



REGULAR MEETING OF THE CITY COUNCIL

448 E. 1st Street, Room 190

Salida, Colorado 81201

Tuesday, July 7, 2020 - 6:00 p.m.

AGENDA

Please register for Regular City Council Meeting

<https://attendee.gotowebinar.com/register/8402368210594753549>

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

1. Call to Order
 - a. Pledge of Allegiance – Led by Mayor Wood
 - b. Roll Call
 - c. Civility Invocation
 - d. COVID-19 Update
 - e. Business Relief Program Update
2. Consent Agenda
 - a. Approval of Agenda
 - b. Approval of Meeting Minutes – June 16, 2020
 - c. Approval of Apron Taxilane Rehabilitation Construction Contract – Harriet Alexander Field
3. Citizen Comment – 3 minute time limit
4. Unfinished Business
5. New Business / Action Items
 - a. Reappointment of City Attorney (Administration)
 - b. City of Salida Communications Plan (Administration)
 - c. Ordinance 2020-10 – An Ordinance of the City of Salida, Colorado, Rezoning Certain Real Property Owned by the City of Salida from Single-Family Residential District (R-1) to Medium-Density Residential District (R-2), First Reading and Setting a Public Hearing, (Planning)
 - d. Ordinance 2020-11 – An Ordinance of the City Council of the City of Salida, Colorado, Vacating a Portion of the East Crestone Avenue Right of Way at the Intersection with West Third, First Reading and Setting a Public Hearing, (Planning)

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

- e.
 - f. Resolution 2020-24 – A Resolution of the City Council for the City of Salida, Colorado Approving the Subdivision Plat for Confluent Park Major Subdivision (Planning)
 - g. Resolution 2020-25 – A Resolution of the City Council for the City of Salida, Colorado Approving Citizen Appointments to the Planning Commission Pursuant to Section 2-7-10 of the Salida Municipal Code (Planning)
 - h. Declaration of Extension of State of Local Emergency – COVID-19 Action Plan Implementation (Administration)
6. Councilmembers, Mayor and City Treasurer Reports
- Councilors Pollock, Shore, Templeton, Critelli, Pappenfort, and Kasper
 - Mayor Wood
 - Treasurer Bergin
 - BOCC Reports
7. Executive Session
- a. For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a) regarding utilities.
8. Adjourn

[SEAL]

City Clerk/Deputy City Clerk

Mayor P.T. Wood



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.



REGULAR MEETING OF THE CITY COUNCIL AND
THE LOCAL LICENSING AUTHORITY

448 E. 1st Street, Room 190

Salida, Colorado 81201

Tuesday, June 16, 2020 – 6:00 p.m.

MINUTES

1. Call to Order
 - a. Pledge of Allegiance – Led by Mayor P.T. Wood
 - b. Roll Call – Councilmembers Justin Critelli, Harald Kasper, Mike Pollock, Jane Templeton, and Mayor Pro Tem Dan Shore were present virtually. Mayor P.T. Wood and Alisa Pappenfort were present.
 - c. Civility Invocation – Mayor P.T. Wood
 - d. COVID-19 Update
 - City Administrator Drew Nelson said the State is transitioning to a new public health order titled Protect Your Neighbor. Confirmed cases have remained stable and the hospital has capacity for additional patients.
 - e. Business Relief Program Update
 - The City had processed 26 applications for grants for a combined total of roughly \$60,000.

2. Consent Agenda
 - a. Approval of Agenda
 - b. Approval of Meeting Minutes – June 2, 2020
 - c. Approval of Memorandum of Understanding with the City of Salida Department of Recreation and the Boys and Girls Club of Chaffee County
 - d. Approval of User Agreement between the City of Salida and Zoomer Tennis Academy
 - e. Approval of User Agreement between the City of Salida and Anytime Fitness
 - f. Approval of Memorandum of Understanding with the City of Salida and FibArk.
 - g. Approval of Sanitary Sewer Extension Agreement for Lot 1 of HD Development Minor Subdivision
 - h. Approval of the 2019 Sewer Reconstruction Project Phase 2 Change Order
 - i. Approval of CARES Act Grant and FAA AIP Grant Acceptance – Harriet Alexander Field
 - j. Approval of City of Salida Personnel Manual Updates

Critelli made a motion to combine and approve the items on the consent agenda, seconded by Kasper. Templeton made a motion to amend the motion directing city attorneys to amend the Memorandums of Understanding and User Agreements, on the Consent Agenda, for legal consistencies, seconded by Pappenfort. With all in favor, THE MOTION PASSED. Wood opened Council discussion returning to the original motion, with all in favor, THE MOTION PASSED.

3. Proclamation

Wood read the Proclamation and declared June as LGBTQ Pride Month for the City of Salida.

4. Citizen Comment

A Letter from Adam Martinez was entered into the public record. Sondra Slappey spoke about the Crestone Mesa HOA, tree watering, and City review for a solution.

5. New Business / Action Items

a. Appointment of City Clerk

Pappenfort made a motion to appoint Erin Kelley as the City Clerk, seconded by Templeton. Shore motioned to amend the motion to appoint Erin Kelley as City Clerk with a rate of compensation of \$75,000 annually and to instruct the City Attorney to draft a contract that provides the benefits, all City policies in the personnel manual, as amended from time to time, unless otherwise provided for in the contract and instruct the Mayor to sign the contract. Critelli seconded, with all in favor of the amended motion, THE MOTION PASSED. Kelley was sworn in as the City of Salida Clerk.

b. Appointment of Members to the Parks, Recreation, Open Space and Trails Advisory Board

Kasper made a motion to appoint Daryl Huscka, Kristy Falcon, Lisa DeYoung, Amy Reed, Jessica Downing, Rob White and William Wooddell to the Parks, Recreation, Open Space and Trails Advisory Board, Templeton seconded. Shore motioned to amend the motion and appoint Adam Martinez as a non-voting liaison between the board and City Council, Kasper seconded. Templeton motioned to amend the amendment and appoint Martinez to a one year term. Kasper seconded, with all in favor, THE AMENDMENT TO THE AMENDMENT PASSED. Shore motioned to amend the motion and appoint DeYoung, Falcon, and Reed to two year terms and Downing, Wooddell, White and Huscka to one year terms, Kasper seconded. With all in favor, THE AMENDMENT PASSED. Templeton motioned to amend the motion and appoint White and Wooddell as alternates, Critelli seconded. With all in favor, THE AMENDMENT PASSED. Pollock motioned to replace Wooddell with Connor Maher, seconded by

Pappenfort. With all in favor, THE AMENDMENT PASSED. Returning to the original motion DeYoung, Falcon and Reed were appointed to two-year terms, Downing, and Huscka to one-year terms, Maher and White as alternates, and Adam Martinez as a non-voting liaison between the board and City Council, with all in favor, THE MOTION PASSED.

c. City of Salida 2019 Financial Audit

Kasper made a motion to approve the 2019 Audited Financial Statements and the Audit Letter to Council, Shore seconded. With all in favor, THE MOTION PASSED.

d. Resolution 2020-22 – Approving a Memorandum of Understanding for CARES Act Reimbursement

Pappenfort made a motion to approve Resolution 2020-22. Critelli seconded, with all in favor, THE MOTION PASSED.

e. Resolution 2020-23 – A Resolution of the City Council for the City of Salida, Colorado Supporting the Funding and Development of the Chipeta Mountain Heritage Park

Shore made a motion to approve Resolution 2020-23. Pollock seconded, with all in favor, THE MOTION PASSED.

6. Councilors, Mayor, and City Treasurer Report

- Pollock praised Dave Daley for his work at the Hot Springs Aquatic Center. He also wanted to ensure the candidates were updated on their PROST applications.
- Shore relayed that he had spoken to a few community members that were concerned about speeding on Ouray. He also had discussions regarding the closing of F Street, he said it was a temporary program that was offered via the state for 120 days.
- Templeton thanked Diana Porter for her work as the former chair of the Recreation Advisory Board and thanked her for her service. She expressed concern for pedestrian safety on 1st Street due to sections of the closure and its heavy usage by large trucks.
- Critelli asked Staff to review the possibility of adding a CORA section to the new website that would specifically address individuals submitting CORA requests, the topic, the amount of staff time, and cost.
- Pappenfort was grateful for all the reports in the packet from staff. She said it was very helpful to see what everyone was working on. She appreciated hearing from the public regarding the PROST applicants.
- Kasper had received a lot of feedback from citizens and businesses that were

mostly excited about the F Street closure, some were annoyed. He looked forward to larger groups, under the direction of the Governor, and the ability to listen to live music again.

- Wood said he had been working with representatives on conservation efforts. He reported that a few of the F Street businesses that didn't like the closure initially, were expressing that it was helping them. He relayed that the weather had been very dry, windy, and requested that the public be cautious with fire. He also highlighted the Census effort and asked the community to fill out their forms.
- Treasurer Bergin stated April's city sales tax had increased by roughly \$60,000 from 2019, a 14% increase. City sales tax, year to date, was 11.5% higher than 2019. Retail trade had an \$80,000 increase in April and year to date, retail trade increased by \$229,000.

7. Adjourned at 7:56 p.m.

[SEAL]

City Clerk

Mayor



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO. Consent Agenda – 2.c.	ORIGINATING DEPARTMENT: Administration	PRESENTED BY: Drew Nelson
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ITEM:

Approval of Apron Taxilane Rehabilitation Construction Contract – Harriet Alexander Field

BACKGROUND:

In early June, the Salida City Council approved a grant agreement with the Federal Aviation Administration for both a CARES Act grant as well as an FAA AIP grant to seal all cracks at the airport as well as repave or seal-coat the taxiway. The Airport Board has selected American Road Maintenance to complete the work. The work is required to be completed in the next 45 days.

FISCAL NOTE:

As noted above, Harriet Alexander Field was successful in receiving CARES Act and FAA grants to complete this work in the amount of \$402,413. There is no additional cost to either the City or County to complete this work.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the contract agreement with American Road Maintenance for the Harriet Alexander Field apron taxilane rehabilitation project.

SUGGESTED MOTIONS:

A City Councilperson should make a motion to combine and approve the Consent Agenda, followed by a second and a roll call vote.

APRON TAXILANE REHABILITATION

FAA AIP 3-08-0035-018-2020 (AIP)
FAA AIP 3-08-0035-019-2020 (CARES)

CONSTRUCTION CONTRACT

This CONSTRUCTION CONTRACT is made and entered into as of _____ day of _____, 20____, and is by and between:

CHAFFEE COUNTY

hereinafter also referred to as the **Sponsor**

City of Saida

hereinafter also referred to as the **Sponsor**

Harriet Alexander Field – Salida Airport

hereinafter also referred to as the **Sponsor**

P.O. Box 699
104 Crestone Ave.
Salida, CO 81201

AND:

hereinafter also referred to as the **Contractor**

BACKGROUND

A. Sponsor desires the Contractor to perform the duties of general contractor for the Harriet Alexander Field – Salida Airport **Apron Taxilane Rehabilitation**, FAA AIP 3-08-0035-018/019-2020 (the “Project”).

B. Contractor desires to perform such duties pursuant to the terms and conditions provided for in this Contract.

**ARTICLE 1
WORK OF THIS CONTRACT**

The work done and materials and equipment furnished shall be strictly pursuant to and in conformity with the Plans, Project Specifications and Contract Documents. The Project Specifications and Contract Documents and drawings furnished to the Contractor with his/her bid and the additional drawings or prints and other information to be furnished by the Contractor in accordance with the Project Specifications and Contract Documents are made a part of the Agreement when and as approved by Chaffee County, are intended to be complementary and all Project Specifications and Contract

Documents, Plans, drawings, or prints furnished by the Contractor and approved by the Chaffee County, shall be complementary therewith. Any work appearing in or upon the one and not mentioned in the others shall be executed according to the true intent and meaning of the said Plans, Project Specifications and Contract Documents, drawings, or prints the same as though the said work were contained and described in all.

The Notice of Invitation of Bid, Instruction to Bidders, General and Special Provisions, Bid Proposal, Bid Bond, Payment Bond, Performance Bond, Certificate of Insurance, Contractor’s Affidavit, Technical Provisions, Appendix, Plans, Addenda No.’s _____, and Change Orders issued and any additional or supplemental specifications, notices, instructions and drawings issued in accordance with the provisions of the Contract Documents are hereby understood to be a part of this Contract. The Bid Bond is exonerated upon execution of this Agreement, the Payment Bond and the Performance Bond.

Contractor is an independent contractor and is responsible for all taxes (including employment taxes) and insurance applicable under existing laws with respect to the fees paid under this Contract. Contractor shall not have authority to bind the Sponsor in any contract or agreement. Contractor will not participate in any retirement, bonus, welfare or benefit plans of Sponsor. Contractor acknowledges that it is not entitled to unemployment insurance benefits or workers’ compensation benefits from Chaffee County, its elected officials, agents, or any program administered or funded by the County of City. Contractor shall be entitled to unemployment insurance or workers’ compensation insurance only if unemployment compensation coverage or workers’ compensation coverage is provided by Contractor, or some other entity that is not a party to this Contract.

ARTICLE 2

DATE OF COMMENCEMENT AND COMPLETION

Contractor agrees to undertake the performance of the Project on the date stated in the Notice to Proceed and agrees to fully complete the Project within forty-three (43) calendar days.

ARTICLE 3

TERMS OF PAYMENT

The Owner shall pay the Contractor for actual quantities of accepted work completed in accordance with the Contract at the unit price or prices set forth in Contractor’s Proposal.

Contractor acknowledges that the fees under this Agreement are funded entirely by a grant. Sponsor reserves the right to discontinue, modify or withhold any payments to be made under this Agreement or to require a total or partial refund of any fees due under this Agreement if the Sponsor determines that the grant funds are no longer available to the Sponsor, for whatever reason.

Partial payments less 10% retention will be made for estimated quantities of work completed on the Project during the previous month in accordance with the terms of General Provisions Section 90-06. However, nothing herein shall be construed as relieving Contractor and his, her, or its Sureties on the

Contractor's Bond from any claim or claims for work or labor done, or materials or supplies furnished, as part of this Agreement and the completion of the Project.

It is the intent of Owner to make any partial payments in the following manner:

1. The Contractor shall submit to Engineer his Application for Payment no later than the next to last Friday of the month.
2. Engineer will, within 7 days after receipt, either return the Application for Payment to the Contractor with corrections requested or submit the approved Application for Payment to Owner for payment along with its Recommendation of Payment, noting any changes. The Sponsor will then make payment to Contractor when funds are received from the FAA and are available to Owner for payment to Contractor.

ARTICLE 4

ILLEGAL WORKERS

Work By Illegal Aliens Prohibited.

1. Contractor shall not knowingly employ or contract with an illegal alien to perform work under the Agreement; or enter into a contract with a subcontractor who fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under the Agreement.
2. Contractor has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under the Agreement through participation in either the E-Verify Program or Department Program.
3. Contractor shall not use either the E-Verify Program or Department Program to undertake pre-employment screening of job applicants while the Agreement is in effect.
4. If Contractor obtains actual knowledge that a subcontractor performing work under this Contract knowingly employs or contracts with an illegal alien, Contractor shall be required to:
 - a. notify the subcontractor and City and County within three days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien (“Notice”); and
 - b. terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to this subparagraph the subcontractor does not stop employing or contracting with the illegal alien; except that Contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

5. Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment (“Department”) made in the course of an investigation that the Department is undertaking pursuant to the authority established in subsection 8-17.5-102(5), C.R.S.
6. If Contractor violates this Paragraph, City or County may terminate this Contract for breach of contract. If this Contract is so terminated, Contractor shall be liable for actual and consequential damages to City and County arising out of said violation.

Certification Regarding Employing or Contracting with an Illegal Alien. If Contractor has any employees or subcontractors, Contractor shall comply with §8-17.5-101 C.R.S., *et seq.*, regarding Illegal Aliens - Public Contracts for Services, and this Agreement. By execution of this Agreement/Addendum, Contractor certifies that it does not knowingly employ or contract with an illegal alien who will perform work under the Agreement and that Contractor will participate in either the E-Verify Program or Department Program in order to confirm the eligibility of all employees who are newly hired for employment to perform work under the Agreement.

ARTICLE 5

BONDS AND INSURANCE

Bonds. At the time of the execution of the Agreement, Contractor shall provide the bonds that are required by the Contract Documents. The Performance Bond will be in an amount not less than one hundred percent (100%) of the Contract Price and shall provide for the completion of the Project in accordance with the Contract Documents, without additional cost to the Owner. The Payment Bond will be in an amount not less than one hundred percent (100%) of the Contract Price and shall provide for the payment of all project costs in accordance with the Contract Documents, without additional cost to the Owner.

Insurance. Contractor shall obtain, before beginning the Project, and maintain in full force at all times relevant to this Agreement, as well as assure that all persons or entities working on the Project obtain and maintain in full force at all times, insurance for the protection of claims under workers’ compensation laws. Prior to commencing work on the Project, Contractor shall provide Sponsor with a certification of the maintenance of workers’ compensation as required by this section. Contractor shall also maintain, in full force at all times relevant to this Agreement, public liability/commercial general liability insurance and property damage insurance with a limit of at least \$1,000,000. This insurance shall also include coverage for completed operations, contractual liability, and automotive liability and shall afford coverage for all claims for bodily injury, including death, and all claims for the destruction of, or damage to, property arising out of or in connection with any work completed on the Project in regard to this Agreement, whether such work was done by Contractor or anyone directly or indirectly employed by Contractor or by a subcontractor. Additionally, Contractor shall name Owner and Engineer as additional named insureds on these insurance policies, with the exception of the Workers’ Compensation Insurance. Contractor, at Owner’s request, shall provide Owner with certificates of these insurance policies. Prior to the completion of the Project, the insurance required under this Agreement cannot be cancelled by Contractor.

ARTICLE 6
HOLD HARMLESS

The Contractor shall release Owner and Engineer, and all of their agents, representatives, officers, employees, boards, directors, committees, and commissions, of any liability for, and shall protect, defend, indemnify, and hold Owner and Engineer harmless from and against all claims, demands, and causes of action of every kind and character that are asserted or brought on account of bodily injury, death, or damage to property as a result of the actions, omissions, negligence, gross negligence, and/or recklessness of Contractor or Contractor’s agents, employees, representatives, invitees, licensees, subcontractors, or subcontractor’s subcontractors. Contractor’s indemnification obligations under this section shall be without regard to, and without any right to contribution from, any insurance maintained by Contractor. Additionally, Contractor’s indemnity obligations under this section shall be supported by insurance, but this insurance requirement shall be a separate and distinct obligation from Contractor’s indemnity obligations, and the insurance and indemnity obligations shall be separately and independently enforceable. Further, Contractor’s indemnity obligations hereunder are not limited by any insurance coverage Contractor may have.

ARTICLE 7
INSPECTIONS

Inspection of work shall be by the Engineer or the Owner. During such inspections, any work determined by the Engineer/Owner to be unacceptable shall be corrected at the contractor’s expense. The Engineer or Owner shall be the final determinant of unacceptable work.

ARTICLE 8
LITIGATION

To prevent all disputes and litigation, it is agreed by and between Chaffee County, Colorado, the City of Salida, Colorado and said Contractor, that Chaffee County and the City of Salida shall determine all questions in relation to the work and the construction thereof, and it shall in all cases decide all questions which may arise relative to the execution of the work under this Contract on the part of the said Contractor and its estimates and decisions shall be final and conclusive; and such estimates and decisions, in case any questions may arise, shall be a condition precedent to the right of said Contractor to receive any money or compensation for anything done or furnished under this Contract.

The parties hereto expressly covenant and agree that in the event of a dispute arising from this Agreement, each of the parties hereto waives any right to a trial by jury. The interpretation and performance of this Contract shall be construed under the laws of Colorado, without regard to choice of law principles. In the event of litigation, jurisdiction and venue shall be in the Chaffee County District Court. The Contractor further agrees that this provision shall be contained in all subcontracts related to the project which is the subject of this Agreement.

The parties hereto expressly covenant and agree that in the event of litigation arising from this Agreement, neither party shall be entitled to an award of attorney fees, either pursuant to the Contract, pursuant to

relevant state law, or pursuant to any other state or federal statute. The Contractor further agrees that this provision shall be contained in all subcontracts related to the project that is the subject of this Agreement

The parties hereto expressly covenant and agree that in the event of a dispute arising from this Agreement, each of the parties hereto waives any right to a trial by jury. In the event of litigation, the parties hereby agree to submit to a trial before the Court. The parties hereto further expressly covenant and agree that in the event of litigation arising from this agreement, neither party shall be entitled to an award of attorneys' fees, either pursuant to the Contract or pursuant to any other state or federal statute.

ARTICLE 9 FINAL PAYMENT

Final payment, constituting the entire unpaid balance of the Contract Price, shall be made by the Owner to the Contractor when the Work has been completed and accepted by the Engineer and the Owner.

ARTICLE 10 LIQUIDATED DAMAGES

All time limits stated in the Contract Documents and the Construction Plans are of the essence and should the Contractor fail to complete the work required to be done on or before the time of completion as set forth in these Contract Documents and Construction Plans, including any authorized extension of time, it is mutually agreed and understood by and between the parties that the Sponsor will incur additional expenses specifically for unanticipated efforts and costs of the Engineer, the Construction Manager, the Resident Engineer/Inspector; plus any related incurred expenses (per diem, lodging, etc.); and that the parties hereto wish to fix the amount of said specific costs/damages in advance.

The Contractor will be assessed the following Liquidated Damages if he exceeds any of the time limits stated within these Contract Documents or the Construction Plans. Liquidated Damages are identified below:

- 1. Substantial Completion – \$500** per day for each and every day's delay in Substantial Completion and Acceptance of the work required to be done by the Contractor within the total specified Contract time, **(43 Calendar Days)**.
- 2. Final Completion – \$500** per day for each and every day's delay in Final Completion and Acceptance of the work required to be done by the Contractor within the total specified Contract time, **(5 Calendar Days)**.

The above Liquidated Damages represent a reasonable estimate of the above-noted specific additional costs to the City for such breach, therefore, the City and Contractor agree to the above liquidated damages for the breach of the agreement to complete any work required to be done by the Contractor on or before the time of completion and acceptance, and, in the case of such breach, the City shall deduct said amount from the amount due the Contractor under the Contract. In the event the remaining balance due the Contractor is insufficient to cover the full amount of assessed liquidated damages, then the Contractor or

the surety on the bonds shall pay the difference due the City. Assessment of Liquidated Damages will be in conformance to *General Provisions* Section 80-08 *Failure to Complete on Time*.

ARTICLE 11

GENERAL PROVISIONS

1. Prohibition Against Discrimination.

- a. Contractor shall not discriminate because of race, color, religion, sex, age, national origin, marital status, disability or status as a Vietnam veteran, as defined and prohibited by applicable law, in the recruitment, selection, training, utilization, promotion, termination or other employment-related activities concerning Contractor's employees. In addition, Contractor affirms that it is an equal opportunity and affirmative action employer, and that it shall comply with all applicable federal, state, and local laws and regulations including, but not limited to, the letter and spirit of the Colorado Anti-Discrimination Act, executive order 11246 as amended by 11375 and 12086; 12138; 11625; 11758; 12073; the Rehabilitation Act of 1973, as amended; the Vietnam Era Veterans Readjustment Assistance Act of 1975; Civil Rights Act of 1964; Equal Pay Act of 1963; Age Discrimination in Employment Act of 1976; Immigration Reform and Control Act of 1986; Public Law 95-507; the Americans With Disabilities Act, the Colorado Anti-Discrimination Act; and any additions or amendments thereto. The Equal Opportunity Clauses set forth in 41 CFR § 60-1.4 and 41 CFR § 60-741.5 are hereby incorporated by reference into this Contract.
- b. No contractor, subcontractor or any person on behalf of such contractor or subcontractor, shall, in any manner, discriminate against or intimidate any employee hired for the performance of work under this contract on account of race, color, religion, sex, sexual preference, or national origin. For each person who is discriminated against or intimidated in violation of the provisions of this Contract, there may be deducted from the amount payable to Contractor by City and County under this contract a penalty of \$100.00 for each calendar day during which discrimination or intimidation occurred. This Contract may be canceled or terminated by City and County, and all monies due or to become due under this Contract may be forfeited, for a second or any subsequent violation of the terms or conditions of this section of this contract. The deduction of any moneys or termination of Contract under this section shall not operate as a bar to any person pursuing individual legal remedies for discrimination.
- c. In all solicitations by Contractor for any work related to this Contract to be performed under a subcontract, either by competitive bidding or negotiation, Contractor shall notify each potential subcontractor of Contractor's obligations under this Contract, and of all pertinent regulations relative to nondiscrimination and unfair employment practices.

2. **Compliance with Laws.** Contractor and every subcontractor or person doing or contracting to do any work contemplated by this contract shall keep himself or herself fully informed of all national and state laws and all municipal ordinances and regulations in any manner affecting the work or performance of his or her contract or any extra work, and shall at all times observe and comply with such laws, ordinances and regulations, whether or not the laws, ordinances or regulations are mentioned in this contract, and shall indemnify City and County, their officers,

agents and employees, against any claim or liability arising from or based on the violation of any such laws, ordinances or regulations.

3. Certificates and Permits. Contractor shall secure at Contractor's own expense all necessary certificates, licenses and permits, including a City Contractor License, from municipal or other public authorities required in connection with the work contemplated by this Contract or any part of this Contract, and shall give all notices required by law, ordinance or regulation. Contractor shall pay all fees and charges incident to the due and lawful prosecution of the work contemplated by this Contract, and any extra work performed by Contractor. Prior to any final payments for the Project, City or County may require Contractor to sign a lien release in the form attached to this Contract as Exhibit B, and may require Contractor to obtain such lien releases from its vendors and subcontractors.
4. Prohibition on Acceptance of Gifts. Pursuant to Section 3 of Art. XXIX of the Constitution of the State of Colorado, County Employees or contractors cannot accept any gifts, meals, theatre or sporting event tickets unless:
 - a. the aggregate value of things received from a single source does not exceed \$53/calendar year; or
 - b. the County employee/elected official gave the donor consideration of equal or greater value; or
 - c. an enumerated exception applies.
7. Examination of Records. Any duly authorized representative of the Sponsor, including the County or City Auditor, shall have access to and the right to examine and audit any books, documents, papers and records of Contractor, involving all matters and/or transactions related to this Contract or the Project. Contractor shall to maintain these documents for seven years from the date of the last payment received.
8. Constitutional Requirements. The other provisions of this Contract notwithstanding, financial obligations of City and County payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available. City and County are prohibited by law from making financial commitments beyond the term of its current fiscal year. City and County have contracted for goods and/or services under this Contract and have reason to believe that sufficient funds will be available for the full term of the Contract. Where, however, for reasons beyond the control of City and County as the funding entity, funds are not allocated for any fiscal period beyond the one in which this Contract is entered into, City and County shall have the right to terminate this Contract by providing seven days written notice to Contractor, and will be released from any and all obligations hereunder. If County terminates the Contract for this reason, City, County and Contractor shall be released from all obligations to perform the Project and make payments, except that City and County shall be required to make payment for work which has been performed by Contractor prior to the effective date of termination under this provision; and, conversely, Contractor shall be required to complete any work for which City and/or County has made payment prior to providing written notice to Contractor of the termination.

9. Successors and Assigns; Assignment; Subcontractors. The rights and obligations of the Sponsor under this Contract will inure to the benefit of and will be binding upon the successors and assigns of Chaffee County or the City of Salida. Contractor may not subcontract, pledge, assign or transfer either this Contract or any of the payments or benefits under this Contract without the written consent of the Sponsor.
10. Amendment. This Contract shall not be amended, except by subsequent written Contract of the parties.
11. Binding Effect. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns.
12. Survival. All express representations, indemnifications or limitations of liability included in this Contract will survive its completion or termination for any reason.
13. Waiver. Any waiver of a breach of this Contract shall not be held to be a waiver of any other or subsequent breach of this Contract. All remedies afforded in this Contract shall be taken and construed as cumulative, that is, in addition to every other remedy provided herein or by law.
14. Third Party Beneficiary. The enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement shall be strictly reserved to City, County and Contractor, and nothing contained in this Contract shall give or allow any claim or right of action whatsoever by any other or third person. It is the express intent of the parties to this Contract that any person receiving services or benefits under this Contract shall be deemed an incidental beneficiary only.

IN WITNESS WHEREOF, five (5) identical counterparts of this Contract, each of which shall for all purposes be deemed an original thereof, have been duly executed by the parties hereinabove named, on the date and year first herein written.



FOR THE Contractor

FOR THE Sponsor

By: _____
Name

By: _____
Name

Title

Title

Date: _____

CHAFFEE COUNTY, COLORADO
PARTY OF THE FIRST PART (SPONSOR)

Clerk

APPROVED: (AS TO FORM)

COUNTY ATTORNEY

For the Sponsor

By: _____
Name _____

Title: _____

APPROVED: (AS TO FORM)

CITY ATTORNEY

PARTY OF THE SECOND PART (CONTRACTOR)



WITNESSES:

Name: _____
Title: _____

From: [Adam Martinez](#)
To: [Drew Nelson](#)
Subject: letter
Date: Sunday, June 21, 2020 8:03:32 PM

drew read this at the next city council meeting and to mayor p.t. wood at the salida city council and i would like to thank you guys along with mr. nelson i am working forward to working with the recreation department along with mike diesel post along with the committee to make salida a better place and work with my peers on the committee to provide suggestions, idea, input, and give a blue print how we can make our parks and recreations better so we can have better park benches, basketball and tennis courts, our pool, steam plant, the river side band stage, our skate board parks, and play ground equipment. and to make things better for our youth and young folks and to have our recreations first class and i am willing to take the challenge serve the salida community to make this town better so we can have it grow i am willing to step up to the plate and work with the committee on these issues. to have the trust in mr. nelson, mayor pt wood, and the city council. and on another note i would like to say congratulations to erin kelley she has stepped up to the challenge and she did a remarkable job in sonia walters place and she is the center piece of this administration and she has showed leadership and has made a difference she is a people person and she is good at her job and she is a bright, smart, and talented person and she is a good asset to any employer who will have her and finally a shout out to my buddy and my friends dan shore who is also a mentor to me my sympathies to you on your mom and my heart goes out to you your brother mike, your sister nancy, jill, and your dad and you guys share a special place in my heart your mom is very proud of you and she loves you a lot may she rest in peace and she raised a good family man in you and a good mayor pro tem and losing a parent is always hard me have you have the mind set and the strength to move on and may she live on in your memory and may you have good memories of her and time heals everything you have your friends, your family, your peers on city council. you are well loved by the city of salida and you are a great person with a lot to give to people and you are a kind person and who has shown good leadership in this city who stands up for the common good i am proud of you for a lot of things and a good dad to your son and you are strong and resilient and this will pass in time and she was a wonderful woman may she live on i love you like a brother and i am there for you always and forever e-mail me back adam



Bill Almquist <bill.almquist@cityofsalida.com>

East Crestone Avenue

Ken Fouty <ckfouty@gmail.com>

Mon, Jun 22, 2020 at 2:57 PM

To: Bill Almquist <bill.almquist@cityofsalida.com>, dan.shore@salidaelected.com

Cc: NO Ecrestone <nocht.ecrestone@yahoo.com>

To the Board:

First let me express my dismay that the city would rather give away a piece of property versus letting an adjacent homeowner purchase it. I will remain mystified by why it was so hard for a private citizen to buy this lot. In addition I have never experienced having an elected official refuse to come hear citizen comments. (And I'm from a small town and attended meetings in that town when controversial items were discussed.)

I am saddened I am not able to attend as I would like to know my voice is heard.

Here are our concerns:

1. I am in favor of affordable housing that makes sense. I wholeheartedly support families having the security of their own space when it's. This project does not really have affordable land. The City of Salida (local taxpayers) is spending lots of money on a very small plot of land so that it's buildable. (what is final cost/square foot versus a typical city lot?).
2. These lots are NOT family friendly. (From 3rd Street to 291 , the only sidewalks are at 3rd and L.) So I cannot support based on safety alone.
3. I would support affordable housing on land donated by the city on the property that surrounds the golf course or other suitable sites around the city that don't call for major excavation and development at taxpayer expense to have them be buildable. We were given the impression earlier this year that multiple lots had been considered and 2 of those lots border the golf course. These would be easier to develop and safer. In addition, maybe those lots would allow yards since these lots won't have yards and minimal parking.
4. Since my backyard faces this property, I can state that East Crestone is a very busy two way street. The first week of June, on a weekday afternoon in a two hour span, 8 law enforcement vehicles used East Crestone and one EMS vehicle. This traffic is fairly typical.
5. East Crestone is used often and by many. In the current times, a proper usage rate cannot be determined. The locals, in my unofficial study, that I have asked use 3rd to East Crestone to Grant as the preferred route on their way to Highway 50. Losing East Crestone will increase traffic in and around the courthouse.
6. What improvements will be made to Crestone and Poncha Boulevard for the increased usage? Same question for L and Crestone? All costs to improve these intersections to account for increased traffic must be captured as part of the East Crestone costs so the taxpayers are aware of the full cost. Do any of the current courthouse traffic concerns take into account the East Crestone change and if not shouldn't it? Again, more cost for the taxpayers.

