griffin <benjaming79@yahoo.com> wrote:

Hey, Bill - No problem. I just sent the consents from each landowner to you/Franco in separate emails. Let me know if you didn't get them or if you need anything else.

Thanks again!

Ben



Bill Almquist
Community Development Director,
Community Development Department

bill.almquist@cityofsalida.com
P: 719-530-2634
448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

"M.S.H.G.S.D"



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	November 15, 2022

ITEM

Ordinance 2022-21 - First reading and setting the Public Hearing for the 505 Oak Street Major Impact Review application for a Planned Development Overlay and Major Subdivision of the property located at 505 Oak Street.

BACKGROUND

The applicant, Dreamers and Doers LLC, submitted a Major Impact Review application for a Planned Development Overlay and Major Subdivision of the 2.09 acre parcel located at 505 Oak Street. The applicant's representatives are Kent Townsend and John Diesslin. The property is zoned Commercial (C-1) and Highway 291 Established Commercial Overlay.





CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	November 15, 2022

The requests are:

A. Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

Maximum density - The maximum density allowed in the C-1 zone district for this 2.09 acre parcel is 32 units (91,201 s.f. /2,800=32 units). Because the Inclusionary Housing is provided within the development the density allowance is increased to 37 units (91,201 s.f. /2,450=37 units). The applicant is requesting for up to 44 units of density making the request an approximate 19% increase in density of (44-37=7 (7/37=18.9%).

- The inclusionary housing requirement is 7.3 deed restricted units for the requested 44 units.

The applicants have stated that the intent is to deed restrict six (6) of the apartment rental units and two (2) for-sale units to meet the inclusionary housing requirement of 16.7% which satisfies the requirement.

Minimum lot frontage – All of the proposed lots will front a private road and not on a public street as required by Code. The site plans show the Private Road alignment with Chilcott Street which will not be an extension of the public street but a HOA maintained private road/public access within the development.

The Highway 291 Established Commercial Overlay - Multi-family dwelling units (four (4) units or greater) require conditional use approval. The applicants are requesting the apartments be allowed as a use by right.

Minimum lot size - Reduced minimum lot size for the proposed multi-family lots 11-17. The minimum lot size requirement in the C-1 zone district is 5,063 square feet. The proposed lots range from 3,176 square feet to 4,207 square feet.

It appears all other dimensional and parking requirements can be met by the development.

B. Approval of a Major Subdivision to subdivide the above described property into 18 residential lots.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	November 15, 2022

The 505 Oak Street property adjoins the Spectrum Cable Company on the north and the Arkansas River Mobile Estates on the east. There are a few commercial uses across the street from the property. The City recently purchased and annexed the property that adjoins the south side of the property and in the near future the new Fire Station will be constructed. Currently, there is one single-family residence (to be removed) and the remaining parcel is undeveloped.

The applicant is requesting deviations from Table 16-F Schedule of Dimensional Standards to be allowed zero public street frontage for the proposed lots to front a private drive, a 19% increase in density and reduced minimum lots size for Lots 11-17.

The private road is shown on the plat as an out-lot. This is not considered an “out-lot” but a private road. The plat will need to be updated to remove “out-lot” and have the private road named.

A Conceptual Review Meeting with the Planning Commission and City Council occurred on December 20, 2021. At the work session the applicant was showing 10 duplex lots and one (1) large lot to accommodate the apartment units. The deed restricted units need to be on individual lots in order for the applicant to sell or rent the remainder of the units.

The current request is for approval of ten (10) duplex lots with 10 for-sale units and eight (8) lots for the 34 apartment rental units. Proposed Lots 9 & 10 will have the deed restricted duplex and Lot 18 will have the 6 deed restricted affordable rental units.

The Planning Commission reviewed the Major Impact Review and Major Subdivision applications and held a public hearing on October 11, 2022.

A. PROPOSED PLANNED DEVELOPMENT

A Planned Development is an overlay which allows flexibility in the underlying zoning district standards to “...permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts.”

The applicant is requesting Planned Development approval to allow deviations from Table 16-F Schedule of Dimensional Standards to be allowed zero public street frontage for all of the proposed lots to front a private drive, a 19% increase in density and reduced minimum lots size for Lots 11-18. All other dimensional standards are anticipated to be met.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	November 15, 2022

THE CITY OF SALIDA COMPREHENSIVE PLAN:

Generally zoning should be consistent with the community's comprehensive plan. The following Policies, Actions and Principles apply to the proposal:

Policy LU&G-I.2: Infill and redevelopment should be encouraged and will advance the objectives of this plan.

The 2.09 acre property has a single-family residence (to be removed) with the remaining parcel undeveloped. Approval of the planned development overlay would offer greater opportunity for infill rather than the mostly vacant lot.

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

The proposed project is requesting a 19% increase in the allowed residential density.

Action LU&G-I.2c: 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 site is within the MSA.

Policy H-I.1: Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.

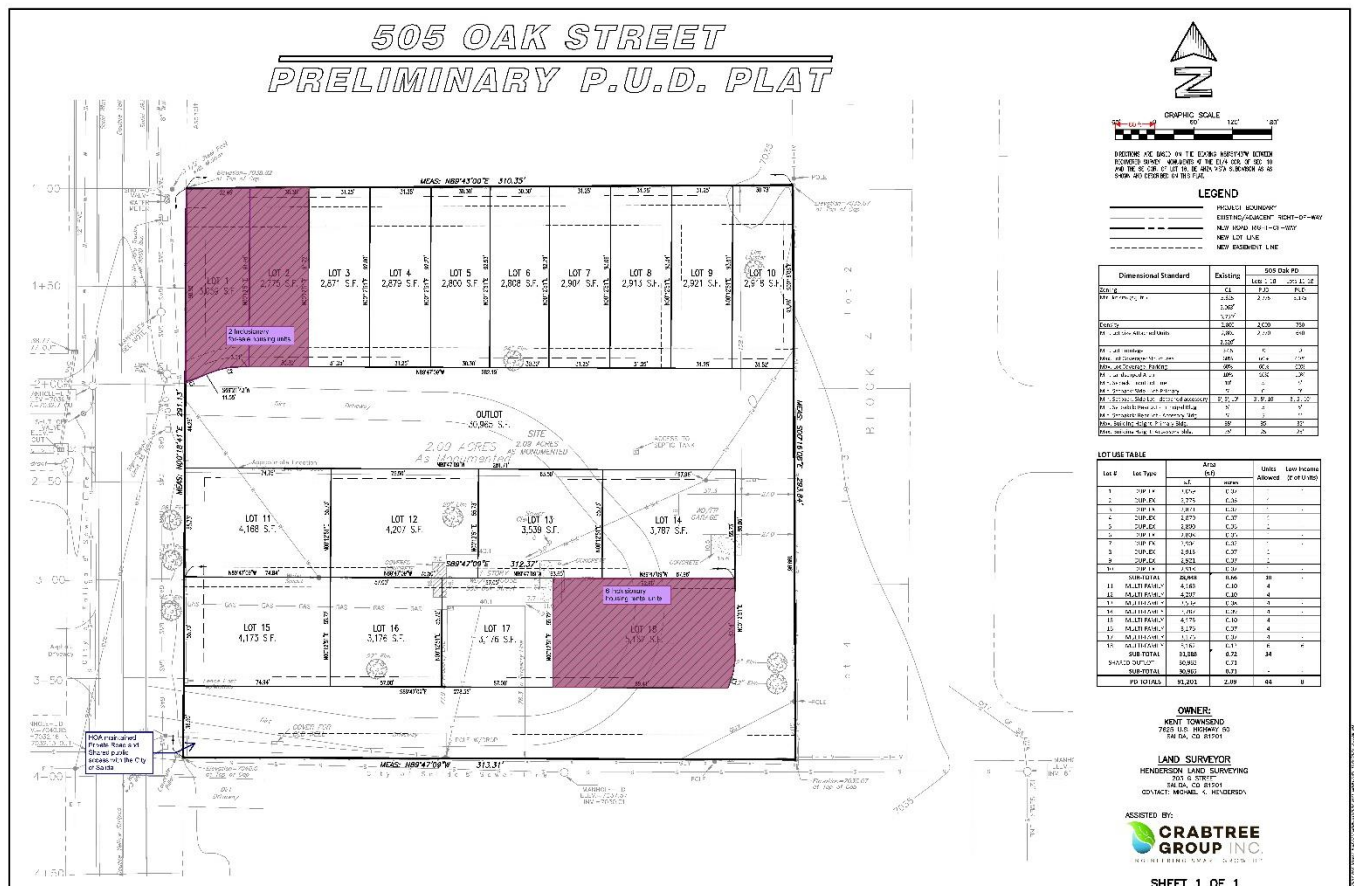
The majority of housing types in this specific area are single-family homes and mobile homes within the mobile home park on the east side of this parcel. With the proposal the applicant will have a variety of housing types providing rental housing for occupants meeting the 80%-100% AMI and two for-sale units to occupants meeting the average of 140% AMI.

Policy H-II.1: Promote new development projects that contain a variety of housing, including affordable units. See above.

Action H-II.3.d: When affordable housing units are provided, ensure the city has a mechanism or partner organization to keep track of and enforce the deed restrictions or land ownership arrangements to ensure the housing remains attainable in the long-term for low and moderate income residents. The Chaffee County Housing Authority will be charged with qualifying residents for the deed restricted units, and enforce the standards.

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE November 15, 2022
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505 Oak Street
property





CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE November 15, 2022
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PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states “the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved.” The applicant’s requests and staff’s comments are listed below.

(1) Minimum dimensional standards. In addition to the request to eliminate the public street frontage requirement, the applicants are also requesting to increase the density 19% and reduce the required minimum lot size for Lots 11-17.

- The requested deviations will not impact the property’s ability to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and should be compatible with other developments in the area.

Dimensional Standard	Existing	505 Oak PD	
		Lots 1-10	Lots 11-18
Zoning	C1	PUD	PUD
Min. lot size (sq. ft.)	5,625 5,063 ⁶ 3,750 ⁷	2,775	3,175
Density	2,800	2,000	750
Min. Lot Size Attached Units	2,800 2,520 ⁶	2,770	640
Min. Lot Frontage	37.5	0	0
Max. Lot Coverage: Structures	60%	60%	60%
Max. Lot Coverage: Parking	60%	60%	60%
Min. Landscaped Area	10%	10%	10%
Min. Setback: Front Lot Line	10'	5'	5'
Min. Setback: Side - Lot-Primary	5'	0'	0'
Min. Setback: Side Lot - detached accessory	3', 5', 10'	3', 5', 10'	3', 5', 10'
Min. Setback: Rear Lot - Principal Bldg	5'	5'	5'
Min. Setback: Rear Lot - Accessory Bldg	5'	5'	5'
Max. Building Height: Primary Bldg.	35'	35'	35'
Max. Building Height: Accessory Bldg.	25'	25'	25'

(2) Trails. The closest trail near the 505 Oak Street property is along Scott Street. The applicants have agreed to provide public access on the southeast corner of the property for a connection to the Scott Street trail.

(3) Ownership and Maintenance. The developers will have a homeowners association to maintain the private drive and utilities within the development.

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

- The applicants have provided improvement plans that include designs for private HOA maintained water and sewer services to serve the interior of the site. The plans have been reviewed by the Public Works Director and the City Engineers JVA, their comments are attached to the staff report.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	November 15, 2022

(5) Residential Density. The maximum density allowed in the C-1 zone district for this 2.09 acre parcel is 32 units (91,201 s.f. /2,800=3 units). Because the Inclusionary Housing is provided within the development the density allowance is increased to 37 units (91,201 s.f. /2,450=37 units). The applicants are requesting for up to 44 units of density making the request approximately a 19% increase in density. In this case the increased density is being requested to be able to provide the 2 for-sale and 6 rental deed restricted housing units. This criterion is satisfied.

(6) Relationship to the Subdivision Regulations. The provisions of these regulations concerning a Planned Development will not eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City. The applicant submitted an 18 lot major subdivision to be reviewed concurrent with this planned development application. This criterion is satisfied.

(7) Improvement Standards. The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development.

- The only deviation the applicant is requesting from in Article VIII is to be allowed a private HOA maintained road to meet the lot frontage requirement and to provide access for all of the lots created with the subdivision.

(8) Maximum height. The applicant is not requesting a deviation to maximum height standards. This criterion is not applicable.

(9) Gross Building Floor Area. There are no uses proposed other than residential. This criterion is not applicable.

(10) Permitted Uses. In the Hwy 291 Established Commercial Overlay multi-family dwelling units (four (4) units or greater) require conditional use approval. The applicants are requesting the apartments be allowed as a use by right.

(11) Transportation design. The development provides direct access to Oak Street, a collector street, which is designed to support the anticipated additional traffic generated by the proposed



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	November 15, 2022

number of units. The Fire and Public Works Departments have no concerns regarding the private road within the development. This criterion is satisfied.

- In February the applicants submitted an application to CDOT for their access to Highway 291 and have not received a response. Staff has also submitted the agency review and have not received a response from CDOT.
- Staff has added a condition that CDOT access permit must be approved by CDOT and submitted to staff prior to recording the Planned Development and Subdivision Plat.

(12) Development Standards. As mentioned above, the applicant is requesting deviation from the requirement to have frontage onto a public street and is proposing to have the individual lots take access from the proposed private drive.

(13) Energy Efficient Design. The construction of new buildings will be required to meet the energy standards of the building codes.

(14) Variety in Housing Types. The applicants are proposing a major subdivision of 18 lots and will be constructing 5 duplex buildings resulting in 10 for-sale residential units (2 will be deed restricted) and 34 apartment rental units (6 will be deed restricted) on the remaining 8 lots.

(15) Fiscal Impacts. The private drive and utilities are to be maintained by the homeowners association. The City will provide police and fire protection and serve the project with water and sewer through public mains. Water and sewer system development fees will help offset long term costs of expanding those systems. The fees for Fair Contributions for Public School Sites will be required per residential unit to help offset impacts on the school district, and open space fees will be required for each unit.

(16) Higher levels of amenities. There are no private or public parks or recreational areas proposed within the planned development but the applicant has agreed to provide trail access from the southeast corner of the property to the public trail on Scott Street.

(17) Physical Conditions or Constraints. The size of the lot, depth of the lot, existing private drive access, and the standard requirement for frontage on a public street are the primary physical conditions or constraints that would warrant a departure from the standard regulation requirements.



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(18) Adjacent and nearby developments. Staff has not found that there are any detrimental effects on the neighborhood.

EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS

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

- (1) Staging of Development: There shall be no staging of development in a minor PD.
 - No phases are proposed with this development.
- (2) Types of Uses: A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses.
 - The applicants are not proposing any non-residential uses.
- (3) Public Places. Public gathering places should be provided to reinforce community identity and support civic engagement.
 - There are no public gathering places proposed in the development.
- (4) Economic Opportunity: The PD provides a unique economic opportunity or provides a service, industry, or housing type that will benefit the City and would not be possible under the existing zone districts or dimensional standards of the City.
 - Given the size of this parcel it is challenging to have additional density because the standards for street frontage. This PD will allow the applicant to create additional lots for up to 44 residential units on the 18 proposed lots and provide 8 units of deed restricted inclusionary housing. This would be done by eliminating the requirement for public street frontage, and allowing access to each lot via a private road.
- (5) Open Space: A Minor PD is not required to provide a dedication of open space on the site, however, it is required that any PD contribute to meeting the goals for open space through a negotiated fee-in-lieu of open space or other contribution.



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- No open space is dedicated or required through this development with the exception of the Scott Street trail access on the southeast corner of the property. The applicants acknowledge the required open space fees-in-lieu will be paid at the time of building permit submittal for each residential unit.

B. MAJOR SUBDIVISION PLAT REVIEW

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The applicants are requesting that the Planning Commission recommend approval of the 18-lot residential subdivision, along with a private road to be commonly-owned by the homeowners association. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan, which promotes diverse residential housing (including affordable for-sale and rental units) and access to nearby trails and schools. Staff finds that the development is compatible with surrounding land uses and will not create unreasonable adverse effects on neighboring properties.
2. Zone District Standards. The applicants are requesting exemptions from the public street frontage, minimum lot size, density and the multi-family units be allowed as a use by right in the Highway 291 Overlay. Deviations to such standards have been requested through the concurrent Planned Development application.
 - The proposed subdivision and development of the lots will comply with the underlying C-1 zone district and the Highway 291 Overlay requirement.
 - The 10 duplex lots range from 2,775 s.f. to 3,059 s.f. and the applicant intends to construct duplexes on the property line with shared walls that must be verified by a licensed surveyor prior to certificate of occupancy. With the remaining 8 lots the applicant is proposing to build 34 apartment rental units.
 - The landscape plan that was submitted with the application does not meet the requirements of Sec. 16-8-90(b) of the Land Use Code. A landscape plan meeting Land Use Code Sec. 16-8-90(b) must be submitted prior to recording of the Planned Development and Subdivision plat.
3. Improvements. The proposed subdivision shall be provided with improvements which comply with 16-2-60 and landscaping which complies with Section 16-8-90 of this Chapter.



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- 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 adequate to carry anticipated traffic generated by future development of this subdivision. The private road is adequate for the proposed 18 lots.
 - Normally sidewalks would be required along the Oak Street frontage but the Public Works Director is requiring fees in lieu of improvements. This section of Oak Street is part of the Highway 291 Streetscape project slated to begin within the next couple of years.
 - Per David Lady - It has been discussed that the developer provide fees in lieu of improvements to the ROW which would include a sidewalk and driveway apron. The 291 sidewalk/storm/apron will be constructed with the local agency CDOT project. The developer will provide a temporary asphalt driveway to tie into existing 291. It was discussed that the developer should anticipate the sidewalk at asphalt driveway to be ~4 to 6" above the existing edge of asphalt along SH-291.
- b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
- The applicants are proposing to connect to the water main in Chilcott Street and loop it through the private road to serve the proposed lots. The Public Works Director requires the water to be looped to Scott Street via an existing utility easement.
 - The applicants will connect to the sewer main that is located within the easement along the east side of the 505 Oak Street property.
- c. Phases. No phases are proposed with this development.
4. Natural Features. Staff is unaware of any extraordinary natural features on the site.
5. Floodplains. This property does not reside in the floodplain. This standard does not apply.



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6. Noise Reduction. This property borders State Highway 291 which is known as Oak Street and is a two-lane highway. The speed and noise level are not the same as standard highway. The applicants are showing trees and landscaping along the Highway 291 frontage which should help with the reduction of noise.
7. Future Streets. As discussed in the report for the PD, a future private road is planned off of Oak Street which will align with but not extend Chilcott Street. There is no need for a public street connection within this property. The proposed private drive will provide access to the property and on the east side of the property public access will be provided for the City Fire Department property. All other required access and utility easements are provided through this development.
8. Parks, Trails and Open Space. No public open space dedication is proposed nor desired within this development with the exception of the Scott Street Trail connection. The applicants have agreed to provide public access on the southeast corner of the property for a connection to the trail on Scott Street. The applicants will be required to pay a fee-in-lieu for open space at the time of building permit submittal for each residential unit constructed on the property.
9. Common Recreation Facilities. This development does not include any common recreation facilities.
10. Lots and Blocks. The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated. This standard is met.
11. Architecture. The following architectural standard is intended to prevent monotonous streetscapes and office consumers a wider choice of housing styles. To avoid uniformity and lack of variety in design among housing units within the subdivision, no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third and fourth lots must contain some different faced elevations). No residential elevation shall be repeated directly across the street from the same façade elevation. Mirror images of the same residential façade shall not count as two (2) distinctly different facades. In unusual circumstances, the Planning Commission may grant a petition seeking waiver of the requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.



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Land Use Code Sec. 16-5-50(d)(4) State Highway 291 Corridor Overlay - Architectural Standards for Established Commercial. With new construction, including an addition, two (2) or more materials must be used for exterior materials within the 291 CO, excluding roofing and structural materials. Exposed tilt-up concrete is prohibited, and metal shall not exceed twenty-five percent (25%) of the surface area of exterior materials, excluding roofs. Specifically exempt from the requirement of using two (2) or more materials are single-family residences, duplex family residences and the accessory structures for single-family and duplex family development.

- The proposed development must meet LUC Sec 16-5-50(d)(4).
- The applicants are aware of the architectural standards requirement and are proposing that the apartment buildings on Lots 11-18 be similar in form to the Tailwinds apartment buildings in Poncha Springs.
- As a plat note, staff recommends the following condition:
 - The development must provide a diversity in architectural elements such as roof types and pitches, differentiated front entries and exterior materials (excludes different color) At time of building permit submittals, the applicant shall provide elevations of any and all existing homes (or homes under construction) along the same side of the street and (if applicable) the home(s) directly across the street, to ensure that the subdivision architectural standards will be met.



TAILWINDS APARTMENTS -
PONCHA SPRINGS





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- To meet the architectural standards for the duplexes, the applicants are proposing varied architectural details similar to the duplex units built in the Tailwinds Subdivision in Poncha Springs and the triplex built at 401-405 Wood Avenue.
- The applicants submitted photos of examples of different architectural elements that are proposed to be used within the Planned Development.



TRIPLEX at 401-405
WOOD



DUPLEXES IN THE TAILWINDS
SUBDIVISION –PONCHA SPRINGS



12. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.



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13. Inclusionary Housing. Land Use Code Sec. 16-13-20 - Any application brought under planned development and major subdivision sections of this code are required to include at least sixteen and seven tenths (16.7) percent of the total number of residential dwelling units as affordable dwelling units, pursuant to requirements set forth in Article XIII.