In summary, this appears to be the worst use for this land. Why can't that neighborhood utilize this as park land?

Sincerely,
Catherine Kramer-Fouty



Public Comment <publiccomment@cityofsalida.com>

6/22/20 P&Z meeting

1 message

melanie cymansky <mcymansky@outlook.com>

Mon, Jun 22, 2020 at 11:56 AM

To: "publiccomment@cityofsalida.com" <publiccomment@cityofsalida.com>

Planning Commission Meeting - 6/22/2020

Good Evening Planning Commission Members:

First, your review of CHT's request should be postponed until a full and open meeting can be done with all in-person public comments. To continue with this discussion now would appear to the public that this process is being deliberately non-transparent. This request and all future requests on this should be tabled until all voices can be heard in public meeting (not virtual) for this controversial location.

Second, I am pro-affordable housing: Two Rivers and the to-be-built affordable rental units at Confluence Park are good examples. This property is just not the right place to do CHT's project: it's too small, it's in an unsafe area for children, it will cause Crestone Ave. to have additional traffic at Park, and there have to be too many modifications (street closures and removing part of a hillside). There are at least 3 other parcels of City owned property that are more suitable ("Possible City Owned Affordable Housing Sites" report): Crestone Ave (2.75 acres), Grant/Ouray (3.25 acres) and Poncha Blvd/Ouray (4.25 acres). All would have ample off-street parking, wouldn't require road closures, more land to build on allowing for more affordable housing, and also could have apartment buildings. According to the 2016 Chaffee Housing Needs Assessment, rentals are what Salida actually needs.

Here are questions on the rezoning application for M&3rd being discussed at tonight's meeting:

1. Included in the packet is a letter from Chaffee Housing Trust/Read McCulloch - what is the date of that letter?
2. That letter from CHT is requesting "the rezoning of the City owned lot at the intersection of M Street and 3rd Street."
 - Please quote the municipal code that allows a private corporation to request the City rezone City owned property for land the private corporation does not currently own.
 - Please quote the municipal code that requires the City to place an application to itself to have property rezoned.
3. According to SMC 16-6-130 (2): Quitclaim Deed. Whenever the City approves an application vacating a public right-of-way, the City shall provide abutting landowners with a quitclaim deed for the vacated lands. Each abutting landowner shall be deeded that portion of the vacated right-of-way to which the owner's land is nearest in proximity.

As there are landowners abutting this land on at least 2 sides (if both E. Crestone and M Street are vacated), who will the City issue the quit claim deed to as it doesn't appear CHT currently owns any adjoining property? (CRS 43-2-302 43-2-302-" Vesting of title upon vacation" is the Statute Mr. Nelson quoted about the city giving land away without a vote, but this CRS is about vacating public roadways and doesn't authorize the City giving land away.)
4. Please quote the municipal code (or State Statute) that says the City can give land away to a private corporation.
5. This land is real municipal property used and held for a public purpose: these are two municipal streets owned/maintained by the City and there is a water/sewer line under this road/land, which is certainly public use.

Why rezone this if the City has to put this up for vote to give away this property to Chaffee Housing Trust? (CRS 31-15-713)? Is this putting the "cart before the horse" as CHT hasn't gotten approval for this project yet? Even Buena Vista's Town Attorney realized BV couldn't just give land away to Urban Inc. without a public vote (MM 11/16/17).

Thank you.

Melanie Cymansky, Salida

"Nearly all men can stand adversity, but if you want to test a man's character, give him power." Abraham Lincoln

"The most terrifying words in the English language are: I'm from the government and I'm here to help." Ronald Reagan



Bill Almquist <bill.almquist@cityofsalida.com>

NO To East Crestone Vacation and CHT

John Strom <stromco@att.net>

Mon, Jun 22, 2020 at 9:15 AM

To: "bill.almquist@cityofsalida.com" <bill.almquist@cityofsalida.com>

Dear Bill,

Just say NO to the East Crestone proposal.

This is an important matter. The decision affects all of us. It needs to be voted on by all of the citizens of Salida. This decision should be made by referendum not by just a few.

This is red-lining at its worst by and for special interests.

Thank you for your consideration.

Best regards,

Dellann Strom
146 Mesa Circle



Bill Almquist <bill.almquist@cityofsalida.com>

Fwd: July 7th City Council E. Crestone 1st reading

Erin Kelley <erin.kelley@cityofsalida.com>

Sun, Jul 5, 2020 at 9:29 PM

To: Bill Almquist <bill.almquist@cityofsalida.com>, Glen Van Nimwegen <Glen.VanNimwegen@cityofsalida.com>, Kristi Jefferson <kristi.jefferson@cityofsalida.com>

FYI

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

From: **Erin Kelley** <erin.kelley@cityofsalida.com>

Date: Sun, Jul 5, 2020 at 9:29 PM

Subject: Re: July 7th City Council E. Crestone 1st reading

To: Gregory Smith <gsmith@cruzio.com>

Hi Gregory,

Thanks for your email. I'll make sure it's part of public comment record for Tuesday's meeting.

Erin

On Sun, Jul 5, 2020 at 3:37 PM Gregory Smith <gsmith@cruzio.com> wrote:

Erin,

Is it possible to comment on the E. Crestone issue here?

Having followed the ongoing comments concerning the changes to the end section of East Crestone Avenue I would like to add my own concerns. These concerns are not with the city supporting low cost housing, but it is with the transfer of developed and actively used city property (a city street) to private ownership. There may be certain instances where this might be beneficial to the city, but I don't see it in this specific instance. To give away city property that is actively used and has public utilities (sewer) in the street (that are now proposed to be moved) to private ownership is just counter to good planning. Using the criteria for East Crestone Avenue, there is no reason that any city park or other actively used public property or street cannot be transferred to private ownership under the cover of providing low cost housing. For example, one could see similar arguments to give away part of Marvin Park, Centennial Park, or Alpine Park and transfer it to private ownership. This will establish the wrong precedent.

On the other hand, the single parcel that the city owns next to East Crestone Avenue that is being rezoned is an example of the type of "undeveloped" city owned property that could be transferred to private ownership for the purposes of providing low cost housing without giving away public and actively used property. Chaffee Housing Trust who is the private developer, has convinced the City that they need more property to build more units and should hand over East Crestone Avenue, a public street, for their purposes and has convinced City planning staff to actively promote and rationalize this transfer. As admitted by City Staff and Chaffee Housing Trust they did not even look at this possibility, but went directly to trying to leverage the City into providing more land for their idea of a development.

Gregory Smith

20 Trailside Circle

Salida, Colorado 81201

(831) 247-2219

gsmith@cruzio.com

--
Sent from Gmail Mobile

--
Sent from Gmail Mobile

July 6, 2020

Salida City Council:

RE: Vacating and development of Crestone Avenue at 3rd street

The Permanent vacating and blocking of City streets for an additional one or two living units is not a short term or long term solution for housing. The vacating is permanent, the low income housing is not. Such a precedent will create an effort by every developer, every downtown entity needing parking, any new quality business wanting to bring quality jobs here, every housing project, etc., to look to this option in the future to solve developmental problems throughout the City and/or to maintain a strong downtown community.

To the Crestone location specifically, the only problem to be solved will be a speeding issue coming into town from County Road 160 that was somewhat corrected with the speed signs.

Problems created will be (1) traffic diverted to the front of the courthouse and through the infamous third street hill intersection, (2) increased use on Mesa Lane which is strongly used for the Hospital, ambulances, and north bound drivers trying to make left turns onto Hwy 291, (3) the L street hill, which is very steep, would have to be used more on icy days when 4 wheel drives will be needed, (4) R-1 and R-2 neighborhoods would be permanently changed with precedent setting approvals(is density too dense here), (5) R-1 zoning would become moot with all long term R-1 home owners knowing they can add an ADU, subdivide property in the name of housing, and move elsewhere, (6) with the vacating, snow plowing at a turnaround or at one 90 degree turn adds several pass throughs, along with ongoing drainage diversions being continual problems on the sandy hill, and (7) five or six units does NOT fit into the Zoning and neighborhood--two or three units would fit into R-1 or R-2 and community/neighborhood aesthetics would be saved and adhered to rather than cluttered from the development building structuring.

Rusty Granzella
248 West Park Ave
Salida, CO 81201



Bill Almquist <bill.almquist@cityofsalida.com>

East Crestone

Sandy Baur <sandybaur107@gmail.com>
To: bill.almquist@cityofsalida.com

Tue, Jun 23, 2020 at 7:53 AM

I am writing because I am deeply concerned about the possible closure of E. Crestone. Why the city would consider closing one of the FEW access points to the mesa is beyond me. More and more homes are being built on the mesa which increases traffic on Crestone. Closing Crestone will force an increase in traffic in front of the courthouse and through one of the most dangerous intersections in Chaffee County. Pushing people to access the mesa from 7th is not a strong option as it increases traffic past Longfellow. During the school year, is that a good idea?
Please keep Crestone open!

Sent from my iPhone



Vacating of East Crestone

Teresa Thompson <hotmetalmama@gmail.com>

Sun, Jul 5, 2020 at 3:45 PM

To: publiccomment@cityofsalida.com, Teresa Thompson <hotmetalmama@gmail.com>

Dear City Council Members-

I am submitting my comments in opposition to the vacating of East Crestone to facilitate the building of 6 housing units, with only one parking space allotted per unit.

My first concern is that with the approved rezoning of City property on the hillside above East Crestone, there is room for two units to be built without vacating a much used thoroughfare and moving a major sewer line. Why was the building of two units not explored by either the developer or staff? Why was the building of two units skipped right over in favor of vacating a public road and moving major buried infrastructure? Was Habitat for Humanity or any other not for profit home building group offered the land with the option of building two units? If not, why? Why not let two units be built with a plan laid out for development of other in fill vacant land the City owns? If the developer can not make two units financially viable with donated City land then I am suspect of his abilities period. I understand wanting to use vacant city land as infill for building affordable housing so why not build what you have room for without giving away city streets, moving buried infrastructure and permanently disrupting an established traffic pattern?

I find it hard to believe that this project as proposed was the easiest of all the choices of City land to donate. I would like to see staff present a pro and con list of all vacant City land that was under consideration for infill affordable housing to City Council members as well as the general public before Council agrees to vacate a public road and move a relatively new sewer line. Is there a master plan to develop infill affordable housing on identified donated City property? IF not, why not? Such a study would lay out all the options for infill affordable housing and make choices for vacating public roads more transparent and relevant based on an overall picture of developable property. I think it is critical to this discussion to evaluate all the options on the table before agreeing to vacate a road as important as East Crestone. Agreeing to vacate a road is a dangerous precedent to set. If you agree to vacate for this project, what is to stop the next developer from suing the City if they are denied a road vacation down the road?

Also, the traffic study done to justify vacating East Crestone was done by "observation" by the police department during the beginning of the Covid shutdown. I would like to request that a new traffic study be done, one using CDOT traffic counting equipment and done during a period of time where the general public is not being encouraged to stay home. Only then can you get a true traffic count. Vacating a road, particularly one used as a major route to get on and off the mesa is too important to use a spit balled traffic study.

Infill affordable housing should fit cohesively into an existing neighborhood. Giving away and shutting down public roads, approving housing that only provides one parking space per unit and disrupting established traffic into and out of the neighborhood is not making the new infill fit into the existing neighborhood. It is the exact opposite of that. If you have room for two units on the existing property, then move forward with two units. I and my neighbors would support and welcome that kind of development.

Lastly, I am not opposed to affordable housing. It is disappointing to me to be placed in a position of sounding like I am. But by it's very nature, infill building be it for affordable housing or any other kind of development should accommodate itself to the existing neighborhood. Not the other way around.

Sincerely,

Teresa Thompson
804 W. Third Street
Salida CO



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO. 5.b.	ORIGINATING DEPARTMENT: Administration	PRESENTED BY: Drew Nelson
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ITEM:

City of Salida Communications Plan

BACKGROUND:

In February, the City Council received an update on the draft Communications Plan that was in production from Slate Communications, the consultant that was selected to work on this plan. At that time, the City Council provided feedback on the Plan for staff and Slate to continue to work on and amend the Plan ahead of final approval. The feedback from that discussion, along with timing shifts due to Covid-19, have now been incorporated into a final document for the City Council's consideration. During the past 4 months, staff has also been implementing many of the recommendations that were in the first draft, including the startup of a monthly newsletter, more regular communications with media outlets, and working on new information platforms (website).

FISCAL NOTE:

Many of the items recommended in the Communications Plan carry little to no financial cost, but do increase workload for staff. There are costs associated with completion of the City's new website and OpenGov platform; however, these costs were identified as part of the 2020 Annual budget and contracts for each have already been approved by the City Council.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the Communications Plan.

SUGGESTED MOTIONS:

A City Councilperson should make a motion approve the Communications Plan, followed by a second and a roll call vote.

COMMUNICATIONS PLAN

DRAFT

CITY OF SALIDA





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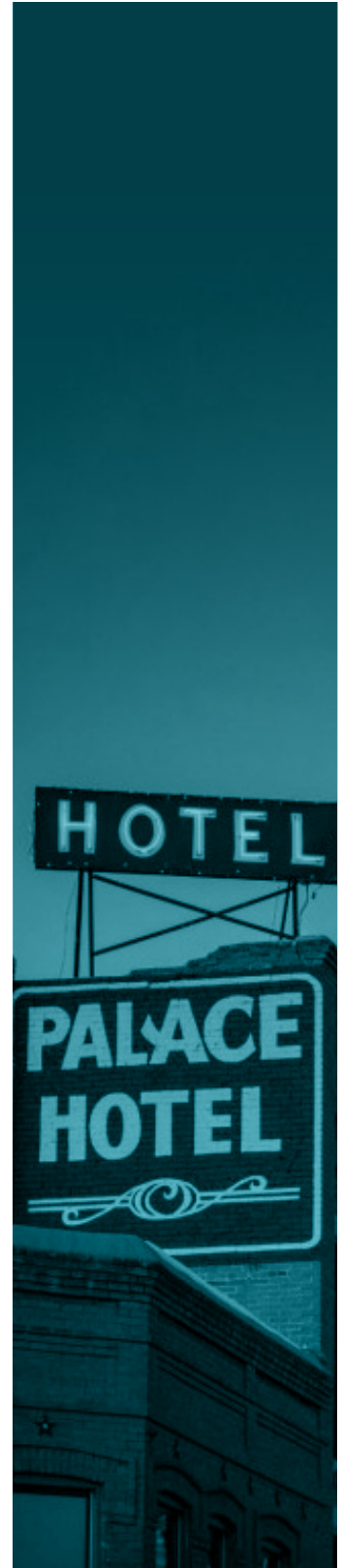
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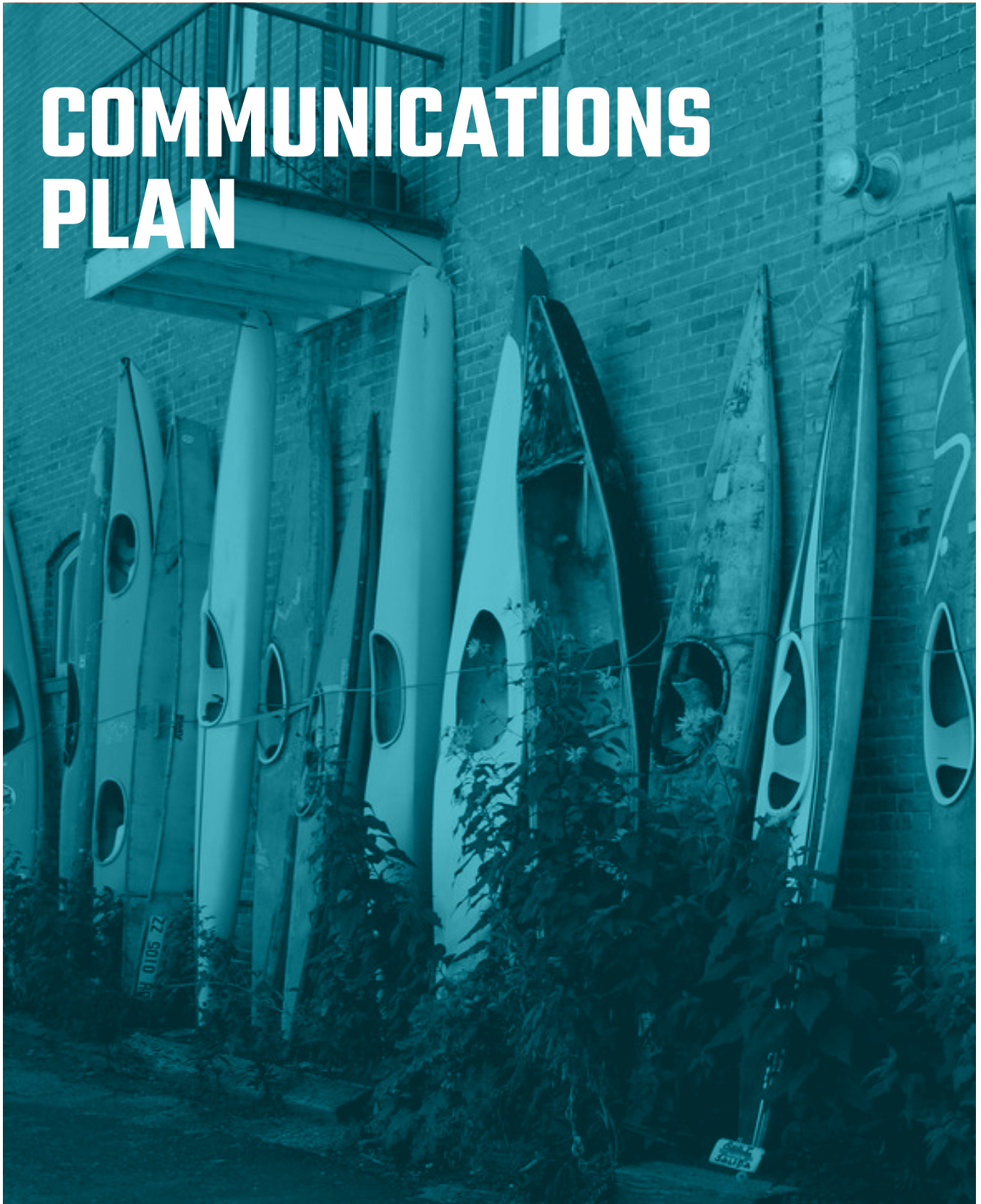
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COMMUNICATIONS PLAN



SECTION ONE



1. DISCOVERY REPORT

KEY TAKEAWAYS | EXTERNAL COMMUNICATIONS

1

Residents still use traditional news outlets to receive information



2

Word-of-mouth communication and personal relationships are important



3

The City of Salida has strong, active partners and a network of individuals willing to help share City news and information



4

Some residents still mistrust the City organization, but overall sentiment of City operations and competency of the staff seems to be shifting in a positive direction



5

Residents care most when they understand how a topic or issue relates to their lives



6

Residents want more timely, consistent, and proactive communication from the City



7

There's an opportunity to improve and expand the City's online presence through a website redesign and consolidation of social media accounts





KEY TAKEAWAYS

INTERNAL COMMUNICATIONS

1

Communication is a new focus for the City organization, so no solid procedures and policies are in place



2

There's an opportunity to educate employees about City operations and projects so they can share accurate information about the organization



3

The City has an opportunity to equip City Council with key messages and talking points to help be the eyes, ears and voice of the organization and expand the City's traditional communication reach





STAFF AND STAKEHOLDER INTERVIEWS

Slate Communications conducted a series of interviews with Salida city staff, City Council and other community stakeholders. During these in-person and telephone meetings, discussions focused on how the City currently communicates with residents and the challenges and opportunities that are present. From these interviews, primary themes emerged.

ABOUT THE COMMUNITY

- There isn't just one place the community goes to get information – there are a lot of grassroots organizations with a lot of influence
- There's a demographic split between long-time, older residents and newer, young families. These groups have different ideas and preferences:
 - Long-time residents tend to prefer the old way of doing things, are reluctant to change and very vocal
 - Newer residents are open to new ideas, but are often too busy to engage
- Word-of-mouth and face-to-face communication works well and spreads quickly
- Residents are most interested in issues that directly affect them and want the details and background information of projects and initiatives

CURRENT COMMUNICATIONS

- Recent shift within organization to have larger focus on communications
- The City manages 15 social media accounts for various divisions and departments
- There are no internal communication processes in place for staff and no cohesive or consistent City message
- Staff utilizes the OpenGov platform
- One-on-one conversations with community organizations work well
- Regular email blasts from the City that share announcements and City Council meeting information





STAFF AND STAKEHOLDER INTERVIEWS

IDEAS FOR THE FUTURE

- Provide more opportunities for community feedback and engagement
- Use a mix of current and “old school” traditional communication tools including social media, e-newsletters, printed and mailed materials, and in-person meeting opportunities
- Utilize local print, digital and radio communication channels more regularly
- The community’s history is rich and unique and there are opportunities to incorporate storytelling into the City’s message and utilize community “cheerleaders” to help share information
- City website redesign
- Ensure communication is timely and consistent

HOT COMMUNICATION TOPICS

- Water rate increase
- Accessory Dwelling Units and short-term rentals
- Affordable housing
- Vaping ordinance
- Vandaveer Ranch development
- Ongoing communication and status updates about City plans and studies:
 - Ex. Parking Study, Land Use Code, Future 50 Plan, Parks and Recreation Plan, Wastewater and Raw Water Study
- The City needs to continue to build trust among community members
- Difficulty reaching underserved population in the City
- Community Development/HPC/City Council - e.g., Manhattan Hotel appeal



Due to COVID-19 some information and priorities may have changed.



COMMUNICATION OUTLETS

CURRENT AND FUTURE OPPORTUNITIES

CITY TOOLS

- Ambassador program
- City Councilmember speaking points
- City manager updates
- Community newsletter
- Door hangers
- Email blasts (190 City subscribers and 3,000 SteamPlant subscribers)
- Everbridge emergency alerts
- Social media accounts
- Meet-ups with the Mayor
- Neighborhood meet-and-greets
- MBWA
- Town Halls and Surveys on OpenGov
- Posters or other signage in and around City facilities
- Press releases/media relations
- Websites
(<https://cityofsalida.com>,
<http://salidarec.com>,
<http://salidasteamplant.com/>)

PAID AND PHYSICAL COMMUNICATION TOOLS

- Digital and print newspaper ads
- Poster distribution at businesses downtown and on Hwy 50
- Postcards, flyers, rack cards and other collateral
- Radio spots
- TV – local government tv station
- Video/photography





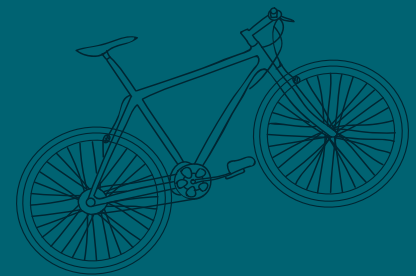
COMMUNICATION OUTLETS

PARTNER COMMUNICATION

- Boys and Girls Club of Chaffee County
- Chaffee County
- Chaffee County Community Foundation
- Chaffee County Visitors Bureau
- Colorado Mountain College
- Fine art and performing arts organizations: Calliope, Inc., Salida Aspen Concerts, Salida Circus Outreach Foundation, Salida Council for the Arts, etc.
- Heart of the Rockies Medical Center
- Heart of the Rockies Wedding Association
- League of Women Voters
- Monarch Mountain
- Outdoor recreation organizations: Greater Arkansas River Nature Association (GARNA), Salida Mountain Trails, Salida-area Parks, Open Space and Trails (SPOT), etc.
- Rotary Clubs of Salida
- Salida Business Alliance
- Salida Chamber of Commerce
- Salida Creative District
- Salida Elks Lodge
- Salida Regional Library
- Salida School District
- Salida Museum

COMMUNITY EVENTS

- BikeFest
- Chaffee County Fair and Rodeo
- Farmer's Market
- FibArk
- Film Festival
- JazzFest
- Independence Day Celebration
- Salida ArtWalk
- Salida Fiber Festival
- Studio Tour
- Summer concerts in the park
- Chamber of Commerce events
- Stay Another Day Summer and Winter events at Salida SteamPlant



Due to COVID-19 some information and priorities may have changed.



AUDIT OF EXISTING MATERIALS

CITY OF SALIDA WEBSITE | cityofsalida.com

With over 40,000 unique visits to the website this year, the City of Salida website serves as a centralized and important service to connect audiences to the information and resources they need.

23,865
USERS



40,370
SESSIONS



138,744
PAGEVIEWS



3.44 PAGES | SESSIONS



86% | 14% NEW | RETURNING USERS



WHO VISITS CITYOFSALIDA.COM?

- Males, aged 25 - 34 are the most frequent demographic to visit your site, followed by 35 - 44-year-olds. Visits are done overwhelmingly via desktop (this includes laptops) or tablets, with less than 1% of visits coming from mobile.
- Web visitors come to cityofsalida.com while they are located in Salida, Denver, Colorado Springs, Buena Vista and Lakewood.

TOP 10 MOST VISITED PAGES:

1. Homepage
2. /cat/jobs
3. /city-government/city-council
4. /departments/salida-utilities
5. /cat/notices
6. /departments/community-development/zoning-land-use
7. /departments/community-development/
8. /atox
9. /departments/administration
10. /departments/police

SITE ORGANIZATION:

- The good news: your site navigation does not bury content.
- The bad news: your site has so much content on the first 'level', that it lacks structure. This lack of structure makes it difficult for users to find content that may be related to one another. The home page is also a collection of FAQ's that are difficult to filter through, and do not need to be prioritized as they are. Although the design, organization and user experience can be improved, you have the data and tools you need to bring the most important content to the forefront and showcase it to your audience.



AUDIT OF EXISTING MATERIALS

CITY OF SALIDA | SOCIAL MEDIA & ADDITIONAL EXTERNAL CHANNELS

Social media can be utilized to achieve a variety of goals for the City. It can inform residents with timely or urgent updates, act as a customer service tool and remind audiences of resources available to them. It can also tell stories, celebrate achievements and generate community pride. Currently, many departments within the City use social media to accomplish these goals. The audit below analyzes current audiences and strategy of your main social media channels and outlines recommendations on how to centralize your communication moving forward.

68% WOMEN

32% MEN

A majority of the City of Salida Facebook fans are women (this is unsurprising based on user demographics of Facebook in general). Your female fans are also more likely to engage with your content, although men and women are reached somewhat evenly.

SENTIMENT AND ENGAGEMENT

Overall, sentiment on Facebook is positive. Posts shared with photos or videos perform better than posts with only links.

Updates, job posting and 'community pride' posts receive the most engagement on Facebook.

WHAT'S NEXT?

With over 15 social accounts under the responsibility of the City of Salida, it's time to consolidate.

CONCLUSION

Social media is a tool meant to make the lives of residents easier and get them the information they need. Residents should not have to follow 15 accounts to stay up to date. By consolidating information, you establish the main City account as the source of truth and timely information for all City communications. You also can create a more consistent message across all platforms.

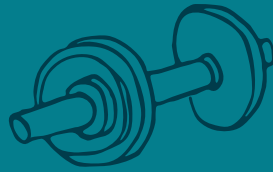
Based on the number of messages coming from the Police, Fire, Parks & Rec and Salida SteamPlant accounts, those accounts can continue as is. We recommend that you incorporate their posts into the City's primary social media platform and calendar as necessary. Moving forward, no other additional accounts should be created for departments, unless prior approval is given.



SWOT ANALYSIS

STRENGTHS:

- Organizational commitment to communications
- Highly engaged and connected community
- Strong community partners who are eager to support the City with its communication efforts



WEAKNESSES:

- An inconsistent strategy across communication channels means residents need to search multiple places for information
- The City lacks a robust communication strategy for official government handlings which means residents are uninformed about local City policy decisions
- A small, but vocal, minority in the community has the ability to influence Council decisions



OPPORTUNITIES:

- Create a consistent identity to increase awareness of the City organization and services
- Development of solid communication process so all departments can get their information out
- Reaching people where they are with information in facilities, through social groups, etc.
- Help residents understand how City programs and policies impact their individual lives
- Equip City Council and City staff with key messages and talking points to help broaden the City's communication reach



THREATS:

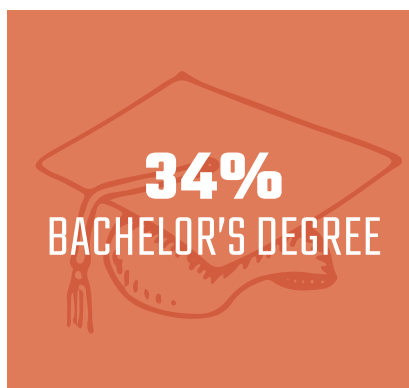
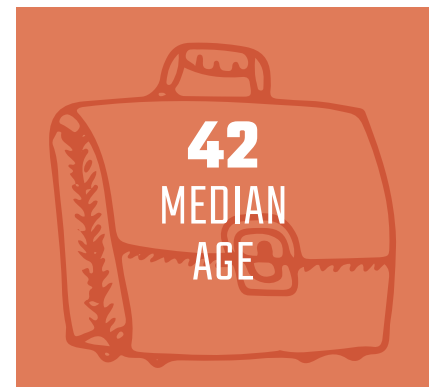
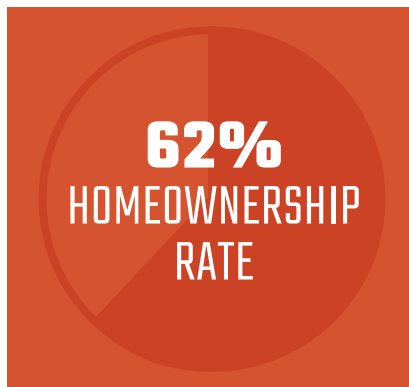
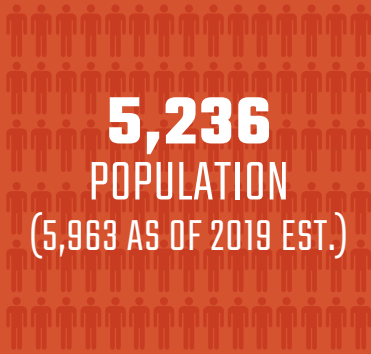
- Historical mistrust of the City has the potential to bubble to the surface
- Growth in the community is shifting demographics and creating a divide among new and long-time residents
- Residents get their information from a large number of external sources (newspaper, radio, social media, word of mouth) making it a challenge to share accurate information about the City





2. COMMUNITY PROFILE

DEMOGRAPHICS | BY THE NUMBERS



Statistics taken from the 2010 US Census unless otherwise noted.