- The applicants have stated that their intent is to deed restrict six (6) of the apartment rental units and one of the duplexes with two (2) residential for-sale units to meet the inclusionary housing requirement of 16.7%. The inclusionary housing requirement is 7.3 deed restricted units for the requested 44 units. The applicants are satisfying the Inclusionary Housing requirement with the proposed dedication.
- Staff has added conditions of approval for the timing of the construction of the required Inclusionary Housing units.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Salida Fire Department: Kathy Rohrich, Assistant Fire Chief responded "Fire has no concerns at this time."

Salida School District: No response received

Salida Utilities: Renee Thonhoff, Staff Accountant stated "505 Oak Street currently has one ¾" commercial water tap valued at \$8,512.00 and ¾" meter valued at \$352. Development would require per unit system development fees to be paid."

Atmos Energy: Mark Cristelli, Atmos Energy's comments are attached to the end of the staff report.

Salida Public Works Department: Public Works Director, David Lady's comments are attached to the end of the staff report.

JVA Engineering Consultants: JVA's full review and comments are attached to the end of the staff report.

Xcel Energy: Sterling Waugh submitted Xcel Energy's comments after the Planning Commission meeting and are attached to the staff report.



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RECOMMENDED FINDINGS:

1. This application is consistent with the purposes and objectives of planned developments stated in Section 16-7-10 and because it meets the criteria of Section 16-7-40, with the conditions herein.
2. This application meets the requirements of a Major Impact Review and, with the conditions herein, meets the subdivision review standards of Section 16-6-120.

STAFF RECOMMENDATIONS

A. PROPOSED PLANNED DEVELOPMENT

Staff recommends Council approve the 505 Oak Planned Development application with the following conditions:

Conditions for the Planned Development:

1. A certificate of occupancy must be issued for the required two (2) for-sale Inclusionary Housing units prior to issuance of certificate of occupancy of the 7th market rate for-sale unit.
2. A certificate of occupancy must be issued for the six (6) inclusionary housing rental units on Lot 18 prior to certificate of occupancy of the fourth (4th) apartment building.

DUPLEX UNITS:			
Market Rate Unit	Deed Restricted Unit		
Running Total	Running Total	The <i>latest</i> DR units can be C.O.'ed:	
1		1st	Market Rate
2		2nd	Market Rate
3		3rd	Market Rate
4		4th	Market Rate
5		5th	Market Rate
6		6th	Market Rate
	1	7th	Deed Restricted at 120%
	2	8th	Deed Restricted at 160%
7		9th	Market Rate
8		10th	Market Rate

3. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.



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4. A landscape plan meeting Land Use Code Sec. 16-8-90(b) must be submitted prior to recording of the Planned Development and Subdivision plats.
5. CDOT access permit must be approved by CDOT and submitted to staff prior to recording the Planned Development and Subdivision plats.

Conditions for the Major Subdivision: Highlighted in yellow are the additional conditions recommended by the Planning Commission.

1. The subdivision plat meeting Land Use Code Sec. 16-6-110 with all of the required certificates must be submitted for review prior to printing the mylars.
2. The following plat notes must be added to the Major Subdivision Plat prior to recording the subdivision:
 - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid by prior to issuance of a building permit for any new residence constructed.
 - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed. **The applicants have agreed to provide public access on the southeast corner of the property for a connection to the trail on Scott Street. The trails public access must be shown on the plat.**
 - c. As required under Section 16-6-120(11), No residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street. The development must provide a diversity in architectural elements such as roof types and pitches, differentiated front entries and exterior materials (excludes different color) At time of building permit submittals, the applicant shall provide elevations of any and all existing homes (or homes under construction) along the same side of the street and (if applicable) the home(s) directly across the street, to ensure that the subdivision architectural standards will be met. **The developer shall add architectural elements on windows and doors for the apartments to break up the façade elevation.**



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3. A name for the private road be added to the plat and “out-lot” removed.
4. Prior to issuance of any Certificate of Occupancy for units within the subdivision the applicant shall pay a fee in lieu of providing the Oak Street Streetscape improvements in an amount determined by the Public Works Director.
5. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
6. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement and Inclusionary Housing agreement that guarantees the construction of the public improvements that are required for the project and that Article XIII Inclusionary Housing of the Land Use Code requirements are met.
7. The City Attorney shall propose language about the appropriate share of inclusionary housing HOA unit dues and assessments so as to unencumber the deed restricted buildings to the extent permissible by law.
8. The developer agrees to work with the City regarding the joint access easement along the south side of the property.
9. The developer voluntarily agrees to add language to the Subdivision Improvement and Inclusionary Housing agreement that lots 11 through 18 remain rental buildings or must go before the Planning Commission for approval to condominiumize any of buildings in the future.

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held October 11, 2022 and the Commission recommended Council approve the proposed 505 Oak Street Planned Development and Major Subdivision with staffs recommended conditions, amending Conditions 2. (a) & (b) and added condition numbers 7, 8 and 9.

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2022-21 on first reading and set the second reading and public hearing for December 6, 2022.”



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Attachments: Planning Commission minutes October 11, 2022
Ordinance 2022-21
Agency review comments
Planned Development Plat
505 Oak Street Major Subdivision
PD Application Materials

**The updated civil engineer drawings and drainage report are included as part of the permanent record and are available from the Community Development Department upon request.

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 21
SERIES OF 2022**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA,
COLORADO APPROVING THE 505 OAK STREET MAJOR IMPACT REVIEW FOR
A PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION OF THE 2.09
ACRE PARCEL LOCATED AT 505 OAK STREET**

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the Major Impact Review Application request on October 11, 2022 for a Planned Development Overlay and Major Subdivision for the property located at 505 Oak Street and forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a Planned Development Overlay pursuant to the attached 505 Oak Street Planned Development Plat (Exhibit A); and

WHEREAS, the City of Salida Planning Commission reviewed and recommended approval, with conditions, the 505 Oak Street Major Subdivision an eighteen (18) lot subdivision within the planned development overlay, illustrated on Exhibit B; and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for planned development districts; and

WHEREAS, the proposal for the subject property is consistent with the policies and goals of the City's land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

WHEREAS, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on December 06, 2022.

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

Section One

That the entirety of the property comprising the 505 Oak Street Planned Development, to wit, the 2.09 acres is hereby zoned Commercial (C-1) with a Planned Development Overlay as shown on the 505 Oak Street Planned Development plat and Major Subdivision attached to this ordinance as Exhibit A and Exhibit B.

Section Two

Upon this approval by the City Council, the 505 Oak Street Planned Development Overlay shall be considered a site specific development plan and granted a vested property right. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

Section Three

Upon this approval by the City Council, the applicant shall submit a final Mylar of Exhibit A and Exhibit B; and incorporating the following conditions of approval for the Mayor's signature and recordation.

Conditions for the Planned Development:

1. A certificate of occupancy must be issued for the required two (2) for-sale Inclusionary Housing units prior to issuance of certificate of occupancy of the 7th market rate for-sale unit.
2. A certificate of occupancy must be issued for the six (6) inclusionary housing rental units on Lot 18 prior to certificate of occupancy of the fourth (4th) apartment building.
3. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
4. A landscape plan meeting Land Use Code Sec. 16-8-90(b) must be submitted prior to recording of the Planned Development and Subdivision plats.
5. CDOT access permit must be approved by CDOT and submitted to staff prior to recording the Planned Development and Subdivision plats.

Conditions for the Major Subdivision:

1. The subdivision plat meeting Land Use Code Sec. 16-6-110 with all of the required certificates must be submitted for review prior to printing the mylars.
2. The following plat notes must be added to the Major Subdivision Plat prior to recording the subdivision:
 - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid by prior to issuance of a building permit for any new residence constructed.
 - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed. The applicants have agreed to provide public access on the southeast corner of the property for a connection to the trail on Scott Street. The trails public access must be shown on the plat.
 - c. As required under Section 16-6-120(11), No residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street. The development must provide a diversity in architectural elements such as roof types and pitches, differentiated front entries and exterior materials (excludes different color) At time of building permit submittals, the applicant shall provide elevations of any and all existing homes (or homes under construction) along the same side of the street and (if applicable) the home(s) directly across the street, to ensure that the subdivision architectural standards will be met. The developer shall add architectural elements on windows and doors for the apartments to break up the façade elevation.

3. A name for the private road be added to the plat and “out-lot” removed.
4. Prior to issuance of any Certificate of Occupancy for units within the subdivision the applicant shall pay a fee in lieu of providing the Oak Street Streetscape improvements in an amount determined by the Public Works Director.
5. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
6. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement and Inclusionary Housing agreement that guarantees the construction of the public improvements that are required for the project and that Article XIII Inclusionary Housing of the Land Use Code requirements are met.
7. The City Attorney shall propose language about the appropriate share of inclusionary housing HOA unit dues and assessments so as to unencumber the deed restricted buildings to the extent permissible by law.
8. The developer agrees to work with the City regarding the joint access easement along the south side of the property.
9. The developer voluntarily agrees to add language to the Subdivision Improvement and Inclusionary Housing agreement that lots 11 through 18 remain rental buildings or must go before the Planning Commission for approval to condominiumize any of buildings in the future.

Section Four

The City Clerk is hereby directed to undertake the following actions upon the adoption of this Ordinance:

1. Publish this Ordinance in a newspaper of general circulation in the City of Salida.
2. Following recording of the Mylar, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

Section Five

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

Section Six

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

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

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on this ___ day of _____, 2022.

City of Salida

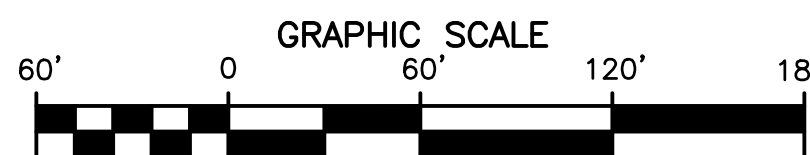
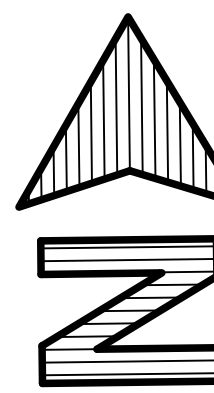
Mayor Dan Shore

ATTEST:

City Clerk/Deputy City Clerk

505 OAK STREET

PRELIMINARY P.U.D. PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN
RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10
AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS
SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

- PROJECT BOUNDARY
 EXISTING/ADJACENT RIGHT-OF-WAY
 NEW ROAD RIGHT-OF-WAY
 NEW LOT LINE
 NEW EASEMENT LINE

Dimensional Standard	Existing	505 Oak PD	
		Lots 1-10	Lots 11-
Zoning	C1	PUD	PUD
Min. lot size (sq. ft.)	5,625 5,063 ² 3,750 ⁷	2,775	3,175
Density	2,800	2,000	750
Min. Lot Size Attached Units	2,800 2,520 ⁸	2,770	640
Min. Lot Frontage	37.5	0	0
Max. Lot Coverage: Structures	60%	60%	60%
Max. Lot Coverage: Parking	60%	60%	60%
Min. Landscaped Area	10%	10%	10%
Min. Setback: Front Lot Line	10'	5'	5'
Min. Setback: Side - Lot-Primary	5'	0'	0'
Min. Setback: Side Lot - detached accessory	3', 5', 10'	3', 5', 10'	3', 5', 10'
Min. Setback: Rear Lot - Principal Bldg	5'	5'	5'
Min. Setback: Rear Lot - Accessory Bldg	5'	5'	5'
Max. Building Height: Primary Bldg.	35'	35'	35'
Max. Building Height: Accessory Bldg.	25'	25'	25'

LOT USE TABLE

Lot #	Lot Type	Area (s.f)		Units Allowed	Low Income # of Units
		s.f.	acres		
1	DUPLEX	3,059	0.07	1	1
2	DUPLEX	2,775	0.06	1	1
3	DUPLEX	2,871	0.07	1	-
4	DUPLEX	2,879	0.07	1	-
5	DUPLEX	2,800	0.06	1	-
6	DUPLEX	2,808	0.06	1	-
7	DUPLEX	2,904	0.07	1	-
8	DUPLEX	2,913	0.07	1	-
9	DUPLEX	2,921	0.07	1	-
10	DUPLEX	2,918	0.07	1	-
SUB-TOTAL		28,848	0.66	10	-
11	MULTI-FAMILY	4,168	0.10	4	-
12	MULTI-FAMILY	4,207	0.10	4	-
13	MULTI-FAMILY	3,539	0.08	4	-
14	MULTI-FAMILY	3,787	0.09	4	-
15	MULTI-FAMILY	4,173	0.10	4	-
16	MULTI-FAMILY	3,176	0.07	4	-
17	MULTI-FAMILY	3,176	0.07	4	-
18	MULTI-FAMILY	5,162	0.12	6	6
SUB-TOTAL		31,388	0.72	34	-
SHARED OUTLOT		30,965	0.71	-	-
SUB-TOTAL		30,965	0.71	-	-
PD TOTALS		91,201	2.09	44	8

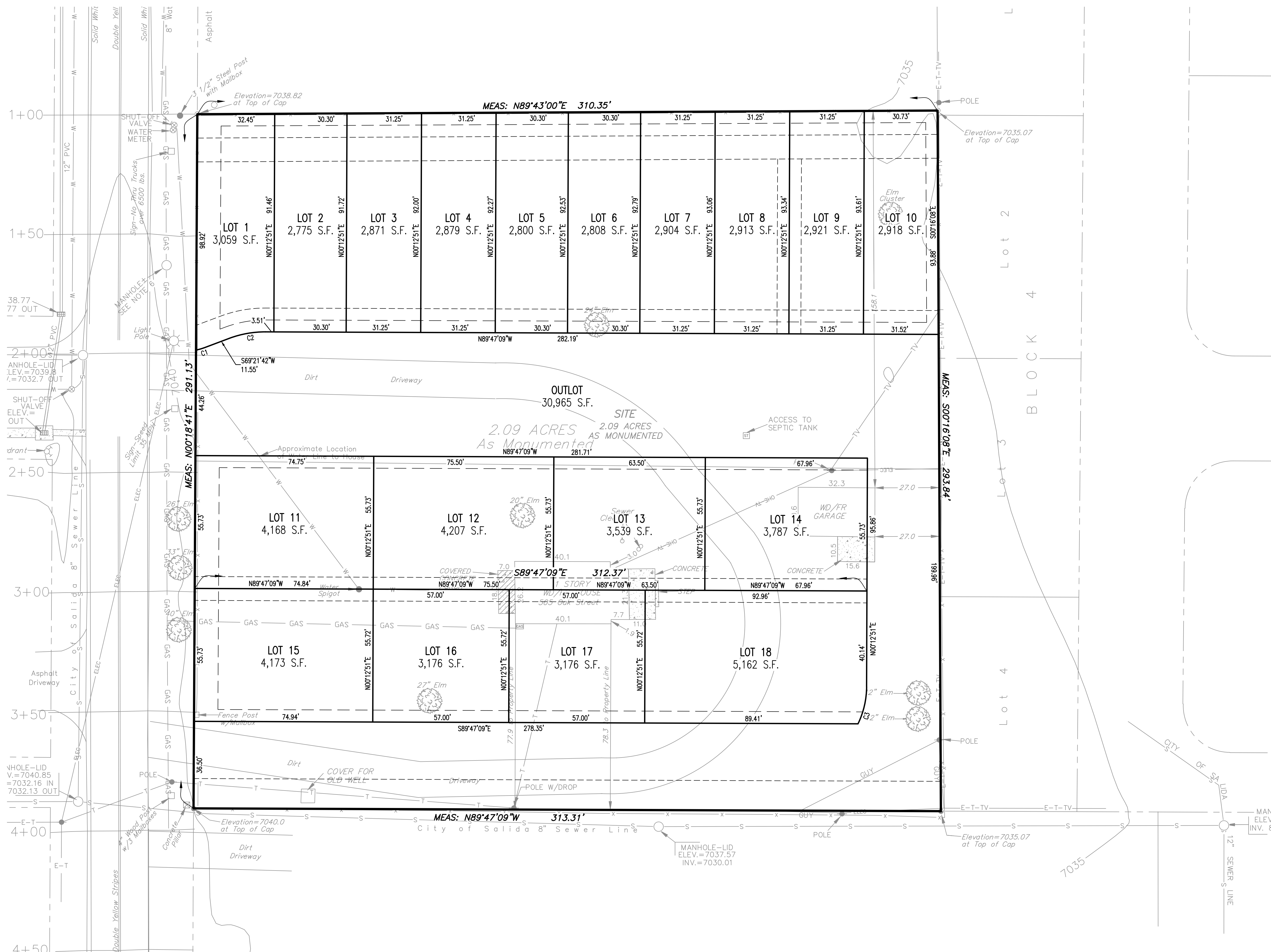
OWNER:
KENT TOWNSEND
7625 U.S. HIGHWAY 50
SALIDA, CO 81201

LAND SURVEYOR
HENDERSON LAND SURVEYING
 203 G STREET
 SALIDA, CO 81201
 CONTACT: MICHAEL K. HENDERSON

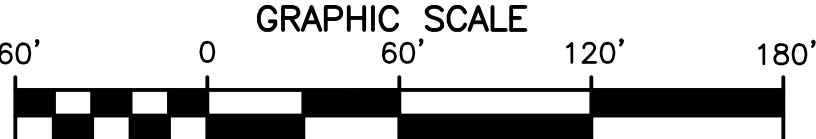
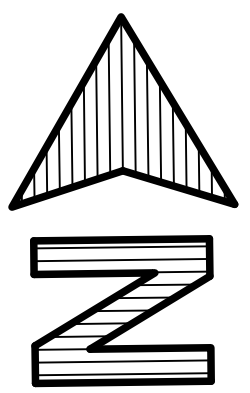
ASSISTED BY



SHEET 1 OF 1



505 OAK STREET
PRELIMINARY SUBDIVISION PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

- DENOTES PROJECT BOUNDARY
- DENOTES EXISTING/ADJACENT RIGHT-OF-WAY
- DENOTES NEW ROAD RIGHT-OF-WAY
- DENOTES NEW LOT LINE
- DENOTES NEW EASEMENT LINE
- DENOTES FENCELINE
- DENOTES RECOVERED 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED '10721'
- DENOTES RECOVERED 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED 'LS 16177'
- DENOTES RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED 'PROPERTY CORNER ILS 1776'
- DENOTES MONUMENT TO BE SET PRIOR TO FILING OF FINAL PLAT.

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	19.00	010°25'17"	3.46	3.45	S74°34'20"W
C2	43.04	020°22'55"	15.31	15.23	S80°01'06"W
C3	36.00	025°39'35"	16.12	15.99	N13°02'39"E

PLAT NOTES:

- ALL LOTS SHALL BE SUBJECT TO A DECLARATION OF COVENANTS AND HOME OWNERS ASSOCIATION (H.O.A) AS SET FORTH IN RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.
- OUTLOT AND COMMON FACILITIES, INCLUDING PARKING, DRAINAGE, SIDEWALKS, AND LANDSCAPING, SHALL BE OWNED BY THE 505 OAK STREET HOMEOWNERS' ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR ALL REQUIRED REPLACEMENT AND MAINTENANCE COST OF THE INFRASTRUCTURE.
- OUTLOT SHALL SERVE AS AN EXCLUSIVE DRAINAGE AND UTILITY EASEMENT FOR THE LOTS SHOWN HERON.

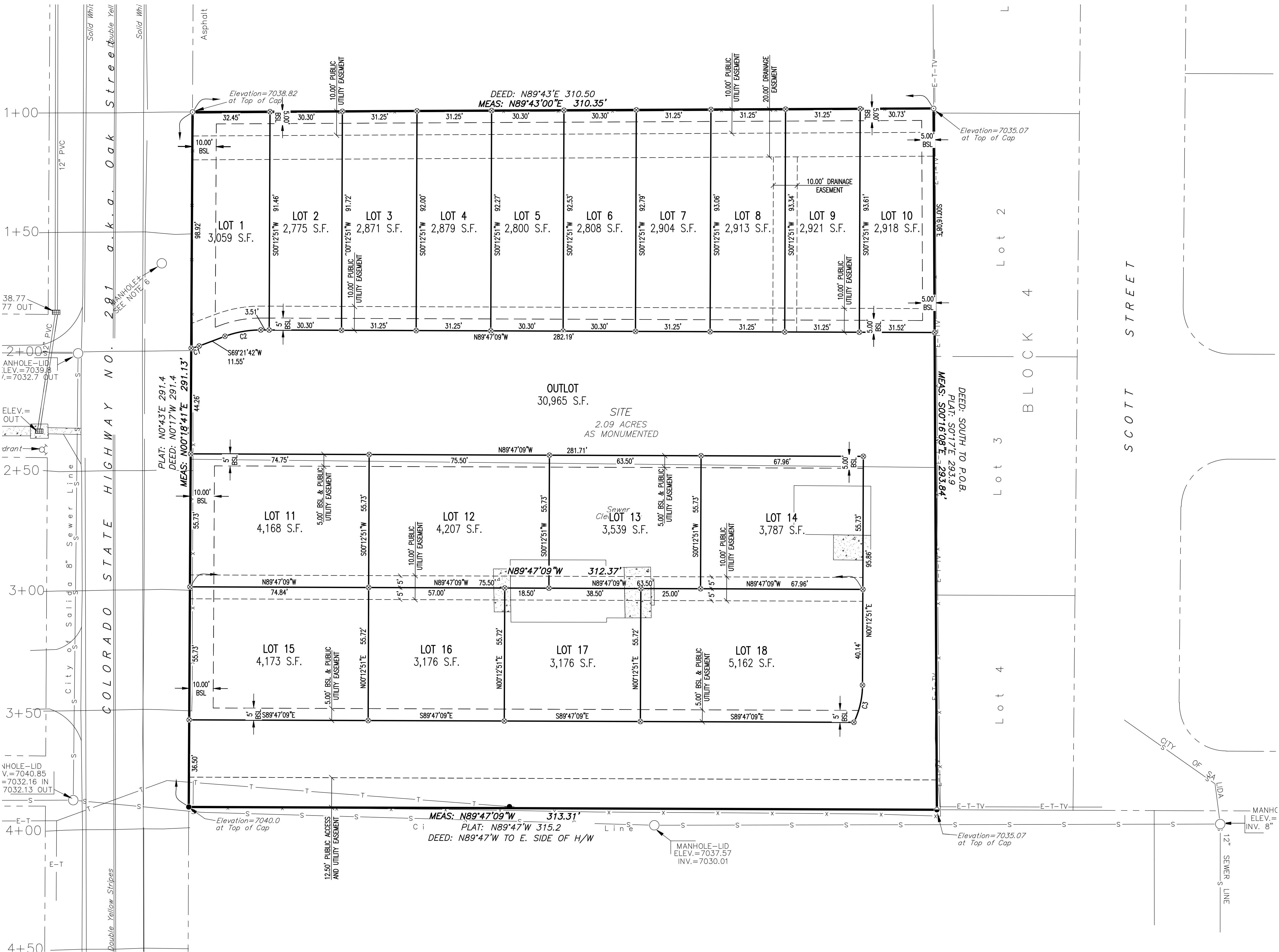
OWNER:

KENT TOWNSEND
7625 U.S. HIGHWAY 50
SALIDA, CO 81201

LAND SURVEYOR

HENDERSON LAND SURVEYING
203 G STREET
SALIDA, CO 81201
CONTACT: MICHAEL K. HENDERSON

ASSISTED BY:





PLANNING COMMISSION REGULAR MEETING

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

October 11, 2022 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

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

APPROVAL OF THE MINUTES

1. September 26, 2022 - Draft Minutes

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

THE MOTION PASSED.