RESIDENT CHARACTERISTICS & PREFERENCES

BABY BOOMERS | BORN BETWEEN 1946-1964

BEHAVIORS AND COMMUNICATION PREFERENCES:

- Tech savvy and utilizes social media frequently
- Prefers more information and transparency
- Appreciates the convenience and customization of the Internet
- Desire to feel they are contributing to a greater cause
- Welcomes information presented in terms of categories and options (i.e., simple facts with which to make decisions)
- Prefer face-to-face interactions or phone calls





RESIDENT CHARACTERISTICS & PREFERENCES

GENERATION X | BORN BETWEEN 1965-1980

BEHAVIORS AND COMMUNICATION PREFERENCES:

- Grew up in a world without social media but have adapted to it
- Email is the preferred mode of communication
- The only generation who regularly consumes advertising and marketing messages from all key media channels including social media, print, mobile and cable
- Prefers initiatives that will make things more useful and practical
- Welcomes an informal communication style and are skeptical of modern advertising





RESIDENT CHARACTERISTICS & PREFERENCES

MILLENNIALS | BORN BETWEEN 1981-1996

BEHAVIORS AND COMMUNICATION PREFERENCES:

- Digital natives that are used to having access to large amount of information at their fingertips
- Prefers to receive information electronically, and use social media to communicate
- Responds to content that is conversational and authentic
- Expects speed, convenience and flexibility
- Reacts strongly to real-life examples, and favor the truth and what's real
- Peers often guide product and brand choices





RESIDENT CHARACTERISTICS & PREFERENCES

GENERATION Z | BORN BETWEEN 1996-2010

BEHAVIORS AND COMMUNICATION PREFERENCES:

- Look for instant gratification and are used to having access to large amount of information at their fingertips
- Utilize all social media platforms and are early adopters of new technology
- Prefer short format video and compelling photography
- Peers often guide product and brand choices. Peer acceptance is very important and they need to feel like they belong
- Value security, authenticity and “realness”
- They want to make a difference in the world and lead a life with purpose





3. COMMUNICATION PRIORITIES

The priorities below serve as the overarching goals of the communications plan. Actionable tactics and recommended tools that support a strong communications program follow each priority:

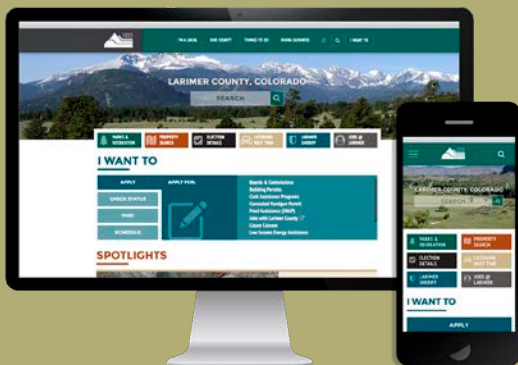
TRANSPARENCY



PUBLIC ENGAGEMENT



TIMELY & ACCURATE INFORMATION



BUILD COMMUNITY PARTNERSHIPS





4. FOUNDATIONAL MESSAGING

MESSAGE 1

SALIDA IS STRATEGIC ABOUT DECISIONS AND THOUGHTFUL ABOUT LONG-TERM PLANNING INITIATIVES

KEY PHRASES

- Smart growth
- Strong financial health
- Plan for the future
- Safe community



MESSAGE 2

SALIDA IS A RESPONSIBLE STEWARD OF COMMUNITY ASSETS

KEY PHRASES

- Transparent
- Actively engaged staff and City Council
- High-quality workforce
- Strong character



MESSAGE 3

SALIDA TAKES PRIDE IN THE COMMUNITY AND WORKS TO PRESERVE ITS HISTORICAL ROOTS

KEY PHRASES

- Creative
- Active and vibrant
- Strong sense of community
- Healthy environment
- Celebrate community history

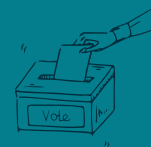


MESSAGE 4

SALIDA IS A COLLABORATIVE COMMUNITY PARTNER THAT SUPPORTS TWO-WAY COMMUNICATION

KEY PHRASES

- Public engagement
- Community partnerships
- Cultivate trusting relationships





5. STRATEGIES AND TACTICS

TRANSPARENCY

STRATEGIES	<ul style="list-style-type: none">• Report accomplishments and challenges accurately and openly• Develop informational campaigns sharing specific details of issues most important to the community• Share information early and often
TACTICS	<ul style="list-style-type: none">• Utilize long-range planning documents to make strategic decisions• Implement financial software to report city budget information and performance• Partner with local radio stations and other news outlets to share city information• Produce a report to the community to highlight accomplishments and challenges• Equip Council and staff with project details and talking points so they can be the eyes, ears and voice of the organization

TIMELY AND ACCURATE INFORMATION

STRATEGIES	<ul style="list-style-type: none">• Provide information in a way that is convenient, timely and easily accessible for the target audience• Develop a communication strategy across all communication platforms
TACTICS	<ul style="list-style-type: none">• Create a quarterly e-newsletter, with city manager updates, to communicate important city news• Establish a Salida City Council Wrap-Up e-newsletter to share Council decisions• Create a monthly editorial calendar for social media• Standardize internal communication processes• Develop a traditional media strategy that proactively sends press releases to media on big topics• Launch a new city website



STRATEGIES AND TACTICS

PUBLIC ENGAGEMENT

STRATEGIES	<ul style="list-style-type: none"> • Grow engagement through community events. • Use interactive and non-traditional communication approaches to maintain ongoing dialogue between residents and city government.
TACTICS	<ul style="list-style-type: none"> • OpenGov Town Halls • Organize small outreach opportunities (coffee with the mayor, town hall meetings, neighborhood get-together with Council Members etc.) to share city information • Provide an online platform for residents to share feedback and ask questions • Capitalize on local community events (ex. Farmer’s Markets, summer concerts, festivals, ArtWalk, etc.) by hosting a city booth to share updates • Implement a Citizen Ambassador Program with a select group of residents to serve as city cheerleaders and help share important information with fellow residents

BUILD COMMUNITY PARTNERSHIPS

STRATEGIES	<ul style="list-style-type: none"> • Leverage partnership with other organizations and local groups to help spread your message • Tell the unique stories of Salida through it’s people, places and history – all the things that make Salida unique
TACTICS	<ul style="list-style-type: none"> • Create a specific email from the desk of the City Administrator that is sent to community organization directors updating them on City initiatives • Attend local partnership meetings to receive feedback and share city news • Once a month highlight a Salida resident, business or community partner on social media to build community pride • Work with local downtown businesses to display city posters with important information on storefronts



6. IMPLEMENTATION PLAN

COMMUNICATIONS MATRIX

The Communications Matrix is a resource to identify the best tools to reach specific audiences when communicating about the City of Salida. Tools are organized by priority level to assist with implementation.

TOOLS	AUDIENCES					
	Baby Boomers	Generation X	Millennials	City Council	Internal Staff	Non-English Speakers
Website	High priority	Medium priority	Low priority	High priority	Medium priority	Low priority
Social media	Medium priority	Low priority	Low priority	Medium priority	Low priority	Low priority
Flyers & posters	Medium priority	Medium priority	Medium priority	Medium priority	Medium priority	High priority
Bilingual material	Low priority	Low priority	Low priority	Low priority	Low priority	High priority
Press releases	Medium priority	Medium priority	Low priority	High priority	Medium priority	Low priority
E-newsletter	Medium priority	Medium priority	Medium priority	High priority	Medium priority	Low priority
Town halls/large gatherings	Medium priority	Medium priority	Low priority	High priority	Low priority	Low priority
Short video spotlights	Medium priority	Medium priority	High priority	Medium priority	High priority	High priority
Small outreach meetings	Medium priority	Medium priority	Low priority	High priority	Low priority	Low priority
Op-ed articles	Medium priority	Low priority	Low priority	High priority	Low priority	Low priority
Event booth	Medium priority	Medium priority	High priority	Medium priority	Low priority	Medium priority
Facility signage	Medium priority	Medium priority	Medium priority	Medium priority	High priority	Low priority
Digital and print newspaper ads	Medium priority	Medium priority	Low priority	High priority	Low priority	Low priority
Radio ads	Medium priority	Medium priority	High priority	Medium priority	Low priority	Medium priority
Open houses	Medium priority	Medium priority	Low priority	High priority	Low priority	Medium priority
Direct mail and door hangers	Medium priority	Medium priority	Low priority	Medium priority	Low priority	Low priority
Project reports	Medium priority	Medium priority	Low priority	High priority	High priority	Low priority

High priority
 Medium priority
 Low priority



IMPLEMENTATION PLAN

HIGH PRIORITY

ONGOING

- Use planning documents to guide strategic decisions
- Develop a monthly editorial calendar for social media
- Create project talking points for Council and staff
- Develop and launch a monthly e-newsletter
- Create a Council Wrap-Up newsletter

Q3.2020

- Create and implement new communication templates (flyers, posters, social media posts, PowerPoint, etc.)

Q4.2020

- Implement financial planning software
- Use video storytelling
- Standardize internal communication processes
- Develop a proactive media strategy



IMPLEMENTATION PLAN

MEDIUM PRIORITY

ONGOING	<ul style="list-style-type: none">• Organize outreach opportunities to share City news• Publish press releases with City updates• Op-ed articles from Council
Q2.2020	<ul style="list-style-type: none">• Host city booth at community events• Host community outreach sessions
Q3.2020	<ul style="list-style-type: none">• Create an online platform for resident feedback• Host city booth at community events• Host community outreach sessions
Q4.2020	<ul style="list-style-type: none">• Host community outreach sessions• Produce a 2021 Budget Brief document• Implement a citizen ambassador program



7. METRICS FOR SUCCESS

Metrics can be used to track the success of the city’s communication tactics. Salida staff should evaluate these metrics on a regular basis and compare them to previous statistics to understand what tactics are working well and which ones need improvements or further implementation.

MEDIA STATISTICS

- Number of times the City of Salida is mentioned by the media
- Interview requests
- Media outlet circulation
- Number of op-ed articles submitted

E-MAIL & E-NEWSLETTER METRICS

- NUMBER OF SUBSCRIBERS – The number of people that have signed up to receive communication from the city
- AVERAGE OPEN RATE – The average percentage of recipients that open the emails
- AVERAGE CLICK-THROUGH RATE – The average percentage of recipients that click on a link within the emails

OVERALL ENGAGEMENT

- RESIDENT FEEDBACK – The number of people who respond to a survey or provide feedback through other communication venues
- OUTREACH TO THE COMMUNITY – The number of engagement opportunities offered to the community and the number of people who attend those opportunities

WEBSITE METRICS

- UNIQUE VISITS – The number of distinct individuals visiting the site
- PAGE VIEWS – The number of times a site page has been viewed
- TOP PAGES – The pages that are visited most frequently, the top 5-10 should be tracked
- BOUNCE RATE – The percentage of people that navigate away from the site after only viewing one page. A lower bounce rate means that people are exploring the site and finding the information they need

SOCIAL MEDIA METRICS

- FOLLOWERS – The number of people who follow your page
- ENGAGEMENT – The number of people who like, comment or share your posts
- REACH – The number of people your post was served to

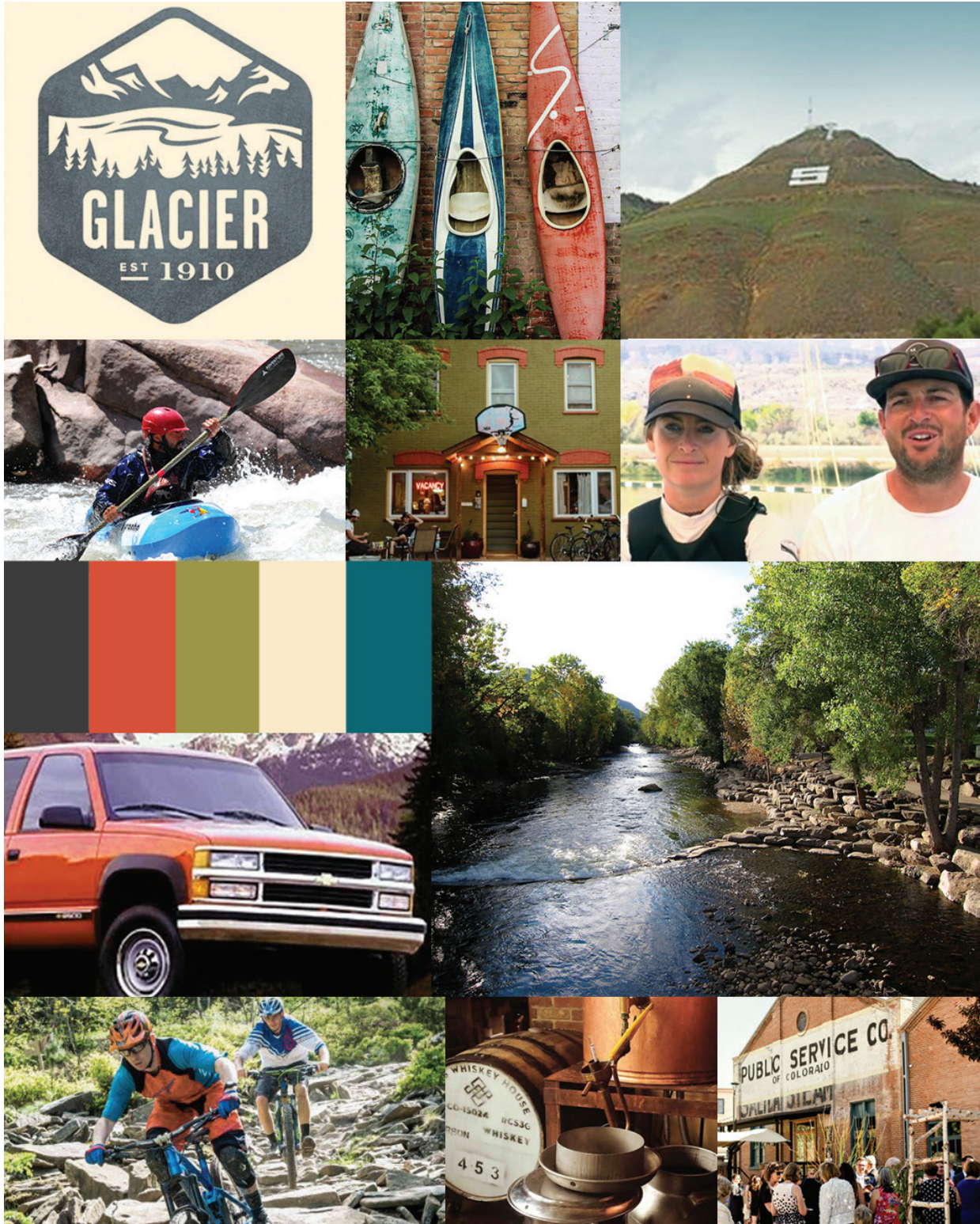
COMMUNICATION AND BRAND GUIDE



SECTION TWO



1. VISION BOARD





2. VISUAL BRAND

BRAND PALETTE | PRIMARY & SECONDARY COLORS

PANTONE
3155 CP

CMYK 100 - 0 - 25 - 47
RGB 0 - 107 - 116
HEX #006B74

100% 80% 60% 40% 20%

PANTONE
7619 CP

CMYK 1 - 80 - 79 - 12
RGB 193 - 77 - 52
HEX #C14D34

100% 80% 60% 40% 20%

PANTONE
7506 CP

CMYK 0 - 7 - 26 - 0
RGB 241 - 220 - 170
HEX #F1DCAA

100% 80% 60% 40% 20%

PANTONE
5835 CP

CMYK 26 - 20 - 67 - 16
RGB 163 - 154 - 88
HEX #A39A58

100% 80% 60% 40% 20%

PANTONE
446 CP

CMYK 71 - 53 - 55 - 53
RGB 68 - 78 - 76
HEX #444E4C

100% 80% 60% 40% 20%



2. VISUAL BRAND

TYPEFACES | FONTS AND EXAMPLES

H1 - Teko Medium

TEKO MEDIUM HEADLINE ONE

H2 - Teko Light

TEKO LIGHT HEADLINE TWO

H3 - Questrial Regular

Questrial Regular Headline Three

Body Font

Questrial Regular Body Font

Questrial
Regular

TEKO MEDIUM HEADLINE

TEKO LIGHT HEADLINE TWO

Questrial Regular Body Font - Git int labor sinctet asseque eate et et odit verum vitatioest omnisti nvellab illibus, odis secerum eosapici cupta ipsa voluptat accae nim qui tota comnimolo veria dolupta ellupidel explit voluptae millitatum aut vitae vitis et utatur, sequam qui to derio eum volorem experferem et. Aquodis simil ipsandantiae labo. Et repreium que dolo eos simus molorei ciist, nem que cuptature que sum ium fuga. Xercilibus, se imustrum qui tem il min et quo eaquis earumquiate laccullibus voles ius persperi doluptatque autas et, ut re.Estiis- it porporum ut latiis mos aut quam nem. Nam estius eniate volupitat repero officiliquid eicaecum exped

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2. VISUAL BRAND

PHOTOGRAPHY STYLE



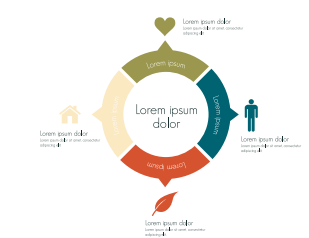
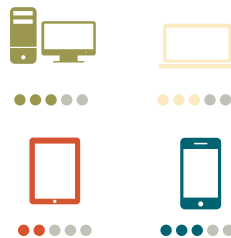
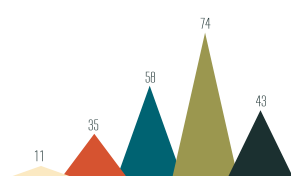
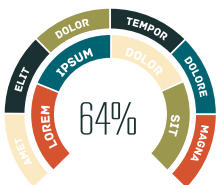
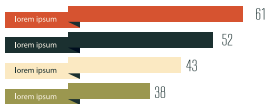
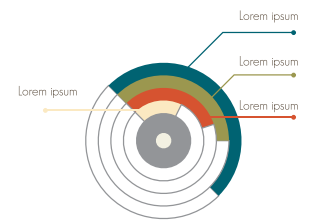
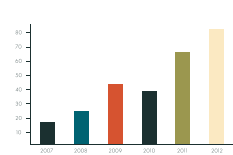
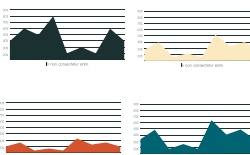
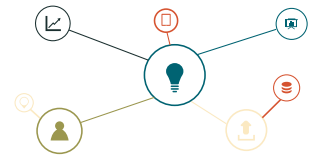
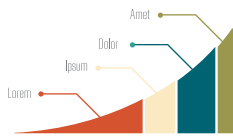
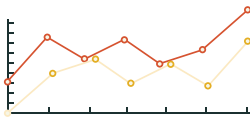
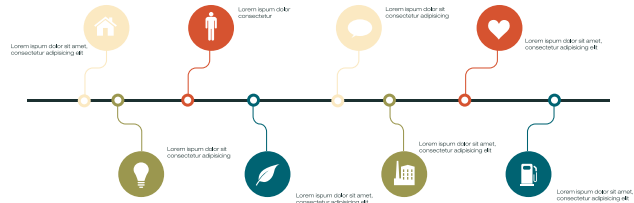


2. VISUAL BRAND

ICONS AND INFOGRAPHIC STYLE



5,62 Million people





3. SOCIAL MEDIA POLICY

PURPOSE

The purpose of this policy is to provide guidance for employee use of social media, which should be broadly understood for purposes of this policy to include blogs, wikis, micro blogs, message boards, chat rooms, electronic newsletters, online forums, social networking sites, and other sites and services that permit users to share information with others in a contemporaneous manner.

Further, this policy defines social media, establishes procedures to develop an overall social media presence, and outlines appropriate implementation of social media tools.

The City of Salida aims to responsibly engage residents to learn about needs and concerns, contribute to relevant conversations, and promote City programs and services. In all City social media tools, the City will represent itself appropriately and consistently. To that end, departments and programs must not create social media accounts themselves but must follow the provisions of this policy.

APPLICABILITY

This policy applies to all City departments and offices and City operated social media accounts..

PROPONENT?

City Administrator, or his or her designee.

GENERAL INFORMATION

Salida has a business need to augment traditional communication methods with the use of social media channels. The use of social media presents opportunity and risk to the City and individual City departments. In general, the City supports the use of social media to further City and department missions and goals.

The City endorses the secure use of social media technology to enhance communication, collaboration and information exchange; streamline processes; and foster productivity improvements. However, their application must not compromise data confidentiality and integrity. The same standards of conduct, principles and guidelines that apply to Salida employees in the performance of their assigned duties apply to employee social media technology use. This document establishes citywide social media use policies; protocols and procedures intended to mitigate associated risks from use of this technology where possible.



3. SOCIAL MEDIA POLICY

SCOPE

This policy applies to any pre-existing or proposed social media tools including but not limited to the tools below:

SOCIAL MEDIA WEBSITES	Social media websites focus on creating and fostering online social communities. Many sites offer different ways for users to interact such as instant messaging, blogging and commenting, online forums, status update, sharing of pictures and video, etc. Examples include Facebook and Instagram.
BLOG	A website where an author posts information on specific topics. Readers can respond to the article by posting comments online.
MICRO BLOGGING	Micro blogging is a form of blogging that allows registered users to post short updates (140 characters or less). Examples include Twitter and Yammer.
DISCUSSION FORUMS	A discussion forum is an online bulletin board that may also be referred to as a discussion group or board, a message board, or an online forum. On a forum, a registered user can post a message and receive responses to the message on the site.
PHOTO AND VIDEO SHARING WEBSITES	These sites gives users a method and location to store their digital images and videos and share them with others.
WIKI	A wiki is a website that allows visitors to add, remove, edit and change content with or without the need for registration depending on the settings. A wiki also allows for posting links to other web pages.
VIRTUAL WORLDS	Virtual worlds are websites and/or software that allow registered users to create a presence in a simulated community through the use of graphical identification tool known as an avatar. They can then use the avatar to interact with others in the online world.



3. SOCIAL MEDIA POLICY

GENERAL CONDITIONS

The use of all City social media tools should be consistently branded in order to communicate a clear association with the City and must contain a City-standard disclaimer. Branding should include, but is not limited to, the inclusion of the City logo and, where possible, the City’s official website colors. The naming and contact convention used for social media web tools should be specific to Salida and must not contain individual employee names. All approved social media tools will be linked with the City’s official web site, www.cityofsalida.com.

All use of City social media tools must comply with the applicable laws, regulations, and policies, as well as proper business etiquette. Social media networks should not be used to disclose sensitive and/or confidential information without the prior express written approval of the City Administrator or City Attorney. City social media tools may not be used to express personal views or concerns and may not be used to promote recommendations or referrals for friends/associates.

City social media use shall comply with the Terms of Service outlined by applicable social media networks and tools.



3. SOCIAL MEDIA POLICY

POLICY

Social media (including personal and professional websites, blogs, chat rooms and bulletin boards; social networks, such as Facebook, LinkedIn and Twitter; video-sharing sites such as YouTube; and email) are a common means of communication and self-expression. Because online postings can conflict with the interests of the City of Salida and the citizens of Salida, Salida has adopted the following policy. Breach of this policy may result in counseling and disciplinary action, including termination of employment.

A. AUTHORIZATION OF SOCIAL MEDIA ACCOUNTS

Departments will use citywide social media tools and shall not create individual accounts or identities for specific programs, events, or departments unless:

- The social media account pertains to a partnership program where the City is not the lead or coordinating entity.
- There is a unique business need that requires autonomy.

Any department wishing to create, modify or remove a social media presence must initially submit a request to the City Administrator. Requests should include:

- Purpose
- Topic
- Timeframe
- Implementation/management plan including frequency of updates, staff assigned as moderators and content providers, etc. Target audience

Further, any department engaging in social media is required to maintain timely and accurate information online and management of such tools should not interfere with the employee's primary job responsibilities.



3. SOCIAL MEDIA POLICY

B. RULES OF ENGAGEMENT

Upon approval to create a new social media account, content providers of these tools should follow these guidelines:

BE HONEST	Your honesty, or dishonesty – will be quickly noticed in social media. If you have a vested interest in something you are discussing, be the first to point it out. Clearly identify your role in the organization.
BE JUDICIOUS	Make sure your efforts to be transparent don't violate the City's confidentiality and legal guidelines. Ask permission to publish or report on conversations that are meant to be private or internal. All statements must be true and not misleading. Never comment on anything related to personnel or legal matters, litigation, or any parties the City is in litigation with. Also, be smart about protecting yourself and your personal privacy.
WRITE WHAT YOU KNOW	Make sure you write and post about your areas of expertise.
IT'S A CONVERSATION	Talk to your readers like you would talk to real people in professional situations. In other words, avoid overly pedantic or composed language. Don't be afraid to bring in your own personality and say what's on your mind.
ADD VALUE	Communication through social media tools should be thought provoking, educational, and help people better understand the topic at hand.
TAKE RESPONSIBILITY	You are responsible for what you post. Be mindful that what you publish will be public for a long time. If you make a mistake, admit it, correct it, and move on.
SPEAK	In the first person.
IF IT GIVES YOU PAUSE, THEN PAUSE	If you're about to publish something that makes you even the slightest bit uncomfortable, don't shrug it off and hit send. Take a minute to review these guidelines and try to figure out what's bothering you, and then fix it.
RESPECT YOUR AUDIENCE	Don't use ethnic slurs, personal insults, obscenity, or engage in any conduct that would not be acceptable in the City workplace.
DON'T GET INTO ARGUMENTS	Social media tools are an outlet to communicate. Don't let an opinionated statement pull you into an online argument for all to witness.



3. SOCIAL MEDIA POLICY

C. STANDARD DISCLAIMER

Salida makes use of social media to engage residents to learn about needs and concerns, contribute to relevant conversations, and promote City programs and services. Despite efforts to keep the City-provided information timely and accurate, users should be aware that the information available through this social media tool might not be timely, accurate, or complete. No communication to Salida through this social media shall be deemed to constitute legal or official notice for any purpose. Users are encouraged to consult with appropriate non-City professional advisors for advice concerning specific matters before making any decision, and Salida disclaims any responsibility or liability for positions taken by individuals or entities in their individual cases for any misstatement, misunderstanding and losses, directly or indirectly, on the part of the users.

Salida's use of external social media tools is provided as a public service. The City disclaims liability for ads, videos, promoted content or comments accessible from any external webpage. The responsibility of external content or comments rests with the organizations or individuals providing them. Any inclusion of external content or comments on external social media web sites does not imply endorsement by Salida. The City reserves the right, and may choose to reprint, comments/materials placed on the social media websites to other media, such as by providing comments/materials to City staff or City Council in private or public settings.

We reserve the right and will remove comments/materials from City social media tools when those comments/materials, in the City's sole discretion, are:

- Potentially libelous
- Obscene or sexually explicit
- Hateful or mean-spirited
- Personal attacks, insults, profane, name-calling, or threatening
- Plagiarized material or material that potentially violates intellectual property rights
- Private, personal information published without consent
- Commercial promotions or spam
- Off topic or that link to material that is off topic
- Embedded images from external sources
- Violate any law or promote the violation of any law
- Encourage or constitute prohibited discriminatory or harassing conduct
- Made by a person masquerading as someone else

Additionally, the City reserves the right to terminate a person's ability to post comments/materials or otherwise participate in the City's social media tools when the person has repeatedly posted any of the above listed inappropriate comments/materials.



3. SOCIAL MEDIA POLICY

D. USE OF SOCIAL MEDIA BY ELECTED OFFICIALS

- Officials must not reveal any confidential or privileged information about the City, its constituents, its employees, or its contractors.
- Officials should be honest and accurate when posting information or news, and should quickly correct any mistakes, misstatements and/or factual errors in content upon discovery. Officials should not post or share information known to be false, or a statement in general circulation without confirmation or certainty as to the facts.
- Unless the official has been designated to serve as a spokesperson, officials should never represent themselves as a spokesperson for the City Council, a board or committee, the City Administration, or any City department.
- Officials are expressly prohibited from using personal or professional social media to engage in any activity or conduct that violates federal, state, or local law. Officials are prohibited from deleting posts and related comments regarding any City-related matters and are prohibited from convening and discussing substantive issues online to avoid violation of Colorado Open Records Act and Colorado Sunshine Law.
- Public officials are strongly encouraged to separate personal social media accounts from professional social media accounts so that City-related matters and all public records generated from those posts are easily archived and not intermingled with personal posts not related to City matters.
- Officials are strongly encouraged to consider the potential impact of social media statements prior to posting. The City strives to be professional in its operations and processes.

E. RETENTION AND DOCUMENTATION

See Salida’s General Records Retention Schedule for retention guidelines.

F. EMPLOYEE USE

See Salida’s Personnel Policy for details.

RESERVATION OF AUTHORITY

Salida City Council reserves the right to alter, amend, add to, and/or revoke all or part of this policy at any time.



4. STYLEGUIDE

WRITING BASICS

PROOFREADING

Be sure to proofread for mistakes. Ask someone else to look over the text to ensure no errors are present. Use spell check and other available tools to catch misspellings and inaccuracies.

SALIDA TERMINOLOGY

CITY OF SALIDA

- Capitalize when referring to the City organization.
- Keep lowercase when referring to the city as a community.

RESIDENT VS. CITIZEN

- Use “resident”, “community member”, “the public”, “people”, etc. in place of “citizen”.

TITLES

- Mayor P.T. Wood OR P.T. Wood, Mayor
- Drew Nelson, City Administrator

COUNCIL TERMINOLOGY

- Council Member (not council-member or councilmember)
- City Council Meeting/Study Session

TEXT FORMATTING & PUNCTUATION

SEMICOLONS, COLONS, HYPHENS AND DASHES

- Use a semicolon when each participle of the sentence can stand alone.
 - » We need five poster boards; these will be adhered to the planning documents.
- Use a colon when the second participle cannot stand alone.
 - » He has many hobbies but only one favorite: swimming.
- Use em dashes in place of commas or parentheses to draw attention to the phrase
 - » She lost her wallet – the one she owned for eight years – at the gym.

SPACING

- Use one space after a complete sentence. Do not use two spaces following a period.



4. STYLEGUIDE

WRITING BASICS | CONTINUED

TEXT FORMATTING & PUNCTUATION

COMMAS

- Use commas to separate three or more items in a list. Use the Oxford comma when clarification is necessary to separate multiple conjunctions; otherwise, omit.
- We will be purchasing banners, tents, weights and water for the event.
- At the site, there will be a zipline, rope course, and a bouldering and climbing wall.

NUMBERS

- Spell out one through nine and use numerals for 10 and above.
- Exception: street addresses and wards (20th Street, Ward 3)

PHONE NUMBERS

- Do not use parentheses for area codes
- Hyphenate the following digits
- 303-555-5555

DATES

- Use Day, Month, Number, Year format
- Abbreviate Jan., Feb., Aug., Sept., Oct., Nov. and Dec.
- Tuesday, July 2, 2020
- Oct. 8
- December 2020

TIMES

- Use a.m., p.m., noon and midnight
- 10 a.m. to noon
- 5-11 a.m.
- 4 p.m. to midnight

ADDRESSES

- Use street abbreviations for numbered addresses and spell out if only referring to street names
- 220 W. Sackett Ave.
- First Street



4. STYLEGUIDE

WRITING BASICS | CONTINUED

TEXT FORMATTING & PUNCTUATION

ACRONYMS

- Spell out on first usage and include acronym in parentheses
- Homeowner’s Association (HOA)

BULLETS

- Use consistent bullet styles, alignment and margins in lists)

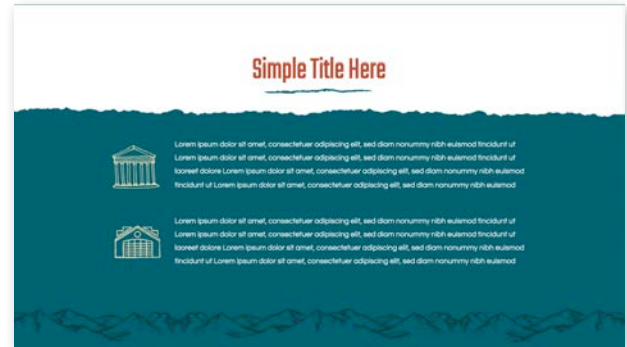
I.E., E.G., ETC.

- i.e. (“id est” = “in other words”)
- e.g. (“exempli gratia” = “for example”)
- etc. (“et cetera” = “and so forth”)



5. TEMPLATE EXAMPLES

POWERPOINT TEMPLATE





5. TEMPLATE EXAMPLES

POSTER/FLYER TEMPLATES

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LOREM EXERSPERUNDI**

AGES 0+ • 4:30-7:30 P.M.
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City Of SALIDA
cityofsalida.com/WEBSITEADDDYHERE

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City Of SALIDA
cityofsalida.com/WEBSITEADDDYHERE

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cityofsalida.com/WEBSITEADDDYHERE

City Of SALIDA

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City Of SALIDA
cityofsalida.com/WEBSITEADDDYHERE



5. TEMPLATE EXAMPLES

RECREATION SIGNAGE EXAMPLES

CLIMBING WALL RULES

Climbers may not use the wall without the direct supervision of a lifeguard in close proximity to the structure

Climbers must pass a swim test (swim 25 meters on your front without stopping)

Climbers 14 years & younger must have a green wristband in order to use the climbing wall

Only one climber is allowed on the climbing wall at a time

The climb must begin from the water

Only one person is allowed in the drop zone at a time

Leave the drop zone immediately by swimming to the ladder or under the rope

Do not hang from the top of the climbing wall

Feet are not allowed on the highest hand holds

Feet-first entry into the water only; no diving, back flips, or head-first entries off the wall

Please obey & respect the lifeguards at all times





6. MEDIA CONTACT LIST

MEDIA CONTACT LIST

STATEWIDE NEWS

CBS4	<ul style="list-style-type: none">• kcncnews@cbs.com
CHANNEL 7	<ul style="list-style-type: none">• contact7@thedenverchannel.com
9NEWS	<ul style="list-style-type: none">• desk@9news.com
CHANNEL 2/FOX 31	<ul style="list-style-type: none">• tips@kdvr.com
DENVER POST	<ul style="list-style-type: none">• newsroom@denverpost.com
KOA RADIO	<ul style="list-style-type: none">• newsroom@850koa.com
AP DENVER	<ul style="list-style-type: none">• apdenver@ap.org



6. MEDIA CONTACT LIST

MEDIA CONTACT LIST

LOCAL NEWS

THE MOUNTAIN MAIL	<ul style="list-style-type: none">• Reporter2@themountainmail.com• pgoetz@themountainmail.com
ARK VALLEY VOICE	<ul style="list-style-type: none">• arkvalleyvoice@gmail.com
CHAFFEE COUNTY TIMES	<ul style="list-style-type: none">• editor@chaffeecountytimes.com
COLORADO CENTRAL MAGAZINE	<ul style="list-style-type: none">• cozinemag@gmail.com
HEART OF THE ROCKIES RADIO	<ul style="list-style-type: none">• danr@threeeagles.com• gbuchanan@threeeagles.com
KHEN RADIO	<ul style="list-style-type: none">• info@khen.org



6. MEDIA CONTACT LIST

MEDIA CONTACT LIST

REGIONAL PARTNERS

CHAFFEE COUNTY VISITORS BUREAU	<ul style="list-style-type: none">• Scott@ColorfulColorado.com
SALIDA CHAMBER OF COMMERCE	<ul style="list-style-type: none">• lori@salidachamber.org• office@salidachamber.org
SALIDA BUSINESS ALLIANCE	<ul style="list-style-type: none">• SBASalida@gmail.com
COLORADO CREATIVE DISTRICTS	<ul style="list-style-type: none">• info@SalidaCreates.com
TOWN OF BUENA VISTA	<ul style="list-style-type: none">• bvaa@buenavistaco.gov
TOWN OF PONCHA SPRINGS	<ul style="list-style-type: none">• mail@ponchasprings.us
CHAFFEE COUNTY	<ul style="list-style-type: none">• pbaldwin@chaffeecounty.org• bchristiansen@chaffeecounty.org
SALIDA COUNCIL FOR THE ARTS	<ul style="list-style-type: none">• SalidaCouncilfortheArts@gmail.com



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO. 5.c.	ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Bill Almquist
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ITEM:

Approval of Ordinance 2020-10: An ordinance to rezone an approximately .17 ac parcel located at the southwest intersection of East Crestone Avenue and West Third Street from Single-Family Residential (R-1) to Medium-Density Residential (R-2); on first reading.