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 |

2. **Major Impact Review - 505 Oak Street Planned Development and Major Subdivision**

(Continued from the September 26, 2022 Planning Commission Meeting)

The request is for approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision for the 2.09 acre parcel located at 505 Oak Street. The parcel is zoned Commercial (C-1) with the Highway 291 Established Commercial Overlay. Below are the requests:

A: Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

Maximum Density- The applicants are requesting a 19% increase in density.

Minimum Lot Frontage - The proposed lots all front on a private HOA maintained road and not on a public street as required.

Highway 291 Established Commercial Overlay - The request is for the apartments to be allowed as a use by right.

Minimum Lot Size - Reduced minimum lot size for the proposed multi-family lots 11-17.

B. Approval of a Major Subdivision to subdivide the above described 2.09 acre property into 18 residential lots.

A. Open Public hearing – 6:03 pm

B. Proof of Publication -

C. Staff Review –

Planner Jefferson, reviews the application and recommends to Planning Commission add a condition to include the trail access on the subdivision plat and a shared access with the City of Salida Fire Department. Another condition will be to receive required approval of that access prior to development from CDOT.

Planner Jefferson recommends approval of the proposed planned development and approval of a major subdivision subject to the proposed conditions and added conditions mentioned above.

Commission asked the following:

- Why the apartments needed the eight lots?
- What were the updates on the proposed fire department
- How does the HOA fee factor in for the inclusionary housing units?
- What the landscaping plans are?

Attorney Williams, stated that the past inclusionary housing language used for Holman was deemed in conflict with state laws. Recommends that the city attorney propose language for City Council for the affordable housing units for the HOA.

- About parking in relation to how wide the street and where the duplexes are.
- Access for emergency vehicles
- Clarification on CDOTs role in approval
- How is the utility and stormwater easement addressed?
- Should the developer have asked for a rezone instead?

D. Applicant's Presentation:

John Diesslin and Brian Cook were present to speak. John Diesslin clarified about driveways and parking.

Commission asked about the plan for the apartments, who manages them and what the long term plan was.

Diesslin answered about the apartment management, spoke to the landscaping plan and the energy plan.

Commission talked about adding a condition to the subdivision that lots 11-17 remain rentals, if the owner wants to condominiumize then they would have to come before commission.

Attorney Williams said that if the developers agree with this condition it could go into the agreement.

Commission asked about:

- The size of the apartments
- The estimated price of the homes and apartment rentals
- Whether they thought the requirements for stormwater retention were sufficient?
- Retention plans and gas plans

E. Public Input –

Bonnie McDonald spoke about her traffic concern.

Director Almquist addresses her traffic concerns.

F. Close Public Hearing – 7:01 pm

G. Commissioner Discussion –

Commission discussed concerns about density and rezoning.

H. Commission Recommendation –

A. 505 Oak Street Planned Development –

Motion made by Vice-Chair Bomer to recommend City Council approve the 505 Oak Planned Development application with the conditions recommended by staff, Seconded by Commissioner Dockery.

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

THE MOTION PASSED.

- B.** 505 Oak Street Major Subdivision – Motion made by Vice-Chair Bomer to recommend City Council approve the 505 Oak Major Subdivision subject to the 505 Oak Street Planned Development becoming effective, with the conditions recommended by staff and the following additional conditions:

2B to show the trail access on the plat,
2C, to add that there will be architectural elements on the windows and doors to break up the façade

7. The City attorney shall propose language about the appropriate share of inclusionary housing HOA unit dues and assessments so as to unencumber the deed restricted buildings.

8. The developer agrees to work with the City regarding the joint access along the south side of the property.

9. The developer voluntarily agrees to add language to the Subdivision Improvement and Inclusionary Housing agreement that lots 11 through 18 remain rental buildings or request Planning Commission approval to condominiumize any of buildings in the future.

Seconded by Commissioner Colby.

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

THE MOTIONS PASSED.

UPDATES

Director Almquist provided updates to the Planning Commission.

COMMISSIONERS' COMMENTS

ADJOURN - With no further business to come before the Commission, the meeting adjourned at 7:17 pm



**PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM**

ATTENTION: _____

DATE: August 22, 2022

- ☒ 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
- ☐ 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: 505 Oak Street, LLC (Kent Townsend) PHONE: 719-530-1088EMAIL: kent@kenttownsend.comPROPERTY LOCATION: 505 Oak StreetPROJECT DESCRIPTION: Major Impact Review for a Planned Development Overlay and Major Subdivision

TENTATIVE MEETING DATES:

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

09/26/22 @ 6:00 P.M. (Tentatively)
____ @ ____ 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: September 12, 2022

RECEIVED: _____

PLANNING STAFF: Kristi Jefferson

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Cc: [Doug Bess](#); [Kathy Rohrich](#); [Russ Johnson](#); [David Lady](#)
Subject: Re: 505 Oak Street Planned Development and Major Subdivision
Date: Friday, August 26, 2022 7:53:40 AM
Attachments: [image003.png](#)

505 Oak Street currently has one 3/4" commercial water tap valued at \$8,512, 3/4" meter valued at \$352. Development would require per unit system development fees to be paid.

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

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, Aug 23, 2022 at 11:57 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the 505 Oak Street Planned Development and Major Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson
Senior Planner

From: [Kristi Jefferson](#)
To: "[Kristi Jefferson](#)"
Subject: RE: Agency Review
Date: Monday, September 19, 2022 12:51:55 PM
Attachments: [image001.png](#)

From: Diesel Post [mailto:diesel.post@cityofsalida.com]
Sent: Monday, September 19, 2022 12:44 PM
To: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Subject: Re: Agency Review

Based on the Plat, I would concur. Definitely want to ensure access to the trail.

Mike 'Diesel' Post
Director of Parks and Recreation
City of Salida
719-966-9378

On Fri, Sep 16, 2022 at 4:23 PM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Diesel,

I completely forgot to include you when I emailed out the agency review for the 505 Oak Street Planned Development and Major Subdivision. This is a fairly small (2.09 acre) parcel that they are proposing 44 units on so there isn't much room for open space. The applicant has agreed to provide a public access on the southeast corner of the property for a connection to the trail on Scott Street but we are going to recommend collecting fees in lieu of providing open space.

Thank you,

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



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

From: [Cristelli, Mark](#)
To: [Kristi Jefferson](#)
Cc: [Higgins, Dan](#)
Subject: RE: [EXT] 505 Oak Street Planned Development
Date: Friday, September 9, 2022 10:23:57 AM
Attachments: [image001.png](#)

Kristi,

I have reviewed the plan set for the planned development at 505 Oak St, Salida, CO. My comments are as follows:

1. I did not see anything in the notes concerning utility easements. I do notice the 5' front lot easements on all lots. I assume (hopefully accurately) that the area marked "Outlot" contains utility easement? If so, that should give sufficient room for all utilities. If not accurate, I see no way for all utilities to successfully install within a 5' easement. This may sound ridiculous to presume, however it is important to get written confirmation that the Outlot contains utility easement. If it states such in the paperwork, I apologize in advance for missing it in the documents.
2. Assuming (again hopefully accurately) that the Outlot contains utility easement, what are the developer's thoughts of natural gas lines being buried under asphalt? Will it be acceptable to cut asphalt in order to install service lines? Or will it be expected to have natural gas stubbed into each structure (finished or not) prior to paving? If the latter is correct, I will defer to Atmos Ops Supervisor in the area to comment on the feasibility of that request.
3. Is natural gas being considered to be part of this planned development, or is this review merely procedural as part of the planned development approval process?

I will leave it to Dan Higgins, Atmos Ops Supervisor, to submit additional comments if he so chooses to do so.

Regards,

Mark

Mark Cristelli

Project Specialist

Atmos Energy Corporation

Colorado/Kansas Division

105 McCormick Parkway

Canon City, CO 81212

Cell: 719-429-8977

mark.cristelli@atmosenergy.com

Natural Gas: Safe, Clean, Economical, Ecologically friendly, Abundant and Dependable. In short, natural gas is the REAL green energy solution.

#The Blue Flame = The Green Solution

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Tuesday, August 23, 2022 2:44 PM
To: Higgins, Dan <Daniel.Higgins@atmosenergy.com>; Cristelli, Mark <Mark.Cristelli@atmosenergy.com>
Subject: [EXT] 505 Oak Street Planned Development

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

Dan and Mark,

I tried to email you the agency review for an application we received for a planned development and major subdivision at 505 Oak Street but I think the file may have been too large and both of your emails were kicked back to me. Should I mail the materials to you?

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



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

From: [David Lady](#)
To: ["Kristi Jefferson"](#); ["Mark G. Rocheleau"](#)
Subject: RE: 505 Oak Street Planned Dev.
Date: Thursday, September 1, 2022 9:18:57 AM
Attachments: [image001.png](#)

I'd recommend proceeding with conditions.

My requested conditions.

Move FH 3+72 to end of the stub to the south (on prior review comments)

Connect water main loop to Scott Street via existing utility easement

One water/sewer service per lot

Provide plan updates per engineering review prior to Final Plat approvals

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

From: Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]
Sent: Thursday, September 1, 2022 9:00 AM
To: 'David Lady' <david.lady@cityofsalida.com>; 'Mark G. Rocheleau' <mrocheleau@jvajva.com>
Subject: 505 Oak Street Planned Dev.

David and Mark,

Attached are the updated civils for the 505 Oak Planned Development (the civils are in 2 separate emails because the file was too big to email). Mark, please look through the materials and let me know if Tracy has submitted everything you were requesting. I will be on vacation after tomorrow and need to get the public noticing ready today if you deem the civils complete.

Thank you,

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

From: [David Lady](#)
To: ["Mark G. Rocheleau"](#); ["Kristi Jefferson"](#); ["Kevin E. Vecchiarelli"](#)
Subject: RE: 505 Oak LLC - Planned Development civil plans
Date: Monday, June 27, 2022 10:09:53 AM
Attachments: [image001.png](#)
[image002.png](#)

Mark,

A couple of items to note:

- 1) It has been discussed that they shall provide fees in lieu of improvements to the ROW which would include a sidewalk and driveway apron. Please have them submit quantities for this. The 291 sidewalk/storm/apron would be constructed with the local agency CDOT project. The developer will provide a temporary asphalt driveway to tie into existing 291. It was discussed that the developer should anticipate the sidewalk at asphalt driveway to be ~4 to 6" above the existing edge of asphalt along SH-291.
- 2) I do not yet have a final set of plans for the tie-in grade of the driveway or roadway improvements in general. They are in progress and should be available soon. Ultimately, the 291 plans are intended to capture the drainage that has historically been conveyed onto the lot. I haven't discussed this with their engineer but I would think their site plan should allow for surface conveyance across their site. I would also suggest that as much as possible, if not all, be routed to where ever they are planning detention so that at least the smaller storm events can be captured. There is not an easy for feasible solution to re-route this along 291 until that project happens.
- 3) We did discuss that the water shall be connected and looped on 291 which appears to be shown on SH-5. However, it will need stubbed out to the south (Fire Station lot) in the south east corner where the dumpsters are shown. The hydrant at 3+72 should be on the dead end on the south side of the driveway near STAT 4+18. This will ultimately need to be coordinated with the 291 plans but it should be safe to have it ~8 ft off property line which will put it in the future parkway between curb and sidewalk. The valves shown along 291 may also need shifted to avoid the future c&g.

I will request a .dwg from our engineer to coordinate the driveways, C&G, and s/w locations on 291.

Please let me know if you have any questions.

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

From: Mark G. Rocheleau [mailto:mrocheleau@jvajva.com]
Sent: Monday, June 27, 2022 9:31 AM
To: Kristi Jefferson <kristi.jefferson@cityofsalida.com>; Kevin E. Vecchiarelli <kvecchiarelli@jvajva.com>



September 9, 2022

Kristi Jefferson, Senior Planner
City of Salida
448 East 1st Street
Salida, Colorado 80201
Via email: Kristi.jefferson@cityofsalida.com

RE: 505 Oak Street Major Impact Review and Planned Development Engineering Comments
JVA Job# 3121.17c

Dear Kristi:

JVA Inc. has reviewed the 505 Oak Street Major Impact Review and Planned Development application submitted through email dated September 9, 2022 for conformance with the City of Salida Code of Ordinances (Code), and City of Salida Design and Construction Standards. Upon review, we are providing conditions that need to be met prior to recommendation of planning commission. Additionally, we have provided comments for informational purposes to consider on engineering plans for future Subdivision Improvement Agreement (SIA) review and approval.

1. We assume that all other reviewing agencies have had opportunity to comment and any required changes to the plans that come from these comments will be made.
2. Plat documents need to clearly address ownership and maintenance of all improvements, public utilities, and accesses, include common elements and outlots.
3. The following conditions need to be met prior to recommendation to planning commission:
 - a. Easements:
 - i. All building elements (foundation elements [including footings], eaves/soffits, other architectural elements) are forbidden from within a utility. Revise as required.
 - ii. Stormwater easements required for common storm drainage infrastructure and conveyances, including underground detention systems. Provide minimum 10-foot wide drainage easement to paved surface for future maintenance purposes.
 - iii. Private utilities such as gas, electricity and communications will be required to be in a utility easement or outlot
 - b. Utilities:
 - i. Provide plan and profiles, with crossings, of public water and sewer sewer mains
 - ii. Per previous comment, the fire hydrant located at STA 3+72 shall be shifted south to be at the water main cap near STA 4+18. Coordinate final location with public works and fire department
 - iii. Coordinate with Public Works to ensure that water main valves within Highway 291 are not in conflict with future street improvements
 - iv. Provide landscape irrigation water meter with supporting calculations confirming water meter size or confirm that irrigation will be provided separately for each lot.




- v. The 505 Oak Street PUD Written Description states that a fire hydrant is to be provided at the northeast corner of the site how does not appear on the Utility Plan. Provide as required
- vi. Clarify note 49 on sheet number 4 in regards to dual meter. Plans show single meter
- c. Provide information for fee in lieu ROW improvement quantities and pricing
- d. Emergency Services: Provide confirmation from fire department emergency vehicular turning movements through site, and fire protection improvements
- e. Drainage Report and layout Drainage Map.
 - i. Revise Drainage Basin DA-1 to provide accurate time of concentration calculations. Staff does not agree with 300-feet of overland flow since the majority of DA-1 is conveyed through channelized flow.
 - ii. Drainage Basin DA-2 shall have channelized flow time of concentration
 - iii. Provide curb and gutter calculations confirming major storm even capacity
 - iv. Provide calculations that 12" ADS N12 pipe and inlets have capacity to flow major storm peak flows.
 - 1. In the event of clogging of 18" Area Drain, provide analysis of overflow path to stormwater to underground detention system.
 - v. Provide information in drainage report in regards to overflow path design considerations.
 - vi. MHFD spreadsheet detention volume does not match ADS design details. Revise as necessary for conformance.
 - vii. Provide clarification on Detention Basin Outlet Structure Design worksheet in regards to orifice designs, and how this does not impact major storm capacity to underground detention system.
 - viii. Provide clarification within conclusion of comment stating that peak flows will reduce. Post-development peak flows are higher than pre-development stormwater flows.
 - ix. Infiltration testing shall be completed at approximate depth of drainage rock to ensure ADS Stormtech system can infiltrate detention and water quality volumes within Colorado Water Law time requirements. Provide infiltration test results and calculations confirmed full infiltration of detained stormwater.
 - x. Detail operation and maintenance information for underground detention areas
- f. Drainage and Grading:
 - i. Underground Stormwater Detention
 - 1. Grading plans and ADS Stormtech elevations do not concur with each other. ADS design elevations should match with Grading Plan elevations. Ensure that ADS system has appropriate cover
 - 2. Clarify drainage basin nomenclature elevations as invert elevations are not provided on Drainage Plan.
 - ii. Provide information along property line of tie in elevations, specifically along north and east property lines
 - 1. Curb and gutter along east property line appears higher than existing elevations



- iii. Trees should not be placed in underground stormwater detention, revise plans as necessary
- iv. Clarify intent with curb terminus along east property line. Stormwater calculations show this going to the underground detention system, however a curb height of zero is shown. Point discharges offsite will not be permitted.
 - 1. Per previous comment stormwater point discharges offsite will not be acceptable
- v. Per previous comment, additional information should be provided of how emergency overflow stormwater will leave 505 Oak Street property and continue to Scott Street.
 - 1. Drainage Easements may be required if development conveys onsite generated stormwater through neighboring sites
- vi. Northeast Stormwater Control Method:
 - 1. Provide information within plans and drainage report of dirt swale intent
- g. Provide landscape islands per Section 16-8-90 (d)
- 4. Prior to SIA review and approval, the following comments will be required to be addressed / clarified.
 - a. CDOT Access and Utility Permits
 - b. Water minimum bury depth is 5-feet. Revise details for consistency across plans
 - c. Provide information on how existing utilities servicing 505 Oak Street will be capped, demolished, abandoned, etc.
 - d. Provide information to cap and abandon existing concrete headwall across from Chilcott Street within ROW
 - e. Record with City an Operation and Maintenance Plan for the storm facilities, including storm infiltration systems.
- 5. The following contains informational comments for consideration
 - a. Persistent to CDPHE General Permit for Stormwater Discharges Associated with Construction Activity”, all projects involving an earth disturbance of 1-acre or more require a Stormwater Management Plan (SWMP). The applicant must develop a SWMP prior to the commencement of any construction activity.
- 6. Applicant should provide responses to comments to accompany future submittals.
- 7. Applicant may be subject to additional comments upon future review of future submittals.

We look forward to verifying the above comments in a future submittal. Please feel free to reach out to us if you have any comments or questions.

Sincerely,
JVA, INCORPORATED

By: 
Mark G. Rocheleau, P.E., CFM
Senior Project Engineer

MEMO

To: City of Salida Development Services, Attn: Kristi Jefferson

From: Tracy Vandaveer

CC: Mark Rocheleau, Kent Townsend, John Diesslin

Date: November 1, 2022

Re: 505 Oak Street Development Application

We have received your comments on the 505 Oak Street development application, dated September 9, 2022. Below, we have repeated your original comment with a response on how it was addressed following:

1. We assume that all other reviewing agencies have had opportunity to comment and any required changes to the plans that come from these comments will be made.

RESPONSE: Noted.

2. Plat documents need to clearly address ownership and maintenance of all improvements, public utilities, and accesses, include common elements and outlots.

RESPONSE: Plat notes addressing Ownership and maintenance have been added to the Subdivision Plat.

3. The following conditions need to be met prior to recommendation to planning commission:
 - a. Easements:
 - i. All building elements (foundation elements [including footings], eaves/soffits, other architectural elements) are forbidden from within a utility. Revise as required.

RESPONSE: Noted.

- ii. Stormwater easements required for common storm drainage infrastructure and conveyances, including underground detention systems. Provide minimum 10-foot wide drainage easement to paved surface for future maintenance purposes.

RESPONSE: The requested easements are shown on the Subdivision Plat.

- iii. Private utilities such as gas, electricity and communications will be required to be in a utility easement or outlot

RESPONSE: *Easements have been provided on the Subdivision Plat.*

b. Utilities:

- i. Provide plan and profiles, with crossings, of public water and sewer sewer mains

RESPONSE: *Construction plans have been revised to include plan and profile drawings.*

- ii. Per previous comment, the fire hydrant located at STA 3+72 shall be shifted south to be at the water main cap near STA 4+18. Coordinate final location with public works and fire department

RESPONSE: *Fire Hydrant has been moved as requested.*

- iii. Coordinate with Public Works to ensure that water main valves within Highway 291 are not in conflict with future street improvements

RESPONSE: *Valve locations will be coordinated with Public Works.*

- iv. Provide landscape irrigation water meter with supporting calculations confirming water meter size or confirm that irrigation will be provided separately for each lot.