REQUEST:

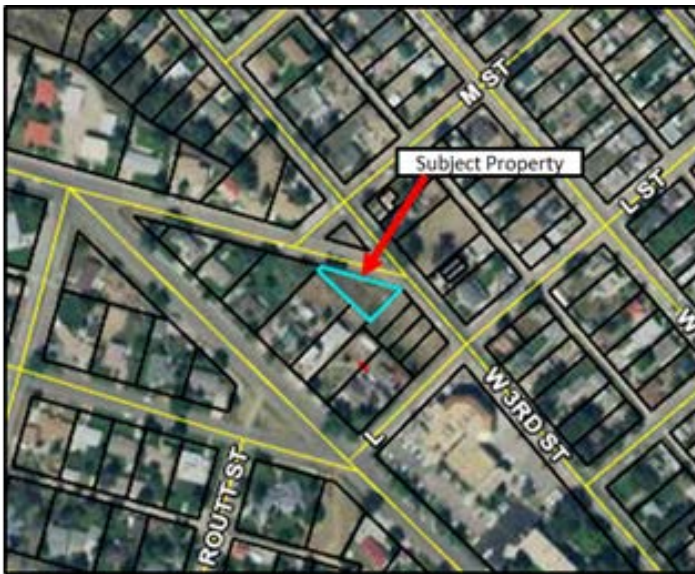
The request is to approve the rezoning of an approximately 7,405 sf (.17 ac) parcel, legally described as PT Lot 4-6 Strip C of Eddy Brothers Addition, Salida, Chaffee County Colorado, from Single-Family Residential (R-1) to Medium-Density Residential (R-2).

APPLICANTS:

City of Salida- 448 E. 1st Street, Salida, CO 81201 (owner and applicant); Chaffee Housing Trust- P.O. Box 692, Buena Vista, CO 82111 (co-applicant).

LOCATION:

The subject parcel is located at the southwest intersection of East Crestone Avenue and West Third Street.



Vicinity Map



Zoning Map

BACKGROUND:

City Council has identified the need for affordable housing (as stated in the 2016 Chaffee County Housing Needs Assessment) as one of its priority issues to address. That priority was reaffirmed as recently as this spring's Council retreat, and staff has been working to implement such actions.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
5.c.	Community Development	Bill Almquist

On July 16, 2019, Council directed staff to begin discussions with the Chaffee Housing Trust (CHT) regarding the potential transfer of City-owned property for the purpose of developing affordable housing units. Following this direction, staff began working with CHT to look at the feasibility of utilizing City-owned land at the intersection of E. Crestone Ave and W. 3rd St. On October 15, 2019, Council directed staff to initiate applications for the rezoning of the subject parcel which abuts E. Crestone Avenue, as well as the vacation of a portion of the E. Crestone Avenue right-of-way. The aim was to create a contiguous parcel with one common zoning designation that could be used to create affordable housing units. CHT and staff then began working to develop a concept plan for the potential future parcel that could accommodate up to 5 primary residential units, plus 1 ADU, as allowed by code.

The applications for the vacation of right-of-way and rezoning were submitted on February 6, 2020. On March 4, 2020, the City of Salida and Chaffee Housing Trust hosted a meeting for neighbors and other interested parties at the Scout Hut to present ideas and hear input from residents regarding the potential project. Neighbors' concerns and questions included whether there's an actual need for affordable housing, the potential impact to property values, the potential loss of vehicular access to/from Crestone Mesa, costs to the public, and potential increases to existing traffic, among others. A few attendees expressed some support for the project. Notes from that meeting are included in the packet, and some of the input factored into the eventual concept design that is attached to this report.

On March 16, 2020, City Council and Planning Commission held a joint conceptual review of the applications and potential project, to ask questions and provide feedback. Following a couple of postponements due to various factors, including the request of neighbors, COVID-19 restrictions, and the need for additional information regarding site design and adjacent street improvements, the subject application went in front of Planning Commission for a public hearing and recommendation on June 22, 2020. Their recommendations are included at the end of this report.

OBSERVATIONS AND COMMENTS:

1. The City of Salida owns the subject parcel, as well as the smaller triangular-shaped parcel (zoned R-2) directly across E. Crestone Ave. Both parcels are vacant.
2. The properties immediately surrounding this parcel to the northwest, north, east, and southeast are located within the Medium-Density Residential (R-2) zone district. Properties to the west and south (on the mesa above) are zoned Single-Family Residential (R-1). The surrounding R-2-zoned areas are characterized by a mix of single-family residences, duplexes, and



Looking south from W 3rd and M Streets at the subject property (beyond the white stones)



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
5.c.	Community Development	Bill Almquist

multi-family residences. The Chaffee County jail and office buildings are located a half-block to the southeast.

3. The applicant, has also submitted a separate application requesting a right-of-way vacation for the portion of E. Crestone Ave between the two City-owned parcels, with the purpose of consolidating the two lots into a single development site. It should be emphasized, however, that the lot rezoning request is independent from the vacation of right-of-way request. The City of Salida has expressed interest in potentially making the site available for an affordable housing development and is working with the Chaffee Housing Trust (CHT) towards that end, per the guidance of the Comprehensive Plan and the Salida Strategic Housing Plan. A copy of CHT's latest conceptual site plan is attached to this report, for reference. However, no specific development plan is currently being proposed, nor does approval of this rezoning request guarantee any sort of transfer of property.

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

1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
 - The Comprehensive Plan's Policy LU&G-I.1 states that "New development within the city shall make the most appropriate use of the land using design standards that enhance and complement the historic built environment of the city." The accompany Action Item LU&G-I.1.a. specifically directs the City to: "Amend Salida's Land Use Code and Zoning Map to advance the objectives of this plan and consider appropriate zoning designations, densities and overlays that utilize setbacks and promote the traditional historic built environment."
 - Rezoning this property from its current Single-Family Residential (R-1) status to Medium-Density Residential (R-2) will advance the objectives of the Comprehensive Plan by making the zoning of this parcel consistent with surrounding R-2-zoned parcels to the north, east, and southeast. A look at the City's Zoning Map shows the subject parcel surrounded on three sides by other properties zoned R-2 along W. Third Street. This parcel is very similar to the surrounding R-2-zoned parcels insofar as its size, topographical location (on the slope below Crestone Mesa) and accessibility to E. Crestone Avenue, W. Third Street, and M Street. It is distinct from the R-1-zoned properties immediately to the west due to its location below the mesa and its lack of access to Crestone Ave.
 - Policy LU&G-I.2 states that "Infill and redevelopment should be encouraged and will advance the objectives of this plan."



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
5.c.	Community Development	Bill Almquist

- Rezoning this property from R-1 to R-2 would further encourage infill and redevelopment, thereby advancing the objectives of the Comprehensive Plan.
- Policy H-I.1 also directs the City to “Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.”
 - As further discussed in Standard #2 below, rezoning the subject property to Medium-Density Residential (R-2) would allow for a greater variety of potential housing types on the property, all of which would be comparable to other housing types already seen in the immediate vicinity (i.e. single-family, duplex, etc.).

Given the policy directions cited above, 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.

- Per Sec. 16-4-70(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.”

Staff finds that the proposed amendment is consistent with the purpose of the R-2 zone district, as the intent is to result in a lot that could provide a greater variety of potential housing and density—such as those which already exist on the adjacent lots to the southeast, lots across W. Third St., and other locations less than a block away.

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.

- As mentioned before and shown in the zoning map provided above, the subject property is bordered by Medium-Density Residential (R-2) zoned properties to the northwest, north, east, and southeast. Single-Family Residential (R-1) properties are located to the west and



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

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5.c.	Community Development	Bill Almquist

south, primarily on the mesa. The parcel is most similar both topographically and geographically to R-2-zoned parcels insofar as it is below Crestone Mesa and very accessible to E. Crestone Avenue, W. 3rd Street, and M Street. The Salida Land Use Map from 1963 (portion attached to this report) took into account the topographical distinction of properties in this area and had designated the portion below Crestone Mesa, along W. Third St. between L and O Streets as “Multi-Family Residence (R-3).”

- The uses afforded by the proposed rezoning would include the same types of development that are seen on other R-2-zoned lots within a block radius of the subject property, including a mixture of single-family, duplexes, and multi-family residences. There are single-family condominiums directly across W. Third St. (at the corner of M St), and duplex condos/buildings immediately to the southeast on both sides of W. Third Street. Multi-family residences also exist less than a block away near the intersection of E. Crestone and Crestone Avenues (see map below).



View of duplex buildings immediately southeast of the subject property (view looking northwest)



View of single-family homes immediately across E. Crestone Ave & W. Third St. from the subject property (view looking northeast)



View of duplex building immediately east of the subject property, across W. Third St.

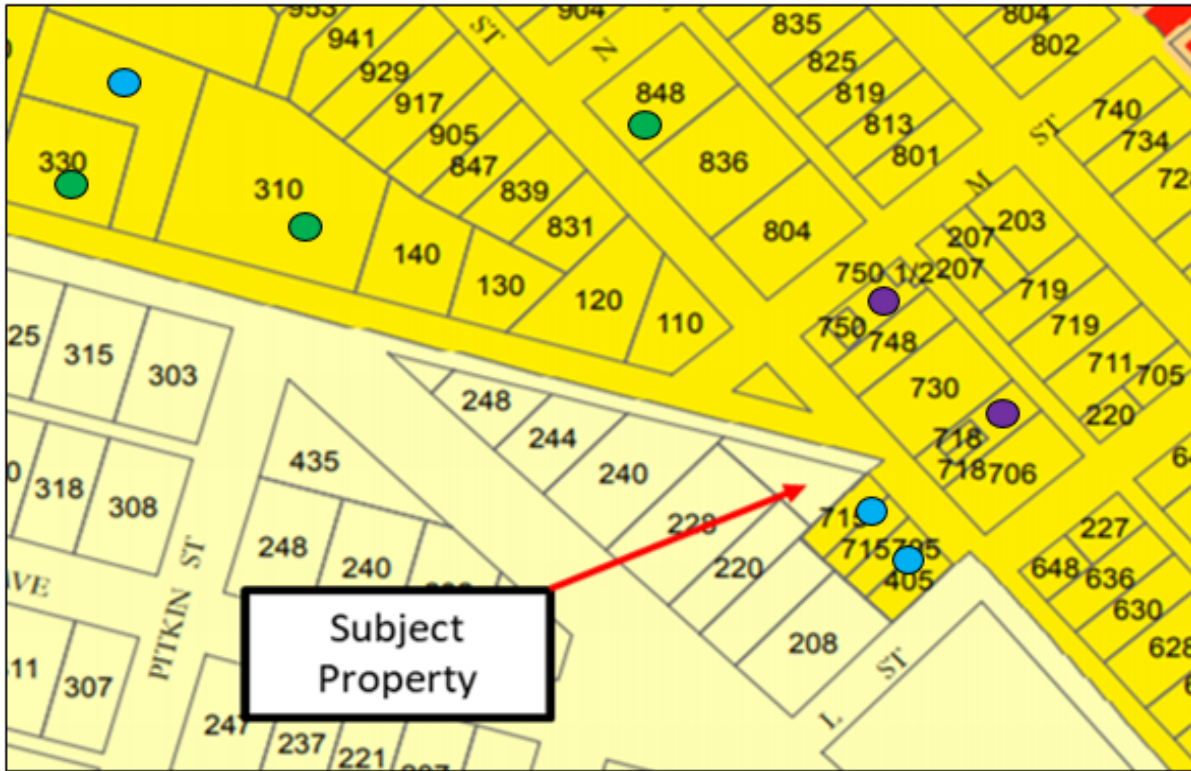


REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO. 5.c.	ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Bill Almquist
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Dwelling Types in Surrounding R-2 Zone District



- Duplexes
 - Condominiums
 - Multi-family apartments
- (Remainder are single-family dwellings)



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

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5.c.	Community Development	Bill Almquist

- Though there is no formal agreement between parties, nor has any specific development plan been officially proposed, the City of Salida is in discussions with the Chaffee Housing Trust (CHT) to determine the feasibility of an affordable housing project in this location. The most recent conceptual plan provided by CHT envisions a development on the subject lot and the other City-owned lot to the north, as well as the portion of E. Crestone Ave. in between (which would be dependent upon a vacation of that portion of right-of-way, separate from this application). The conceptual plan included at the end of this report shows a mix of three single-family homes (one with an attached ADU) and one duplex building spaced out similarly to homes directly across W. Third Street. CHT's concept elevations, also included, show homes that would mimic the surrounding roof styles and that would address W. Third Street in a manner similar to other homes on the block. Any such development would also require a future Limited Impact Review process that is separate from this application.

Staff finds that the development permitted by the proposed amendment to Medium-Density Residential (R-2) zoning shall be compatible with surrounding zone districts, land uses and neighborhood character.

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 subject parcel has over time become surrounded on most sides by R-2-zoned lots. The lots immediately to the southeast of the subject parcel (Lots 3 & 4 of the Chavez Minor Subdivision) were created via subdivision in 2006 and approved for a rezoning from Single-Family Residential (R-1) to Medium-Density Residential (R-2) that same year (see attached below). The subject parcel, along with the other smaller City-owned parcel across E. Crestone Ave. share much in common with those adjacent lots that were rezoned to R-2, including topography and access to W. Third St. Through the years, these neighboring lots, as well as several other lots in the vicinity, have developed with a variety of homes that reflect the development standards of the R-2 zone district.

Staff finds that the conditions affecting the subject parcel or the surrounding neighborhood have changed, both via nearby rezonings and the nature of surrounding neighborhood development.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO. 5.c.	ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Bill Almquist
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REVIEW AGENCY COMMENTS:

Finance Department – Aimee Tihonovich/Renee Thonoff: No concerns from a financial impact. Upon development, System Development Fees for water and sewer are required. The City of Salida charges these fees per unit.

Fire Department – Chief Doug Bess: No Comment

Police Department – Russ Johnson: No Comment

Public Works – David Lady: No Comment

Utilities: (No comments have been received as of the publishing of the staff report and packet. Any comments received prior to the meeting will be presented in person by staff))

RECOMMENDED FINDINGS:

That the application is in compliance with the review standards of Section 16-4-210, Rezoning.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance 2020-10 on first reading and setting a public hearing and second reading of the proposed ordinance for August 4, 2020.

PLANNING COMMISSION RECOMMENDATION:

On June 22, 2020 the Planning Commission unanimously recommended that the Council approve the rezoning request.

SUGGESTED MOTIONS:

A Council person should make a motion to “Approve Ordinance 2020-10: An ordinance to rezone an approximately .17 ac parcel located at the southwest intersection of East Crestone Avenue and West Third Street from Single-Family Residential (R-1) to Medium-Density Residential (R-2), on first reading, and to set a public hearing and second reading of the proposed ordinance for August 4, 2020.”



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
5.c.	Community Development	Bill Almquist

Attachments

Ordinance 2020-10

Application

Topographical survey of subject property and area

1963 Zoning Map section and legend showing R-1/R-3 distinction

Conceptual site plan for potential future CHT development

Conceptual elevations for potential future CHT development

Staff Report and plat for adjacent Chavez Rezoning

Comments from 03/04/20 neighborhood meeting hosted by City and CHT

Proof of Publication

Public Comment Letters

Letter from CHT re: sales price differences

City cost estimate sheet

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 10
SERIES OF 2020**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, REZONING CERTAIN REAL PROPERTY OWNED BY THE CITY OF SALIDA FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2)

WHEREAS, on February 6, 2020, an application was filed to commence proceedings to rezone a tract of land owned by the City of Salida (“the City”) comprised of approximately 7,405 square feet located at the intersection of East Crestone Avenue and West Third Street and being more particularly described as PT Lot 4-6 Strip C of Eddy Brothers Addition, Salida, County of Chaffee, State of Colorado (the “Property”); 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, the City is the owner of the Property and is co-applicant on the rezoning request along with Chaffee Housing Trust, a 501.C.3 nonprofit, who is in discussions with the City regarding a potential affordable housing development on the site per the direction of the City Council on July 16, 2019 and October 15, 2019; and

WHEREAS, as required by the Salida Municipal Code, a public hearing on the zoning application for the Property was held on June 22, 2020 by the Planning Commission who found that the review standards for rezoning were met and forwarded a positive recommendation to the City Council; and

WHEREAS, a public hearing was held by the Salida City Council on August 4, 2020.

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 Medium Density Residential (R-2).
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 7, 2020, 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 _____, 2020 and set for second reading and public hearing on the 4th day of August, 2020.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 4th day of August, 2020.

CITY OF SALIDA, COLORADO

P.T. Wood, 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

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"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Major Impact Review:
(Type) Right of Way vacation <u>Rezoning</u> |
| <input type="checkbox"/> Appeal Application (Interpretation) | <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: Chaffee Housing Trust - Read McCulloch / City of Salida

Mailing Address: PO Box 692, Buena Vista, CO 81211

Telephone Number: (719) 239-1199 FAX: _____

Email Address: read@chaffeehousing.org

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: M & 3rd

Street Address: Intersection of East Crestone, M St., and 3rd St., Salida

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

PT LOT 4-6 STRIP C EDDY BROTHER ADD
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 2/6/2020

Signature of property owner _____ Date _____

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.

Per the 2013 Salida Comprehensive Plan, page 3-6, Zoning Districts, it states, "An appropriate range of housing types will be available to serve the varied lifestyles, ages, and income levels of residents." On page 4-6 it states, "...the vision for the City of Salida to be a place that is affordable for multi-generational population to live, work, play and raise a family. Planning ... will allow the city to be proactive in creating opportunities for current and future residents to remain in the community." Page 6-1, "The existing pattern of a mixture of housing types, family sizes and incomes in Salida neighborhoods is integral to the character of the community. Decent housing should be attainable by all citizens of Salida whether to rent or to own. Affordable housing has been a growing concern in recent years as the increase in housing costs has outpaced wage increases. While Salida may seem to some like an affordable alternative to other Colorado resort communities, rising housing costs have put pressure on local residents to live outside of the municipality, live in sub standard housing or leave the community. Ensuring diverse housing opportunities are available will enhance and support the city's economic and social diversity, and help maintain the sense of community. . . The city recognizes that the cost of infrastructure per household is reduced as density increases and dense housing should be encouraged" On page 6-2, it states, "Salida is not a city of gated communities or income defined neighborhoods. The city was built with functional neighborhoods constructed with a variety of home sizes, styles and income levels. Small multifamily structures were integrated into neighborhoods of large and small single-family homes providing neighborhoods which housed a variety of household sizes and incomes. The diversity of housing types drives the integrated feel of the neighborhoods in Salida and this quality is highly valued." On page 6-6, "Policy H-I.1 – Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles." Page 6-2 states, "The possibility exists for the city to...provid(e) meaningful incentives to developers that provide affordable housing. Other efforts from the city could include the possible allocation of city owned lands for affordable housing projects or offering reduced fees associated with the cost of developing affordable housing." On page 6-4 it states, "Adoption of the Strategic Plan was followed closely by the creation of the Chaffee Housing Trust ("Housing Trust"), a community land trust. Implementation measure #9 from the Strategic Plan states that the city should provide direct support for the Housing Trust.

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 new parcel should be zoned R-2 similar to the neighboring properties. Properties adjacent to the proposed lot to the northwest, northeast, and southeast are all zoned R-2. All these properties lie at a lower elevation than properties to the southwest, which lie on a mesa this is higher than rooftops to the northeast. This topographical distinction reflects the change in zoning from R-2 to R-1 for parcels that are on top of the mesa. The resulting parcel (including the vacated right of way) will meet all standards pertinent to R-2. Right of Way vacation will conform to all applicable codes.

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

At the time of development application, the CHT will provide all necessary parking, landscaping, and sign improvements as requested by the City of Salida, and that result from the pre-development public process.

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 proposed use, residential housing, conforms with all neighboring property uses and zoning. As stated in #2 above, the parcel should be zoned R-2 to be compatible with adjacent properties. This project will fill a spatial gap created by the intersection of three streets. Construction of housing on the newly created parcel will create a continuous frontage of housing along the south side of 3rd Street, joining the frontage of the homes to the southeast. Refer to the responses to question #1 regarding the appropriateness of affordable housing on this 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 operating characteristics, residential use, will not have an impact on neighboring properties. Residents of the future homes created on this lot will be similar to the majority of Salida residents, i.e. regular working families with steady incomes who can responsibly make payments on a mortgage or rent. Per the Community Land Trust model, the CHT will retain ownership to the underlying land, selling or renting the improvements (homes) to qualified county residents. Lease agreements will include provisions for the CHT to respond to any issues of nuisance. Residents may be evicted for failure to comply with lease agreements including nuisance, failure to maintain their residence, or non-compliance with condominium owners association rules and regulations. The CHT will also have the right to remedy any nuisance or failure to maintain the property. These provisions exceed existing provisions for neighboring properties, making the CHT property less likely to be a nuisance than those adjacent or in the neighborhood.

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.

Water and sewer access, as well as electricity, are available on site or adjacent to the site. Access to the existing sewer line that runs down E. Crestone Ave will be ensured by a minimum 20' easement, and no structures will be placed within that easement so that the sewer may be maintained for public benefit, accessible for any future maintenance or repair.

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

The use will improve the characteristics of the neighborhood by making use of space consumed by redundant streets, currently covered with asphalt or left as neglected and unattended open space. The addition of landscaping and the planting of trees on site will improve the environmental and aesthetic aspects of the site.



CHAFFEE HOUSING TRUST
A Commitment to Community

PO Box 692
Buena Vista, CO 81211
(719) 239-1199
www.chaffeehousing.org
info@chaffeehousing.org

Bill Almquist, Planner
Community Development Department
City of Salida
448 East First Street, #112
Salida, CO 81201

Bill,

The Chaffee Housing Trust (CHT) is submitting the enclosed application for the rezoning of the City owned lot at the intersection of M Street and 3rd Street.

The purpose of this application is to request rezoning of the parcel legally described as PT Lot 4-6 Strip C of Eddy Brothers Addition, Salida from R-1 to R-2 (consistent with adjacent zoning to the north, east, and southeast) for the purpose of developing affordable housing on a parcel created through the proposed vacation of E. Crestone Avenue. Per Article IV of the Building Code, Section 16-4-210:

- The parcel PT Lot 4-6 is zoned R-1. The parcel PT Lot 6 is zoned R-2. The former parcel should be R-2 to conform with the adjacent lots to the NW and SE along 3rd Street, as well as those across 3rd Street. The adjacent lots to the SW have frontage on Crestone Ave, on the mesa, are zoned R-1.
- Survey of both lots and Assessors maps are enclosed in this application.
- The current uses of the two parcels are vacant land except for E. Crestone Ave. that runs between them. The rest of both parcels are vacant land. All adjacent properties are developed with residential homes.
- The intended future use of the joined parcels is to provide affordable housing, targeting households earning 80% of Area Median Income or less for home ownership, conforming to the allowable uses in R-2 zones. The property will be developed as soon as possible, given building process and weather conditions. The change of PT Lot 4-6 from R-1 to R-2 is so that it conforms with adjacent properties along 3rd St.



- The proposal conforms with the Comprehensive Plan in several ways, as it state the "allocation of City-owned lands for affordable housing projects" as one of the efforts the City may include to the address the affordable housing issue (p.6-2), and implementation of measure #9 from the Strategic Plan states that "the City should provide direct support for the Housing Trust" (p.6-4). See application for Major Impact Review, section 1, for additional information to support conforming with the Comprehensive Plan.
- The proposed use of the parcel is consistent with the surrounding zone district and uses: residential housing, and is consistent with surrounding zoning, land uses, and neighborhood character.

Cordially,

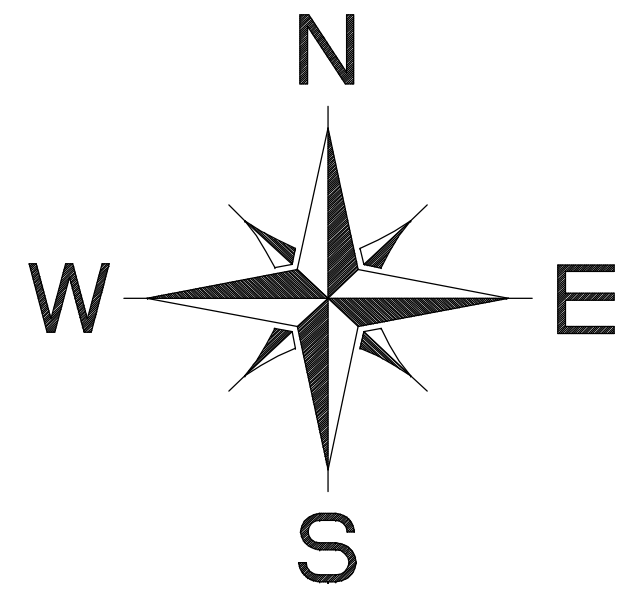


Read McCulloch
Executive Director

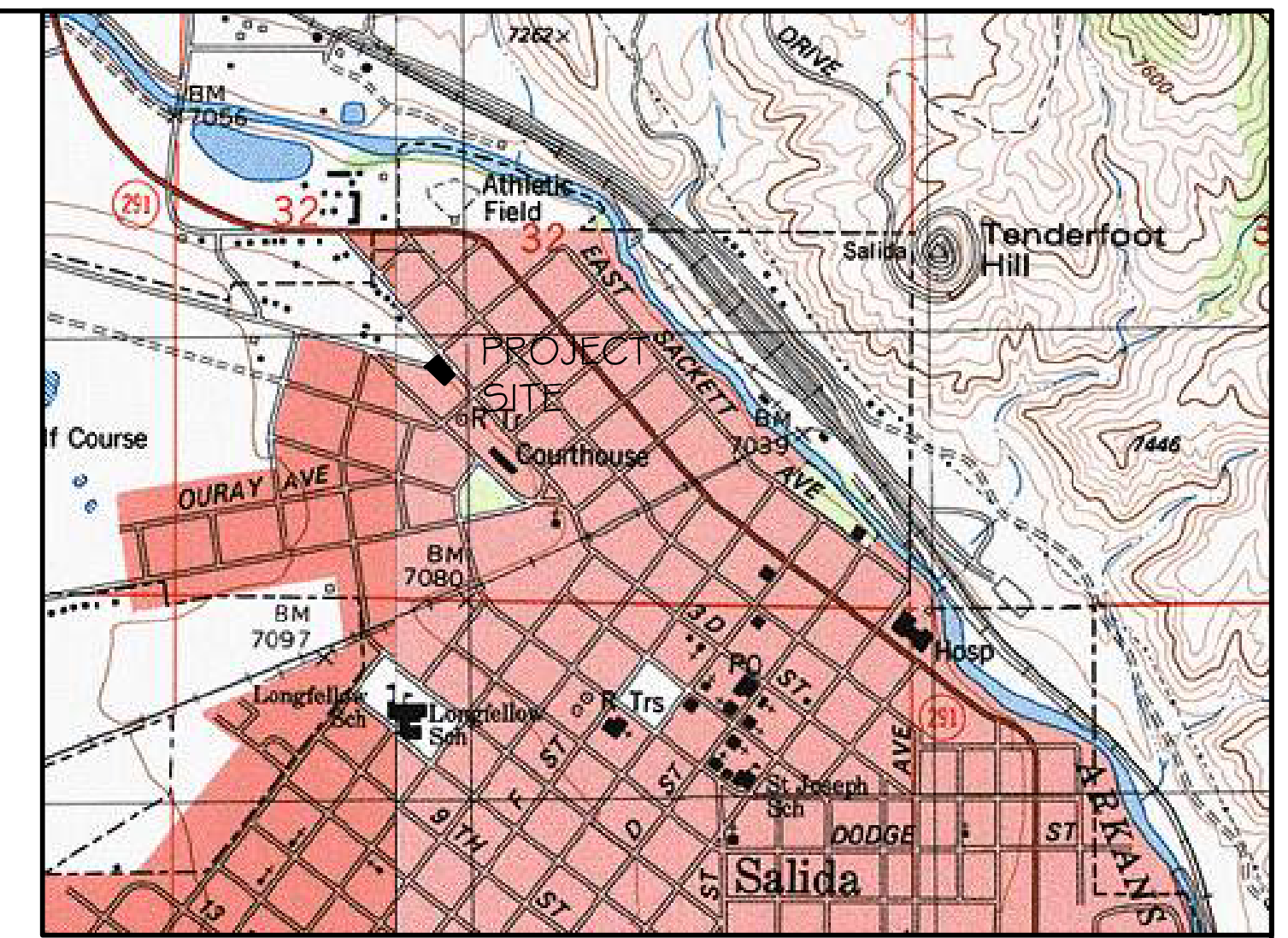


CITY OF SALIDA TOPOGRAPHIC SURVEY

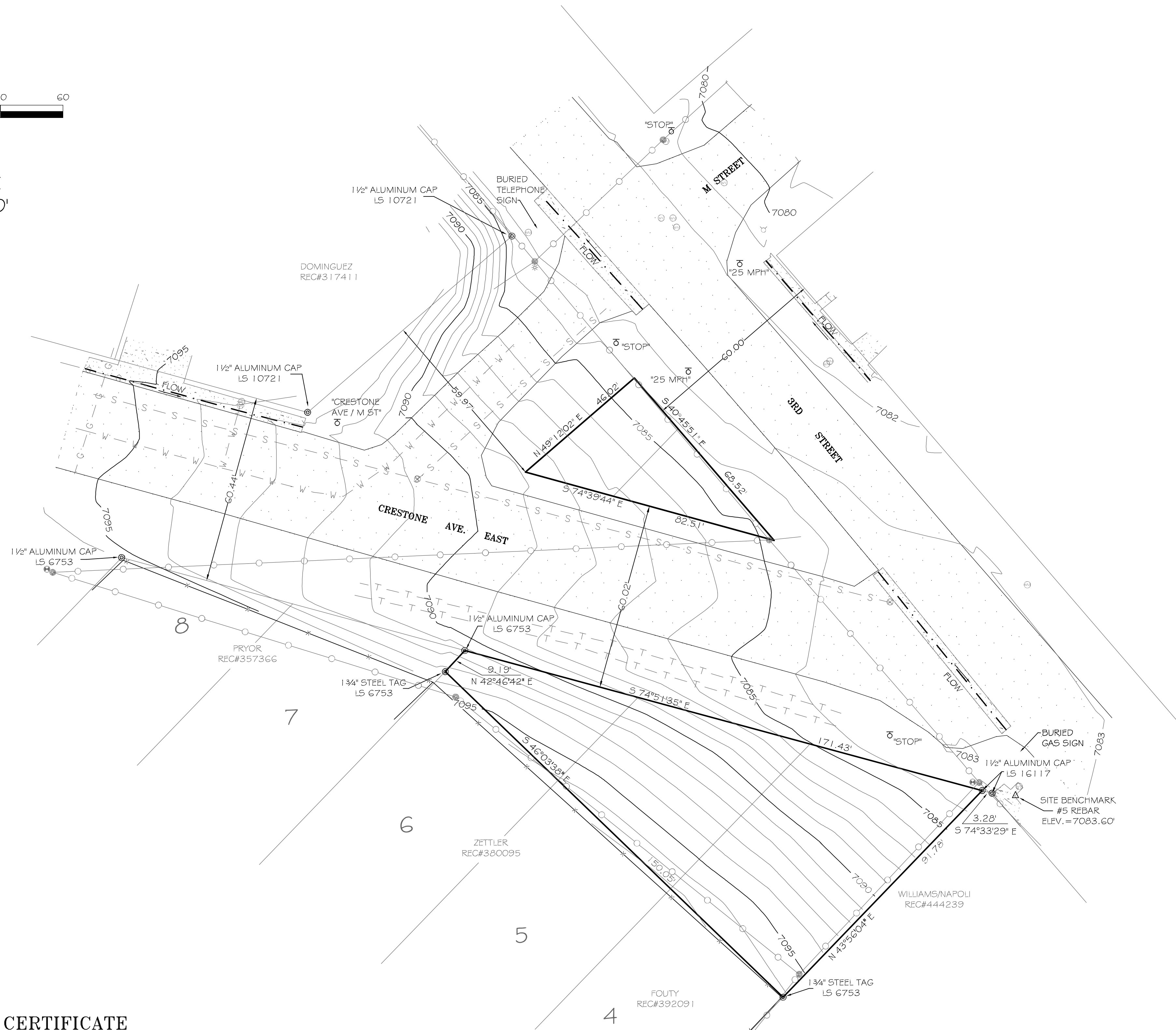
3RD STREET AND "M" STREET
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



SCALE
1" = 20'



VICINITY MAP
NOT TO SCALE



LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- △ SET BENCHMARK
- ⊕ ELECTRIC METER
- ⊙ ELECTRIC TRANSFORMER
- ⊕ TELEPHONE PEDESTAL
- ⊙ WELL
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ POWER POLE
- * LIGHT POLE
- ⊕ SEWER MAN HOLE
- ♠ STREET SIGN
- OVERHEAD UTILITY
- ▨ CONCRETE
- x—x— FENCE
- G - G - UNDERGROUND GAS
- S - S - UNDERGROUND SEWER
- E - E - UNDERGROUND ELECTRIC
- T - T - UNDERGROUND TELEPHONE
- W - W - UNDERGROUND WATER

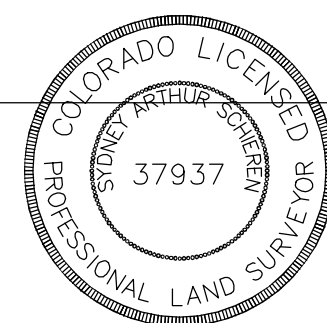
GENERAL NOTES

- 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 SOUTHERN RIGHT-OF-WAY OF CRESTONE AVE. EAST BETWEEN A 1 1/2" ALUMINUM CAP STAMPED "LS 6753" AND A 1 1/2" ALUMINUM CAP STAMPED "LS 16117" HAVING A BEARING OF SOUTH 74°51'35" EAST.
- 2) ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD83.
- 3) CONTOUR INTERVAL = 1'
- 4) SITE BENCHMARK IS A #5 REBAR SET NEAR THE SIDEWALK ON THE SOUTH-EASTERLY CORNER OF THE SUBJECT PROPERTY HAVING AN ELEVATION OF 7083.60'
- 5) FIELD WORK PERFORMED ON NOVEMBER 18 & DECEMBER 12, 2019.
- 6) UNDERGROUND UTILITIES SHOWN AS MARKED BY OTHERS. LANDMARK SURVEYING & MAPPING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF UNDERGROUND UTILITIES DEPICTED HEREON.

LAND SURVEYOR'S CERTIFICATE

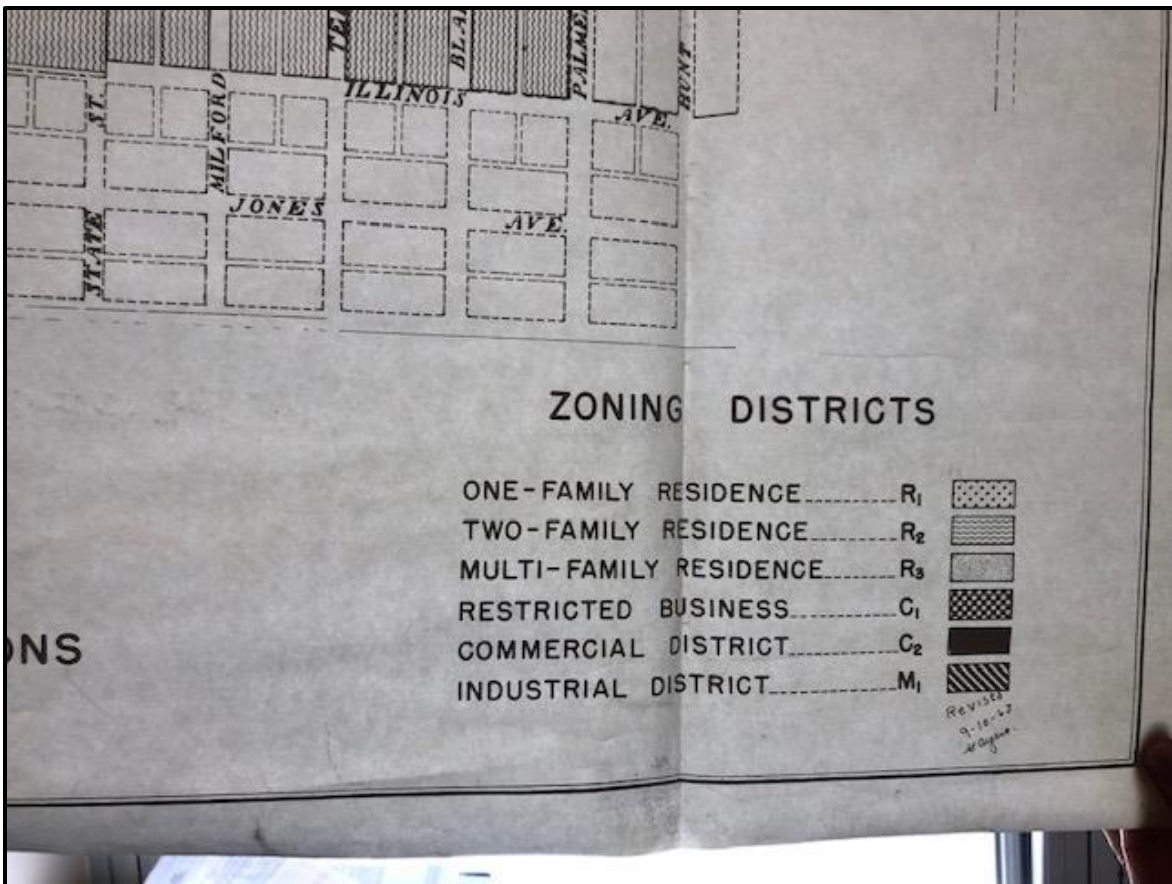
I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

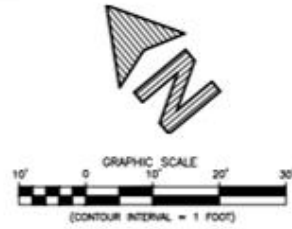


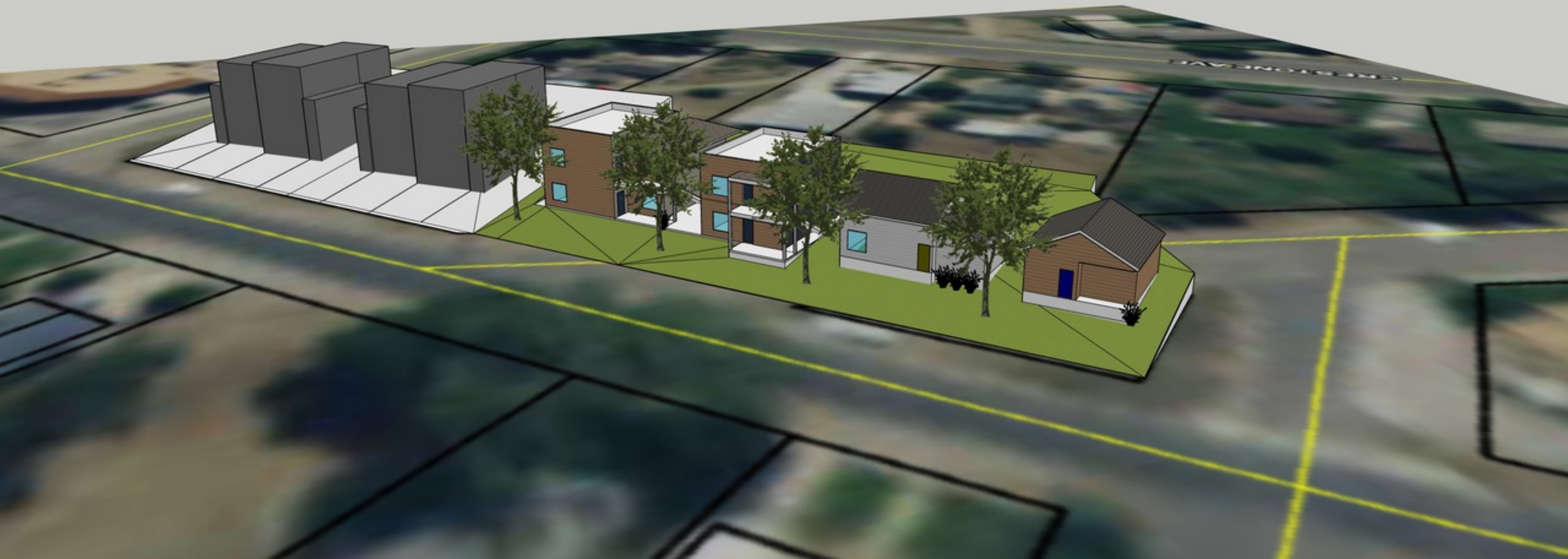
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT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

REVISED: DECEMBER 12, 2019	CITY OF SALIDA TOPOGRAPHIC SURVEY 3RD STREET AND "M" STREET CITY OF SALIDA CHAFFEE COUNTY, COLORADO
JOB # 19242	
DATE: NOVEMBER 19, 2019	
SHEET 1 OF 1	
LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031	



Conceptual Site Plan for Affordable Housing Development







STAFF REPORT

MEETING DATE: November 28, 2006

AGENDA ITEM TITLE: Chavez Rezoning, Lots 3 & 4, Chavez Minor Subdivision

AGENDA SECTION: Public Hearing

REQUEST:

The request is to rezone the subject property from Single-Family Residential (R-1) to Medium Density Residential (R-2).

APPLICANT:

The applicants are George and Inez Chavez, 208 Crestone Avenue, Salida, CO 81201.

LOCATION:

The subject property described as Lots 3 & 4, Chavez Minor Subdivision. The lots are located at the intersection of Third and 'L' Streets.

PROCESS:

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

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

OBSERVATIONS:

1. The property has recently been replatted to create the four lots of the Chavez Minor Subdivision. Lots 1 and 2 are located along Crestone Avenue. The two subject lots share a rear yard with Lots 1 and 2 and there is a significant grade change from the rear of Lots 1 and 2 down to Third Street and Lots 3 and 4.
2. The purpose of the 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.

3. The two lots are each approximately 8,000 square feet in area. In the R-1 zone the only type of housing permitted is single family homes and accessory units. In the R-1 each of these lots could have two units; either a single-family home with an accessory unit or two single family homes as a conditional use. With the R-2 zoning each lot would still be limited to two units of density, but they could be developed as duplexes in addition to the above housing types.
4. The surrounding area along Third Street is zoned R-2 and has been developed consistent with that zone district designation. Across 'L' Street is the county jail and courthouse complex.

REVIEW STANDARDS FOR MAP AMENDMENTS (Section 16-13-60):

1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.

Applicant's Response: The request is to rezone Lots 3 & 4, also known as 208 Crestone Ave. This parcel is located on a steep slope facing the 700 block of 3rd and "L".

- The purpose of the Land Use Plan within the Comprehensive Plan is to specify locations in and around Salida where various land uses and intensities of use will be encouraged. The Plan indicates the subject property to be Medium Density Residential. The R-2 zone is consistent with Medium Density Residential.

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.

Applicant's Response: Presently, this property is zoned R-1. However, the area is more compatible to the surrounding area zoned R-2. Directly to the east of the property is the new county jail. Across 3rd Street and to the west the neighborhood is zoned R-2.

- The applicant is requesting a zone district designation of the subject property of Medium Density Residential (R-2). The purpose of the 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. Given the geography of the property, it is more associated with the nearby properties on Third Street than with the properties on Crestone that are zoned R-1 and should be developed in a way that is compatible with the Third Street neighborhood.

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.

Applicant's Response: The property in question is located next to the county jail. To the northwest of the property are smaller residential lots, an apartment, duplex dwelling, etc. The rezoning of the property from R-1 to R-2 would be conducive and compatible to the neighborhood.

- The zoning classification of R-2 is consistent with the zoning of adjacent properties along Third Street and would not be a detriment to the R-1 area along Crestone Avenue.

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.

Applicant's Response: *In recent years there have been many changes in the neighborhood in question. The immediate area is now comprised of the new county jail, new duplex dwellings, multi-family residences, smaller lots, etc.*

- This application is a result of the recent subdivision of the Chavez property which created the two lots in question that front on Third Street rather than Crestone Avenue. The geographic separation of the two streets effectively makes these new lots part of the Third Street neighborhood rather than the Crestone neighborhood. These two areas, though very close, do have distinctly different styles with smaller lots and some multi-family development in the Third Street neighborhood and mostly large single-family homes along Crestone Avenue.

RECOMMENDED FINDINGS:

1. That the application is in compliance with the review standards for map amendments because an R-2 zone district designation for this parcel implements the comprehensive plan and is compatible with zoning and use of nearby and neighboring properties.

RECOMMENDED ACTION:

Based upon the observations, review standards, and findings outlined above, staff recommends the following:

That the Commission recommends approval of the application to rezone the subject property from Single-Family Residential (R-1) to Medium Density Residential (R-2).

RECOMMENDED MOTION:

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

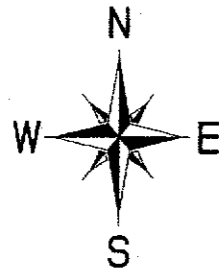
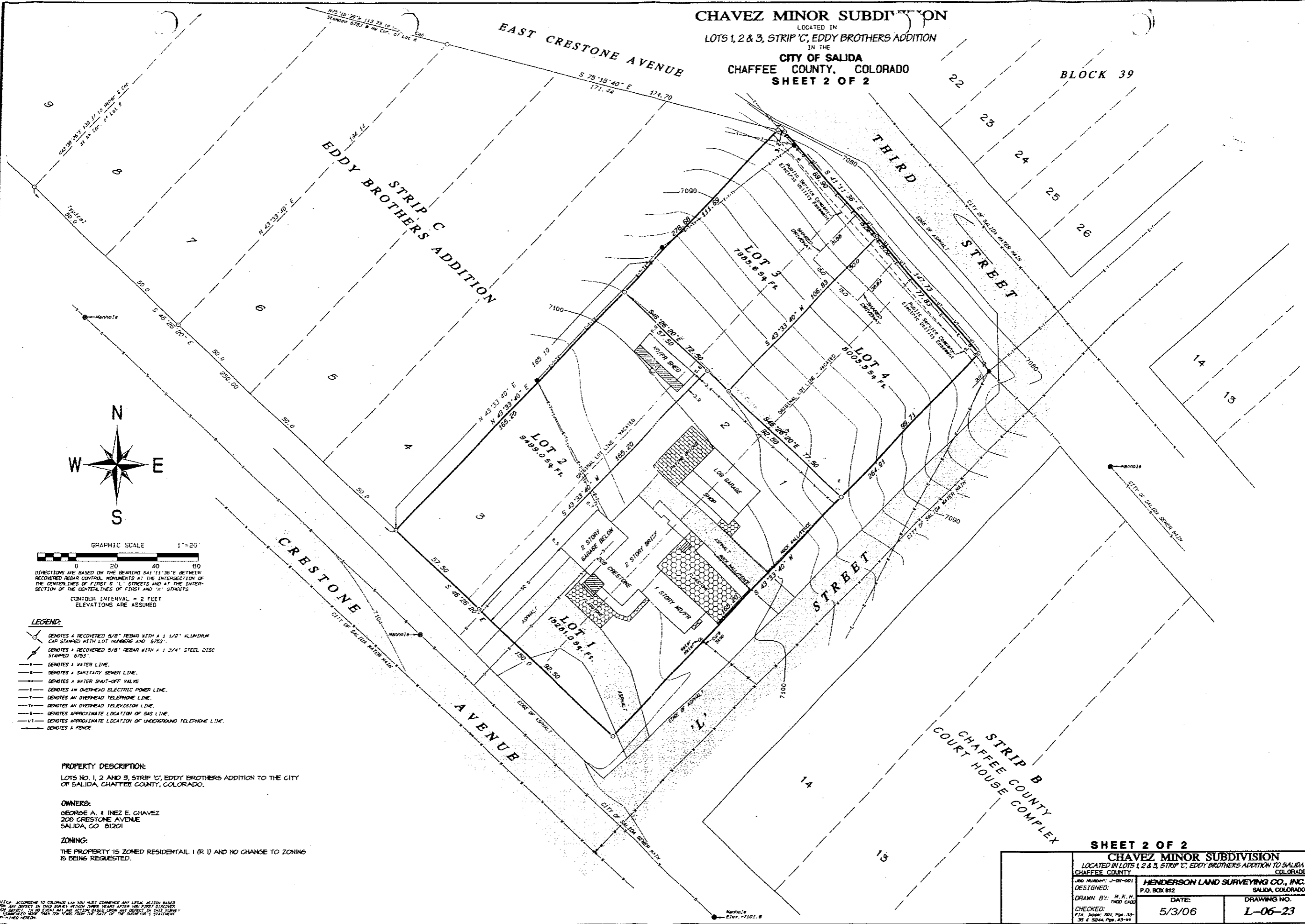
Attachments: Chavez Minor Subdivision Plat
Application

CHAVEZ MINOR SUBDIVISION

LOCATED IN LOTS 1, 2 & 3, STRIP 'C', EDDY BROTHERS ADDITION

IN THE CITY OF SALIDA CHAFFEE COUNTY, COLORADO SHEET 2 OF 2

BLOCK 39



GRAPHIC SCALE 1"=20'

DIRECTIONS ARE BASED ON THE BEARINGS S41°11'36"E BETWEEN RECOVERED REBAR CONTROL MONUMENTS AT THE INTERSECTION OF THE CENTERLINES OF FIRST & 'L' STREETS AND AT THE INTERSECTION OF THE CENTERLINES OF FIRST AND 'K' STREETS

CONTOUR INTERVAL = 2 FEET ELEVATIONS ARE ASSUMED

LEGEND:

- Denotes a recovered 5/8" rebar with a 1 1/2" aluminum cap stamped with lot number and '6753'
Denotes a recovered 5/8" rebar with a 1 3/4" steel disc stamped '6753'
Denotes a water line
Denotes a sanitary sewer line
Denotes a water shut-off valve
Denotes an overhead electric power line
Denotes an overhead telephone line
Denotes an overhead television line
Denotes approximate location of gas line
Denotes approximate location of underground telephone line
Denotes a fence

PROPERTY DESCRIPTION:

LOTS NO. 1, 2 AND 3, STRIP 'C', EDDY BROTHERS ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO.

OWNERS:

GEORGE A. & INEZ E. CHAVEZ 208 CRESTONE AVENUE SALIDA, CO 81201

ZONING:

THE PROPERTY IS ZONED RESIDENTIAL 1 (R 1) AND NO CHANGE TO ZONING IS BEING REQUESTED.

SHEET 2 OF 2

Table with project details: CHAVEZ MINOR SUBDIVISION, LOCATED IN LOTS 1, 2 & 3, STRIP 'C', EDDY BROTHERS ADDITION TO SALIDA, CHAFFEE COUNTY. Includes job number, designer, date (5/3/06), and drawing number (L-06-23).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS PLAN WITHIN THREE YEARS AFTER THE FIRST CLOSING OF ANY INTEREST IN THE ESTATE OR ANY OTHER PARTY HAS BEEN ADVISED OF THIS DEFECT OR THREE YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

Notes from 3/4/2020 Neighborhood Meeting at Scout Hut regarding E. Crestone AH project/site:

- Slow the process down
- CHT should pay for the survey that was done
- Make the property survey available to the public
- Concern about lowering property values
- Keep current property zoning
- Will there be new setbacks?
- What is the status of the CHT application?
- What precedent will be set by vacation and re-zoning?
- I question Salida's affordable housing survey (does 700 respondents represent a critical mass that is acceptable?)
- Is there any evidence of municipal workers leaving Salida because of being housing burdened?
- Why doesn't the project have rentals
- Historically, Salida has a mix of expensive and less expensive houses
- Get realtor input on how this project would affect current home values
- What would be the effect to changing traffic pattern by vacation of part of Crestone?
- Concern for impending recession & how this will affect the potential CHT buyer
- Why was lot not offered for public sale?
- Sample housing shown are generally objectionable to neighbors
- Concerns about affordability due to excavation requirements
- Tap fees for potential non-affordable housing will be lost under the CHT proposal
- Concerns about increased traffic and fast Sheriff's vehicles on emergency calls
- Are CHT's setbacks on this project the same as anyone else's?
- Would the ADU be income property for an affordable housing buyer?
- HOA fees? How would that affect affordability?
- Safety concerns due to increased traffic. 3rd Street is a corridor for traffic heading downtown.
- Traffic study?
- Project would drive traffic to Crestone & Grand Ave, both of which already have traffic issues
- Fire and Police route concerns
- Concern regarding neighbor's vehicle access and egress with work trucks
- Resident does not like the one-way street option for East Crestone
- Also concerns about the turnaround if bottom of E. Crestone is made into a cul-de-sac
- Residents at the meeting are unanimous in opposing CHT building on this lot
- What happens to M Street?
- Adjoining resident is upset that she didn't get the option to purchase the subject property as "backdoor" to her property
- Request to move Planning Commission date to April 27.

MOBILE/MODULAR HOMES FOR RENT

For Rent:

Mobile Home or R.V. Space Available.
12x50 or smaller newer model only.
719-539-2663

UTILITY TRAILERS

FOR SALE:

Quality built, lightweight Aluminum utility trailers and flatbed trailers by Aluma

Perfect for ATV's motorcycles, Jeeps, side by sides.

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Lake George

RECREATIONAL VEHICLES

2009 Arctic Fox 25RS Trailer. 27'.
New Goodyear tires, batteries.
Furnace rebuilt with new thermostat.
Excellent. \$10,000.
719-395-8219.

StarCraft 2000 Meteor POP-UP CAMP-ER for sale; good condition; new tires, lubricated, VIEW Saturday morning at 9th Street between D & E. \$1600.

Wanted to buy: small camper trailer for our boys, less than 20 ft.
Julie 719-395-2058.



Legal Notice

CPAXLP

PUBLIC NOTICE
REQUEST FOR PROPOSALS
FIRE STATION #4 RENOVATION
A PUBLIC WORKS CONSTRUCTION PROJECT

The CHAFFEE COUNTY FIRE PROTECTION DISTRICT, a political subdivision of the State of Colorado, is soliciting proposals from qualified firms to perform the following construction services: renovation of Fire Station #4 located at 50 La Plata Street, Poncha Springs, Colorado 81242. This is a Guaranteed Maximum Price public works project.

A copy of the Request for Proposals may be obtained by emailing Chief Robert Bertram at RBertram@ChaffeeCountyFire.org or on the Fire District's website at www.chaffeecountyfire.org. Proposals must be received by the District before 5 p.m. MST on July 1, 2020 at the District's administrative office. Proposals received after the submission deadline will not be considered.

CHAFFEE COUNTY FIRE PROTECTION DISTRICT

By: /s/

Robert Bertram, Fire Chief
Published in The Mountain Mail June 5, 8, 9, 10, 11 and 12, 2020

PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS
BEFORE THE PLANNING COMMISSION
AND CITY COUNCIL FOR THE CITY
OF SALIDA CONCERNING A MAJOR
IMPACT REVIEW APPLICATION FOR
THE PROPOSED CONFLUENT PARK
SUBDIVISION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on June 22, 2020 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding an application submitted by and on behalf of Confluent Park, LLC, for the property including approximately 10.5 acres located at the northeast corner of the intersection of Vandaveer Ranch Road and Highway 50. The legal description is Lots 3 and 4 of the Confluent Park Minor Subdivision as recorded at Reception Number 456722 of the Chaffee County Recorder's Office.

The applicant wishes to subdivide the property in accordance with the recently approved Planned Development which has the underlying districts of Residential Mixed-Use District (RMU); Commercial District (C-1); and High Density Residential District (R-3) into approximately 37 lots.

If a recommendation is made by the Planning Commission at the above public hearing, it shall be forwarded to the City Council for an online public hearing on July 7 at 6:00 p.m. at the following link: <https://attendee.gotowebinar.com/register/8402368210594753549>

Currently it is expected interested persons may attend the public hearing in person, abiding by social distancing standards, or by attending the above online meetings. Public comment will be solicited and received in one or both formats. Further information on the application may be obtained from the Community Development Department, (719) 530-2631. To review the City's social distancing policy and other regulations, please visit <https://cityofsalida.com/covid-19info/>
Published in The Mountain Mail June 5, 2020

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION FOR THE
CITY OF SALIDA CONCERNING
A RIGHT OF WAY VACATION AND
REZONING APPLICATION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on June 22nd, 2020 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Salida, Colorado to vacate a portion of a street known as East Crestone Avenue located within Strip C of Eddy Brothers Addition (between M and 3rd Streets) and to rezone the parcel known as Part Lot 4-6 Strip C of Eddy Brothers Addition, Salida from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential). The complete legal description is available at City Hall.

The general purpose of the applications is to consolidate existing City-owned properties on either side of the vacated right-of-way and result in a parcel that may be developed in accordance with the development standards of the R-2 district. Planning Commission will make a formal recommendation to City Council regarding the applications. A subsequent approval request will be required in order to construct up to six affordable housing units. Currently it is expected that interested individuals will be able to attend the public hearing in person (abiding by social distancing standards) or they may join the hearing via GoToWebinar at: <https://attendee.gotowebinar.com/rt/1909092342220683277>. Public comment is expected to be accepted in either format or via email ahead of time. Please submit email comments to bill.almquist@cityofsalida.com by 12:00pm on June 22nd. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2634. To review the City's social distancing policy and other regulations, please visit <https://cityofsalida.com/covid-19info/>.
Published in The Mountain Mail June 5, 2020

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WWW.CHAFFEECOUNTY.ORG

Date: May 27, 2020

To: Salida City Council and Salida Planning Commission

CC: Salida Administrator, Drew Nelson
Salida Mayor, P.T. Wood
Salida Community Development Director, Glen VanNimwegen

Re: Support for Permanently Affordable Housing Project on East Crestone

Dear Esteemed Colleagues,

It has been a pleasure to serve the City of Salida and all of Chaffee County as the Director of the Office of Housing for the past two years, and I commend Salida's elected and appointed officials for the work you have done to increase the stock of affordable living units available to your residents.

As our community works together to navigate through the novel Coronavirus pandemic, it is becoming more apparent to many that housing insecurity in Chaffee County is very real, and that many of our residents are experiencing it for the first time – or for the first time in a long time. The Office of Housing and the Department of Human Services are seeing an increase in the number of requests for rent and deposit assistance, and advocates in the affordable housing industry are preparing to see a wave of relocations and evictions among low-income renters in the very near future. Therefore, the actions you are taking now to increase the availability of permanently affordable housing is more important than ever.

I applaud your creativity in identifying publicly owned locations where housing might be appropriate and seeking out partnerships to increase Salida's supply of permanently affordable housing. The City owned parcel on East Crestone Avenue near M Street would be very difficult to bring into productive use without the creative approach you are taking. The proposed

neighborhood improvements that could result from this plan, including eliminating confusing and unnecessary intersections and burying overhead powerlines, will benefit the entirety of the community. Those improvements will then allow the two city-owned parcels to be brought back into productive use, and through partnerships, will create permanently affordable housing.

One of the best features of Salida is it's inclusivity, and this location can be a prime example of integrating workforce housing into a rapidly increasing housing market. The homes that will potentially occupy that space will provide their residents with easy access to the Salida trail system, schools, grocery and other shopping, as well as the rich cultural environment downtown, while remaining permanently affordable.

The Office of Housing is poised to support this project in whatever capacity is appropriate, and I look forward to watching this collaboration unfold. I offer gratitude for the creative approach you are taking to encourage the creation of additional permanently affordable homes.

Respectfully,

Becky Gray
Director of Housing, Chaffe County
719-239-1398
bgray@chaffeecounty.org



E. Crestone public hearing comments

David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:08 AM

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

The city of Salida and Chaffee Housing Trust (CHT) are moving forward with their development plans of donating land to CHT (intersection of Third Street and East Crestone Avenue), vacating a section of East Crestone Avenue. The plan includes:

- Donating the land (section of East Crestone, section of M Street, and the two triangles of land) to CHT.
- Removing a section of the existing avenue (East Crestone Avenue, recently paved with new asphalt and street gutters – wasted taxpayer money).
- Creating one-way traffic flow on East Crestone and M Street (this will be Salida's only one-way street), which will end two-way access to homes on East Crestone Avenue and the Mesa.
- Reworking a section of West Third Street.
- Reworking M Street.
- Reworking East Crestone with a cul-de-sac (which will become a parking lot for the six proposed affordable/low-income units) on the newly vacated section of land that the city of Salida plans to donate to CHT.

CHT will also get reduced water tap fees, as per Salida's Planning Commission (Bill Almquist).

Estimate of what is being donated by the city of Salida to CHT for affordable homes at the East Crestone Avenue development site:

1. The land: \$350,000.
2. Street rework: \$150,000.
3. Reduced new water tap fees (normally \$17,000 per tap) for six units: \$51,000.
4. Moving of power lines: \$25,000.
5. The survey/platting of the land: \$3,000.
6. Time and labor of city of Salida Planning Commission, Public Works and street departments, bidding of the street rework, meetings, etc.: \$30,000.
7. Rezoning: \$10,000.
8. Sidewalks: \$20,000.

9. Property/building inspections: \$5,000.

Estimate of donation/giveaway: \$644,000.

Wow! This project is labeled as “affordable housing.” Affordable for whom? It’s affordable for the six lucky families (chosen by CHT) that will get to live there and receive assistance if they can’t make their house note. It becomes “affordable housing” because of the six-figure dollar donations.

I challenge City Treasurer Merrell Bergin to run the numbers and publish what the estimated dollar amounts are of this project and the current expenditures to current date.

CHT should withdraw their application to vacate and rezone East Crestone and West Third Street for “affordable housing.” The inclusionary ordinance provides for affordable housing in new developments and subdivisions.

And as a safety issue: West Third street is already a busy road. Don’t introduce 50 trips per day by the estimated 20 residents, six units and additional 12 cars onto this road.



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comments, cont'd

David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:12 AM

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

The city needs to answer/address the concerns of Nancy:

CHT, council owe explanation

May 20, 2020

Dear Editor:

In an April 9 letter, Willie Dominguez made a bold claim: Chaffee Housing Trust (CHT) built eight “affordable” units in the Two Rivers complex which were supposed to sell for \$170,000, but actually sold for \$266,800.

If true, this is a scandal. CHT made a deal with the developer and Salida officials. In lieu of building affordable housing themselves, the developer would deed this property to CHT to build affordable housing. Were these units then sold at market value, not as “affordable”? What is the truth?

In an Oct. 26, 2018, Ark Valley Voice article, CHT Executive Director Read McCulloch said this project is important because it’s the first time a project like this has been created in rural Colorado. These units will be built and offered at 80 percent area median income – making home ownership possible for first-time homebuyers. “That means we have gotten concessions so that the homebuyer cost will be \$170,000.” So, the promised \$170,000 price tag claim is true.

What about the sale price? A check of the Chaffee County assessor’s website shows six of the eight units sold between April 12, 2019, and May 30, 2019, for \$266,800. (The other two were transferred to ownership of “Read McCulloch-director.” Are they rentals?) Between the Oct. 26, 2018, statements by McCulloch and the first sale six months later, the sale price increased an astounding \$96,800 per unit.

Where is enforcement from the city of Salida? Was there any language in the contract forcing CHT to sell at the promised \$170K? Was it known the sale price would be promised at \$170K, then jacked up to \$266K just months later? Where did all that extra money go?

It might be a coincidence, but in the May 1 Mountain Mail McCulloch is quoted discussing the current city of Salida plan to give CHT land at Third and Crestone to build five “affordable units”:

“He said development homebuyers’ current unit prices are around \$180,000. They were \$170,000 in 2019 and by the time construction possibly begins in 2021, prices could be as high as \$190,000, but they do not know yet.” Huh! He is still saying prices for his units were \$170K in 2019, even though this proved to be false.

CHT and Salida city government first promised us sun, moon and stars with the Salida Crossings development. After an expensive special election in September 2018, Salida Crossings was never built – and no one has ever explained why. The city and Mountain Mail have avoided this story like the proverbial plague.

The Two Rivers “affordable” units were sold at 157 percent of the promised price.

Now we’re supposed to trust CHT with free land at Third and Crestone?

It appears to me Chaffee Housing Trust operates less like a nonprofit and more like a development company. The only difference is the seed money and land are donated by taxpayers, and CHT reaps the reward. Both CHT and Salida City Council owe a thorough explanation.

Nancy Dominick,

Salida

Sent from [Mail](#) for Windows 10



Bill Almquist <bill.almquist@cityofsalida.com>

More E. Crestone public hearing comments

David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:33 AM

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

The following needs to be made available to all parties participating in any E. Crestone hearings/meetings to ensure a fair and just decision is attained:

1. Any and all prior records of any and all costs associated with street repairs, roadwork, roadwork engineering, including any repaving for East Crestone Avenue within the last five years.

2. Any and all records, communications, reports, studies, related to landslide hazard, land slump, and appropriate mitigation of landslide and land slump hazards, and any and all associated cost of mitigation including but not limited to geotechnical studies, hazard insurance, retaining walls, etc.

3. Any and all cost projections associated with the leveling of the proposed site at East Crestone and West Third Street to create a level building site.

4. Any cost projections, estimates, communications, or other information related to construction of a retaining wall related to the proposed project at East Crestone and West Third Street. Any and all communications, reports, or other information related to obtaining hazard insurance to protect any and all structures from landslides or slump.

5. Copy of any geotechnical study of the proposed site at East Crestone and West Third Street, or any and all communications related to the stability or instability of the proposed site, and the need for a geotechnical study prior to any and all construction.