RESPONSE: *Irrigation meter has been added*

- v. The 505 Oak Street PUD Written Description states that a fire hydrant is to be provided at the northeast corner of the site how does not appear on the Utility Plan. Provide as required

RESPONSE: *Referenced fire hydrant is located on Water Line B, Sta. 3+92.85*

- vi. Clarify note 49 on sheet number 4 in regards to dual meter. Plans show single meter

RESPONSE: *Note has been revised to reference City of Salida Standard Detail*

- c. Provide information for fee in lieu ROW improvement quantities and pricing

RESPONSE: *Attached is the "Opinion of Probable Cost" for the improvements within the Highway*

- d. Emergency Services: Provide confirmation from fire department emergency vehicular turning movements through site, and fire protection improvements

RESPONSE: *Email from the Fire Chief is attached.*

- e. Drainage Report and layout Drainage Map.
- i. Revise Drainage Basin DA-1 to provide accurate time of concentration calculations. Staff does not agree with 300-feet of overland flow since the majority of DA-1 is conveyed through channelized flow.

RESPONSE: *Overland flow lengths have been revised.*

- ii. Drainage Basin DA-2 shall have channelized flow time of concentration

RESPONSE: *Flow type has been revised.*

- iii. Provide curb and gutter calculations confirming major storm even capacity

RESPONSE: *Calculations for curb and gutter flow capacities have been added.*

- iv. Provide calculations that 12" ADS N12 pipe and inlets have capacity to flow major storm peak flows.

RESPONSE: *Requested information has been added to the Drainage Report.*

1. In the event of clogging of 18" Area Drain, provide analysis of overflow path to stormwater to underground detention system.

RESPONSE: *Requested Analysis has been added to the Drainage Report.*

- v. Provide information in drainage report in regards to overflow path design considerations.

RESPONSE: *Requested Analysis has been added to the Drainage Report*

- vi. MHFD spreadsheet detention volume does not match ADS design details. Revise as necessary for conformance.

RESPONSE: *Design Volumes have been updated.*

- vii. Provide clarification on Detention Basin Outlet Structure Design worksheet in regards to orifice designs, and how this does not impact major storm capacity to underground detention system.

RESPONSE: *Outflow is via overflow of the swale, which acts as a long weir, dispersing flows.*

- viii. Provide clarification within conclusion of comment stating that peak flows will reduce. Post-development peak flows are higher than pre-development stormwater flows.

RESPONSE: *Has been revised in the drainage report*

- ix. Infiltration testing shall be completed at approximate depth of drainage rock to ensure ADS Stormtech system can infiltrate detention and water quality volumes within Colorado Water Law time requirements. Provide infiltration test results and calculations confirmed full infiltration of detained stormwater.

RESPONSE: *Infiltration tests were conducted by Cesare Inc. on 11/1/2022. Soil was presoaked the day before, with water for the test being added via a garden hose, with a measured output of 5 gallons per minute. Cesare was not able to get the water to rise in the pipe, therefore minimum percolations rate was reported as 5 gallons per minute.*

- x. Detail operation and maintenance information for underground detention areas

RESPONSE: *Operations and Maintenance Plan has been attached.*

- f. Drainage and Grading:
 - i. Underground Stormwater Detention
 - 1. Grading plans and ADS Stormtech elevations do not concur with each other. ADS design elevations should match with Grading Plan elevations. Ensure that ADS system has appropriate cover

RESPONSE: *Elevations on ADS Plans have been updated. The surface will be graded from the back of curb to property line where higher than existing ground.*

- 2. Clarify drainage basin nomenclature elevations as invert elevations are not provided on Drainage Plan.

RESPONSE: *Drainage Plan has been revised*

- ii. Provide information along property line of tie in elevations, specifically along north and east property lines

RESPONSE: *Tie elevations have been added to the plan at the property line*

- 1. Curb and gutter along east property line appears higher than existing elevations

RESPONSE: *The back of curb height varies from 0" to 6" above the existing ground to provide enough grade for the curb to drain. Finished ground will slop from the back of curb to existing grade at the property line.*

- iii. Trees should not be placed in underground stormwater detention, revise plans as necessary

RESPONSE: *Trees have been removed from the detention area.*

- iv. Clarify intent with curb terminus along east property line. Stormwater calculations show this going to the underground detention system, however a curb height of zero is shown. Point discharges offsite will not be permitted.

RESPONSE: *0" curb height at the north end of the easterly curb is an artifact left from previous submittal. the error and has been corrected. The 0" curb height at the south end of the easterly curb is due to the transition at the end of the curb, which prevents damage if a vehicle strikes the curb.*

1. Per previous comment stormwater point discharges offsite will not be acceptable

RESPONSE: *A swale along the easterly and northeasterly boundaries was added to disperse flows in an overflow event.*

- v. Per previous comment, additional information should be provided of how emergency overflow stormwater will leave 505 Oak Street property and continue to Scott Street.

RESPONSE: *If an overflow event should occur, stormwater would collect in the shallow swale in the northeast corner of the site. Since the elevation along the boundary in the northeast corner is flat, the overflow would be dispersed.*

1. Drainage Easements may be required if development conveys onsite generated stormwater through neighboring sites

RESPONSE: *The applicants are pursuing a defined easement with the adjoining properties to the north and northeast of the site, and believe that they will be able to come to an agreement with those property owners. However, per Colorado Law, there exists a "Natural Easement" which allows the water to continue to Scott Street. The legal principles of a "Natural Easement" are explained in USDCM; Volume 1, section 1.2. Additionally, this principle has been upheld by the Colorado Courts, most recently in Bittersweet Farms, Inc. v. Zimbelman, 976P.2d 326 (1998).*

- vi. Northeast Stormwater Control Method:

1. Provide information within plans and drainage report of dirt swale intent

RESPONSE: *Note has been added to the drawings and explained in the drainage report.*

- g. Provide landscape islands per Section 16-8-90 (d)

RESPONSE: *Landscape islands have been provided at the ends of the parking.*

4. Prior to SIA review and approval, the following comments will be required to be addressed

/ clarified.

- a. CDOT Access and Utility Permits

RESPONSE: *Applicant has applied for the Access Permit and is awaiting a response from CDOT.*

- b. Water minimum bury depth is 5-feet. Revise details for consistency across plans

RESPONSE: *Details have been revised*

- c. Provide information on how existing utilities servicing 505 Oak Street will be capped, demolished, abandoned, etc.

RESPONSE: *Utilities will be capped at the main with service lines abandoned in place.*

- d. Provide information to cap and abandon existing concrete headwall across from Chilcott Street within ROW

RESPONSE: *Referenced Concrete headwall is within the CDOT right of way and therefore should be incorporated into the highway improvement project.*

- e. Record with City an Operation and Maintenance Plan for the storm facilities, including storm infiltration systems.

RESPONSE: *Applicant will draft an Operation and Maintenance Plan for recordation with the City.*

5. The following contains informational comments for consideration

- a. Persistent to CDPHE General Permit for Stormwater Discharges Associated with Construction Activity”, all projects involving an earth disturbance of 1-acre or more require a Stormwater Management Plan (SWMP). The applicant must develop a SWMP prior to the commencement of any construction activity.

RESPONSE: *The Applicant is aware of the requirements to obtain a stormwater permit prior to construction and intends to do so.*

6. Applicant should provide responses to comments to accompany future submittals.

RESPONSE: *These are the requested responses.*

7. Applicant may be subject to additional comments upon future review of future submittals.

RESPONSES: Noted.

From: [Waugh, Sterling S](#)
To: [Kristi Jefferson](#)
Cc: [Moffett, Christopher B](#)
Subject: RE: 505 Oak Street Planned Development and Major Subdivision
Date: Wednesday, October 12, 2022 4:25:49 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello Kristi,

Thanks for letting us be a little late to the game. Please let me know if you have any questions.

Lot 10 east property line, due to the existing OH utilities, Xcel would like a 7.5' easement on the east property line, below in blue.

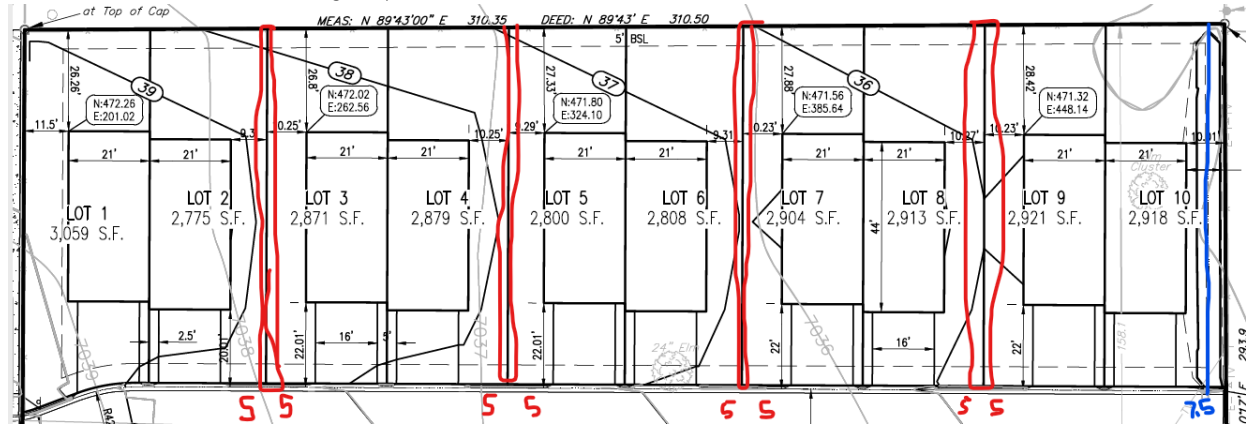
I may have missed this but just in case, Outlot also be a utility easement.

10' front lot easements and any property line that is adjacent to a road.

5' rear lot easements on all rear lots

Lots 11-18 5' side lot easements. For side easements see below for lot 1-10

Customer to relocate or remove existing utility lines into easements at their cost.



Thanks,

Sterling S Waugh C:719-717-0041 Mon-Thurs 7-5:30

BLUE BOOK LINK BELOW

<https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf>

APPLICATION REQUEST

[Building and Remodeling](#) | [Partner Resources](#) | [Xcel Energy](#)

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>

Sent: Tuesday, August 23, 2022 12:01 PM

To: 'Higgins, Dan W' <Daniel.Higgins@atmosenergy.com>; Waugh, Sterling S <Sterling.S.Waugh@xcelenergy.com>; Moffett, Christopher B <Christopher.B.Moffett@xcelenergy.com>; Mark.Cristelli@atmosenergy.com; 'Blackburn, David' <dblackburn@salidaschools.org>

Subject: 505 Oak Street Planned Development and Major Subdivision

EXTERNAL - STOP & THINK before opening links and attachments.

Attached is the agency review for the 505 Oak Street Planned Development and Major Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

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

From: [David Lady](#)
To: "[Kristi Jefferson](#)"; "[Mark G. Rocheleau](#)"
Subject: RE: 505 Oak Street
Date: Monday, November 7, 2022 2:00:18 PM
Attachments: [image002.png](#)

The water connection notes need to be modified due to our mapping and understanding of our public adjacent mains being incorrect. Tracy is working on revising that and I don't expect it to affect Mark's review. Other than that, I don't have any additional concerns.



David Lady
Director of Public Works

david.lady@cityofsalida.com
P: 719-539-6257 | C: 719-239-0048
340 W. Hwy 291, Salida, CO 81201
cityofsalida.com

From: Kristi Jefferson [<mailto:kristi.jefferson@cityofsalida.com>]
Sent: Tuesday, November 1, 2022 3:13 PM
To: 'Mark G. Rocheleau' <mrocheleau@jvajva.com>; 'David Lady' <david.lady@cityofsalida.com>
Subject: FW: 505 Oak Street

Mark and David,

Below is the dropbox link for the 505 Oak Street PD and Major Subdivision updated civil plans. If you are unable to open it let me know and I will figure out a way to forward the file.

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

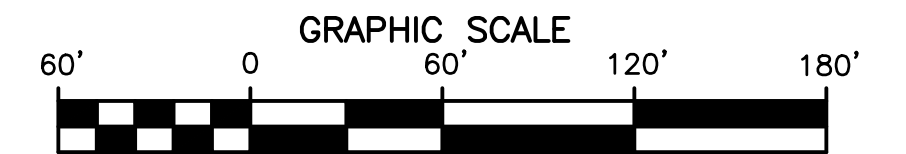
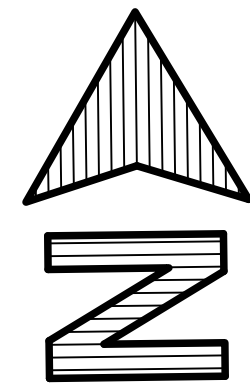


Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: Tracy Vandaveer [<mailto:tvandaveer@crabtreegroupinc.com>]
Sent: Tuesday, November 1, 2022 2:58 PM
To: Kristi Jefferson (kristi.jefferson@cityofsalida.com) <kristi.jefferson@cityofsalida.com>

505 OAK STREET

PRELIMINARY P.U.D. PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

	PROJECT BOUNDARY
	EXISTING/ADJACENT RIGHT-OF-WAY
	NEW ROAD RIGHT-OF-WAY
	NEW LOT LINE
	NEW EASEMENT LINE

Dimensional Standard	Existing	505 Oak PD	
		Lots 1-10	Lots 11-18
Zoning	C1	PUD	PUD
Min. lot size (sq. ft.)	5,625 5,063 ³ 3,750 ⁷	2,775	3,175
Density	2,800	2,000	750
Min. Lot Size Attached Units	2,800 2,520 ⁶	2,770	640
Min. Lot Frontage	37.5	0	0
Max. Lot Coverage: Structures	60%	60%	60%
Max. Lot Coverage: Parking	60%	60%	60%
Min. Landscaped Area	10%	10%	10%
Min. Setback: Front Lot Line	10'	5'	5'
Min. Setback: Side - Lot-Primary	5'	0'	0'
Min. Setback: Side Lot - detached accessory	3', 5', 10'	3', 5', 10'	3', 5', 10'
Min. Setback: Rear Lot - Principal Bldg	5'	5'	5'
Min. Setback: Rear Lot - Accessory Bldg	5'	5'	5'
Max. Building Height: Primary Bldg.	35'	35'	35'
Max. Building Height: Accessory Bldg.	25'	25'	25'

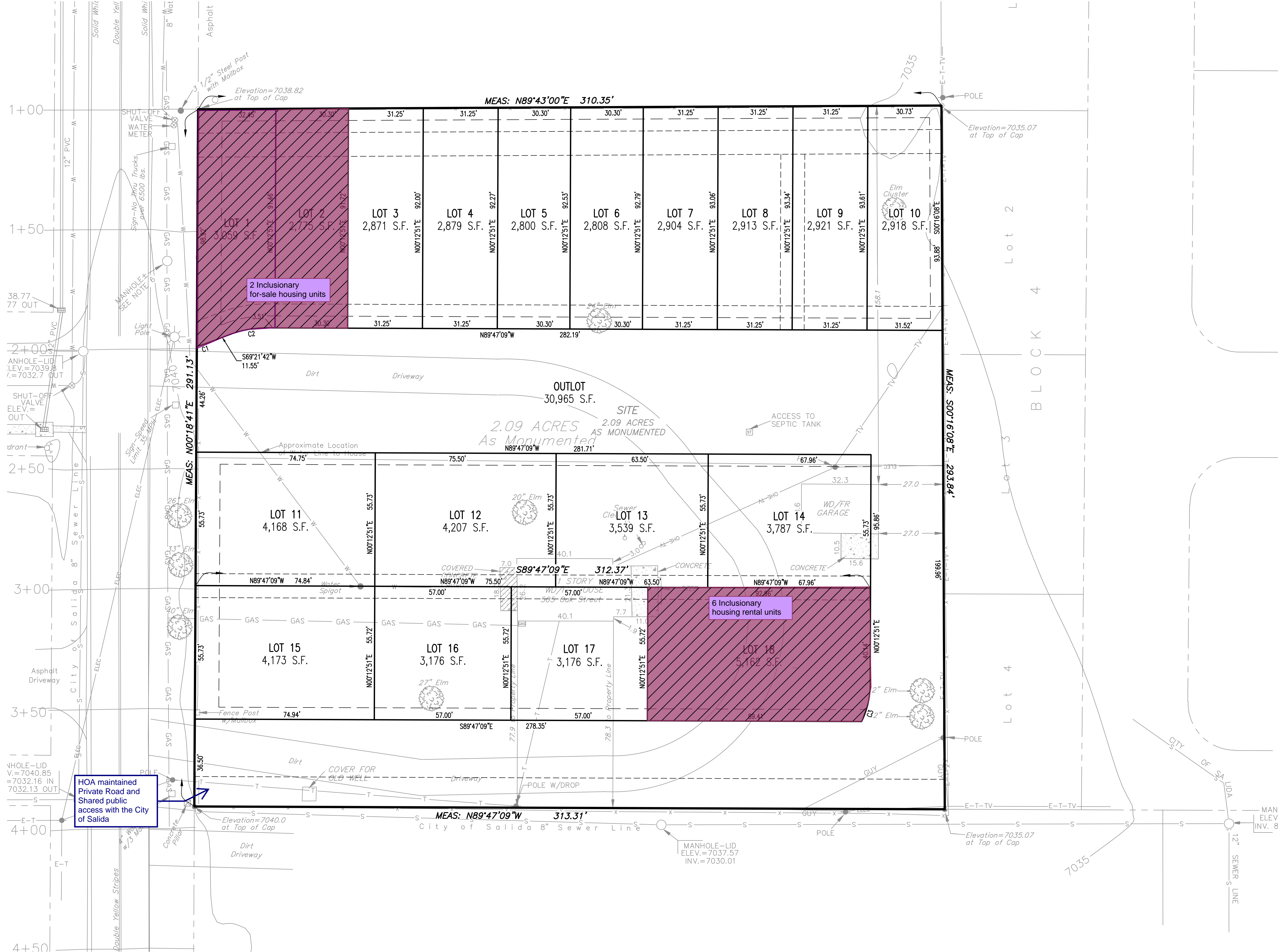
LOT USE TABLE

Lot #	Lot Type	Area (s.f)		Units Allowed	Low Income (# of Units)
		s.f.	acres		
1	DUPLEX	3,059	0.07	1	1
2	DUPLEX	2,775	0.06	1	1
3	DUPLEX	2,871	0.07	1	-
4	DUPLEX	2,879	0.07	1	-
5	DUPLEX	2,800	0.06	1	-
6	DUPLEX	2,808	0.06	1	-
7	DUPLEX	2,904	0.07	1	-
8	DUPLEX	2,913	0.07	1	-
9	DUPLEX	2,921	0.07	1	-
10	DUPLEX	2,918	0.07	1	-
SUB-TOTAL		28,848	0.66	10	-
11	MULTI-FAMILY	4,168	0.10	4	-
12	MULTI-FAMILY	4,207	0.10	4	-
13	MULTI-FAMILY	3,539	0.08	4	-
14	MULTI-FAMILY	3,787	0.09	4	-
15	MULTI-FAMILY	4,173	0.10	4	-
16	MULTI-FAMILY	3,176	0.07	4	-
17	MULTI-FAMILY	3,176	0.07	4	-
18	MULTI-FAMILY	5,162	0.12	6	6
SUB-TOTAL		31,388	0.72	34	-
SHARED OUTLOT		30,965	0.71	-	-
SUB-TOTAL		30,965	0.71	-	-
PD TOTALS		91,201	2.09	44	8

OWNER:
KENT TOWNSEND
7625 U.S. HIGHWAY 50
SALIDA, CO 81201

LAND SURVEYOR
HENDERSON LAND SURVEYING
203 G STREET
SALIDA, CO 81201
CONTACT: MICHAEL K. HENDERSON

ASSISTED BY:



HOA maintained Private Road and Shared public access with the City of Salida

**GENERAL DEVELOPMENT APPLICATION**

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com**1. TYPE OF APPLICATION** (Check-off as appropriate)

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Appeal Application (Interpretation) | |
| <input type="checkbox"/> Certificate of Approval | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | <input checked="" type="checkbox"/> Major Impact Review:
(Type) <u>Planned Development + Major Subdivision</u> |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | <input type="checkbox"/> Other: _____ |
| <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: "Dreamer & Doers" 505 OAK ST LLC.Mailing Address: 7025 Hwy 50 SalidaTelephone Number: 719 530 1088 FAX: _____Email Address: Ken@KenTownsend.comPower 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: 505 OAK STStreet Address: 505 OAK ST

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 6-20-2022

Signature of property owner _____ Date _____

505 Oak Street PUD Written Description

The 505 Oak Street PUD proposes to create 18 lots non a 2.09 Acre Parcel of land in the C1 Zone district. Lots 1-10 are intended to be Duplex lots, and a total of 34 multifamily units will be constructed on Lots 11-18. Access, multi-family parking, and utilities for the development will be located in an Outlot, which will be shared by the entire development.

Access to the site will be gained from Oak Street (Highway 291), with the south access lane being shared between the proposed development and the new Fire department building, with is expected to be constructed on the lot south of the site.

There is an existing water main at the northwest corner of the property. To provide water service for the development, this main will be extended south within the Oak Street (Highway 291) right-of-way along the entire property frontage. To service the development, an 8" water main will be looped through the Outlot, with service connections being provided to each building. Fire hydrants will be located near the southwest and northeast corners of the site to provide fire protection for the site.

An existing sewer main runs along the southern boundary of the site. A manhole will be inserted into the main near the southeast corner of the site, with an 8" sewer main extending through the site to provide service.

The access road and parking will be paved, with concrete sidewalks around the perimeter of the multi-family lots to provide for pedestrian circulation. A concrete sidewalk will also be installed along the entire Oak Street frontage. This will encourage the future connection of neighboring properties, thereby expanding pedestrian access in the area.



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

1. PROCEDURE (Section 16-3-80)

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

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

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

- ☐ 1. A General Development Agreement completed.
- ☒ 2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
- ☒ 3. A brief written description of the proposed development signed by the applicant;
- ☐ 4. Special Fee and Cost Reimbursement Agreement completed.
- ☒ 5. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property. 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.

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

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

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

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

c. Parking spaces;

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

e. Drainage improvements and drainage easements;

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

g. Any other improvements;

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

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

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

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

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

c. Profiles for municipal water lines; and

d. Street plans and profiles.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- ☒ 11. An access permit from the Colorado Department of Transportation; and
Application has been submitted but permit has not been received.
- ☒ 12. A plan for locations and specifications of street lights, signs and traffic control devices.

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

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

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

The proposed development provides a mix of housing types and affordable housing units in compliance with the Comprehensive Plan

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

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

The site is currently Zoned C1. in this Zone, Duplex and residential dwellings with up to 4 units are allowed with an Administrative Review.

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

The site standards, parking, and landscaping are shown in the engineering drawing.

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 existing site is unoccupied but has historically been used for residential dwelling. The area around the site is a mixture of commercial and residential uses. The proposed design will enhance the area by creating high quality housing and landscaping on a currently unmaintained site.

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 site use will be residential and is not expected to generate nuisance noise, odor, vibrations, or glare.

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.

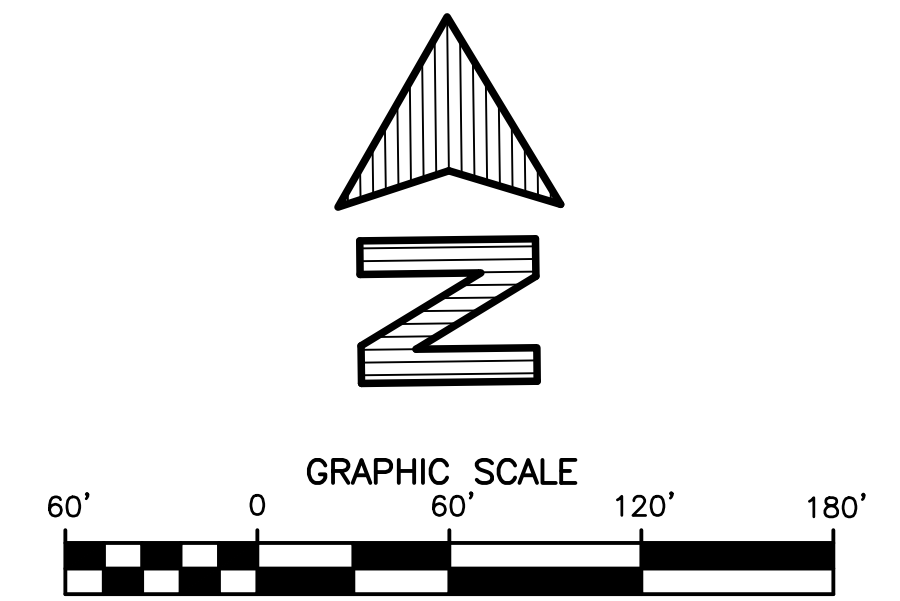
Public infrastructure is being extended through the site to provide the required services.

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 existing site is unmaintained. Development of the site will enhance the overall environmental conditions by providing ground cover that reduces soil migration from the site during wind and storm runoff events.

505 OAK STREET

PRELIMINARY P.U.D. PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

- PROJECT BOUNDARY
- EXISTING/ADJACENT RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- NEW LOT LINE
- NEW EASEMENT LINE

Dimensional Standard	Existing	505 Oak PD	
		Lots 1-10	Lots 11-18
Zoning	C1	PUD	PUD
Min. lot size (sq. ft.)	5,625 5,063' ² 3,750'	2,775	3,175
Density	2,800	2,000	750
Min. Lot Size Attached Units	2,800 2,520'	2,770	640
Min. Lot Frontage	37.5	0	0
Max. Lot Coverage: Structures	60%	60%	60%
Max. Lot Coverage: Parking	60%	60%	60%
Min. Landscaped Area	10%	10%	10%
Min. Setback: Front Lot Line	10'	5'	5'
Min. Setback: Side - Lot-Primary	5'	0'	0'
Min. Setback: Side Lot - detached accessory	3', 5', 10'	3', 5', 10'	3', 5', 10'
Min. Setback: Rear Lot - Principal Bldg	5'	5'	5'
Min. Setback: Rear Lot - Accessory Bldg	5'	5'	5'
Max. Building Height: Primary Bldg.	35'	35'	35'
Max. Building Height: Accessory Bldg.	25'	25'	25'

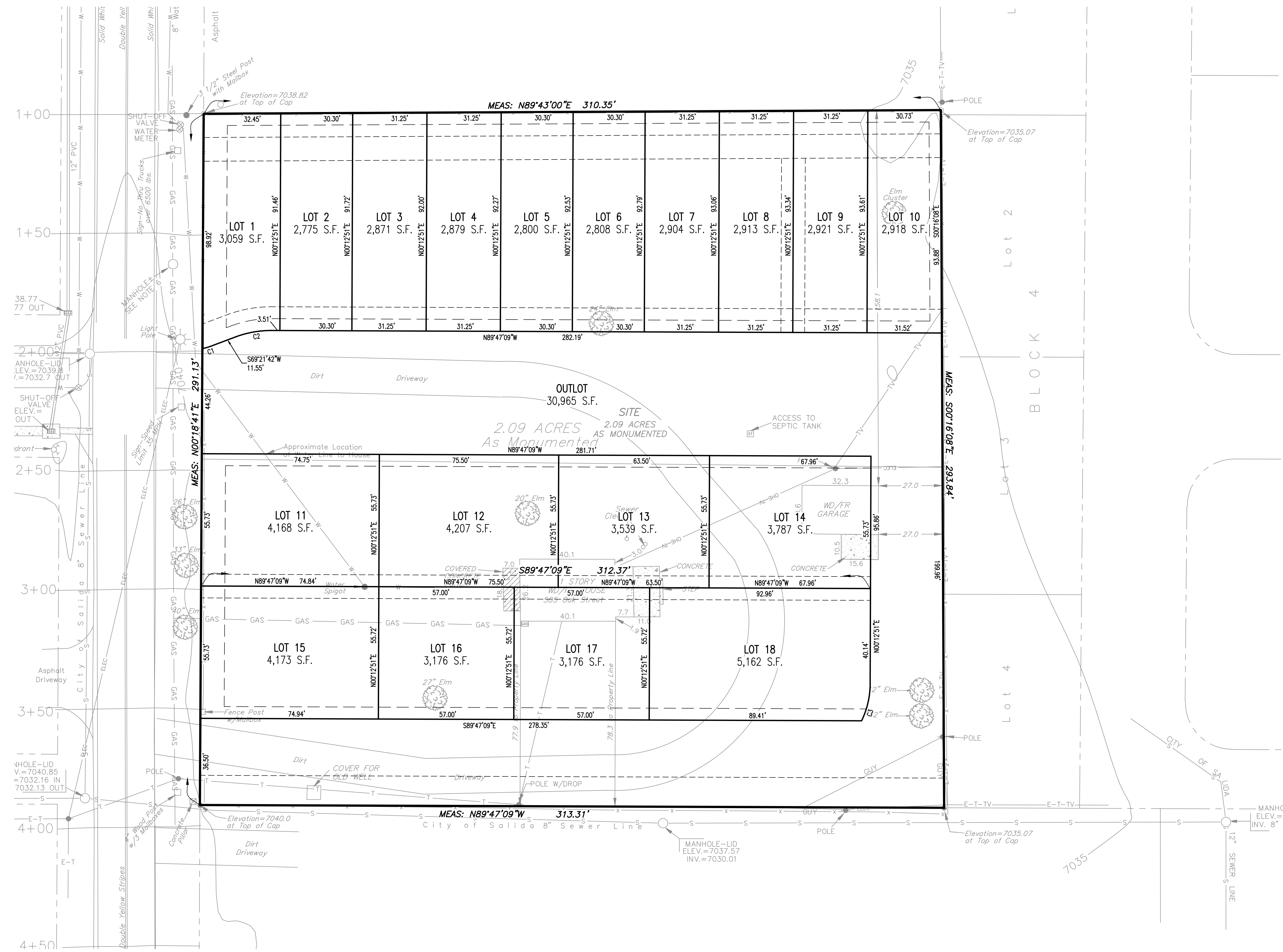
LOT USE TABLE

Lot #	Lot Type	Area (s.f)		Units Allowed	Low Income (# of Units)
		s.f.	acres		
1	DUPLEX	3,059	0.07	1	1
2	DUPLEX	2,775	0.06	1	1
3	DUPLEX	2,871	0.07	1	-
4	DUPLEX	2,879	0.07	1	-
5	DUPLEX	2,800	0.06	1	-
6	DUPLEX	2,808	0.06	1	-
7	DUPLEX	2,904	0.07	1	-
8	DUPLEX	2,913	0.07	1	-
9	DUPLEX	2,921	0.07	1	-
10	DUPLEX	2,918	0.07	1	-
SUB-TOTAL		28,848	0.66	10	-
11	MULTI-FAMILY	4,168	0.10	4	-
12	MULTI-FAMILY	4,207	0.10	4	-
13	MULTI-FAMILY	3,539	0.08	4	-
14	MULTI-FAMILY	3,787	0.09	4	-
15	MULTI-FAMILY	4,173	0.10	4	-
16	MULTI-FAMILY	3,176	0.07	4	-
17	MULTI-FAMILY	3,176	0.07	4	-
18	MULTI-FAMILY	5,162	0.12	6	6
SUB-TOTAL		31,388	0.72	34	-
SHARED OUTLOT		30,965	0.71	-	-
SUB-TOTAL		30,965	0.71	-	-
PD TOTALS		91,201	2.09	44	8

OWNER:
KENT TOWNSEND
7625 U.S. HIGHWAY 50
SALIDA, CO 81201

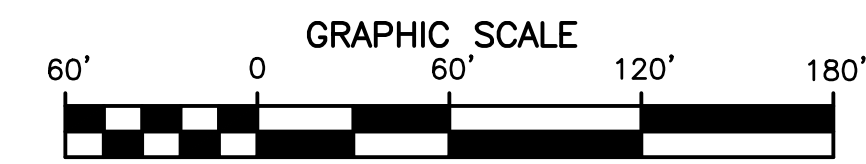
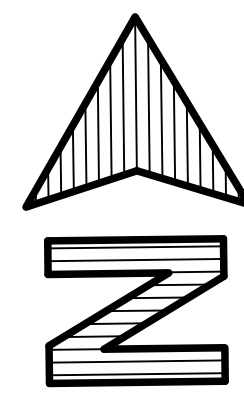
LAND SURVEYOR
HENDERSON LAND SURVEYING
203 G STREET
SALIDA, CO 81201
CONTACT: MICHAEL K. HENDERSON

ASSISTED BY:



505 OAK STREET

PRELIMINARY SUBDIVISION PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

- DENOTES PROJECT BOUNDARY
- DENOTES EXISTING/ADJACENT RIGHT-OF-WAY
- DENOTES NEW ROAD RIGHT-OF-WAY
- DENOTES NEW LOT LINE
- DENOTES NEW EASEMENT LINE
- DENOTES FENCELINE
- DENOTES RECOVERED 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED '10721'
- DENOTES RECOVERED 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED 'LS 16177'
- DENOTES RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED 'PROPERTY CORNER ILS 1776'
- DENOTES MONUMENT TO BE SET PRIOR TO FILING OF FINAL PLAT.

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	19.00	010°25'17"	3.46	3.45	S74°34'20"W
C2	43.04	020°22'55"	15.31	15.23	S80°01'06"W
C3	36.00	025°39'35"	16.12	15.99	N13°02'39"E

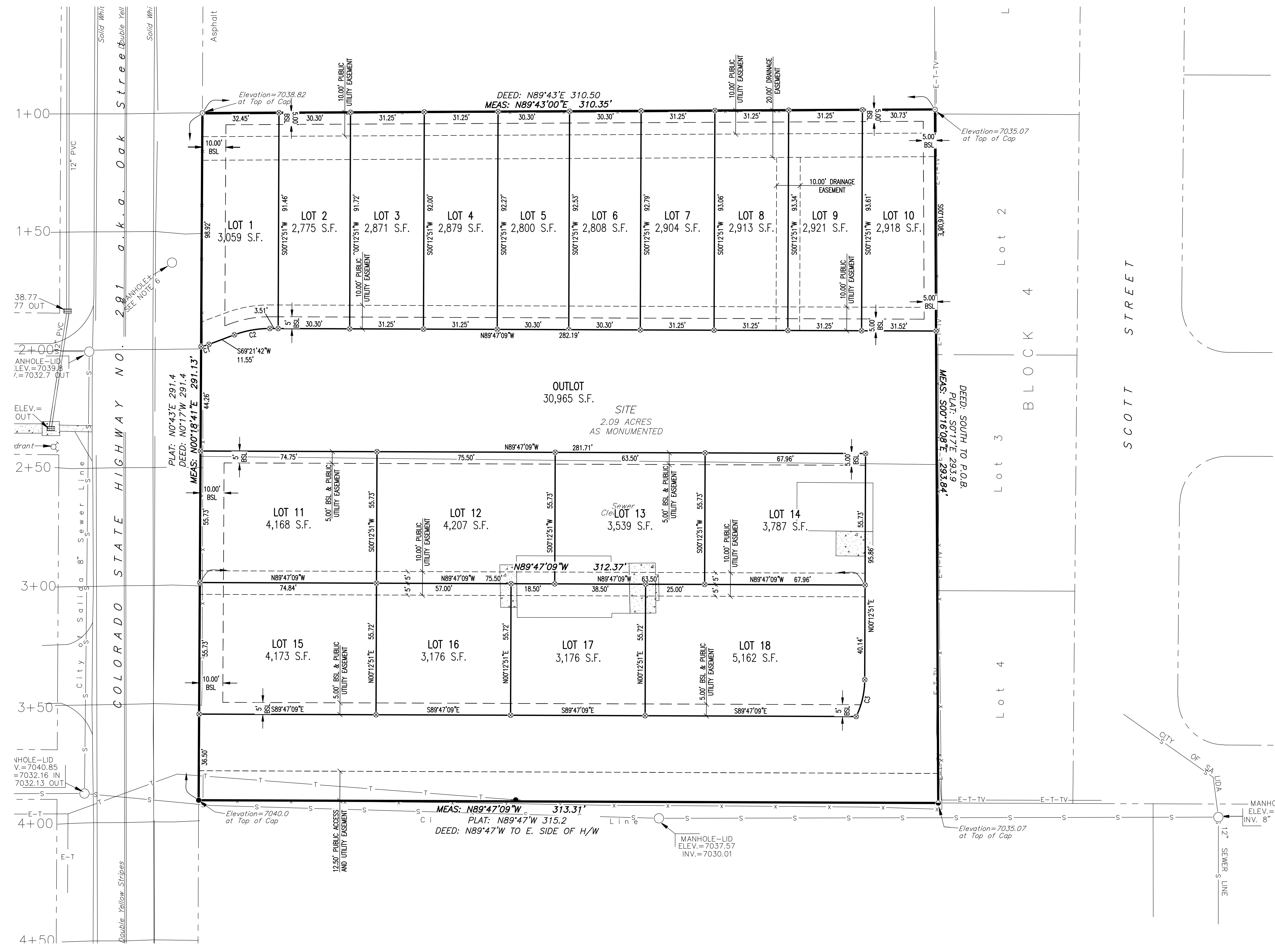
PLAT NOTES:

- ALL LOTS SHALL BE SUBJECT TO A DECLARATION OF COVENANTS AND HOME OWNERS ASSOCIATION (H.O.A) AS SET FORTH IN RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.
- OUTLOT AND COMMON FACILITIES, INCLUDING PARKING, DRAINAGE, SIDEWALKS, AND LANDSCAPING, SHALL BE OWNED BY THE 505 OAK STREET HOMEOWNERS' ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR ALL REQUIRED REPLACEMENT AND MAINTENANCE COST OF THE INFRASTRUCTURE.
- OUTLOT SHALL SERVE AS AN EXCLUSIVE DRAINAGE AND UTILITY EASEMENT FOR THE LOTS SHOWN HERON.

OWNER:
KENT TOWNSEND
7625 U.S. HIGHWAY 50
SALIDA, CO 81201

LAND SURVEYOR
HENDERSON LAND SURVEYING
203 G STREET
SALIDA, CO 81201
CONTACT: MICHAEL K. HENDERSON

ASSISTED BY:
 **CRABTREE GROUP INC.**
ENGINEERING SMART GROWTH™





CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Franco Palumbo - Planning Technician	November 15, 2022

ITEM

Ordinance 2022-22: First Reading on the proposed Stringer Annexation of the property located at 1730 Holman Avenue.

BACKGROUND

The applicants, Paul and Rebecca Stringer submitted a complete application on September 08, 2022 to annex his property located at 1730 Holman Avenue, along with an application for zoning to be considered during a separate hearing.





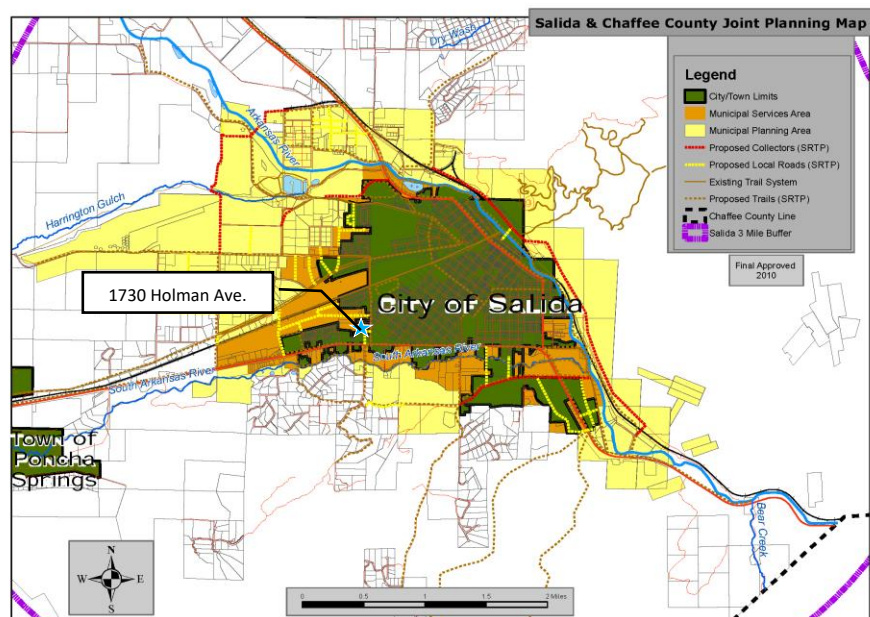
CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Franco Palumbo - Planning Technician	November 15, 2022

- On October 18, 2022 City Council adopted Resolution 2022-51 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for December 06, 2022.
- The (City Council) public hearing is advertised in the newspaper for four consecutive weeks;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- Council holds the public hearing on the annexation petition;
- Council reviews and possibly approves an annexation agreement; and
- Council holds a public hearing to review and possibly approves the proposed zoning.

FINDINGS OF FACT:

1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
2. All applicable owners of the property are party to the annexation.
3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City's Comprehensive Plan and the intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the Comprehensive plan, the MSA "Is an area adjacent to the city's boundary that is eligible for annexation and can be served by city utilities and infrastructure."
The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan. Specifically, to promote new development projects that contain a variety of housing, including affordable units.





CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Franco Palumbo - Planning Technician	November 15, 2022

The applicant will be required to meet the Inclusionary Housing Ordinance with new development on the property.

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

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

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

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Annexation Ordinance 2022-22	11/08/22	11/15/2022	12/06/2022
Resolution on Findings of Fact			12/06/2022
Annexation Agreement Resolution 2022-			12/06/2022
Zoning Ordinance 2022-16	11/08/22	11/15/2022	12/06/2022

Annexation Agreement: On December 06, 2022 staff will propose an annexation agreement that will incorporate the Inclusionary Housing, Open Space and Fair Contributions to Public School site requirements.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Fire Chief, Doug Bess, responded "No issues with Fire."
- Salida Police Department: Police Chief, Russ Johnson, responded "No issues from PD."
- Chaffee County Development Services: Planning Director, Miles Cottom, responded "Planning & Zoning does not have any comments or concerns about this proposed annexation/zoning application."
- Salida Public Works Department: Public Works Director David Lady, responded "No concerns, Coordinate necessary permits and service line installations with Public Works."
- Salida Utility Finance Department: Staff Account Renee Thonhoff, responded "The system development fees required for 1730 Holman Avenue are as follows, water \$8,512, high zone fee \$1,936, sewer \$5,206, meter \$352 for a total of \$16,006."



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Franco Palumbo - Planning Technician	November 15, 2022

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held November 08, 2022 and the Commission recommended Council approve the proposed Stringer Annexation with staffs recommended conditions.

STAFF RECOMMENDATION

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

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

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2022-22 on first reading and set the second reading and public hearing for December 06, 2022.”

Attachments: Ordinance 2022-22

Agency review

Stringer Annexation petition and Annexation plat

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 22
SERIES OF 2022**

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

WHEREAS, on September 08, 2022, representatives (the “Owners”) of the Stringer Annexation filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 0.17 acres located at 1730 Holman Avenue, Salida, in the County of Chaffee, State of Colorado, and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 51, Series of 2022 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on December 06, 2022, commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado; and

WHEREAS, pursuant to C.R.S. §31-12-108 to -110, the City Council on December 06, 2022 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published on October 28, 2022, November 04, 2022, November 11, 2022, and November 18, 2022 in *The Mountain Mail* newspaper; and

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

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

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

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

1. The City incorporates the foregoing recitals as findings and determinations by the City Council.

2. The City hereby approves the annexation of Property described on Exhibit A, attached hereto with the following conditions of approval, and such real Property is hereby annexed to and made a part of the City of Salida.