6. Any and all records of any vehicle or pedestrian accidents at or near the the proposed site at East Crestone and West Third Street. Any and all traffic studies, communications, reports, or other records describing or detailing pedestrian or vehicle accidents at or near the the proposed site at East Crestone and West Third Street or concerns related to the safety of this location.

7: Any and all records communicating with Chaffee County Sheriff department regarding traffic changes / impacts to East Crestone & West 3rd Street this housing project could impact.

8: Any and all records regarding wildlife studies.

9: Any and all records regarding why prior attempts by the City of Salida to develop this property was

terminated or abandoned.

10: All real costs a private citizen would pay for utilities to develop a residential site. (not reduced developer costs such as discounted water tap fees, Excel energy single source franchise fees, etc..).

11: Were any other potential developers of this project considered ?

12: Were other property offers to purchase this site considered current timeframe and through previous years ?

13: Labor hours/cost of all City personnel and costs incurred by the city including attorney fees, surveys, etc associated with the E. Crestone project.

May 18, 2020

Salida Mayor and City Council members:

Recent arguments related to the proposed affordable housing units located at Crestone and 3rd Streets have motivated me to share my perspective. Salidans have loudly voiced concerns about the need for housing for our teachers, medical support staff, firemen, cooks, waitresses, &..... The financial gulf between the rich and poor has widened, leaving many who now serve us on a daily basis with but one choice — to live miles from Salida where they are employed.

Salidans, we must not lose our blend of citizens — living next door to one another. This highly respected virtue is one of the most attractive traditions that Salida has cherished for generations. If we want to continue to enjoy the community spirit that makes Salida so attractive, we must share the space that is available with those who need it the most. All of us, citizens and tourists alike, demand services that require low wage employees who, unfortunately, cannot afford to live in “their” town.

When studying the city map, I smile at the peculiar design that has resulted from our forefathers decisions. There are numbered & lettered streets going east/west & north/south Then there are assorted named streets that create abrupt angles, abutting the original ones. These intersections create interesting street junctures. Traversing the maze when multiple cars appear is challenging.

For safety reasons City Council and the Departments of Public Works and Police have redesigned a few of those intersections (Examples: along Teller at 5th/Park & 6th/C/Dodge). More “triangles” exist across our city, creating unnecessary traffic as well as snow-plowing problems. I consider these triangular footprints wasted use of space & encourage City Council to consider using more of the “triangles” for small affordable housing projects.

When I first heard of the possibility of redesigning the Crestone/3rd Street intersection, I was delighted. There is very little space left within Salida’s perimeter for housing development. This particular location is near downtown providing potential owners the opportunity to walk and/or bike to & from work so they don’t need duplicate vehicles.

Some citizens complain that the “city” has done little to meet our housing crisis. Now that they are considering assisting Chaffee Housing Trust with this project, citizens complain that the cost is coming out of their pockets. I must remind all of you that NO Salida citizen pays property taxes to support the Salida city government.

Sales tax is the only portion that goes directly to running Salida. That means that every person who spends money in Salida — Chaffee County citizens AND tourists — pay the exact same portion that Salida citizens pay to pave & plow our streets, maintain our parks & sidewalks, etc..... How privileged Salidans are to have all those folks contributing to the support of our city.

Older generations sometimes have a preoccupation with property rights at the expense of human rights. We will be remembered by how we treat one another while we are on this planet, not by what we accumulate nor the view from the property we own.

Eileen Rogers
Salida Citizen
1010 F Street
539-4040

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

From: **Jane Ewing** <janeewing42@gmail.com>

Date: Fri, Mar 13, 2020 at 1:53 PM

Subject: West Third Street Neighborhood. Please forward to Bill Almquist.

To: <dan.shore@salidaelected.com>, <jane.templeton@salidaelected.com>, <justin.critelli@salidaelected.com>, <mike.pollock@salidaelected.com>, <harald.kasper@salidaelected.com>, <alisa.pappenfort@salidaelected.com>

West Third Street and East Crestone Avenue

Chaffee Land Trust Project

Jane Ewing 718 West Third Street Unit A

The construction of residential units on city owned property near the busy intersection on either side of East Crestone Avenue and West Third Street will result in a traffic safety issue. My concern, beyond that of the fiscal responsibility for the city to revamp streets and property, is safety.

The corridor of West Third Street and Crestone Avenue is used extensively by vehicles, pedestrians, and cyclists. This traffic is impacted by cars, vans, and trucks that are parked along the edge of the throughway. That added congestion is compounded by delivery trucks that daily weave around the parked vehicles, pause to leave mail and packages, and reenter the street. County sheriff cars travel this corridor, as well. There are no sidewalks nor is there a bike path here. This area is not a typical neighborhood, where homes often have single or double car garages, added parking spaces in driveways, and sidewalks to accommodate pedestrians. A traffic survey may reveal that the traffic is not heavy enough to cause a concern. The tally, though, does not consider the additional use I noted above. My understanding is that the proposed new units may or may not have even a single car garage or a driveway wide enough for a second vehicle. If there are five units, we can expect that each active resident would have one or two

vehicles that will leave and arrive multiple times each day onto and from the already well-used streets.

My issue with the planned development is the location and the impact it will cause by reconfiguring the land. Added vehicles here will raise the potential for accidents in this already chaotic traffic area. I send this notice as an alert, a caution, and a protest.

June 2020

Jane Ewing 718 W 3rd Street Unit A

West 3rd Street and East Crestone Avenue

When I see the parcel of land under consideration by the Chaffee Housing Trust (CHT) for reconfiguration to build affordable housing, it concerns me the number of added residents who would access W 3rd Street from their driveways. W 3rd Street is a thoroughfare already dangerously busy. My fear is not only for those who already travel on W 3rd Street, but for the future residents who will have no other way to leave home than to back directly onto the street. The CHT's plans that have been publicly shared reveal that there is inadequate, or at best minimal space, for a driveway or place to park one's car. I wonder if the CHT is taking into consideration the risk they will place on travelers using W 3rd Street, people who live on that street, and the future residents who will be housed in the planned units.

Editor, Mountain Mail June, 2020

West 3rd Street and East Crestone Avenue

I write to question the wisdom of the City Council's and Planning Department's consideration of giving away land in the 700 block of West Third Street to the Chaffee Housing Trust (CHT). If that happens, not only would the city of Salida accrue a large financial obligation by having to alter land, close a street, and relocate utilities, but it would allow the CHT to construct housing units that would exacerbate the already dangerous traffic flow along West 3rd Street, East Crestone, and M Streets. Should the City Council and Planning Department continue to pursue giving away the land in question to the CHT, I ask that they publicly list in detail the city's financial obligations to do so and their traffic study report.

Jane Ewing 718 West 3rd Street Unit A

Editor, Mountain Mail June, 2020

West Third Street and East Crestone Avenue

The construction of residential units on city owned property near the busy intersection on either side of East Crestone Avenue and West Third Street will result in a traffic safety issue. My concern, beyond that of the fiscal responsibility for the city to revamp streets and property, is safety.

The corridor of West Third Street and Crestone Avenue is used extensively by vehicles, pedestrians, and cyclists. This traffic is impacted by cars, vans, and trucks that are parked along the edge of the throughway. That added congestion is compounded by delivery trucks that daily weave around the parked vehicles, pause to leave mail and packages, and reenter the street. County sheriff cars travel this corridor, as well. There are no sidewalks nor is there a bike path here. This area is not a typical neighborhood, where homes often have single or double car garages, added parking spaces in driveways, and sidewalks to accommodate pedestrians. A traffic survey may reveal that the traffic is not heavy enough to cause a concern. The tally, though, does not consider the additional use I noted above. My understanding is that the proposed new units may or may not have even a single car garage or a driveway wide enough for a second vehicle. If there are five units, we can expect that each active resident would have one or two vehicles that will leave and arrive multiple times each day onto and from the already well-used streets.

My issue with the planned development is the location and the impact it will cause by reconfiguring the land. Added vehicles here will raise the potential for accidents in this already chaotic traffic area. I send this as an alert, a caution, and a protest.

Jane Ewing 718 West Third Street Unit A



Bill Almquist <bill.almquist@cityofsalida.com>

Building on crestone Ave

1 message

Jessica Mazzucca <jesshibbs44@yahoo.com>

Wed, Jun 10, 2020 at 11:03 AM

To: bill.almquist@cityofsalida.com

I cannot attend the meetings because I have children and my husband is out of town working but I am submitting my email opposing this project. it would be one thing if it was one or two homes but the fact that you want to shove six homes into such a small area is absolutely ridiculous. You have to realize that there is a home at the end of this hill that is going to be substantially smothered by this. I live three houses up from the bottom of the hill and I cannot fathom the idea of looking down the hill and having it blocked my view with six homes shoved into a small area. While I realize that our town is growing and we need affordable housing maybe we should consider the market as a whole and look at how expensive the smallest of homes are being sold for. Then maybe people can actually afford homes and not have to have small tiny homes shoved in one area. There is plenty of land in our town and county where these can be built elsewhere . You already have an extreme speeding issue in this town especially going up and down the hill and if there was a cul-de-sac at the end I only see it getting worse. Will any of the town cops sit at the end of the cul-de-sac and watch for speeding, I highly doubt it. Not to mention it's kind of seems like an artery road for many people- has the fire department been asked if they use this road during emergencies? And what it will affect if gone?? Or the other homes that sit directly on Crestone Avenue by the courthouse if there was an emergency then you only have one access route which is the front of the home instead of being able to access the back of the home. Because you're shoving six small houses into one are???. We are a very smart and bright community but this proposal is absolutely One of the worst ideas that our community has come up with. Please feel free to email me back or contact me via phone 719-239-0306.

Jessica Mazzucca

Sent from my iPhone



letter to P&Z

karen karnuta <karenkarnuta@gmail.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Thu, Apr 23, 2020 at 11:02 AM

Please get this to P&Z.
Karen

Karen Karnuta
(Owner) 750 W 3rd Street

To The Salida Planning Commission.

I am one of the closest neighbors, the front door of my property faces Third Street directly across from the vacant triangle of land.

I think this project will impact the neighborhood, and I think the density is high for the neighborhood. However, I support this project.

I read a letter in the paper that said it will be "only" five houses. While five units is a drop in the bucket for what our city needs, to the five families who will live there it means everything.

I know families who live in the Habitat houses, and families who live in the Housing Trust project in Two Rivers. The security, safety and comfort to these families makes all the difference. These families no longer have to worry about their rent going up, or having to move when their rental house is sold. Things many of us take for granted.

Because of the difference secure housing will make in these families lives, I support this project though I believe it is not a perfect project.

Karen Karnuta



another q on the crestone project

karen karnuta <karenkarnuta@gmail.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Thu, Apr 23, 2020 at 5:34 PM

thanks for passing that on. I am asking you to also give this letter stating the same thing to the P&Z board. The main thing is the testing, they may not need to be engineered depending on the results. As a builder in this neighborhood, I have a fair bit of experience with this sand and I would hate to see the foundations crack.
Thanks for your time answering all my questions today!

To the Salida Planning Commission --

This project will be a better built project if the soils are tested, and foundations engineered if required by the test results. As this is not a city requirement, I recommend it is added to the project approval as a requirement.

If you look at the house I own, 750 W 3rd, the foundation is good and the house has not moved in over a hundred years. If you look across M Street to the house on the other corner, that house has had significant movement and the foundation is cracked and the house (I have been inside) is more than 12" out of level. The two houses are about 80 feet apart and were likely built in a similar time period.

The sand underlying the project is very variable in its ability to support the weight of a house. It is quite different from the cobble (rocks and sand) that underly most of the construction in town.

Karen Karnuta

[Quoted text hidden]

SUPPORT THE AFFORDABLE HOUSING PROJECT AT 3RD AND M STREET IN SALIDA

Repeatedly, the citizens of Salida indicated in surveys that affordable housing is the #1 issue facing our community - not even close with any other issue raised in these surveys.

Findings of Housing Needs Assessment (2016), conducted at the request of Chaffee County, Salida, Poncha Springs, and BV, outline the monumental task in creating affordable housing. This assessment's findings are: 2,426 dwellings are needed, between the 60 – 120% area median income (AMI) to meet the current need. 889 dwellings in this same AMI range are needed to meet the future growth needs.

Understanding the need and hearing its citizens' housing concerns, Salida committed to assisting in the development of affordable housing. After considering all City-owned property, Salida determined that the property at 3rd and M Streets is the best location now for affordable housing construction. Part of this decision is based on the fact that this land is deemed not useable by the City of Salida for another purpose.

The Chaffee Housing Trust has been determined by the Salida as a good partner for the construction of affordable housing at 3rd and M. The CHT is a proven developer of affordable housing, having constructed the Old Stage Road Rowhouses (6 units sold and 2 units rented to Salida citizens at under 65% AMI). This project was done in partnership with Natural Habitats in the Two Rivers development, as part of Salida's inclusionary housing ordinance.

The CHT also partnered with Fading West, developer of The Farm community in Buena Vista, to purchase 7 dwellings, find qualified lower income buyers, support these buyers in becoming qualified for financing, and assisting them in closing. Currently, 3 buyers have closed on their new homes in The Farm. Another will close in June, 2020. Four other units will close to buyers between June and October, 2020. The mean AMI for these homes is 70%.

In all of the above instances, the CHT obtained grants for down payment assistance, assuring that these homes were made available at below-market prices and affordable to lower income buyers. Grants acquired by CHT to provide down-payment assistance to date have totaled \$230,000. All of these homes are legally protected, permanently-affordable homes in perpetuity to future buyers in the same AMI as the original buyers.

Who are the buyers/renters of these CHT-assisted affordable homes?

In Salida:

- construction worker for a local builder
- 12-year middle school teacher with family
- employee of Pure Greens
- emergency room hospital employee
- single-mom-employee of a local manufacturer with family
- local medical office administrator
- Columbine Manor employee
- Essential grocery store worker

In BV:

- first-year elementary school teacher
- Colorado Kayak Supply retail employee (closing in June)
- BV lumber yard employee
- BV Town employee.

The affordable housing at 3rd & M is in keeping with Salida's longtime tradition of diverse neighborhoods. I urge citizens to support this project.

Ken Matthews, Vice-President, Chaffee Housing Trust

Merrell Bergin
PO Box 868
Salida, CO 81201-0868
mberginco@gmail.com

June 18, 2020

Mr. Bill Almquist
Planner
City of Salida
448 East 1st Street
Salida, CO 81201

Re: Right of Way Vacation and Rezoning Application
East Crestone Avenue and Part Lot 4-6 Strip C of Eddy Brothers Addition
Planning Commission Public Hearing June 22, 2020

Mr. Almquist, Members of the Planning Commission:

I am writing in support of the proposed right of way vacation and rezoning application for the subject parcel. Beginning with the community meeting on March 4, 2020 at the Scout Hut, I have listened carefully to all sides of the proposed six-unit workforce housing development, to be built in the area of East Crestone Avenue, 3rd and M Streets. The proposal is a prime example of creative and forward thinking on the part of City Council, Economic Development staff, the Planning Commission, Chaffee Housing Trust and other community stakeholders committed to helping fill a small piece of Salida's critical housing gap. It makes a statement that the City will not rest until more opportunities for affordable housing exist, one small (but significant) project at a time.

As a downtown property owner and 16-year resident, I appreciate the desire for people to maximize and protect their interests. The City is doing just that. Vacating the right of way and consolidating the zoning of these unique parcels allows the City to actively achieve the highest and best use of its holdings. This is not for anyone's monetary gain, instead it merely exchanges raw dirt for the greater public good - for ALL Salidans. As it stands today, these parcels are not useful to anyone and the right of way only encourages motorists to cut through the residential area on their way elsewhere. How does that help anyone?

Are there challenges with this plan? Sure; if it were cookie-cutter easy, this project would have been done long ago. Planning and other City departments have put a lot of effort into finding solutions to make this **work**. The only area not fully addressed, that might need more attention is how to calm and redistribute vehicle traffic among West 3rd Street, Poncha Boulevard and Crestone Avenue, by the Courthouse. Careful and holistic planning for pedestrian, bicycle and vehicle traffic in the area should be done in any case. Traffic engineering, calming and enforcement solutions are well within our reach, making the entire area better and safer for all.

Beyond simple self-interests, dollars and cents I would urge all decision makers and the community at large to look at the [heartfelt stories of their neighbor's housing insecurities](#)

[that were presented on May 28 by The Chaffee County Housing + Health, Dinner and a Movie Series](#). These are real people with real needs and it's in our power to make a difference.

In each of these personal stories, significant obstacles were overcome with creativity and just plain hard work. In each case, creative partnerships greatly improved people's lives and health, while the community as a whole benefits. The Planning Commission can help the City meet stated its goals for improving housing security through affordability, while increasing this area's property values and revitalizing a desirable in-town neighborhood overall.

An amazing amount of speculation, poor assumptions, fearmongering and wild financial estimates have already been put to the public, from a handful of abutting neighbors who favor their own interests rather than sharing in a sense of partnership with their neighbors and the larger community. This is not "win-lose", it is a win for all.

Tonight's public hearing and those that follow will bring out the real costs, facts and figures and should put to rest the "Not in My Backyard" fear factor being cast on this creative effort.

This hearing should conclude that the requests for vacation and rezoning meet existing safeguards and codes, are reasonable and proper. Granting these actions will move the project forward again for public comment and another hearing, with accurate costs and detailed plans. If technical issues are raised tonight, please make every effort to remediate them. I urge you vote "yes" and continue the process.

Merrell Bergin
Tel. 303-601-1785

VIA EMAIL to: bill.almquist@cityofsalida.com



E. Crestone Public hearing signs are non-compliant

Michelle Parmeter <mparmete@yahoo.com>

Thu, Jun 11, 2020 at 1:03 PM

Reply-To: "mparmete@yahoo.com" <mparmete@yahoo.com>

To: "bill.almquist@cityofsalida.com" <bill.almquist@cityofsalida.com>

Cc: "harald.kasper@salidaelected.com" <harald.kasper@salidaelected.com>, Mike Pollock <mike.pollock@salidaelected.com>, "dan.shore@salidaelected.com" <dan.shore@salidaelected.com>, "jane.templeton@salidaelected.com" <jane.templeton@salidaelected.com>, "justin.critelli@salidaelected.com" <justin.critelli@salidaelected.com>, "alisa.pappenfort@salidaelected.com" <alisa.pappenfort@salidaelected.com>, Glen Van Nimwegen <glen.vannimwegen@cityofsalida.com>, Nina Williams <nwilliams@mdbrlaw.com>, Drew Nelson <drew.nelson@cityofsalida.com>

One sign per property is required by code: "Notice shall be posted by the applicant on the subject property...."

There are 2 applications for 2 properties being discussed, rezoning E. CRESTONE property and vacation. E. CRESTONE property that is going to be rezoned did not meet 15 day and applicant placement requirement plus full disclosure. The 3rd W Public notice did not meet full disclosure requirement.

Sent from Yahoo Mail on Android

On Thu, Jun 11, 2020 at 12:48 PM, Bill Almquist <bill.almquist@cityofsalida.com> wrote:

For reference, I am attaching photos showing that the site was posted in multiple locations (only one location is required by the Code) on Friday, June 5th. I am also attaching a photo of the replacement notice that I constructed at the corner of W. 3rd and E. Crestone Ave. on Monday, June 8th, after I learned that the postings had blown off in Saturday's "derecho." I also attempted to re-secure one of the other notices to the stop sign, but it appears that sign fell down again. The sign at the corner of W. 3rd and E. Crestone Ave. remains.

On Thu, Jun 11, 2020 at 12:03 PM Michelle Parmeter <mparmete@yahoo.com> wrote:

The city's lack of transparency is appalling with respect to E Crestone vacation and adjoining property rezoning and it is a travesty of civil and fair government. The public hearing signs for the applications to rezone and vacate are non-compliant to meet the 22 Jun Public Hearing.

The sign on E. Crestone (attached) was blown away last Saturday lasting less than 20 hours. It was replaced by Bill at 345 pm on Monday and was promptly blown up the street by wind. It was placed in its current state the next day by an elderly gentleman who walks up E. Crestone every day. It looks like trash in the ditch.

The notice posting has not met the 15-day requirement for public hearing nor was it posted in its current state by the applicant. The notice also did not mention the donation of land thereby not fully disclosing the purpose of the public hearing. The above are violations of public hearing notice posting requirements.

It also used legalese most people do not understand. Most people do not know that vacation of E. Crestone means the street is going away which further exemplifies the City's lack of transparency.

The following was sent to Bill Almquist on 8 June 2020:

One of your signs met its demise with the wind again this afternoon after you left. I counted the hours the signs were up and took pictures.

You did not meet the full 15 days required for public hearing notices being displayed on the property prior to the public hearing.

You also didn't fully disclose the full intent of vacation and rezoning ... eventual donation of land that provides government services which is an illegal donation.
You also didn't make them sturdy or waterproof.

QED: The 22 June meeting has to be moved.

Regards,
Michelle M Parmeter





Sent from Yahoo Mail on Android

--
Bill Almquist
Planner



(719) 530-2634
bill.almquist@cityofsalida.com

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



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 1.

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:47 AM

Please be aware that Mayor's and council's behavior has instilled mistrust and lack of transparency with the public by only hearing CHT's side during the City Council meetings on 15 Oct 2019 and 16 Mar 2020.

15 Oct 2019 council meeting did not include all parties as only CHT was represented. The agenda item was nebulous and didn't invoke a reason for citizens to look further in the package:

Agenda item 6.g Request for Property Donation – Chaffee Housing Trust (Administration)

An average citizen would not be alarmed by this agenda item and would not consider looking at the package to see if it impacts them. The details of the agenda item were buried in a 31 MB package and found on page 193 of 219 pages further exemplifying the City's lack of transparency. The package included a property survey that would require the city to donate land to the abutting property owner not CHT. City council present at this meeting included Dan Shore and Cheryl Brown-Kovacic (council member at the time). Both have conflict of interests. Dan shows bias toward CHT as he is donator to CHT and Cheryl was on the CHT advisory board. Cheryl motioned to approve the request to begin vacation of the land. All these behaviors further support a lack of transparency from the City deepening mistrust.

16 March work session did not include all parties. It was held 6 days after the Governor requested COVID emergency disaster. No teleconferencing options were provided for this meeting. The meeting was biased toward CHT as citizens being cautious about COVID spread were not provided an avenue to participate and were discriminated. Read, CHT executive director, had the mayor and council's undivided attention for over an hour. The opposition's comments from the 4 Mar community meeting were not accurately presented by the Planning Commission. Recap of 4 March meeting in the 16 March working session shows bias by using "perceived" and not accurately reflecting the comment on affordable housing survey.

"Attendees were largely in opposition to the project due to perceived to property values, questioning the need of affordable housing and implications for traffic and transportation."

The opposition stated the survey did not accurately reflect the views of all Salida citizens. A valid survey should have 80% response rate. The survey has a 12% response rate. The survey only asked if affordable housing was an issue. It did not ask if affordable housing means home ownership. It did not ask if people would prefer to own or rent affordable housing. It did not ask the city to vacate a busy public street. The following is the list from 4 Mar meeting. The city has not provided response and did not attempt to impartially acknowledge the opposition:

Why is CHT not building rentals?

What were the criteria for determining available lots?

What lots did the City of Salida determine were available?

What does the timeframe or timeline look like?

Why is the property going to be rezoned?

That the project will lower our property values

That the survey that addresses affordable housing as a number one concern of Salida

Citizens does not reflect the views of Salida citizens accurately .

Clarity on the deed management and intergenerational transfer of deeds.

That the process is moving too fast.

Sent from [Mail](#) for Windows 10

E. Crestone Public hearing comment 2

Inbox



Michelle Parmeter
to me

Wed, Jun 17, 7:48 AM (1 day ago)

The city continues to ignore the fact that the E. Crestone public hearing signs are non-compliant. They did not meet full 15 day posting period nor did they accurately describe the nature of the public hearing. The public notice signs further instill public mistrust as they do not draw the attention of passing cars, bikes or walkers. The signs are 27" off the ground and are not visible to passing cars. They don't even look like good garage sale signs. See example of useful public notice signs.





PUBLIC NOTICE

Application No:
Applicant:
Proposal:

 To submit comments or obtain information contact:
Planning and Development Services
747 Market Street, Room 345, Tacoma, WA 98402
(253) 591-5030
www.tacomapermits.org

Please provide Chain of Custody of digital evidence that supports the pictures metadata were safe from secondary tampering.

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QED: The 22 June meeting has to be moved.

Regards,
Michelle M Parmeter



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 3

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:48 AM

Even though the code only requires letters go to properties 175 ft from subject property, the city has further instilled mistrust by not making it clear to the Mesa and west-side neighborhoods that the proposed Crestone corridor to/from downtown is being eliminated and they will be impacted.

Sent from [Mail](#) for Windows 10



E. Crestone public hearing comment 4

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:49 AM

-
-

City council approved the motion for city staff to begin the application process for E. Crestone vacation on 15 October 2019. The section of land proposed to be vacated in this motion is different than the E. Crestone vacation application proposed section of land submitted by City of Salida/Chaffee Housing Trust (CHT). The difference between the land section in what was approved with Council motion and what is part of the vacation application is a piece of land that abuts a private property owner. The action by the City of Salida to begin vacation of land that was not approved in the 15 October motion and to change the section of land in the vacation application to benefit CHT is unethical and shows blatant bias toward CHT. Had the City of Salida kept with the approved by motion land vacation section, the City would have to quick claim deed the land to the abutting property owner. Since the city is both the applicant and approver of this application, they are the plaintiff and judge at the same and just talking about the application in City offices/staff meetings without the defendants (concerned citizens) being present is also unethical.

Sec. 16-6-130. - *Vacation* of recorded plat, right-of-way or easement.

(2) Quitclaim Deed. Whenever the City approves an application *vacating* a public right-of-way, the City shall provide abutting landowners with a quitclaim deed for the *vacated* lands. Each abutting landowner shall be deeded that portion of the *vacated* right-of-way to which the owner's land is nearest in proximity.

According Colorado Constitution Article XXIX Ethics in Government Section 1c, local government officials or employees shall avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated.

Colorado Constitution Article XXIX – Ethics in Government

Section 1. Purposes and findings.

(1) The people of the state of Colorado hereby find and declare that:

(a) The conduct of public officers, members of the general assembly, local government officials, and government employees must hold the respect and confidence of the people;

(b) They shall carry out their duties for the benefit of the people of the

state;

(c) They shall, therefore, avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated;

*It is the **duty** of all **public servants** to ensure that the **public's** money is spent as efficiently as possible and that programs are provided effectively, **without discrimination or prejudice**, with **transparency** and **without waste of money or resources***

Although CHT and the City have made E. Crestone about affordable housing to feed on the goodwill of citizens, E. Crestone vacation opposition is not about to have or to not have affordable housing. It is about public safety, fiscal responsibility and ethics.

Sent from [Mail](#) for Windows 10



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 5

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

E. Crestone opposition is not about to have or to not have affordable housing.

While data will support that Salida needs affordable housing, the fiscal and safety data does not support it on E. Crestone. Providing affordable housing is the right thing to do but E. Crestone is the wrong place. In addition to public safety and fiscal responsibility issues surrounding the vacation and rezoning of property, there is already affordable housing 1000 ft from the projected development site (HUD housing at Mesa/Crestone). This section of the city is already "scattered" with affordable housing. The development code needs to reflect that all neighborhoods equally share the responsibility of affordable housing scattering.

CHT and the City unfortunately has made E. Crestone about affordable housing to feed on the sympathy of goodwill. The City's benevolence and emotions have succumbed to believing E. Crestone development is viable location for affordable housing. The affordable housing platform cannot be an excuse to ignore public safety and fiscal responsibility.

Fiscal responsibility

Applicant screening process

Research should be done on organization's processes and practices before donating to that organization. Noble cause alone cannot be grounds for donations. Donations should not be given to an organization with processes susceptible to fraud and that are not equitable.

CHT's applicant screening process has been recently been abused and is susceptible to fraud.

The following screen shots have been redacted for the individual's name; however, the name of the applicant is public knowledge due to our county tax assessor database, county website and social media.

The applicant is the BV lumberyard employee mentioned in the 27 May 2020 Mountain Mail editorial by Ken Matthews. The applicant is a 21-year-old male. The BV lumberyard employee bought the CHT house on 27 March 2020, quit his lumberyard job on 3 Apr 2020 and started as a Chaffee County Detention officer on 6 Apr 2020. The Chaffee County Detention officer job pays \$42K/year which is over the minimum income allowed for CHT housing for a single person. It takes more than 10 days to get hired by the county as a detention officer. A screening process that allows this is not fair to those that really need help ... even non-low income individual get the opportunity to buy a house at age 21.

Cost

The land value alone ranges from \$360K to \$430K. Harald is selling his .16 acres on Hillside for \$144K. The tax value on .17 acres in town is around \$120K.

E. Crestone property is .17 acres

E. Crestone vacated street is .18 acres

M. Street property is .17 acres (from county tax accessor)

P.T's requirement for selecting viable lots around town were that they were shovel-ready. Rezoning, vacating a street and moving utilities does not constitute shovel-ready. The citizens asked for the requirements for selecting viable lots numerous times and we have not been given an answer.

Drew Nelson's comment that E. Crestone is an "odd" angle so it must go away is not a valid argument. There are at least a half dozen "Bermuda" triangles around town ... some of them with parks. Parks are shovel-ready.

Public Safety

- o E. Crestone is the most natural flowing corridor to/from downtown to/from the Mesa. It is the natural extension of Highway 160. It is the least restricted corridor as well: no stop signs or yield signs.
- o Traffic study performed on E. Crestone is invalid due to decrease activity in these pandemic times. Any numbers from the traffic study should be doubled or tripled to accurately reflect vehicular traffic volumes. The traffic study also does not count any pedestrian or bicycle traffic.
- o You are taking away a major traffic route from the Mesa and routing vehicles and cars through a congested road (Crestone) in front of the courthouse and county buildings as well as through an unsafe intersection (Crestone and Poncha).
- o Routing traffic via H 291 is longer is distance and traverses a busy section of 1st Street.
- o Last week, we saw 4 Sheriff vehicles and 2 Salida police vehicles scream up E. Crestone in a period of 2 hours.
- o A minute increase in response times increases mortality by between 8 (measured 1 day after the initial incident) and 17% (measured 90 days after the initial incident). By eliminating E. Crestone, you are increasing the emergency response time from the fire station to the Mesa neighborhoods. Does the city really want to be liable for the increase of mortality?
- o By eliminating E. Crestone, you putting vehicular, pedestrian and bicycle traffic to/from the Mesa in danger.

While I applaud your intent to help affordable housing issues, affordable housing cannot trump public safety or fiscal responsibility.

Michelle M Parmeter

Search here...

SHERIFF'S OFFICE

John Spezze, Sheriff
Andy Rohrich, Undersheriff

641 West 3rd Street
PO Box 699
Salida, Colorado 81201

Emergency: 911

Non-Emergency: 719-539-2596

Communications Center Fax:
719-539-3648

Records Fax: 719-539-1077

Email: records@chaffeesherriff.org

FIRE RESTRICTIONS

PAY TICKET ON-LINE

->

DETENTIONS DEPUTY – CIVILIAN

The Chaffee County Sheriff's Office is accepting applications for full-time and part-time positions as a Civilian Detentions Deputy. These Deputies will perform a variety of duties pertaining to inmate activities and movement within the facility. This is a fast paced environment requiring energetic, self-motivated individuals with good computer skills, communication skills and the ability to multi-task. This facility has 105 beds and houses local inmates, overflow inmates from other agencies and inmates pending sentences with the Colorado Department of Corrections.

Applicants must be at least 18 years of age, possess a valid Colorado driver's license with a good driving record, no felony convictions, have a high school diploma or equivalent, and be able to work varying shifts and weekends.

-----> Annual full-time salary starts at \$42,000.00 with benefits that include: health, dental, vision, retirement and paid leave time.

Applications can be downloaded or picked up at the Chaffee County Detention Facility -148 Crestone Ave. Salida, CO. Applications must be notarized. Our records staff is available for notarization Monday through Thursday.

For additional information on these positions, please contact Lieutenant Justin Martinez at (719)539-7150. Chaffee County is an equal opportunity employer.

FULL TIME COOK

Full-Time Assistant Cook – full benefits

The Chaffee County Detention Center has an immediate opening for an assistant jail cook. Applicants must be at least 21 years of age and be able to pass a background check. Salary for this position is \$38,480 per year/\$18.50 hour. Applications can be picked up at 148 Crestone Avenue, Salida or downloaded from our website. Applications will be reviewed as they are received and hiring will be done promptly. For more information please contact Lt. Martinez at 719-539-7150. Chaffee County is an EOE.