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

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

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

INTRODUCED ON FIRST READING, on November 15, 2022, ADOPTED and set for second reading and public hearing on the 6th day of December, 2022.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

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

City Clerk/Deputy City Clerk

EXHIBIT A

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER [NW1/4 SE1/4] OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING AT A POINT ON THE EAST LINE OF THE NW 1/4 SE 1/4, A DISTANCE OF 496 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF THE SAID NW 1/4 SE 1/4;
 THENCE NORTH 88°51' WEST 150 FEET;
 THENCE NORTH 1°09' EAST 50 FEET;
 THENCE SOUTH 88°51' WEST 150 FEET TO THE SAID EAST LINE OF THE NW1/4 SE1/4;
 THENCE SOUTH 1°09' WEST 50 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

A TRACT OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO,

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NW1/4 SE1/4;
 THENCE NORTH 0°51'07" WEST 68.4 FEET TO A BRASS CAPPED HIGHWAY RIGHT-OF-WAY MARKER;
 THENCE CONTINUING NORTH 0°51'07" WEST ALONG THE CORPORATE BOUNDARY OF THE CITY OF SALIDA, 427.6 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
 THENCE SOUTH 89°20'45" WEST 150.23 FEET;
 THENCE NORTH 50.0 FEET;
 THENCE NORTH 89°20' 44" EAST 149.49 FEET;
 THENCE SOUTH 0°51.7' EAST 50.0 FEET TO THE POINT OF BEGINNING.
 DIRECTIONS ARE BASED ON A BEARING OF SOUTH 89°40'28" WEST FOR THE CENTERLINE OF U.S. HIGHWAY NO. 50.

TOGETHER WITH ONE-HALF OF THE WELL RIGHTS IN THE MCGOWAN WELL NO. 1 (DRILLED MARCH 15, 1956), STATE ENGINEERS WELL NO. 86046, FILED FEBRUARY 28, 1973 IN THE DISTRICT COURT FOR WATER DIVISION NO. 2, STATE OF COLORADO, CASE NO. W-1359.
 ALSO TOGETHER WITH AN EASEMENT ACROSS PROPERTY KNOWN AS 1724 HOLMAN AVENUE, SALIDA, CHAFFEE COUNTY, COLORADO, LYING NORTH OF PROPERTY DESCRIBED ABOVE, FOR THE JOINT USE OF SAID WELL, TOGETHER WITH ALL WELL EQUIPMENT, TO INCLUDE, BUT NOT LIMITED

TO PUMPS, WATER AND ELECTRIC LINES AND SHALL PROVIDE FOR THE RIGHT OF MAINTENANCE, REPAIR AND REPLACEMENT OF SAID EQUIPMENT.

Also known by the following address:

1730 Holman Avenue, Salida, CO 81201

And assessor's schedule or parcel number: 380706400111



Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1730 Holman Ave. - Annexation and Zoning

Miles Cottom <mcottom@chaffeecounty.org>

Tue, Oct 18, 2022 at 11:17 AM

To: franco.palumbo@cityofsalida.com

Hey Franco,

Chaffee County Planning & Zoning does not have any comments or concerns about this proposed annexation/zoning application.

Thank you,

--

**Miles W. Cottom**

Planning Director /

Assistant County Attorney

Chaffee County Government

Phone: 719-221-3475

mcottom@chaffeecounty.orgwww.chaffeecounty.org

Business Hours: Please note that the standard business hours for Chaffee County Government are Monday - Thursday, 7:30am - 5:30pm.

Confidentiality Note: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential, or otherwise protected from disclosure.



**PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM**

ATTENTION: _____

- ☒ 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

DATE: October 05, 2022

- ☐ 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'S: Rebecca & Paul Stringer

PROPERTY LOCATION: 1730 Holman Ave.

PROJECT DESCRIPTION: Annexation and Zoning applications for the 0.17 acre parcel located at 1730 Holman Ave. The request is to zone the annexed property as Commercial District (C-1).

MEETING DATES:

- | | |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Planning Commission | <u>11/08/2022 @ 6:00 P.M.</u> |
| <input checked="" type="checkbox"/> City Council | <u>12/06/2022 @ 6:00 P.M.</u> |
| <input type="checkbox"/> Board of Adjustment | <u>_____ @ _____ P.M.</u> |
| <input type="checkbox"/> Board of Appeals | <u>_____ @ _____ P.M.</u> |

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: 10/24/2022

RECEIVED: _____

PLANNING STAFF: Franco Palumbo



Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1730 Holman Ave. - Annexation and Zoning

Russ Johnson <rjohnson@salidapolice.com>

Thu, Oct 6, 2022 at 8:58 AM

To: Franco Palumbo <franco.palumbo@cityofsalida.com>

No issues from PD at this time.

Thanks,



Russ Johnson

Chief, Salida Police Department

rjohnson@salidapolice.com

P: 719-530-2603 | C: 719-207-1602

448 E First Street, Suite 274, Salida, CO 81201

cityofsalida.com

[Quoted text hidden]



Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1730 Holman Ave. - Annexation and Zoning

David Lady <david.lady@cityofsalida.com>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Wed, Nov 2, 2022 at 3:29 PM

No concerns.

Note: Coordinate necessary permits and service line installations with Public Works.



David Lady
Director of Public Works

david.lady@cityofsalida.com
P: 719-539-6257 | C: 719-239-0048
340 W. Hwy 291, Salida, CO 81201
cityofsalida.com

From: Franco Palumbo [mailto:franco.palumbo@cityofsalida.com]
Sent: Wednesday, November 2, 2022 12:04 PM
To: David Lady <david.lady@cityofsalida.com>
Subject: Re: Agency Review - 1730 Holman Ave. - Annexation and Zoning

David,

I never received any agency review for this.

I need this by tomorrow. This needs to go into my packet for next planning commission meeting.

On Wed, Oct 5, 2022 at 3:39 PM Franco Palumbo <franco.palumbo@cityofsalida.com> wrote:

David,

Please see the attached, an agency review needed for an annexation and zoning request for [1730 Holman Ave.](#)

If you have any questions or comments please let me know.

Review comments are needed by October 24th.

Thanks!

--

Franco Palumbo

Planning Technician

[REDACTED]
ph: (719) 530.2638

--

Franco Palumbo

Planning Technician

[REDACTED]
ph: (719) 530.2638



Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1730 Holman Ave. - Annexation and Zoning

Renee Thonhoff <renee.thonhoff@cityofsalida.com>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Tue, Oct 18, 2022 at 4:06 PM

Good afternoon Franco,

The system development fees required for [1730 Holman Avenue](#) are as follows, water \$8,512, high zone fee \$1,936, sewer \$5,206, meter \$352 for a total of \$16,006. Please let me know if you have any questions or concerns.

Thank you,



Renee Thonhoff
Staff Accountant, Finance Department

renee.thonhoff@cityofsalida.com
P: 719-530-2622 F: 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 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 Wed, Oct 5, 2022 at 3:38 PM Franco Palumbo <franco.palumbo@cityofsalida.com> wrote:

[Quoted text hidden]

ATT: Bill Almquist



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

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

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

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

A. Applicant Information

Name of Applicant: PAUL STRINGER

Mailing Address: PO Box 605 Rye, Colo 81069 Location Address: 1730 Holman Salida, Colo

Telephone Number: 719 646-4330 FAX: _____

Email Address: ryeranch@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

Address currently in County

Name of Development: Home 1730 Holman Salida Colo We want to annex in to City of Salida, to hook up to city water & sewer on Holman St.

Street Address: 1730 Holman Salida Colo

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)
Paul & Rebecca Stringer own 1730 Holman, no mortgage

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: Paul & Rebecca Stringer Date: 6-2-2021

Signature of property owner: Paul & Rebecca Stringer Date: 6-2-2021

Enclosed find narrative letter to support annexation application for 1730 Holman Salida, Colorado

The annexation of 1730 Holman into the city of Salida would increase the continuity of community services to benefit the total community. The city of Salida will benefit from the tap fees, and on going revenue paid by the homeowner. We are not requesting annexation of vacant land. We are not completing any public facilities. The home at 1730 Holman is surrounded by city lots on three sides. The home is a brick home and has been in its current location for fifty years and complies with comprehensive plan. We are requesting C1 zoning for 1730 Holman to increase available options for people of all income levels.

Thank You
Paul & Rebecca Dringer

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

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

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

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

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

ANNEXATION PETITION

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

Signature of Petitioners Requesting Annexation to the City of Salida, Colorado	Date of Signature of Each Petitioner	Mailing Address of each Petitioner	Description of Property Included the Area Proposed for Annexation Owned by Each person Signing this Petition. (Attach separate sheet, if necessary)
Rebecca J Stringer	9-8-2022	PO Box 605 Rye, Colo 81069	Legal description attached
Paul H. Stringer	9-8-2022	PO Box 605 Rye, Colo 81069	Legal description attached
		(SAME)	

ANNEXATION PETITION

CIRCULATOR'S AFFIDAVIT

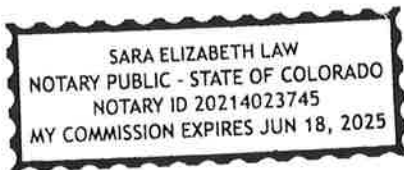
STATE OF COLORADO)
) ss.
 COUNTY OF CHAFFEE)

being first duly sworn, upon oath deposes and says that she/he was the circulator of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.

Paul H. Stringer
Rebecca Stringer

Circulator

Subscribed and sworn to before me this 8th day of September, A. D. 2022.
 Witness my hand and official seal. My commission expires: June 18 2025.



S

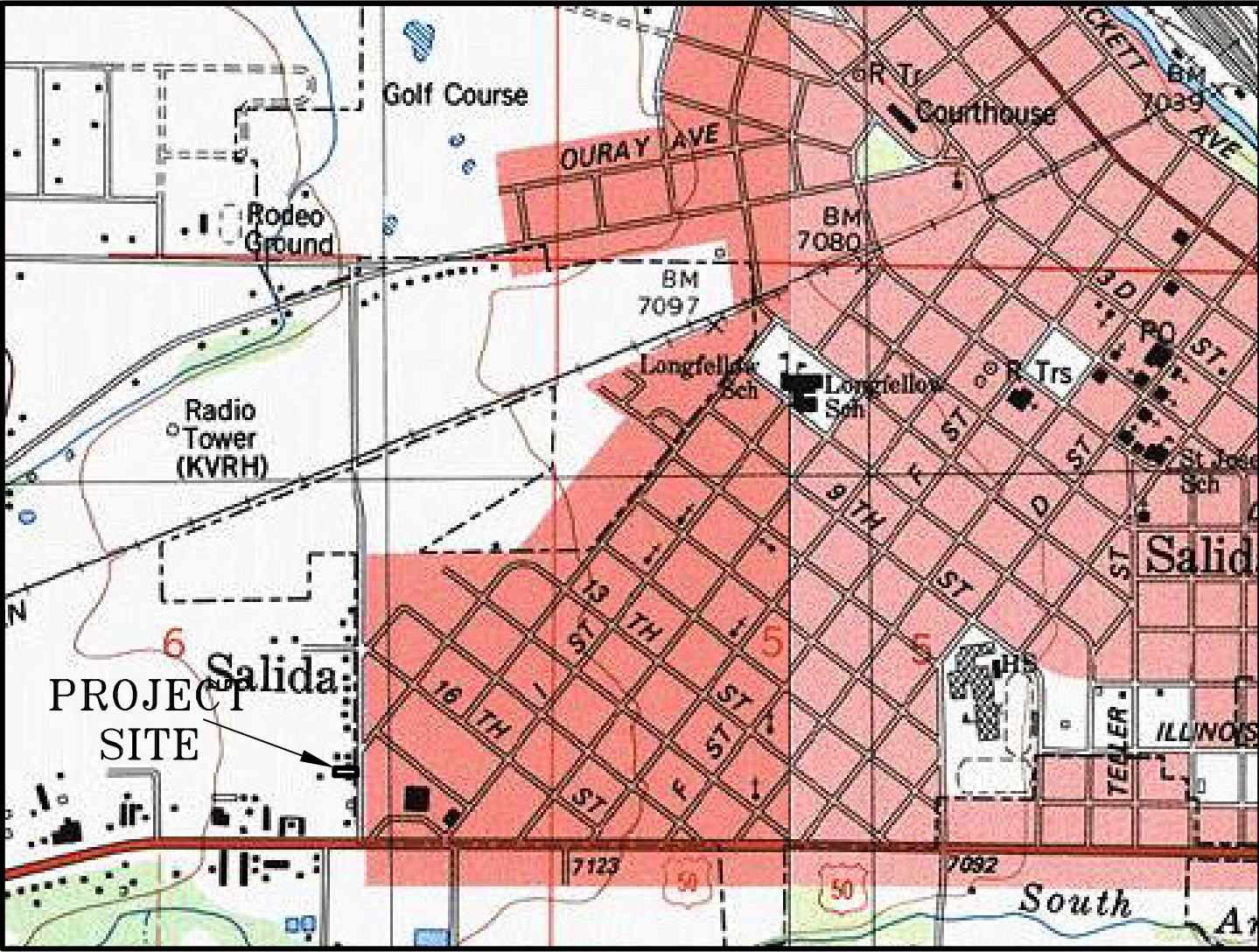
 Notary Public

"INSERT A"

(Description of territory proposed for annexation)

(I have this)
already.

STRINGER ANNEXATION TO THE
CITY OF SALIDA
LOCATED WITHIN THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

CITY COUNCIL APPROVAL

WHEREAS, THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX TERRITORY AS DESCRIBED HEREIN BY PAUL R. STRINGER AND REBECCA J. STRINGER, AS OWNERS OF 100 PERCENT OF THE AREA TO BE ANNEXED, EXCEPTING PUBLIC STREETS; AND
WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED ON _____, 20____, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENT OF SECTION 31-12-107(1),
WHEREAS, AFTER NOTICE AND PUBLIC HEARING ON _____, 20____, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NO. _____ (SERIES 20____), DETERMINING THAT THE ANNEXATION ELECTION WAS NOT REQUIRED; AND
WHEREAS, ON _____, 20____, THE CITY COUNCIL ADOPTED ORDINANCE NO. _____ (SERIES 20____) APPROVING AND ANNEXING STRINGER ANNEXATION TO THE CITY OF SALIDA;
NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE 'STRINGER ANNEXATION TO THE CITY OF SALIDA' AS DESCRIBED HEREIN, TO WIT:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT ON THE EAST LINE OF THE NW1/4SE1/4, A DISTANCE OF 496 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF THE SAID NW1/4SE1/4;
THENCE NORTH 88°51' WEST 150 FEET;
THENCE NORTH 1°09' EAST 50 FEET;
THENCE SOUTH 88°51' WEST 150 FEET TO THE SAID EAST LINE OF THE NW1/4SE1/4;
THENCE SOUTH 1°09' WEST 50 FEET TO THE POINT OF BEGINNING.
ALSO DESCRIBED AS:
A TRACT OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NW1/4SE1/4;
THENCE NORTH 0°51'07" WEST 68.4 FEET TO A BRASS CAPPED HIGHWAY RIGHT-OF-WAY MARKER;
THENCE CONTINUING NORTH 0°51'07" WEST ALONG THE CORPORATE BOUNDARY OF THE CITY OF SALIDA, 427.6 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 89°20'45" WEST 150.23 FEET;
THENCE NORTH 50.0 FEET;
THENCE NORTH 89°20'44" EAST 149.49 FEET;
THENCE SOUTH 0°51.7' EAST 50.0 FEET TO THE POINT OF BEGINNING.
DIRECTIONS ARE BASED ON A BEARING OF SOUTH 89°40'28" WEST FOR THE CENTERLINE OF U.S. HIGHWAY NO. 50, TOGETHER WITH ONE-HALF OF THE WELL RIGHTS IN THE MCGOWAN WELL NO. 1 (DRILLED MARCH 15, 1956), STATE ENGINEERS WELL NO. 86046, FILED FEBRUARY 28, 1973 IN THE DISTRICT COURT FOR WATER DIVISION NO. 2, STATE OF COLORADO, CASE NO. W-1359.
ALSO TOGETHER WITH AN EASEMENT ACROSS PROPERTY KNOWN AS 1724 HOLMAN AVENUE, SALIDA, CHAFFEE COUNTY, COLORADO, LYING NORTH OF PROPERTY DESCRIBED ABOVE, FOR THE JOINT USE OF SAID WELL, TOGETHER WITH ALL WELL EQUIPMENT, TO INCLUDE, BUT NOT LIMITED TO PUMPS, WATER AND ELECTRIC LINES AND SHALL PROVIDE FOR THE RIGHT OF MAINTENANCE, REPAIR AND REPLACEMENT OF SAID EQUIPMENT.

SIGNED THIS ____ DAY OF _____, 2022.

CITY OF SALIDA

BY: _____
MAYOR

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE STRINGER ANNEXATION WERE ACCEPTED FOR FILING IN MY OFFICE ON THIS ____ DAY OF _____, 2022, AND IS DULY RECORDED.

CITY CLERK

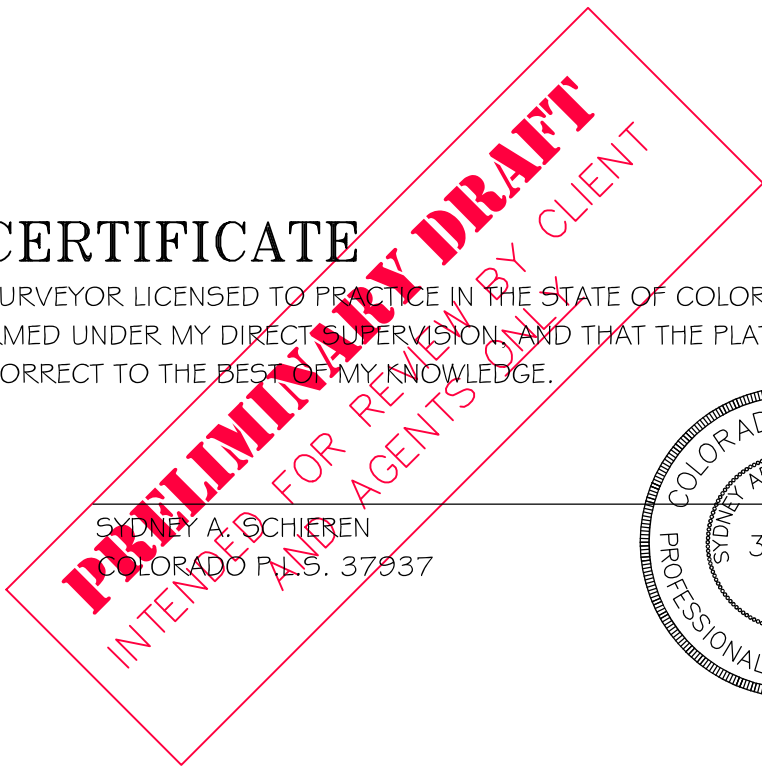
CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP ALONG WITH A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE STRINGER ANNEXATION WERE ACCEPTED FOR FILING IN MY OFFICE AT _____, M. ON THIS ____ DAY OF _____, 2022 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.



GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE WEST RIGHT OF WAY OF HOLMAN BETWEEN A 1 1/2" ALUMINUM CAP STAMPED LS 7653 AND A 1 1/2" STEEL DISC, ILLEGIBLE, HAVING A BEARING OF SOUTH 00°04'03" WEST
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
- 3) TOTAL AREA TO BE ANNEXED=0.17 ACRES +/-
- 4) THIS ANNEXATION SUBJECT TO THE TERMS & CONDITIONS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. _____

TOTAL PERIMETER OF LAND TO BE ANNEXED	400.14 FT
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	250.40 FT
CONTIGUOUS BOUNDARY REQUIREMENT 1/6= 16.7%	62.6%

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 PAUL R. STRINGER AND REBECCA J. STRINGER, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT

CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT PAUL R. STRINGER AND REBECCA J. STRINGER ARE THE OWNERS OF 100% OF THE LAND DESCRIBED AND SET FORTH HEREIN, EXCEPT PUBLIC STREETS, THAT SUCH OWNER DESIRES AND APPROVES THE ANNEXATION OF THE TERRITORY DESCRIBED HEREIN TO THE CITY OF SALIDA, COLORADO.

EXECUTED THIS ____ DAY OF _____, 2022.

OWNERS:

PAUL R. STRINGER


REBECCA J. STRINGER

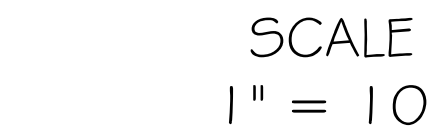
COUNTY OF CHAFFEE)
) ss.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY
PAUL R. STRINGER AND REBECCA J. STRINGER. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

REVISED:	STRINGER ANNEXATION TO THE CITY OF SALIDA LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO
DATE: AUGUST 8, 2022	
JOB # 21128	 LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: MARCH 30, 2022	
SHEET 1 OF 2	



LOCATED WITHIN THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CHAFFEE COUNTY, COLORADO




CERTIFICATE

BYOR LICENSED TO PRACTICE IN THE STATE OF
D UNDER MY DIRECT SUPERVISION, AND THAT
ECT TO THE BEST OF MY KNOWLEDGE.

SHEENA A. SCHIEREN
COLORADO P.A.S. 37937



REVISED:	<p>STRINGER ANNEXATION TO THE CITY OF SALIDA</p> <p>LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO</p>
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DATE: MARCH 30, 2022	
SHEET 2 OF 2	



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Franco Palumbo - Planning Technician	November 15, 2022

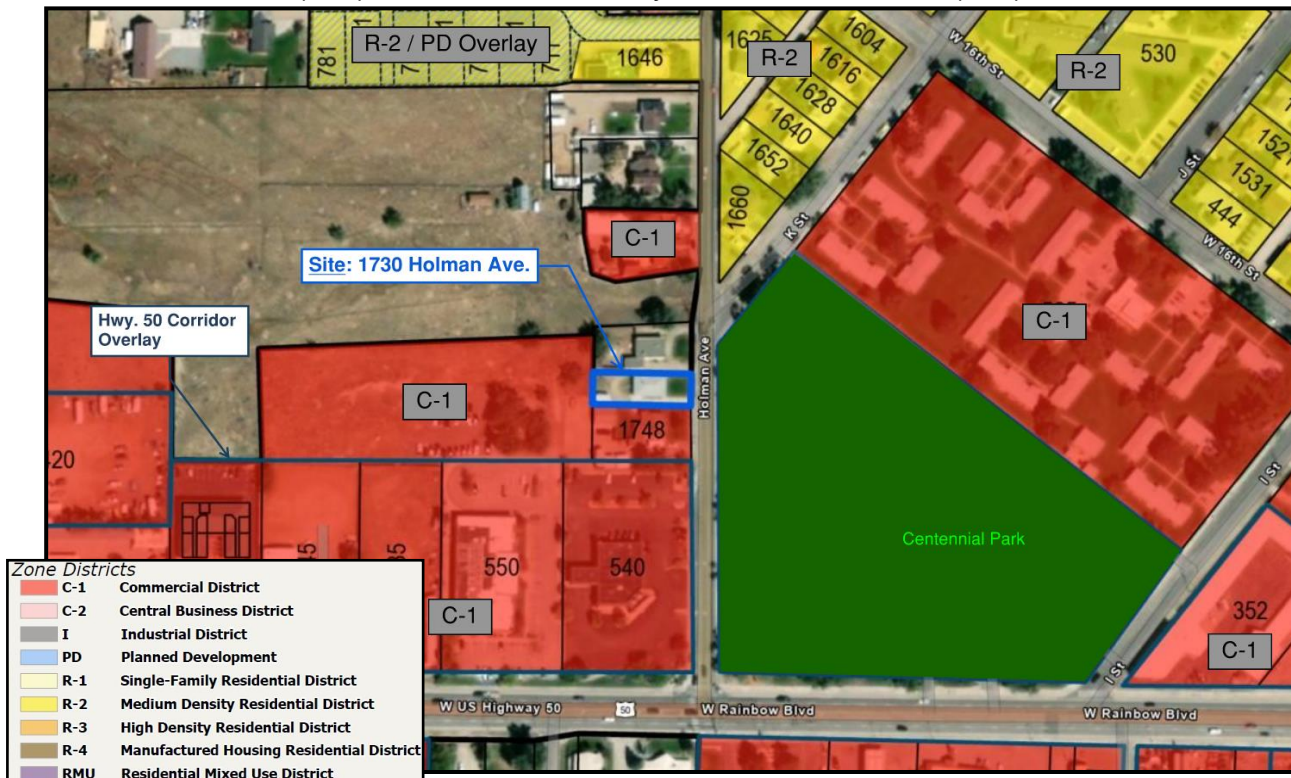
ITEM

Ordinance 2022-23: First reading and setting a public hearing on proposed zoning of Commercial District (C-1) for the Stringer Annexation.

BACKGROUND

The applicants, Paul and Rebecca Stringer, submitted an application to zone the Stringer Annexation site located at 1730 Holman Avenue as Commercial District (C-1). The request was heard by the Planning Commission on November 08, 2022 and the Commission recommended approval of the request.

SURROUNDING LAND USE AND ZONING: The site is currently zoned RES (Residential Zone District) in Chaffee County. The property immediately to the north remains in Chaffee County and is also zoned RES. The properties to the south and west are within the city limits and are zoned Commercial District (C-1). Directly across Holman Avenue is Centennial Park, with a zoning designation of Commercial District (C-1). Properties going north along Holman Avenue are a mix of Commercial District (C-1) and Medium Density Residential District (R-2).





CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Franco Palumbo - Planning Technician	November 15, 2022

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

1. Consistent with Comprehensive Plan.

The proposed amendment shall be consistent with the Comprehensive Plan.

- The property in close proximity to the Highway 50 corridor and situated along one of five (5) total collector streets identified in The Comprehensive Plan.
- The zoning of C-1 would be consistent with the zoning found in the adjacent parcels to the south and west, this would continue the regular pattern of zone district application.



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

- Per the land use code, the purpose of the Commercial (C-1) zone district is to provide for commercial and service businesses in a pattern that allows ease of access by both vehicles and pedestrians. Typically, residential uses are administrative reviews within a C-1 zone district. Areas designated Commercial (C-1) are located primarily along the City's main entrance corridors.
- The parcel being annexed has a single-family residence. The applicants have indicated that there are no plans for future development on the property.
- Staff supports the request to zone the subject property as Commercial District (C-1).



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Franco Palumbo - Planning Technician	November 15, 2022

3. **Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
- The zoning classification of High Density (R-3) is consistent and compatible with the zoning of the adjoining Angel View property and properties to the east of the property.
4. **Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.
- The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held November 08, 2022 and the Commission recommended Council approve the proposed zoning of the site as Commercial District (C-1).

STAFF RECOMMENDATION

Staff recommends approval of the proposed zoning of the Stringer Annexation site as Commercial District (C-1).

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2022-23 on first reading and set the second reading and public hearing for December 06, 2022.”

Attachment: Ordinance 2022-23
Application materials

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 23
SERIES OF 2022**

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

WHEREAS, on September 08, 2022, representatives (the “Owners”), of Stringer Annexation filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 0.17 acre located at 1730 Holman Avenue, Salida, in the County of Chaffee, State of Colorado, and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, by Ordinance No.22, Series of 2022 the City of Salida annexed the Stringer Annexation to the City; and

WHEREAS, Petitioner has filed an application to zone the Property within the Commercial (C-1) zone district, and on November 08, 2022 the City of Salida Planning Commission considered the zoning application for the Property at a duly noticed public hearing and recommended that the City Council zone it as Commercial (C-1); and

WHEREAS, as required by the Salida Municipal Code, the public hearing on the zoning application for the Stringer Annexation will be held on December 06, 2022 at a regularly scheduled meeting of the Salida City Council.

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

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

INTRODUCED ON FIRST READING, on November 15, 2022, ADOPTED and set for second reading and public hearing on the 6th day of December, 2022.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

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

City Clerk/Deputy City Clerk

EXHIBIT A

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER [NW1/4 SE1/4) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING AT A POINT ON THE EAST LINE OF THE NW 1/4 SE 1/4, A DISTANCE OF 496 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF THE SAID NW 1/4 SE 1/4;
 THENCE NORTH 88°51' WEST 150 FEET;
 THENCE NORTH 1°09' EAST 50 FEET;
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ALSO DESCRIBED AS:

A TRACT OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO,

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NW1/4 SE1/4;
 THENCE NORTH 0°51'07" WEST 68.4 FEET TO A BRASS CAPPED HIGHWAY RIGHT-OF-WAY MARKER;
 THENCE CONTINUING NORTH 0°51'07" WEST ALONG THE CORPORATE BOUNDARY OF THE CITY OF SALIDA, 427.6 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
 THENCE SOUTH 89°20'45" WEST 150.23 FEET;
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TOGETHER WITH ONE-HALF OF THE WELL RIGHTS IN THE MCGOWAN WELL NO. 1 (DRILLED MARCH 15, 1956), STATE ENGINEERS WELL NO. 86046, FILED FEBRUARY 28, 1973 IN THE DISTRICT COURT FOR WATER DIVISION NO. 2, STATE OF COLORADO, CASE NO. W-1359.
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Also known by the following address:
1730 Holman Avenue, Salida, CO 81201
And assessor's schedule or parcel number: 380706400111

ATT: Bill Almquist



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

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

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

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

A. Applicant Information

Name of Applicant: PAUL STRINGER
Mailing Address: PO Box 605 Rye, Colo 81069 Location Address: 1730 Holman Salida, Colo
Telephone Number: 719 646-4330 FAX: _____
Email Address: ryeranch@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

Address currently in County
Name of Development: Home 1730 Holman Salida Colo We want to annex in to City of Salida, to hook up to city water & sewer on Holman St.
Street Address: 1730 Holman Salida Colo
Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)
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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: Paul & Rebecca Stringer Date: 6-2-2021
Signature of property owner: Paul & Rebecca Stringer Date: 6-2-2021

Enclosed find narrative letter to support annexation application for 1730 Holman Salida, Colorado

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Thank You
Paul & Rebecca Dringer



NOVEMBER 2022 STAFF REPORTS

Police Department –

- No Report.

Finance Department –

- No Report.

Community Development Department –

- As of November 9th, we've seen 161 total building permits, inc. a total of 112 new residential units. At the same time last year, we had reviewed 227 permits with 170 total new residential units. In 2020, we had reviewed 139 permits with 61 total new residential units.
- Two of the five City-owned RVs have been vacated and stored for the winter (with expectations to bring them out next spring). The other three are being moved to other sites within the RV Park and will likely remain occupied by three households throughout the winter. They are going to be "skirted" for additional insulation and heat.
- Work on the land use code update continues and the current focus is on creating a future land use map (FLUM), which will serve as an addendum to the Comprehensive Plan and will help direct future policy decisions on zoning. Clarion & Associates will hold their first public outreach event on the FLUM at the Steamplant Ballroom on Wednesday, November 9th from approximately 5:30-7:30PM. Staff and Clarion held a work session with Planning Commission and the LUC Update Committee at the Sept. 26th PC meeting to bring everyone up to speed.
- We are in the process of interviewing and selecting a consultant for the South Arkansas River Sub-Area (SARSA, aka City-owned Vandaveer PD property) master plan process. Interviews are the week of the 14th with selection anticipated next week.
- CD staff is looking forward to/crossing our fingers for a bit of a slowdown as we go into the holidays, so we can all catch our breath :)
- Everyone have a Happy Thanksgiving!

Parks and Recreation Department –

- No Report.
-

Public Works Department –

- See Attached.
-

Arts and Culture Department –

- The exhibit from local artist Padgett McFeely debuted in the Paquette Gallery with a reception held during the monthly Creative Mixer, which was attended by (60) people.
 - Two entertainment events took center stage featuring Scottish musicians Old Blind Dogs and the Salida Freakshow by the Monarch Madams respectively. The events were attended by a total of (514) people.
 - The Fall Makers' Market and Chamber of Commerce's Whiskey on the Rocks events put the talents of the creative communities on display during the month. The event attendance for all events was (150).
 - In addition to the last of the weddings, several civic and non-profit groups activated venue spaces throughout the month making second busiest month for event & meetings on record for the year. Some of those groups included Colorado Sierra Club, Chaffee County Women Who Care, Monarch Mountain and Colorado Health Care Council.
 - TOTAL GUESTS Attending (47) Events/Meetings for September = 2,142
 - Number of free arts and culture events/no admission = 3
 - Number of attendees at free events = 112
 - Number of events paying rental fees = 35
 - Number of entities using the facilities = 32
-

Fire Department –

- A-shift had a CPR/AED save of a 37 y/o male in cardiac arrest.
 - C-Shift had a quick knockdown of a fire in a kitchen at the Silver Ridge Lodge.
 - Asst. Chief Rohrich and Captain Parks attended the Leadership Challenge in Keystone recently. Asst. Chief Rohrich completed her Executive Fire Officer Certification.
 - With the colder temperatures, we are investigating a lot of smoke reports which are typically warming fires at homeless encampments.
 - Call volume is down 4% compared to this time last year.
-

Clerk's Office –

- Municipal Court
 - Monitoring the Default Judgments for Parking tickets and helping defendants pay their fines
 - Updating forms to ensure state and federal compliance (such as sealing records form and advisement forms)
- Special Events
 - Supporting event organizers obtain the proper permitting for liquor
 - Participating in early meetings with FIBArk to prepare for 2023 FIBArk

- Short Term Rentals
 - Working with Residential short term rental license holders with the online software
 - Presenting at a Realtor association about our short term rental rules and policies
 - Working on updating our short term rental software to be in compliance with local ordinances pending ballot measures being approved
- Liquor
 - Successfully completed two liquor license transfers this month
- 2022 General Election
 - Visited County Voting sites to watch the process and learn how voting machines operate, signatures verified, and ballots tallied
- CIRSA
 - Clerks took CIRSA trainings to comply with their requirements for the audit.
- Ward Map Updates
 - Started working with Planning, Assistant City Administrator, and City Attorney to develop a timeline and process for a Ward Map Update
- 2023 Fee Schedule
 - Starting to gather 2023 Fee Schedules from various departments for a Resolution in December

Public Works Department Report

November 2022

Planning/Engineering/Construction

➤ Planning and Construction

Streets

- Oak Street Reconstruction and US-50 SRTS plans submitted to CDOT for review
- Met with CDOT to review post submittal FIR comments
- Met with CDOT engineers regarding 291 west entry design scoping
- Poncha Blvd design underway
- 2022 Street Reconstruction:
 - 12th Street complete with punchlist items remaining
 - 10th Street (D to F) complete with punchlist items remaining
 - 10th Street west of F St. TBD based on weather. 1 block at a time
- 2022 Concrete Maintenance: additional work completed on 1st St.
- 2022 Asphalt Maintenance Project: complete

Utilities

- 2022 Sewer Reconstruction: complete
- Pasquale WTP Project: Construction of concrete clear well underway (see pic)
- Harrington ditch piping: Survey and due diligence underway
- Poncha Trunk line: Design underway along with updates to planning docs

➤ Other CIP Items:

- Caboose and parts transported to Silverton for restoration

Operations

➤ Streets

- Thermoplastic markings for ADA/bike sharrows/crosswalks
- Storm sewer maintenance and jetting to remove sediment
- Assist with multi-use facility office addition

➤ Utilities

Field Utilities

- Multiple water service repairs due to leaks
- Smart meter upgrades (dealing with some supply chain issues)
- Inspection and new development assistance

Water Treatment

- Routine items
- Involvement with WTP Pasquale Improvement Project

Wastewater Treatment

- Work with consultant and director on process control data collection
- Additional testing for compliance and plant operational trending



Figure 1 - 10th and New St Reconstruction



Figure 2 - Pasquale Springs WTP Reconstruction

EMERGENETICS® | PROFILE

Item 12.

DANIEL SWALLOW - SEPTEMBER 21, 2022

HOW YOU THINK: PERCENTAGES

ANALYTICAL = 75%

- Clear thinker
- Logical problem solver
- Data driven
- Rational
- Learns by mental analysis

STRUCTURAL = 10%

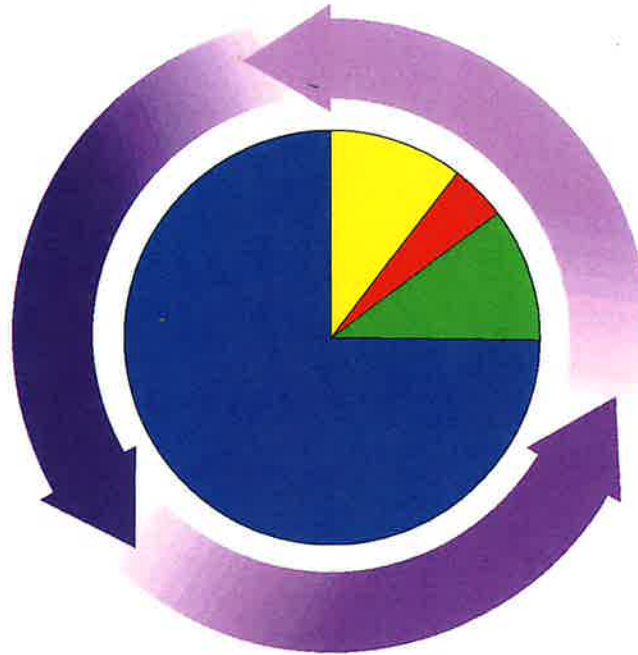
- Practical thinker
- Likes guidelines
- Cautious of new ideas
- Predictable
- Learns by doing

CONCEPTUAL = 10%

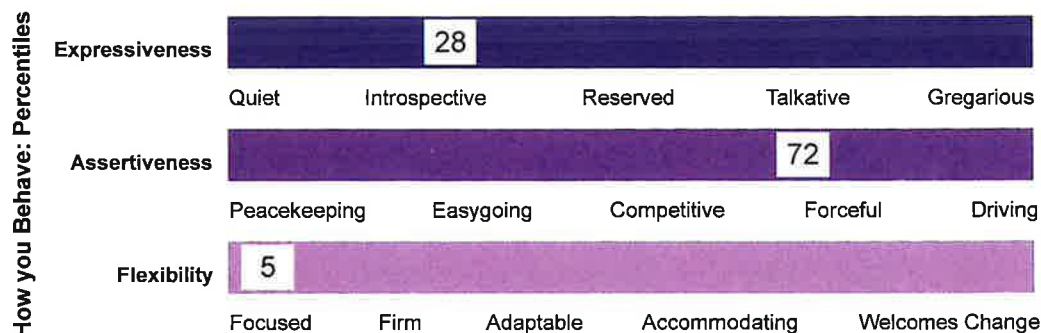
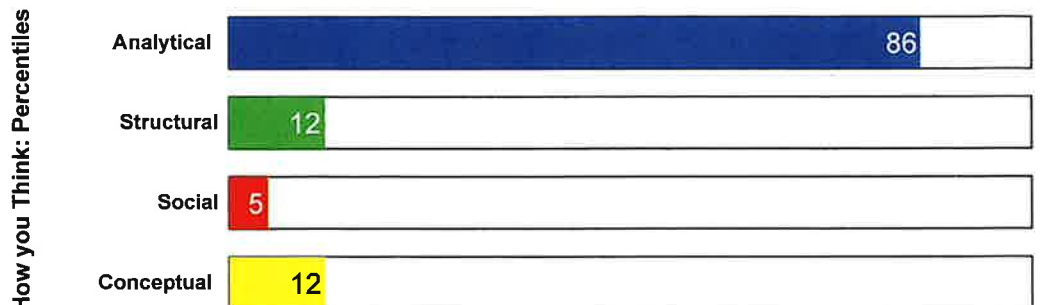
- Imaginative
- Intuitive about ideas
- Visionary
- Enjoys the unusual
- Learns by experimenting

SOCIAL = 4%

- Relational
- Intuitive about people
- Socially aware
- Empathic
- Learns from others


















HOW YOU COMPARE TO THE GENERAL POPULATION



Percentage Chart by Emergenetics® Profile Types

Item 12.

Rocky Mountain Leadership Program - 2022-10-24

		Population-at-Large	This Group
	AT**	15%	7%
	**SC	12%	14%
	A**C	13%	10%
	*TS*	14%	3%
	A*S*	3%	7%
	*T*C	4%	3%
	ATS*	7%	14%
	A*SC	12%	28%
	AT*C	5%	7%
	*TSC	5%	0%
	ATSC	1%	0%
	A***	1%	3%
	*T**	6%	0%
	**S*	1%	0%
	***C	2%	3%

Behavior Percentages	EXP	ASR	FLX
Percent (0 - 33)	28	31	34
Percent (34 - 66)	28	24	31
Percent (67 - 100)	45	45	34

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DANIEL SWALLOW

EMERGENETICS®



NARRATIVE REPORT

An individualized guide to your Emergenetics Profile

THINKING WITHOUT BOUNDARIES

www.emergenetics.com

North America | Asia | Europe



10/18/2022

Congratulations, **Daniel Swallow**! You are holding in your hands your unique Emergenetics Profile, the key to understanding your innate strengths. Go with them, and you'll be happier, more satisfied, and more productive.

People are amazingly complex, and it is difficult to interpret an Emergenetics Profile in just a few pages, so please keep in mind that the following summary is an accurate yet broad description of you. As you read about your unique Emergenetics results, please remember that they do not reflect your intelligence, or your ability to perform certain tasks. Also, remember that your Profile is unique, and any result is fine.

Your Emergenetics scores are confidential, and we would never share them with anyone without your permission. Whether or not you share your Profile with others is up to you. However, in my experience, people learn a great deal when they share their preferences with others.

Remember, by understanding and appreciating your Emergenetics preferences, you'll have a more complete knowledge of yourself at home, at work, and throughout your daily life.

If you would like more information about Emergenetics, please read my book *Emergenetics: Tap Into the New Science of Success*, or visit www.emergenetics.com.

Sincerely,

Geil Browning, Ph.D.
Founder and CEO
Emergenetics International

UNDERSTANDING YOUR EMERGENETICS PROFILE

Emergenetics: The Science of Identifying Your Individual Preferences

Emergenetics is a combination of characteristics that emerge from your life experiences, plus the genetics with which you were born. We have scientifically determined that each individual's temperament can be described in terms of three Behavioral Attributes and four Thinking Attributes. Each of your attributes is shown along a spectrum. Whether you are at one end of the spectrum for an attribute or the other – or in the middle – you are perfect the way you are!

One of the exciting aspects of Emergenetics is that it allows for infinite variations among different people. The seven Behavioral and Thinking attributes can be mixed and matched at different levels to accurately describe anyone.

You are able to use all the Behavioral and Thinking Attributes, but some of them come more naturally to you than others. Everyone has a natural comfort level with each attribute that is reflected in her or his Emergenetics Profile. It is possible to "stretch" attributes like a rubber band when necessary, but operating outside your comfort level takes more energy and will tire you out more quickly.