Work



Detention Deputy at Chaffee County Detention Center



April 6, 2020 - Present
Salida, Colorado



Former Yard Worker at Rocky Mountain Lumber & Hardware



July 3, 2017 - April 3, 2020
Buena Vista, Colorado

Education



Went to Salida High School
Class of 2017



Went to Salida Schools

Places He's Lived



Buena Vista, Colorado
Current City



Salida, Colorado
Hometown

Basic Info



Male
Gender

Relationship



Single

People You May Know



Karen Olszewski
The University of Southern...
2 Mutual Friends



Rhonda Flurry



Holly Bauer White
Leader - Strategy & Innova...
1 Mutual Friend



SEE MORE

Pages You May Like



The Hunger Trailer at Pon...
Barbecue
464 Likes



The Firefly Restaurant
American
342 Likes



Natural Grocers (Denver E...
Specialty Grocery Store
407 Likes



SEE MORE

Owner

Redacted

Buildings

Occupancy	Townhouse - Separate Unit	Roof Type	Gable
Built As	Modular 2 Story	Roof Cover	Composition Shingle
Square Feet	930	Foundation	24 Concrete
Year Built	2019	Tot # of Rooms	3
Adjusted Year Built	2019	Bed Rooms	2
HVAC	Electric Radiant	Baths	1.5
Building Condition	Good	Total Basement Area	0
Building Quality	Average	Exterior Wall	Frame Siding
Interior	Drywall	Value	\$129,882
Stories	2		

Type	Description	Units or Square Footage
Porch	Open Slab	12
Porch	Open Slab	12
Porch	Open Slab	20
Porch	Slab Roof	100

Valuation

	2020
Land Value	
Building Value	\$129,882
Total Value	\$129,882
Assessed Land Value	
Assessed Building Value	\$9,290
Total Assessed Value	\$9,290
Estimated Total Taxes	\$549.98

Sales

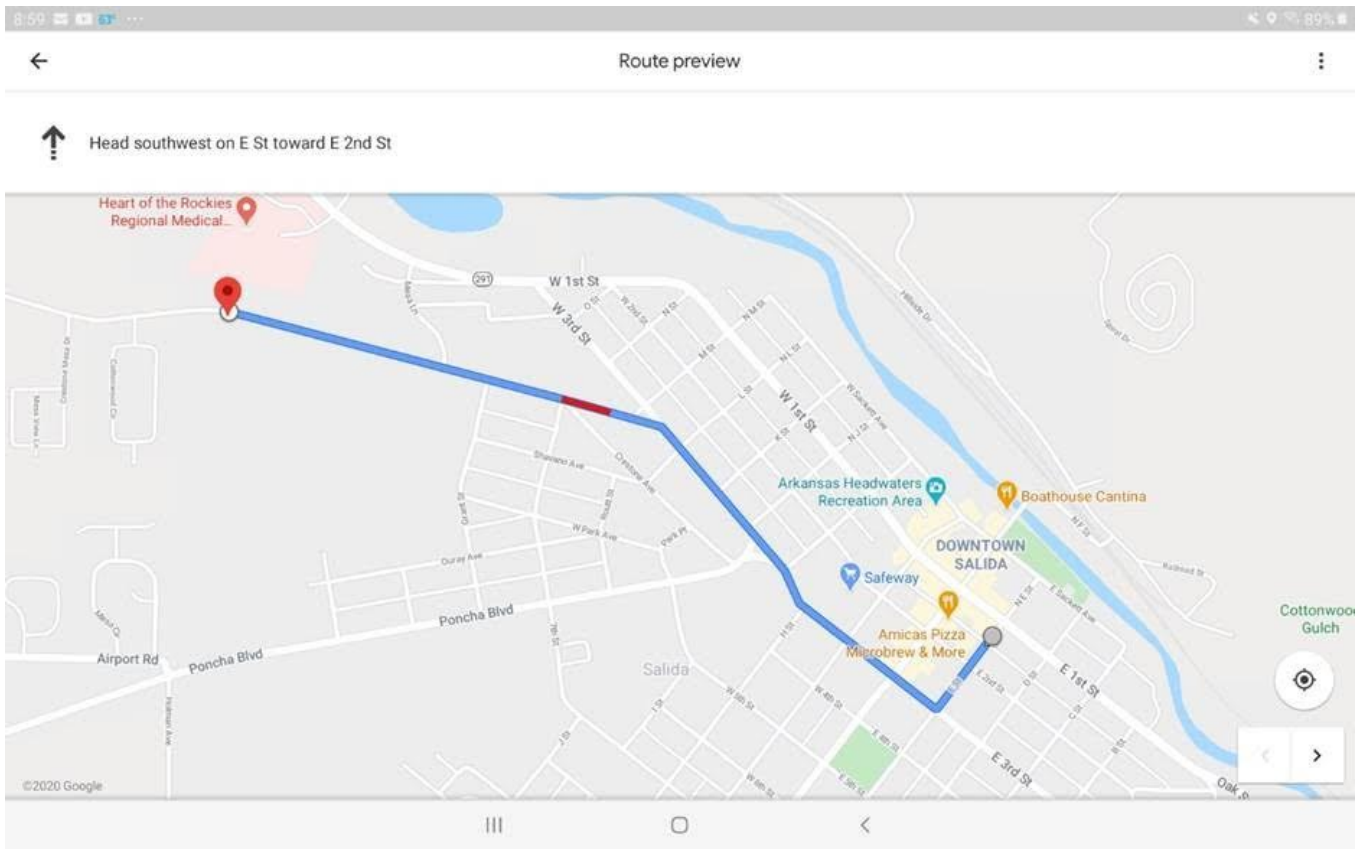
Sale Date	Sale Price	Instrument	Reception Number	Vacant or Improved
03/27/2020	\$213,600	Warranty Deed	457885	Improved

Photos



Sketches





Sent from Yahoo Mail on Android

Sent from Mail for Windows 10

E. Crestone public hearing comment 6

Inbox



Michelle Parmeter

**Wed, Jun
17, 7:51 AM
(1 day ago)**

to me

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City of Salida Municipal Code Sec. 16-6-130. - Vacation of recorded plat, right-of-way or easement.

(2) Quitclaim Deed. Whenever the City approves an application vacating a public right-of-way, the City shall provide abutting landowners with a quitclaim deed for the vacated lands. Each abutting landowner shall be deeded that portion of the vacated right-of-way to which the owner's land is nearest in proximity.

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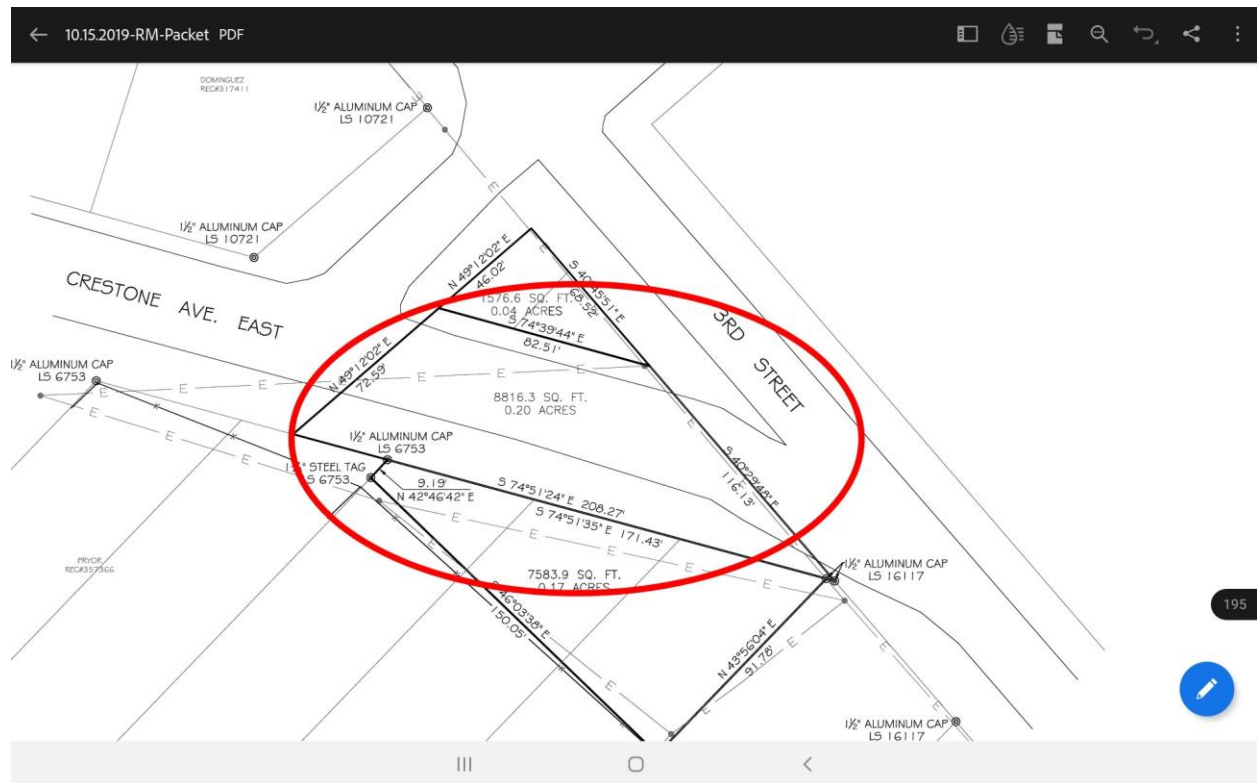
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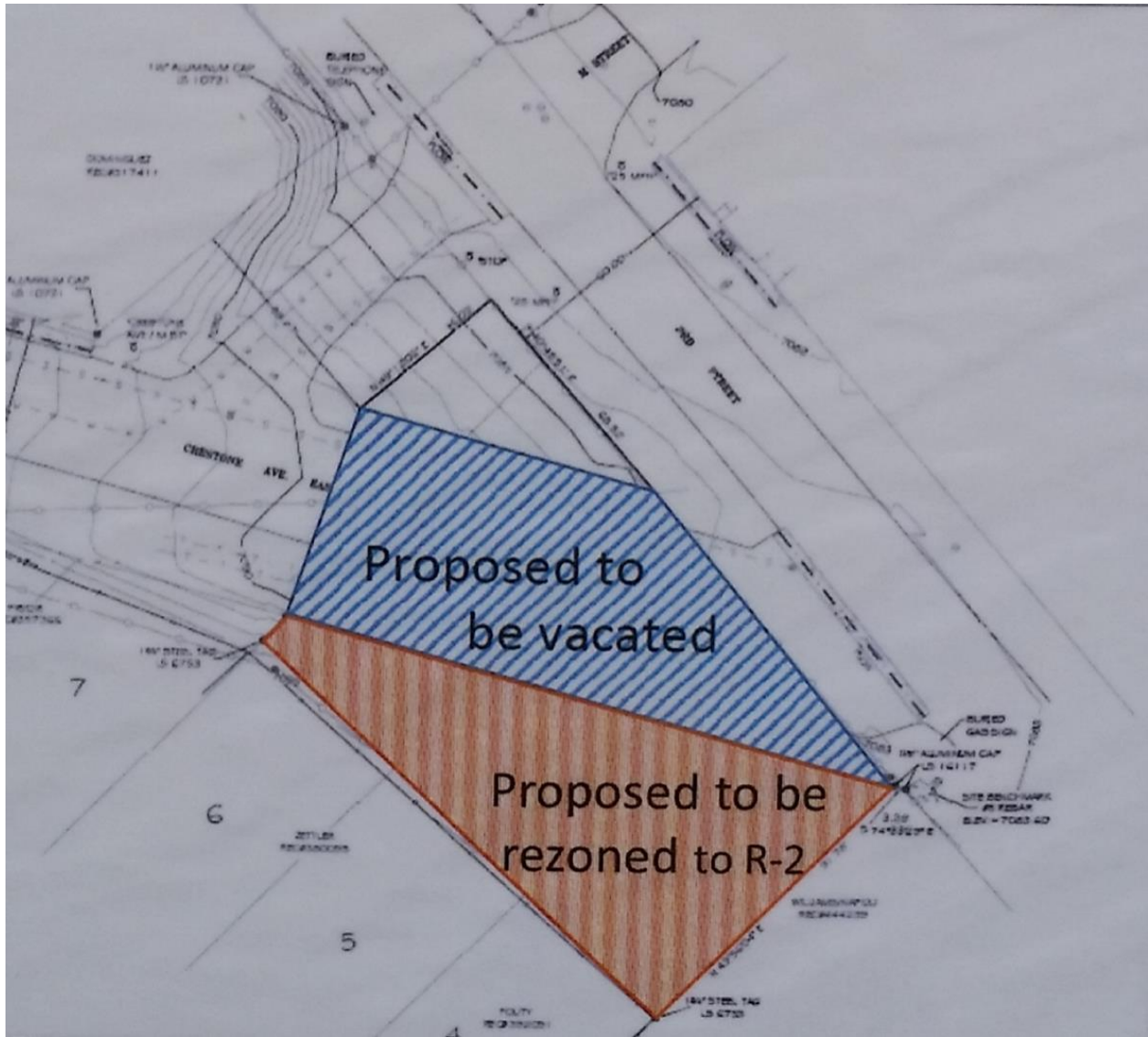
Reference Colorado Independent Ethics Commission

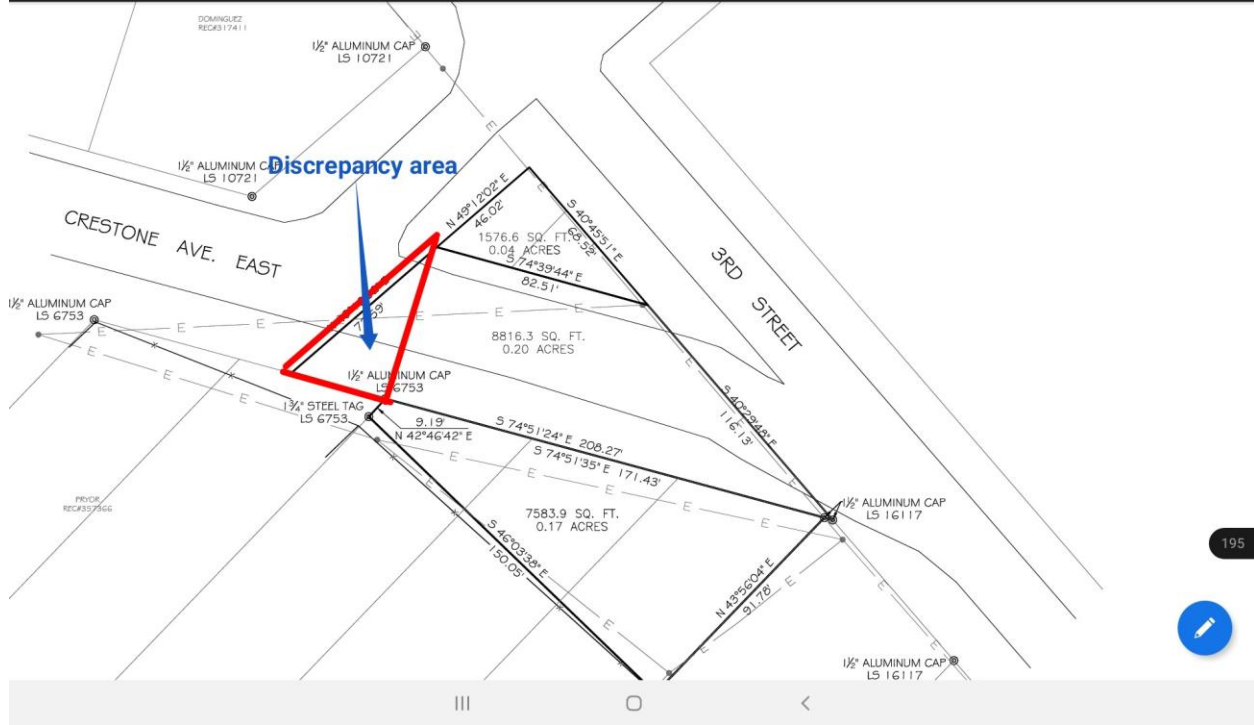
handbook: https://www.colorado.gov/pacific/sites/default/files/IEC_Ethics_Handbook_2016.pdf

It is the duty of all public servants to ensure that the public's money is spent as efficiently as possible and that programs are provided effectively, without discrimination or prejudice, with transparency and without waste of money or resources. Adding to the previous list from Friday's email, affordable housing cannot trump public safety, fiscal responsibility or a code of ethics. I want to believe I can trust the City of Salida to move in the ethical direction with respect to the E. Crestone vacation application.

Michelle M Parmeter









Bill Almquist <bill.almquist@cityofsalida.com>

E Crestone public comment 7

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

CHT housing is not affordable.

Even with land donations, the price per square foot for CHT housing is unaffordable:

Salida – Two rivers house sold on 19 April 2019 for \$266.8K with 828 sq ft comes to \$322/sq ft

BV- The Farm house sold on 27 March 2020 for \$213.5 K with 930 sq ft comes to \$230/sq ft

The cost per square foot to build a basic home in Colorado is \$150/sq ft. Any developer or individual given free land should be able build a house for less than \$230-322/sq ft. Is a nonprofit corporation profiting from this difference in cost per square foot, \$140K and \$74K, respectively for the homes mentioned above? Is this really affordable? You decide.

Whether you are an individual, business or municipality, donations and grants to organizations should not be given on noble cause alone. In the case of the City of Salida:

- What oversight/due diligence is done by City of Salida before donating to any organization?
- Where is City of Salida's checklist used as criteria for screening eligibility of organizations requesting donations?
- What percentage of the donations goes toward salaries and operational expenses for the organization?
- What is the organization's five-year plan for growth (employees and assets)?
- Is the business model of the organization fiscally sound, sustainable and resilient?
- Does the organization protect personal individual information according to PII (Personally Identifiable Information) cyber security best practices?

Money used to provide donations and grants to organizations comes from taxpayers (income, property and sales tax). CHT's request for E. Crestone land donation by the City of Salida is misuse of the affordable housing platform and taxpayer benevolence. City council is being negligent by donating to any organization that doesn't adhere to consistent, objective, safe and fair business processes.

Sent from [Mail](#) for Windows 10



E. Crestone public hearing comment 8

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

The applications submitted by Chaffee Housing Trust (CHT) for vacation of E Crestone and rezoning the collective land to R2 should be null and void:

<https://cityofsalida.com/wp-content/uploads/3.16.20-Packet.pdf>

The applications were signed only by CHT executive director on 6 February 2020 as applicant/agent. The applications were submitted to the City by CHT just before the 4 March 2020 community meeting. The City of Salida was hand-written in as co-applicant on the applications sometime after the submission by CHT. The owner signature block was left unsigned.

CHT is not the owner of the land therefore should not be able to request vacation or rezoning of land. The land is owned by the citizens of Salida. CHT is a non-profit corporation with over \$1.5M in assets in 2018 (obtained from 2018 tax form 990). City council is overstepping their boundaries by sole-sourcing affordable housing development to CHT.

The applications cherry pick sections from the 2013 city comprehensive plan as the reason for vacating and rezoning; however, the plan clearly states, "The City of Salida does not directly provide affordable housing for the community." How much more direct can you get than donating citizen-owned land, city services and city labor? A comprehensive plan is not law ... rather it is a guide of vision.

<https://cityofsalida.com/wp-content/uploads/Complete-Comprehensive-Plan.pdf>

H-II.1 – Promote new development projects that contain a variety of housing, including affordable units.

Action H-II.1.a – Any residential development at the Vandaveer Ranch should include a significant affordable housing component.

Action H-II.1.b – Consider adoption of an inclusionary zoning ordinance.

Action H-II.1.c – Seek changes to the Land Use Code to ensure that affordable housing is interspersed throughout the city, maintaining diversity in existing neighborhoods.

The comprehensive plan does not recommend vacating a busy street and donating city assets, services and labor for affordable housing.

The planning commission meeting scheduled for May 26th to review these applications should be canceled due to the invalid submission of applications by CHT or at the very least postponed due to the state order requiring group gatherings be less than 10 people.

Rezoning and vacating of land requires a major impact review by the City Council. If indeed the city continues to review these invalid applications, the City Council should recuse themselves due to conflict of interest based on their lack of impartiality (non-signatory co-applicant) and conspiracy of personal agendas. We live in a democratic society. The council cannot be the judge, jury and executioner for these applications. Where are the checks and balances in this process if City council can give away city land and services without due process?



E. Crestone public hearing comment 9

Michelle Parmeter <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 7:53 AM

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

The application for vacation of E. Crestone/rezoning of land to R2 and subsequent donation of land to CHT should be stopped due to the following reasons:

1. E. Crestone does serve governmental purposes. A City-owned utility sewer line runs underneath it. This contradicts Nelson's statement in the 1 May 2020 Mountain Mail article: "Nelson cited Colorado Revised Statutes 31-15-713 when he said real estate owned by a municipality not used for governmental purposes may be transferred via ordinance. Since there has been no governmental use of the property in question, it is eligible to be transferred by ordinance."
2. A traffic study conducted during Stay/Safer at home Executive Orders is being used to support the vacation of E. Crestone. It is not a valid traffic study due to COVID-19 and the closing of Chaffee County to tourism.
3. The vacation causes injury to the surrounding neighborhoods. It is non-compliant with Municipal Code Section 16-4-110: "... shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading"
 - a. Increases traffic/parking on an already busy street
 - b. Re-routes Mesa traffic to Crestone Ave which is already burdened with traffic/parking issues around the courthouse and county buildings.
 - c. Lacks realistic/safe residential parking for the proposed units. Even though city code only requires 1 parking space/unit, actual parking space/unit usage is closer to 2-3. Proposed residents will have to park additional vehicles somewhere on 3rd street and walk/cross on an unsafe street.
4. The donation of city land and services is not fiscally prudent or legal.
5. The use of our electric franchise fee fund collected from Exel Energy(1% of our energy bills) to help with undergrounding current utilities for the site needs to be prevented. This money is for use by all residents to assist with undergrounding utilities.

Instead of cramming six 35 ft tall buildings on .17 acres and jeopardizing the safety of our citizens in surrounding neighborhoods, the land on E. Crestone should be designated as a pollinator garden perhaps to commemorate our City's fallen civil servants. The land has 7 trees and native rabbitbrush which is beneficial to migrating butterflies. We need more green zones in Salida and less structures polluting our skyline.



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 10

Michelle Parmeter <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 7:54 AM

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

In the Friday February 27th, 2020 Mountain Mail, there was an article outlining Chaffee Housing Trust's meeting on Thursday March 5th during which CHT plans on giving updates on recent activities. What the article fails to mention is a major request of CHT that is in the works:

The CHT is applying to have the City-owned lots (triangles) on either side of E. Crestone Ave where intersects 3rd St. donated to the CHT. This would include the vacation of that short section of E. Crestone between 3rd and M. The lot created would allow the construction of 5 units + and ADU on the south side of the lot, backed up to the east side for affordable housing.

On October 15, 2019, the council unanimously approved vacation of E. Crestone Ave without a no-injury, traffic or emergency response impact assessment. CHT was the only side represented in the 15 Oct meeting. In early November 2019, the city had the property surveyed at the city's expense. In late February 2020, the city started removing street signs on W 3rd Street. CHT is announced the development of that property for affordable housing on March 4th, 2020 at 600 PM in the Scout Hut. CHT further continued development discussion without opposing parties at the 16 March 2020 City council work session.

Property values surrounding the lots average over \$500K. The average price of the affordable housing will be \$265K. A 2017 Stanford affordable income housing study indicates that housing of similar value surrounding affordable housing does not see a negative impact; however, surrounding housing that is valued well-above the affordable housing value does see a negative impact to value.

The 2018 inclusionary housing ordinance requiring 12.5% affordable homes is for new annexations and developments of 5 or greater units. Salida has plenty of large undeveloped zones that will provide affordable housing due to the inclusionary housing ordinance. Decisions by the council around affordable housing need to be fair, informed and least impactful to its citizens.

Sent from [Mail](#) for Windows 10



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 11

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 8:49 AM

Please explain why Salida Municipal code does not explicitly state which decisions the city considers quasi-judicial. This is best practice.

Does the City of Salida have a published code of ethics? If not, why? Does the city have certified ethics training for its personnel?

Please explain why Salida Mayor and City council did not ask if opposing party was represented at the 15 Oct 19 and 16 Mar 20 council meetings.

By not asking, these meetings even though they were public are analogous to a judge allowing court proceedings to occur without opposing council.

Sent from [Mail](#) for Windows 10

From: Rob Dubin <robDubin100@gmail.com>

Sent: Wednesday, June 10, 2020 12:52

To: P. T. Wood <pt.wood@salidaelected.com>; Dan Shore <dan.shore@salidaelected.com>; jane.templeton@salidaelected.com; Justin Critelli <justin.critelli@salidaelected.com>; mike.pollock@salidaelected.com; alisa.pappenfort@salidaelected.com; harald.kasper@salidaelected.com; merrell.bergin@salidaelected.com

Subject: Crestone Ave- Chaffee Housing Trust

I would like to go on record as being against closing the intersection at 3rd and M Streets as I feel this project is going to result in several unintended consequences that will be detrimental to our city.

Like many in Salida I've long thought that affordable housing needs to remain one of our top priorities. However it is clear to me the Chaffee Housing Trust's plan for 3rd and M Street is addressing the right problem with the wrong solution. On a recent weekday I stood at the intersection of Crestone and East Crestone Avenue for half an hour and witnessed that 65% of the cars heading west onto Crestone and eventually CR160 were coming up East Crestone from 3rd street- the intersection that the City proposes closing to accommodate the Housing Trust's new homes. Meanwhile Longhorn Ranch, Crestone Mesa and Cottonwood Green are all building with dozens or eventually 50 or more homes to be built on Country Rd. 160 - all accessed by Crestone Avenue. If the housing trust project goes forward all that traffic will be forced to travel up Crestone and go in front of the courthouse. The result will be a four or five fold increase in traffic going in front of the courthouse than we currently have.

For traffic east bound into town the situation is even worse as it forces much more traffic into the already difficult intersection with Poncha blvd. Cars on Crestone have a yield sign and have to look behind them over their right shoulder while also gauging the speed of on coming cars turning up the hill at this unsafe intersection. Increasing the traffic many fold will lead to accidents. Chaffee County's wide courthouse lawn with the beautiful trees and parklike atmosphere is one of the charms of Salida. Turning this street into a major thoroughfare is not an improvement.

As City planners are well aware there are also currently under consideration plans to expand the courthouse building and put parking across the street in the lot owned by the Presbyterian church. Putting parking where a lot already exists is a wonderful Salida community solution which was offered to save cutting down the beautiful trees in front of the courthouse. However it does mean there will be a significant increase in pedestrians crossing the street towards the courthouse . The crosswalk from the parking lot will be right in the crosshairs of traffic at the already difficult intersection with Poncha Blvd mentioned above. New construction on CR 160, the closing of 3rd and M streets and new offices and more visitors at the Courthouse will combine for a "perfect storm" with deadly consequences. Greatly increased traffic is being funneled directly to where pedestrians will be trying to cross the street to access the courthouse from the new parking lot. The traffic study for this project was done during the Covid shutdown making its data unreliable. In addition the study was done without knowing exactly what the County will be doing as regards a new building and the above mentioned parking lot. For both of those reasons there is no possibility of intelligent decision making based upon such a flawed traffic study.

None of us want to stand in the way of increased affordable housing in Chaffee County but this project has not been well thought out. The likelihood of an auto-pedestrian accident in front of the courthouse is a virtual certainty with possible deadly consequences. No one wants that. The Housing Trust should pursue its goals at one of its other potential locations.

Rob Dubin
Salida CO



Bill Almquist <bill.almquist@cityofsalida.com>

FW: Letter of support for affordable housing

1 message

Glen VanNimwegen <glen.vannimwegen@cityofsalida.com>
To: bill.almquist@cityofsalida.com

Mon, Jun 1, 2020 at 10:13 AM

Glen Van Nimwegen, AICP

Community Development Director



From: robert weisbrod [mailto:weisbr9@yahoo.com]
Sent: Sunday, May 31, 2020 8:45 PM
To: glen.vannimwegen@cityofsalida.com
Subject: Letter of support for affordable housing

submit.

Dear Editor,

I ask your readers to support the efforts to create affordable housing in Salida, including the East Crestone street vacation to create a buildable lot. As a result of home ownership through the Chaffee Housing Trust, I've been able to stay in my current job at the hospital. As a renter, it was getting too expensive for me to stay in Salida and I would have left town. Instead, I'm not stressed about getting kicked out of my place because they are going to sell it, or raise the rent yet again to where I can't afford it. My home is a lot nicer than rentals I've lived in. I'm getting to know my neighbors here, which didn't happen in a rental. I'm developing community with other homeowners, I can garden here, and I have stability, socially and financially with fixed monthly housing payments that will not go up.

Employees that work here should be able to live here. It is good for businesses because workers stay longer. They do less commuting (less environment impact). Workers who live in the community spend most of their money in the community, contributing to the tax base, supporting local businesses. As a percentage of their income, they spend more than wealthy residents and visitors. Moderate amounts of tax dollars should be spent on supporting workforce. Tax dollars are spent beautifying the city for tourists, on roads, schools, and other essential things. Aren't workers essential to our economy?

Please, let's help out our local employees and our community, we'll all be happier in the end.

Robert Weisbrod

[Sent from Yahoo Mail for iPhone](#)

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.

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

From: **Wallace Ewing** <wkewing1@gmail.com>

Date: Fri, Mar 13, 2020 at 1:51 PM

Subject: Third Street housing project. Please forward to Bill Almquist

To: <dan.shore@salidaelected.com>, <jane.templeton@salidaelected.com>, <justin.critelli@salidaelected.com>, <mike.pollock@salidaelected.com>, <harald.kasper@salidaelected.com>, <alisa.pappenfort@salidaelected.com>

I have listened to both sides of the proposal to build affordable housing at the intersection of East Crestone Avenue and Third Street, and I understand the issues involved. Disregarding costs to the city, the effect of the project on property values, and the traffic problems that it will create, I oppose the concept on the grounds that this parcel of land is not an appropriate site for multiple housing of any kind, affordable or otherwise, because it requires the City of Salida to vacate a busy street that connects residents on the Mesa with downtown Salida, and that also entails constructing multiple residences on a steep hill that would leave owners with little or no backyard and would impact the residents' property on (upper) Crestone Avenue. I cannot think of a positive outcome for the housing project, if it were approved. There must be other sites within the city that present fewer problems.

Wallace K. Ewing

[718 West Third Street, Unit A](#)

[Salida CO 81201](#)



Bill Almquist <bill.almquist@cityofsalida.com>

East Crestone Avenue Right of Way Vacation

Gregory Smith <gsmith@cruzio.com>
To: bill.almquist@cityofsalida.com
Cc: gsmith@cruzio.com

Fri, Jun 19, 2020 at 11:50 AM

Bill,

I have to object to this complete fiasco. Taking a highly used city street out of use and giving it away to private ownership is ultimately the worst planning proposal that I have seen in my years of being an architect. The street also functions as a public utility corridor that will now have those public utilities bisect private property. The number of issues and problems that this creates destroys any semblance of logic for the contrived benefits this action will offer. I'm sorry that the reputation of the Planning Department along with the Planning Commission, and City Council will be diminished if this action goes thru.

Gregory Smith

20 Trailside Circle

Salida, Colorado 81201

(831) 247-2219

gsmith@cruzio.com



Bill Almquist <bill.almquist@cityofsalida.com>

Explanation of CHT home pricing

1 message

Read McCulloch <read@chaffeehousing.org>
To: Bill Almquist <bill.almquist@cityofsalida.com>
Cc: Glen Van Nimwegen <glen.vannimwegen@cityofsalida.com>

Tue, Jun 30, 2020 at 5:05 PM

Bill,

Please share the following with City Council.

There has been some confusion regarding the actual price of CHT homes. To explain, there are two development scenarios that play out:

CHT as developer

In the Two Rivers development in Salida, the CHT acquired a lot donated by the developer, Natural Habitats, with the mandate to provide 8 affordable homes. The CHT acted as developer / general contractor, financing the project, hiring subs, assuming risk, and finding buyers to purchase the homes at a price affordable to a household earning less than 80% of Area Median Income (AMI). To achieve this, the CHT sought out grant funding and fee waivers to directly support construction, as well as reduced water and sewer development fees. These sources reduced the price of the home from what it cost the CHT to develop them down to an affordable price for the buyers. Homes appraised at approx. \$268,000. The recorded sales price per the County Assessor's records is the appraised value. The qualified low-income buyers paid \$170,000. That amount, plus grants and other cost reductions, plus the CHT's 4% developer fee, add up to the recorded sales price.

CHT as partner

In the Farm at Buena Vista, the CHT partnered with Fading West, LLC., the developer. The CHT was not involved in the construction of the homes, nor did it assume the full risk of development. The CHT provided down payments on behalf of the eventual low-income homebuyers so that construction could be initiated. Once the homes were complete, the CHT acted as a transaction facilitator, bringing the buyers and all the grants to closings. Buyers paid amounts ranging from \$172,260 to \$178,500, but actual (recorded) sales prices ranged from \$202,947 to \$216,800. The difference between buyer's price and recorded price included multiple different grants that the CHT brought to closing. The CHT did not make any profit on these sales, and in fact incurred expenses on financing that were not covered by grants.