THE EMERGENETICS ATTRIBUTES DEFINED

The Behavioral Attributes

The Behavioral Attributes are what people see first about you.

Expressiveness is your level of participation in social situations. Your degree of Expressiveness indicates how much interest you show in others and in the world around you. Expressiveness is sharing what you are experiencing on the inside with the outside world. People who are at the quiet end of the spectrum for Expressiveness will sit sedately in a meeting, and listen more than they talk. They are considered reserved, pensive, and calm. They avoid the spotlight, keep their feelings to themselves, and are energized by solitude. People who are at the gregarious end of the spectrum for Expressiveness are just the opposite! You can't miss them in a meeting, since they are dynamic, talkative, and lively. They are considered outgoing, animated, and spontaneous. They seek attention, and are energized by interacting with others.

Assertiveness is your level of interest in controlling tasks and results. Your degree of Assertiveness reflects the

amount of energy you invest in expressing your thoughts, feelings and beliefs. People who are at the peacekeeping end of the spectrum for Assertiveness will wait patiently and politely for an elevator. They are considered amiable, deliberate, and diplomatic. On the other hand, people who are at the telling end of the spectrum for Assertiveness push the elevator button repeatedly, as if that will make it come faster. They are considered competitive, forceful, and tough. They are ready for action, and prefer a fast pace.

Flexibility measures your willingness to accommodate the thoughts and actions of others. Your degree of Flexibility reflects how much you are willing to conform and flex with the interpersonal needs of others. People who are at the focused end of the spectrum for Flexibility believe they are right and prefer to be in control of others. They are considered firm, intent, and absolute. They have strong opinions and prefer to stay on track. At the other end of the spectrum, people who are at the accommodating end of the spectrum for Flexibility are receptive, easygoing, and adaptable. They don't mind interruptions, ambiguity, or change. They see all points of view, and are accepting of other people's ideas.

The Thinking Attributes

People can't see the way you think, and what is going on in your head may be very mysterious to them.

Analytical thinking is rational, inquiring, and clear. The Analytical part of the brain wants to see data and research. People with a preference for Analytical thought are considered logical, cogent, and objective. They can appreciate the scientific method, and they learn by mental analysis.

Structural thinking is detailed, practical, and methodical. The Structural part of the brain follows rules and is cautious of new ideas. People with a preference for Structural thought are considered disciplined, organized, and traditional. They like guidelines, and they learn by doing.

Social thinking is relational, collaborative, empathic, and supportive. The Social part of the brain is team-oriented and socially aware. People with a preference for Social thought are considered connectors and are sensitive to the feelings and ideas of others. They are intuitive about people, and they learn from others.

Conceptual thinking is imaginative, unconventional, and visionary. The Conceptual part of the brain likes change and is easily bored. People with a preference for Conceptual thought are considered inventive, original, and innovative. They are intuitive about ideas, and they learn by experimenting.

When you have a preference for a particular Thinking Attribute, that means it plays a prominent role in your thinking processes. 90% of the population has more than one thinking preference.

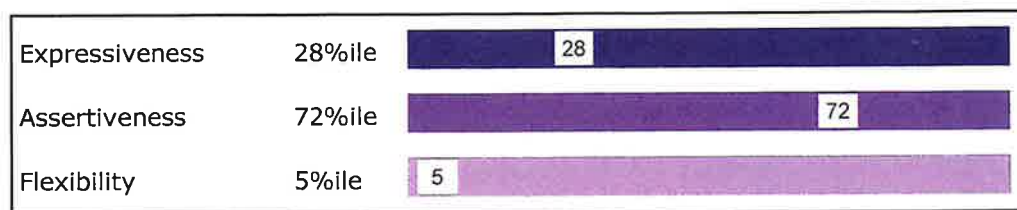
YOUR EMERGENETICS PROFILE

The Emergenetics Profile has three important parts: a bar chart illustrating your Behavioral Attributes, a bar chart illustrating your Thinking Attributes, and a pie chart that compares your Thinking Attributes to each other. Let's take a look at your Profile, and what it says about you.

How Do You BEHAVE?

The Behavioral Attributes Bar Chart: The Percentiles

Bar charts in shades of purple illustrate your Behavioral Attributes in percentiles. You can see at a glance the extent to which you exhibit Expressiveness, Assertiveness, and Flexibility. The bars also show how your results compare to the population at large.

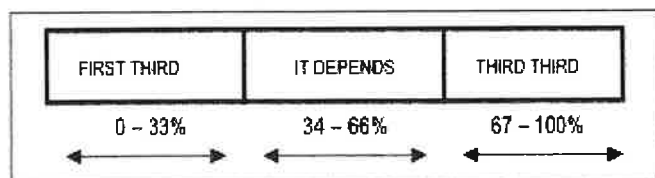


For example, you rank in the 28 percentile in Expressiveness. Imagine a room full of 100 people – including you – who represent Expressiveness in the population at large. To your left are the people who exhibit Expressiveness in a quieter way than you do, and to your right are the people who exhibit Expressiveness in a more gregarious way than you do. There are 27 people to your left, and 72 people to your right.

Similarly, we look at the other two behavioral attributes in the same way. You rank in the 72 percentile for Assertiveness, which means there will be 71 people to your left and 28 people to your right. You rank in the 5 percentile for Flexibility, so there will be 4 people to your left, and 95 to your right.

The Behavioral Attributes in Action: “The Thirds”

Your responses to the Emergenetics Questionnaire place you on a particular point on the spectrum for each Behavioral Attribute. Each spectrum is divided into thirds to characterize your behavioral preferences. Each of your behavioral preferences is either in first-third of the population (0-33%ile), second-third of the population (34-66%ile), or third-third of the population (67-100%ile). The bar charts are very important in helping you understand how long you prefer to operate in any one mode. Although people are capable of behaving out of character, preferences generally hover around the first-third, second-third or third-third of the spectrum.



Let's say your friend is in the first-third for Flexibility. Some days she will be at the sixth percentile point, and some days at the thirty-second percentile point, but her comfort level is generally first-third. It's rare for her to jump from the sixth percentile point to the ninety-fifth percentile point. If that happens, her behavior will seem “out of character,” and she will be exhausted later.

If your scores fall in the second-third, our research shows you can adapt to any situation. We call this the “it depends” group. You can go either way, depending on the circumstances.

Almost a Preference:

It is possible for a Behavioral Attribute to be a near preference. If your preference is close to a cut-off point, you may sometimes behave as if you belong in the adjacent third.

For example, if you are in the 66th percentile for Expressiveness, you are almost in the third-third. Sometimes you will behave in a gregarious way. Similarly, if you are in the 34th percentile for Expressiveness, you are very close to being in the first-third. Behaving in a quiet way would not be out of character for you. In this report we mostly will discuss the behaviors that are at the first-third and third-third ends of each spectrum.

What Does Your Profile Say About Your Behavioral Attributes?

Item 12.

Your behavioral percentiles are as follows: **Expressiveness** (28%), **Assertiveness** (72%), and **Flexibility** (5%).

- Because your level of **Expressiveness** is in the first third, you are probably calm, thoughtful and quiet. In general, you probably keep your thoughts to yourself, your facial expressions may be stoic, and you can maintain confidential information easily. You may learn by listening and reflecting. You don't waste words, and you tend to think before you speak. You may be less dependent on others for your own amusement. You generally prefer one-on-one conversations or small gatherings over participating in large groups. In group situations, you hope you won't be singled out. If you must spend prolonged periods of time with people, you may eventually need to retreat to privacy, which you find energizing. Because you are generally reserved, you may be perceived as less emotional (which may or may not be the case). Sometimes you may be so quiet that you may not realize other people cannot readily perceive what you are thinking. When you are working in a team, you are often the calming influence on those around you.
- Because your level of **Assertiveness** is in the third third, you are probably determined, driving, and telling. You generally don't mind handling uncertain situations, and you may enjoy being in charge. As a rule, you voice your opinions and concerns willingly. You probably prefer a fast pace and like to accomplish your goals in a timely manner. You may enjoy debating, and you tend to try to convince other people about the superiority of your point of view. When this happens, your voice may get louder. You can be direct, confrontational, and challenging.
- Because your level of **Flexibility** is in the first third, you probably are focused, firm, and absolute. It's likely you have strong opinions and a defined agenda. You generally are convinced that your solution is best, and you may prefer to be in control. You probably enjoy clear-cut situations, and you may dislike change. You most likely need time to assess new procedures and ideas. Because you are known for being focused on the direction you deem most appropriate, you may be perceived as stubborn.

How Your Behavioral Attributes Work Together

Let's say you are with a group that is trying to decide where to go for lunch. The choice is between two nearby restaurants — Indian or Chinese. Your preference is for Chinese food, and because you are in the first third for Flexibility, you are not likely to change your mind. Because you are in the third third for Assertiveness, you most likely have no problem being direct with the other members of the group. However, because you are in the first third for Expressiveness, you probably do not wish to talk about it at length. You may firmly make the point that you want Chinese food, and then remain silent. You are a person of few words, but because of your combination of Flexibility and Assertiveness, you usually manage to get your way. If you have the keys, there's a chance you will just drive to the Chinese restaurant while everyone is talking, and the group will have no idea what happened until lunch is over and everyone is back at work!

NOTES

The Thinking Attributes Bar Chart: The Percentiles



Bar charts in four colors show your Thinking Attributes in percentiles. **Analytical** thinking is shown in Blue, **Structural** thinking in Green, **Social** thinking in Red, and **Conceptual** thinking in Yellow. You can see at a glance the amount of energy you invest in Analytical, Structural, Social, and Conceptual thinking. The bars also show how your individual results compare to the population at large.

You rank in the 86 percentile in Analytical thinking. As you did for the Behavioral Attributes, imagine a room full of 100 people – including you – who represent Analytical thinking in the population at large. To your left are the people who exhibit Analytical thinking less than you do, and to your right are the people who exhibit it more than you do. There are 85 people to your left, and 14 people to your right.

Similarly, you rank in the 12 percentile in Structural thinking. This means there would be 11 people to your left who favor Structural thinking less than you do, and 88 people to your right who favor Structural thinking more than you do.

You rank in the 5 percentile in Social thinking, so this time you have 4 people to your left, and 95 to your right. In Conceptual thinking, you rank in the 12 percentile, so there are 11 people to your left who use Conceptual thinking less than you do, and 88 people to your right who use Conceptual thinking more than you do.

The Thinking Attributes in Action: The Pie Chart

The Pie Chart colored in **Blue**, **Green**, **Red**, and **Yellow** is derived from your percentiles, and illustrates how your thinking preferences compare to each other. It reflects, in percentages, the extent to which you rely on the four Thinking Attributes. Our data analysis concluded that for the Thinking Attributes, any percentages 23% or greater indicate a preference. (The purple ring around the pie chart is just a reminder that your Behavioral Attributes are what people see first about you. They are visible on the outside, but your Thinking Attributes are tucked inside your brain and not obvious to others.)

Almost a Preference:

If your percentage for a Thinking Attribute almost reaches 23%, this is nearly a preference. The attribute influences your thinking, but is not a bona fide preference. To illustrate this concept, think of boiling water. Water boils at 100 degrees Celsius (212° Fahrenheit). At 99 degrees (211°F), it is simmering. We consider 22% *almost* a preference.





Your Preferred Thinking Attribute: **Analytical**

Your Motto: "In God we trust...all others must bring data."

Your pie chart is dominated by a preference for **Analytical** thinking (75%). Our research shows that 1% of the general population has this type of Profile.

Analytical thinking combines rational thought with a love of abstract ideas. You probably prefer to be logical and objective. You may be a rigorous critical thinker and excellent at systematic problem solving. You probably are comfortable with statistical and technical information. Most likely you base your conclusions on facts, not conjecture. You may be naturally skeptical, seeking data, verification, evidence, and proof. Probably you prefer deductive reasoning that follows a logical sequence. The Analytical part of your brain tends to say, "Why?" "How?" and "Prove it!"

You may prefer to dive into a subject in depth, rather than skim the surface. When the Analytical mind is intrigued, it investigates issues from all angles and perseveres until all its questions are answered.

Analytical thinking is theoretical but not far-fetched, which means you may excel at formulating systems that accommodate lots of important details. In general, you notice inconsistencies and can spot the fault line in an approach that isn't going to work.

You probably wear a wristwatch most of the time, know how many miles your car gets to the gallon, and use an electronic planner. Most likely your office is organized and uncluttered. You may be comfortable working alone. While you can excel in any profession, people with your Profile tend to enjoy fields like math, science, technology, and finance—and are less likely to be abstract painters or interpretive dancers.

Strong Analytical thinkers are sometimes regarded as intimidating and judgmental. They can be seen as negative and critical, when really they are simply attempting to deeply understand a topic. You may run the risk of being perceived as unemotional and uncaring. In fact, you may care a great deal, but you probably do not let your emotions interfere with your thought processes.

You do not have a preference (23% or greater) for **Structural** (10%), **Social** (4%), or **Conceptual** (10%) thinking. This means that while you are good at envisioning a system, you may be less interested in working with the day-to-day details. You probably see meetings and teamwork as a way to exchange ideas, not an opportunity for socializing with others. Most likely you have trouble understanding how other people can use new computer software without first reading the manual, cook without following the recipe, or assemble something without looking at the directions.

How Your Thinking Attributes Work Together

Let's say you inherited a large sum of money and have an opportunity to take your dream vacation. You might choose a destination that is educational or has historical significance. Most likely you would not select a lavish locale or party cruise. Probably you would research the area ahead of time and carefully plan your activities for maximum experiences in the time available. You would be interested in getting the best value for your money, and you would carry a typed itinerary with your flight information and travel plans. Your ideal traveling companion would be rational, organized, and quiet.

How Do the Behavioral Attributes and the Thinking Attributes Work Together?

It's very important to remember that the Behavioral Attributes determine how you put your Thinking Attributes into action. For example, people with a preference for Social thinking like being around other people. But having a Social preference does not automatically make someone the life of the party. For those in the first third of Expressiveness, a small group is great. For those in the third third of Expressiveness, the more the merrier!

Let's turn this example around a bit. Imagine people who are in the third third for Expressiveness, but who do not have a preference for Social thought. They might be wonderful actors, fascinating lecturers, or animated debaters. But when you are having a conversation with them, you may find them talkative but not relational - that is, you don't get the feeling you are really connecting with them. Without a Social preference, their mind is on other things - literally. It's not personal. It's preference!

Your Profile is distinguished by a preference for **Analytical** thinking. Only 1% of the general population has a Profile with only this thinking preference. You also have first third **Expressiveness**, third third **Assertiveness**, and first third **Flexibility**. What does this Profile mean for you?

Your preference for Analytical thinking suggests that your thought processes are theoretical, rational, and skeptical. Your Analytical brain is inquisitive and always wants answers, so you are likely to pursue topics until you are satisfied that you have the correct information. You probably prefer conclusions that are backed up with data and research. Because your brain is so Analytical, you may solely value solutions that are based on rational thought processes. When you are making a big decision, remember to seek input from those who have Structural, Social, and Conceptual preferences in order to consider all perspectives.

Your level of Expressiveness suggests that you are generally composed and reserved. Your level of Assertiveness implies that you are forceful and probably prefer a fast pace. Your level of Flexibility indicates you have a strong agenda and are not likely to change your mind. This is the Profile of someone quiet, strong, and determined – the kind of person who probably accomplishes a great deal “under the radar.” You have no problem stating your opinions, but you probably make your views known quietly. When others need to get things done, they will want you on their side! Since you usually have strong opinions, others may not be too surprised when you take charge.

As a leader, you have strong convictions, you may prefer to get the job done with a minimum amount of discussion, and you arrive at decisions via logic and reason. You are not afraid to ask tough questions, even if doing so puts others on the spot. Your idea of looking into the future is to focus on goals that can be accomplished within one to three years. Keep in mind that people who prefer Analytical thinking run the risk of appearing unemotional and uncaring, even though they may care very much. With this in mind, it is important to utilize your Assertiveness to clearly convey your true intentions.

Please remember that there are no “right” or “wrong” Emergenetics results, and that your Profile does not indicate how capable you are at any specific activity. You are unique, and your Profile is wonderful the way it is.

Talk to Us!

We would like to hear from you. Please contact your Emergenetics Associate or email the Emergenetics International office at brains@emergenetics.com with your observations, suggestions, and comments.

NOTES



CHAFFEE COUNTY
 DEVELOPMENT SERVICES DEPARTMENT
 104 Crestone Ave., Room 125
 P.O. Box 699
 Salida, Colorado 81201
 (719) 539-2124 FAX: (719) 530-9208
bdepartment@chaffeecounty.org

November 14, 2022 Board of County Commissioners Work Session Report and Activity Update

I. Building Inspection:

A. Building Permit Activity

- **Permits** issued in September: 2022: 327 (BMEP only)
2021: 358 (BMEP only)
- * BMEP = Building, Mechanical, Electrical, & Plumbing permits
- **Total Revenue** collected in September: 2022: \$165,924.10
2021: \$192,801.57
- **Total Revenue** collected year-to-date: 2022: \$1,432,306.90
2021: \$1,636,945.32
- % of Total budgeted revenue collected year to date: 92.41% (\$1.55 M)
- **SFDs** issued in September: 2022: 13
2021: 37
- Chaffee: 12 BV: 0 Poncha: 1 Salida: 0
- **2022 year-to-date permit totals:**
- Chaffee County 1,648 101 SFDs
- Buena Vista: 400 16 SFDs
- Poncha Springs: 551 75 SFDs
- Salida : 818 47 SFDs
- Total Number of Permits Issued: 3,075 *292 SFDs
- **2021 year-to-date permit totals:**
- Chaffee County: 1,641 121 SFDs
- Buena Vista: 411 48 SFDs
- Poncha Springs: 439 61 SFDs
- Salida : 1006 62 SFDs
- 3,497 *292 SFDs

*SFDs include only new detached single-family dwellings and do not include duplexes, ADUs, townhouses, apartment units etc.

B. OWTS Permit Activity

- **OWTS Permits** issued in October: 2022: 13 (New) 1 (Licenses)
2021: 21 (New) 4 (Licenses)
- **OWTS Revenue** collected in October: 2022: \$5,949.00
2021: \$10,000.00
- **OWTS Revenue** Year-to-Date: 2022: \$54,775.00
2021: \$72,016.00

C. New Commercial Projects

Chaffee County:

- **101 Tailwinds Drive Bldg 5:** A permit was issued for a new ministorage building at this location.
- **13253 Midland Way Bldg A & B:** Permits were issued for two new buildings at this location.

Salida:

- **123 G. Street:** Permits were issued to covert a portion of this building to residential.

Buena Vista:

- **418 E. Main Street:** A permit was issued for a new building for the Buena Viking Restaurant with residential apartments above.
- **420/426 E. Main Street:** A permit was issued for a new building for CKS with residential apartments above.

D. Inspection Totals

- We performed 1,307 field inspections in the month of September. YTD we have performed 10,966 field inspections.
- We issued 61 certificates of occupancy in September.

E. Personnel Update

- Rachael Vandyke took and passed the ICC Accessibility Inspector/ Plans Examiner Exam last month. This is her 13th ICC certification.
- I attended and completed the Rocky Mountain Leadership Program through the CU School of Public Affairs in Breckenridge October 22 – 26. There were many valuable things I took away from participating in this program one of which was the Emergenetics Profile. This analytical tool assesses the preferences of how one prefers to think or process information. This tool has four quadrants including Analytical, Conceptual, Structural, and Social. My results are attached. I think this would be a good tool to use more broadly with county department heads and perhaps within some departments as well. This tool helps people better understand their coworkers, how they think, and how to better relate to one another. A score of 25% or higher indicates a thinking preference. My results indicate that I am 75% analytical, 10% conceptual, 10% structural, and 4% social. Of course, with my extreme analytical preference, I asked why they did not total 100%. Upon asking the question, the instructor accurately guessed that I had a strong analytical preference. The tool assigned me the motto, “In God we trust. All others must bring data.” The tool is amazing accurate.

F. Enforcement Actions

- The court finally granted our motion for default judgement and permanent injunction for 156 Singletree. This is the property that pulled a permit to

build a house but did not call for any inspections beyond the foundation and was occupying the house. The owner is still currently living in the property without a CO. The property is accumulating fines now. Is there any further action the BoCC would like to take for this property?

G. New LUC Regulations

- I was contacted by a property owner going through the STR licensing process asking for me to issue a CO for a house built in 1955 because the planning department would not issue a STR license without a CO. I took a look at the STR regulations recently approved by the BoCC and found that LUC 7.8.34.H(2) now requires a CO in order for an STR license to be issued. The problem with this new regulation is there are many buildings throughout the county that do not have COs as they were built prior to the existence of the building department. The building code requires COs to be issued after inspection of the property and the building is in compliance with the current codes. The person who contacted me owned a building constructed in 1955 which will not meet the current codes and, as such, cannot be issued a CO under the current code. This new provision of the code will preclude the issuance of a STR license for all structures constructed prior to the mid-1970s and buildings that never received a final inspection by the building department. The BoCC should be aware of this consequence of this new LUC requirement.
- I was contacted by Ken Matthews regarding the regulations for building an ADU. I asked Greg Laudenslager if new ADU regulations had been passed. He informed me that they had and sent me a copy of them which I forwarded to Mr. Matthews. I also read through the new ADU regulations and noticed that LUC Section 7.8.1.C now requires ADUs to meet the density of the underlying zoning district. This is a significant change that has never been a requirement in the county in the past (except for properties with multiple ADUs). I believe this will eliminate the vast majority of properties in the county from being able to build an ADU on their property. For instance, if the underlying density is one house per two acres, under this new requirement, a property would need to be four acres in order to build an ADU. I believe this will significantly limit construction ADUs and this potential affordable housing option. The BoCC should be aware of this consequence of this new requirement.