At some point in the future, when current homeowners decide to sell, a new appraisal will be done. The difference between that future appraised value, and the recorded sales price (appraised value or market price at time of original sale) will be the market-based appreciation. The seller will receive 25% of that appreciation, and the new buyer will pay what the original buyer paid, plus the 25%. All the original grant funds and added value will stay with the home for all future transactions. The recorded sales price will reflect the new appraisal. The resale formula ensures that future pricing will remain affordable for future buyers who earn less than 80% AMI. This creative financing and pricing ensures that once built, the homes start out as affordable, will not require any additional subsidy at future resale, and will remain affordable in perpetuity. By holding title to the underlying land, the CHT will continue to provide stewardship of these homes protecting the community's asset for the purpose of affordable housing. The CHT Board, which controls the organization's assets, will always be representative of the community, including government, private, and homeowner board seats.

The nuances of the CHT's financing is understandably confusing and may appear to be complicated, leading to misunderstanding. I hope this clarifies things.

Thank you, Read

Read McCulloch

Executive Director
(719) 239-1199
read@chaffeehousing.org
www.chaffeehousing.org
PO Box 692
Buena Vista, CO 81211



CHAFFEE HOUSING TRUST
A Commitment to Community



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27K

CHAFFEE HOUSING TRUST
A Commitment to Community

Estimated City of Salida Contributions Related to Conceptual CHT Affordable Housing Development:

(Location: Corner of W. 3rd Street/M Street/East Crestone Ave)

	Street Configuration Option 1: (E. Crestone Ave Cul-de-sac & M Street Closed and Replaced with Pedestrian Accessway/Open Space):	Street Configuration Option 2: (M Street Realignment and Regrade)	Expended to Date?
Appraised Land Value*	\$122,000*	\$122,000*	No
Cost of Appraisal	\$3,700	\$3,700	Yes
Site Survey	\$1,600	\$1,600	Yes
Full Engineering & Design	\$7,000	\$7,000	No
Right-of-way Improvements	\$75,000 - \$100,000	\$90,000 - \$115,000	No
Undergrounding of Electrical Lines**	\$80,000**	\$80,000**	No
Totals	\$289,300 - \$314,300	\$304,300 - \$329,300	

*Appraised value is likely to increase if rezoning and right-of-way vacation applications are approved

**The City has discretion to use reserve funds from Xcel Energy's franchise fee specifically for this purpose, often in coordination with anticipated development. The underground fund currently has approximately \$1.2 million available. These funds can *only* be used for undergrounding of electrical facilities and are not reimbursable to the City.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO. 5.d.	ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Bill Almquist
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ITEM:

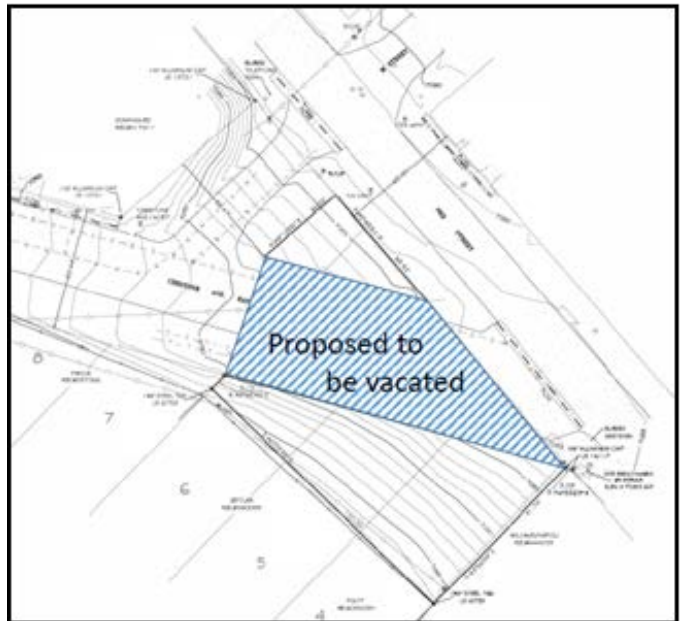
Approval of Ordinance 2020-11: An ordinance to vacate a segment of the East Crestone Avenue right-of-way adjacent to West Third Street, totaling approximately .18 acres.

REQUEST:

The request is to vacate approximately 7,710 square feet (.18 ac) of the East Crestone Avenue right-of-way, for the purpose of consolidating the two adjoining City of Salida-owned properties into one contiguous site.

APPLICANTS: City of Salida- 448 E. 1st Street, Salida, CO 81201 (owner and applicant) and Chaffee Housing Trust- P.O. Box 692, Buena Vista, CO 81211 (co-applicant).

LOCATION: The eastern-most extent of E. Crestone Ave. between West 3rd Street and M Street. A survey plat and legal description is included with the application packet.



BACKGROUND:

City Council has identified the need for affordable housing (as stated in the 2016 Chaffee County Housing Needs Assessment) as one of its priority issues to address. That priority was reaffirmed as recently as this spring's Council retreat, and staff has been working to implement such actions.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
5.d.	Community Development	Bill Almquist

On July 16, 2019, Council directed staff to begin discussions with the Chaffee Housing Trust (CHT) regarding the potential transfer of City-owned property for the purpose of developing affordable housing units. Following this direction, staff began working with CHT to look at the feasibility of utilizing City-owned land at the intersection of E. Crestone Ave and W. 3rd Street. On October 15, 2019, Council directed staff to initiate applications for the vacation of the subject portion of the E. Crestone Avenue right-of-way and rezoning of the parcel which abuts E. Crestone Avenue. The aim was to create a contiguous parcel with one common zoning designation that could be used to create affordable housing units. CHT and staff then began working to develop a concept plan for the potential future parcel that could accommodate up to 5 primary residential units, plus 1 ADU, as allowed by code.

The applications for the vacation of right-of-way and rezoning were submitted on February 6, 2020. On March 4, 2020, the City of Salida and the Chaffee Housing Trust hosted a meeting for neighbors and other interested parties at the Scout Hut to present ideas and hear input from residents regarding the potential project. Neighbors' concerns and questions included whether there is an actual need for affordable housing, the potential impact to property values, the potential loss of vehicular access to/from Crestone Mesa, costs to the public, and potential increases to existing traffic, among others. A few attendees expressed some support for the project. Notes from that meeting are included in the packet, and some of the input factored into the eventual concept design that is attached to this report.

On March 16, 2020, City Council and Planning Commission held a joint conceptual review of the applications and potential project, to ask questions and provide feedback. Following a couple of postponements due to various factors, including: the request of neighbors, COVID-19 restrictions, and the need for additional information regarding site design and adjacent street improvements, the subject application went in front of Planning Commission for a public hearing and recommendation on June 22, 2020. Their recommendations are included at the end of this report.

OBSERVATIONS AND COMMENTS:

1. The applicants have requested that approximately 7,710 square feet of East Crestone Avenue be vacated to eliminate the intersection of E. Crestone Avenue and W. 3rd Street. Per Colorado state statute, the portions of the vacated right-of-way would be conveyed via quitclaim deed to the parcels that are nearest in proximity—in this case, the two City-owned properties north and south of the right-of-way proposed for vacation.
2. The general purpose of the right-of-way vacation request is to consolidate the adjoining City-owned parcels north and south of said portion of right-of-way, to make the site available for infill development. Specifically, the City of Salida and the Chaffee Housing Trust (CHT)—a



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
5.d.	Community Development	Bill Almquist

local affordable housing developer—have been in discussions about developing the site with a mix of for-sale and rental units (up to six total units, including one accessory dwelling unit) to meet a portion of the city’s affordable housing need. A copy of the latest conceptual site plan, created by CHT in consultation with City staff, has been provided in order to determine the feasibility of development and is included later in this document, for reference. However, no specific development plan is currently being proposed, nor does approval of this right-of-way vacation request guarantee any sort of transfer of property. Any such development would also require a future Limited Impact Review process that is separate from this application. Final details of any transfer and the responsibilities of each party would likely be defined by a subsequent development agreement.

3. It is noted that the City generally discourages roadways that meet at acute angles, such as what currently exists at the intersection of E. Crestone Ave. and W. 3rd Street. These angles often create hazardous vehicular movements in and out of intersections.
4. The City of Salida has also submitted a separate application for rezoning of the adjacent City-owned parcel south of the right-of-way proposed to be vacated—from Single-Family Residential (R-1) to Medium-Density Residential (R-2). It should be emphasized, however, that the rezoning request is independent from this right-of-way vacation request. It is acknowledged that the rezoning, along with the right-of-way vacation, would facilitate the creation of one contiguous site that could be developed in accordance with the standards of the R-2 zoning district.
5. A similar right-of-way vacation request was made in 2011, with M Street proposed to remain open for access to the remainder of E. Crestone Ave. That request was denied based on concerns about the slope of M Street and public input in opposition to the vacation. The current application and site designs attempt to address the safety issues via two distinct street configuration/access options that are discussed below. The current application also lays out more clearly the specifics of the conceptual development being discussed for the overall site—though, as mentioned above, any such proposal would require subsequent review.

FINANCIAL IMPACTS:

Though not explicitly required for the purpose of review of this right-of-way vacation application, staff has attached to this report relevant financial information regarding the potential development of the proposed affordable housing project, for context. The document includes estimated costs to the City of Salida for related street improvements and design, current value of the city-owned lots, as well as additional expenses required as part of preparing the applications.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO. 5.d.	ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Bill Almquist
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REVIEW STANDARDS FOR VACATION OF RIGHT-OF-WAY (Sec. 16-6-130):

(1) Evaluation standards. The following items shall be considered in evaluating the vacation of a recorded plat, right-of-way or easement outlined below:

i. **Access to public road.** No roadway shall be vacated so as to leave any adjoining land without a means of access to another public road.

- No adjoining lands would be left without a means of access to another public road, as both City-owned parcels front on W. Third St. and said frontage would be expanded for both parcels via the right-of-way vacation and subsequent property conveyance.
- Only four properties in the vicinity (110-140 E. Crestone Ave) have designated parking access off of E. Crestone Ave, one-half block west of the subject right-of-way. If the eastern-most portion of E. Crestone Ave (subject property) were to be vacated, those properties could still be accessed via M Street and Crestone Avenue.
- Chaffee Housing Trust, with input from City staff, has provided the conceptual site plans below showing two feasible options for future street configurations in the immediate vicinity:

Option 1 shows the closure (not vacation) of M Street from W. 3rd St. to E. Crestone Ave. and construction of a cul-de-sac at the new end of E. Crestone Ave. This option also proposes a pedestrian sidewalk winding its way through the M Street right-of-way between W. 3rd St. and E. Crestone Ave. with surrounding landscaping. If such a development were to materialize, the four properties on E. Crestone Ave. (along with other properties in the vicinity) could still be accessed via Crestone Avenue and other nearby roads. Staff has indicated that signage would be required at the top of E. Crestone Avenue to advise motorists of the “dead-end” nature of the street. This option would reduce vehicular traffic on E. Crestone Ave by eliminating the access from W. 3rd St.

Option 2 shows the realignment/improvement of M Street, kept open between W. 3rd St. and E. Crestone Ave., eliminating a potentially hazardous slope on that roadway. If such a development were to materialize, the four properties on E. Crestone Ave. (along with other properties in the vicinity) could still be accessed via M Street and other nearby roads. A conceptualized drawing of the reconfigured M Street, shown from its intersection with W. 3rd Street, is also attached at the end of this report.



REQUEST FOR CITY COUNCIL ACTION

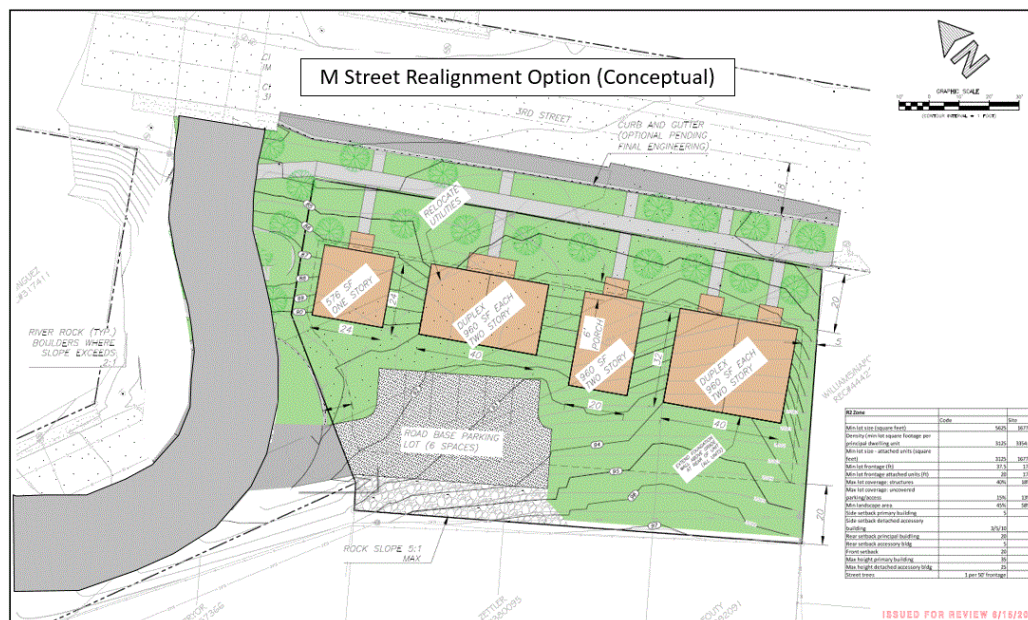
Meeting Date: July 7, 2020

<p>AGENDA ITEM NO. 5.d.</p>	<p>ORIGINATING DEPARTMENT: Community Development</p>	<p>PRESENTED BY: Bill Almquist</p>
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Street Configuration Option 1



Street Configuration Option 2





REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
5.d.	Community Development	Bill Almquist

Staff finds that the proposed right-of-way vacation will not leave any adjoining land without public road access. Furthermore, the applicant has demonstrated that there are feasible street configurations that would still provide such access if the City-owned parcels (plus the right-of-way proposed to be vacated) were to be developed. In both options, the potentially hazardous acute angle at the intersection of E. Crestone Ave and W. 3rd St. would be eliminated.

ii. **Easements.** In granting a vacation, the City may reserve easements for the installation or maintenance of utilities, ditches and similar improvements.

- There is currently a sewer line that traverses under the portion of E. Crestone Ave proposed to be vacated. An access and maintenance easement would need to be reserved in the case that the property were to be transferred to another owner, unless the sewer line were to be relocated off the site. The conceptual site plan provided by the Chaffee Housing Trust (CHT) shows the sewer line relocated to M Street in order to increase the developable area of the lot. If such a development were to materialize, no easement for the sewer line would be required on the site.
- The conceptual site plan provided by CHT (as seen in Street Configuration Option 1) shows a 10-foot access and maintenance easement on the east side of the cul-de-sac, per requirements of Public Works. A similar easement could be required as part of a future development review if any part of M Street (Street Configuration Option 2) were to be located immediately adjacent the development site.
- There are overhead electric and television cables in the area of the E. Crestone Avenue right-of-way proposed to be vacated, and the utility companies have been notified. The City of Salida is currently in discussions with Xcel Energy about undergrounding the overhead electric lines. Any rerouting would be coordinated with the development plan.

Staff finds the proposed right-of-way vacation in conformance with this standard.

iii. **Comprehensive Plan.** A subdivision plat, public right-of-way or dedicated easement may be vacated if the vacation would be consistent with or implements the applicable intent statements, specific directions and recommended actions of the Comprehensive Plan.

- Policy LU&G-I.1 states that “New development within the city shall make the most appropriate use of the land using design standards that enhance and complement the historic built environment of the city.” Increasing the developable frontage along W. 3rd St.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
5.d.	Community Development	Bill Almquist

would facilitate the potential for matching traditional historic building patterns seen in the surrounding neighborhood (see elevations attached to this report).

- Policy LU&G-I.2 states that “Infill and redevelopment should be encouraged and will advance the objectives of this plan.” The accompanying Action LU&G-I.2.c guides the City to “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.” Vacating this portion of E. Crestone Ave. and consolidating adjacent City-owned parcels would make infill more likely in this particular location in the heart of the city.
- It is currently the intention of the City to vacate a portion of E. Crestone Avenue and to rezone the parcel immediately to the south in order to consolidate properties into one development site that may be developed in accordance with the development standards of the R-2 district. Such a site could be used, among other possibilities, for the creation of up to six affordable housing units, including one accessory dwelling unit. Increasing the amount of affordable housing in the City is one of the key principles identified in the Comprehensive Plan, and supported by guidance such as:
 - Policy H-II.3: “Work cooperatively with other agencies to provide affordable housing and home improvements.”
 - Action Item H-II.3: “Maintain and strengthen relationships with affordable housing providers in the community and examine ways the city can provide both monetary and non-monetary support for housing agencies in the community.”
 - “Other efforts from the city could include the possible allocation of city-owned lands for affordable housing projects...” (Page 6-2)
 - Page 6-4 of the Comprehensive Plan, which discusses the 2007 Chaffee County Housing Needs Assessment (Needs Assessment) and states the following:

“Following the findings in the Needs Assessment, the City Council adopted the City of Salida Strategic Housing Plan (“Strategic Plan”)... The Strategic Plan identifies twelve implementation measures for the city. Adoption of the Strategic Plan was followed closely by the creation of the Chaffee Housing Trust (“Housing Trust”), a community land trust. *Implementation measure #9 from the Strategic Plan states that the city should provide direct support for the Housing Trust.*” (emphasis added)

The City is following the tenets of the Comprehensive Plan and the Strategic Housing Plan by working with the Chaffee Housing Trust to prepare a city-owned site that could potentially be used for the construction of affordable housing units. Such units would help



REQUEST FOR CITY COUNCIL ACTION

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5.d.	Community Development	Bill Almquist

meet just a portion of the affordable housing need identified in the Needs Assessment (which was updated in 2016 and shows an even greater need than in 2007).

- It should be noted that the Comprehensive Plan and current subdivision guidelines recommend against the construction of cul-de-sacs in order to promote connectivity. Staff feels that a cul-de-sac *could* be warranted in this particular location because of ample access opportunities for residents to and from the mesa from the south (L Street, Crestone Avenue, various streets off of Poncha Ave), and also Mesa Lane and CR 160 to the north. Pedestrian access would remain available in the M Street right-of-way with the cul-de-sac option, and emergency services would be able to access all the surrounding properties via W. 3rd Street, E. Crestone Ave, and Crestone Ave. Street Configuration Option 2, reconfiguring and regrading M Street, would eliminate the need for a cul-de-sac and would retain safe vehicular access between W. 3rd St. and the rest of E. Crestone Ave. For this reason, Street Configuration Option 2 is staff's preferred option.
- Traffic analyses are generally only required for developments much larger than six residential units, and even then they are only required during formal development review. However, some broad-brush numbers and scenarios are provided here, for context, regarding CHT's conceptual development plan:
 - According to the ITE Trip Generation Manual, 10th Edition, the average single-family detached housing unit generates roughly 9 trips/day. Similar types of multi-family units average around 7 trips/day. A very conservative estimate—taking into account the anticipated smaller-than-average size of the units, corresponding smaller household size, and close proximity to downtown with commercial services and employment centers—would be that the development could generate a *maximum* of up to approximately 50 vehicle trips per day, or an average of just over 2 trips per hour (though some of those trips would be concentrated during the AM and PM “rush” hours). Staff estimates a more realistic estimate would be a total of approximately 36 trips/day, especially given the high level of walkability and bike-ability of the location.
 - Given that the dedicated parking for the six units in the conceptual plan is located to the rear, off of E. Crestone Ave, the streets where these trips would occur would depend primarily on the surrounding street re-configuration/access. For instance, with Street Configuration Option 1 (M Street closed, access to development only from the new terminus of E. Crestone Ave), it could be expected that those trips would be added largely to Crestone Ave (mostly east of E. Crestone Ave, some to the west), with a smaller number of trips dispersed throughout the local roads on Crestone Mesa. The overall number of trips on E. Crestone Ave would be reduced considerably.



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With Street Configuration Option 2 (M Street remains open, but reconfigured), it would be expected that those trips would be added primarily to W. 3rd Street, with a smaller number dispersed to Crestone Ave (primarily to the west) and throughout the local roads on Crestone Mesa. The overall amount of traffic on E. Crestone Ave, west of the development, would be expected to remain approximately the same.

The relative impact to existing traffic would be larger in the case of Street Configuration Option 1 (onto Crestone Ave) than the relative impact to existing traffic in the case of Street Configuration Option 2 (onto W. 3rd Street). This is due to the discrepancy in existing traffic between those two streets—estimated at approximately 2500/day on W. 3rd Street and 1000/day on Crestone Avenue. In either case, the overall impact of the (maximum) 6-unit development on the surrounding streets is expected to be insignificant.

Staff finds that the vacation would implement the applicable intent statements, specific directions and recommended actions of the Comprehensive Plan.

- iv. **Transfers or sales of lots.** A subdivision plat may be vacated if none of its lots have been sold or transferred; or, if there have been sales or transfers, then if there has been no development on any lots in the subdivision and all of the owners agree to the vacation of the plat.

This standard is not applicable.

REVIEW AGENCY COMMENTS:

Finance Department – Aimee Tihonovich/Renee Thonoff – *No concerns from a financial impact. Upon development, System Development Fees for water and sewer are required. The City of Salida charges these fees per unit.*

Fire Department – Chief Doug Bess – *East Crestone is not a primary response route for the Fire Department as we typically take 3rd Street to Poncha Boulevard. Should the East Crestone right-of-way be vacated, it will not have an adverse effect on response times.*

Public Works – David Lady -- *1) E. Crestone Ave is an active right-of-way for both traffic, drainage, and sewer utility uses. Redesign and relocation would be necessary for the viability of vacation. Redesign shall be in general conformance with AASHTO design standards for roadway infrastructure and in accordance with City of Salida Design Criteria Manual for Water, Sewer,*



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Stormwater, and Streets. 2) A design review and acceptance of proposed changes to the public infrastructure would be necessary prior to proceeding with physical abandonment.

Police Department – Russ Johnson – *(The proposed vacated right-of-way) is an access point to the Mesa, but it is not a main road. If M St. remains open, it needs to be clearly marked that (East) Crestone Ave. is closed (prior to development).*

County Sheriff – John Speeze – *We have no concerns as this is in the City of Salida and does not interfere with any County building function.*

Utilities – (No comments have been received as of the publishing of the staff report and packet. Any comments received prior to the meeting will be presented in person by staff)

RECOMMENDED FINDINGS:

That the application is in compliance with the review standards for right-of-way vacations because this application does not restrict access to any adjoining lands and is consistent with the policies and guidance of the Comprehensive Plan.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance 2020-11 (and approval of the recommendations of Planning Commission below) on first reading, and setting a public hearing and second reading of the proposed ordinance for August 4, 2020.

PLANNING COMMISSION RECOMMENDATION:

On June 22, 2020 the Planning Commission recommended in a 4-2 vote that the Council approve the vacation of right-of-way request, in addition to the following recommendations:

- That the site be used for affordable housing
- That the current access be continued until the project receives approval
- That Council direct City staff to pursue Street Configuration Option 2 to reconfigure M Street and retain that access to and from Crestone Mesa

SUGGESTED MOTIONS:

A Council person should make a motion to “Approve Ordinance 2020-11: An ordinance to vacate a segment of the East Crestone Avenue right-of-way adjacent to West Third Street, totaling approximately .18 acres on first reading, and to set a public hearing and second reading of the proposed ordinance for August 4, 2020.”



REQUEST FOR CITY COUNCIL ACTION

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Attachments

- Ordinance 2020-11
- Vacation Plat and Legal description
- Application
- Comments from 03/04/20 neighborhood meeting hosted by City and CHT
- CHT Conceptual Site Plan
- CHT Conceptual Elevation
- M Street reconfiguration conceptual photo illustration from W. Third St.
- M Street conceptual elevation profile and preliminary CAD design
- Proof of Publication
- Public Comment Letters
- Letter from CHT re: sales price differences
- City cost estimate sheet

CITY OF SALIDA, COLORADO
ORDINANCE NO. 11
(Series of 2020)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, VACATING A PORTION OF THE EAST CRESTONE AVENUE RIGHT OF WAY AT THE INTERSECTION WITH WEST THIRD STREET.

WHEREAS, pursuant to C.R.S. § 43-2-301 *et seq.*, the City of Salida (the “City”), acting by and through its City Council (“Council”), possesses the authority to divest the City’s interest in platted or designated public streets, roads, and other public ways by ordinance; and

WHEREAS, the vacation and disposition of municipal interests in public rights-of-way and other public property is identified by the appellate courts of the State of Colorado as a legislative and discretionary function of the local governing body; and

WHEREAS, an application has been made for the vacation of a portion of East Crestone right-of-way located at West Third Street within the City; and

WHEREAS, the City is co-applicant on the vacation request with the Chaffee Housing Trust, a 501(c)3 nonprofit who is in discussions with the City regarding potential affordable housing on the site per direction of the City Council on July 16, 2019 and October 15, 2019; and

WHEREAS, said application has been found to be legally sufficient for consideration and action by the Salida Planning Commission and the Council under the City Code (the “Code”); and

WHEREAS, the Salida Planning Commission at a duly noticed public hearing on June 22, 2020 found that the application complied with the Code, the Salida Comprehensive Plan, and City plans and policies, and therefore recommended its approval by the Council; and

WHEREAS, the Salida Planning Commission, in addition to recommending approval of the vacation application to the Council, made the following additional recommendations: that the resulting site and lots would be subject to the use of affordable housing; that the East Crestone Avenue road use would continue until final project and development approval; and directed City staff to pursue a street configuration identified as “Street Configuration Option 2” in the July 22, 2020 staff report (which would maintain M Street access to/from Crestone Mesa); and

WHEREAS, the Council considered the application at a duly noticed public hearing on August 4, 2020, and found that the application complied with the Code and the Salida Comprehensive Plan, and City plans and policies, and concurred with the Salida Planning Commission’s recommendation on the application; and

WHEREAS, the subject right of way has not been established as a state highway; and

WHEREAS, Council finds that vacating a portion of the right-of-way, as more particularly described in **Exhibit A**, is desirable and appropriate, will not cause harm to the public and will not leave any adjacent properties without access to the public road system; and

WHEREAS, the Council therefore desires to vacate that portion of East Crestone right-of-way located at West Third Street, as requested by the applicants, and as further described in this Ordinance.

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

1. Incorporation of Recitals. The aforementioned recitals are hereby fully incorporated herein.

2. Vacation of Right of Way. City Council hereby vacates, renounces and disclaims an approximate 7,710 square feet of East Crestone Avenue right-of-way more particularly described in **Exhibit A**.

3. Vesting of Title. Upon the recording of this Ordinance and Exhibit, title to the vacated right of way as described in **Exhibit A** shall vest in the City of Salida, the property owner of both abutting land parcels, pursuant to section 43-2-302(1)(c), C.R.S. and the Code. City Council hereby authorizes the Mayor to execute quitclaim deeds to the vacated right-of-way.

4. Recording. Upon the effective date of this Ordinance, the City Clerk is directed to record a copy of this Ordinance and the quitclaim deeds with the Chaffee County Clerk and Recorder's office as required by C.R.S. § 43-1-202.7.

5. 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 July 7, 2020, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this ____ day of _____, 2020 and set for second reading and public hearing on the 4th day of August 2020.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY by the City Council on this 4th day of August, 2020.

City of Salida

Mayor P.T. Wood

ATTEST:

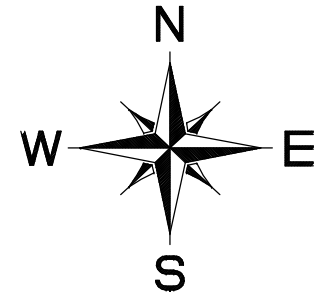
City Clerk/Deputy City Clerk

Exhibit A

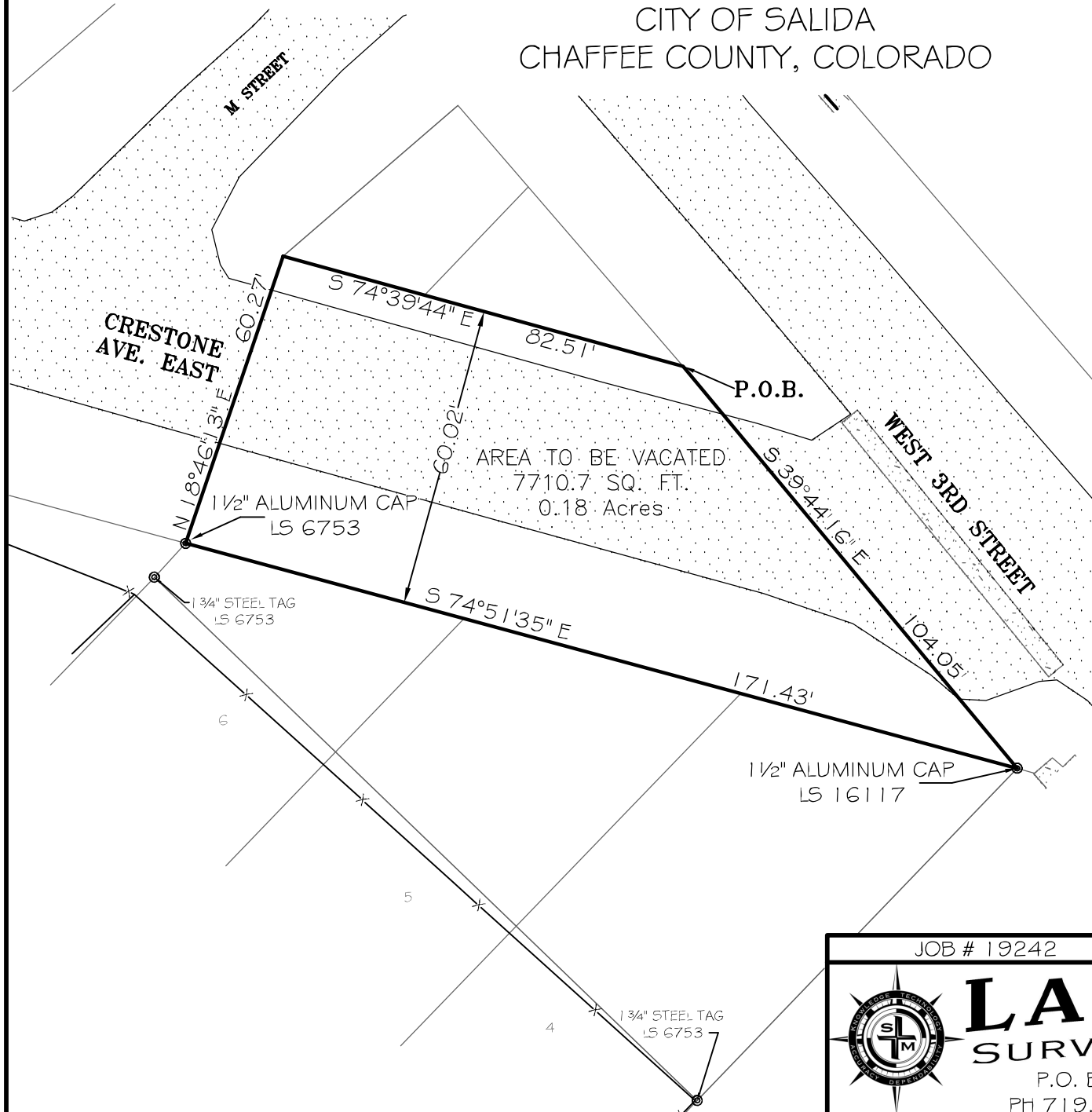
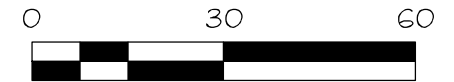
[Description of Vacated Roadway]

CRESTONE AVE. EAST VACATION EXHIBIT

CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



SCALE
1" = 30'



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 SOUTHERN RIGHT-OF-WAY OF CRESTONE AVE. EAST BETWEEN A 1 1/2" ALUMINUM CAP STAMPED "LS 6753" AND A 1 1/2" ALUMINUM CAP STAMPED "LS 16117" HAVING A BEARING OF SOUTH 74°51'35" EAST.

JOB # 19242

DATE: MARCH 11, 2020



LANDMARK
SURVEYING & MAPPING

P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031

**LEGAL DESCRIPTION
OF A
TRACT OF LAND**

A PORTION OF THE RIGHT-OF-WAY OF CRESTONE AVENUE EAST IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH-EASTERLY RIGHT-OF-WAY OF CRESTONE AVENUE EAST AND THE SOUTH-WESTERLY RIGHT-OF-WAY OF WEST 3RD STREET, SAID INTERSECTION BEING THE SOUTH-EAST CORNER OF THE CITY OF SALIDA PROPERTY DESCRIBED AT RECEPTION NO. 292150;

THENCE SOUTH 39°44'16" EAST, A DISTANCE OF 104.05 FEET TO A 1½" ALUMINUM CAP STAMPED "LS 16117", AND THE SOUTHWESTERLY RIGHT-OF-WAY OF CRESTONE AVENUE EAST;

THENCE NORTH 74°51'35" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, A DISTANCE OF 171.43 FEET TO A 1½" ALUMINUM CAP STAMPED "LS 6753";

THENCE NORTH 18°46'13" EAST, A DISTANCE OF 60.27 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF CRESTONE AVENUE EAST;

THENCE SOUTH 74°39'44" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 82.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 7710.7 SQUARE FEET.

PREPARED BY:





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

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

A. Applicant Information

Name of Applicant: Chaffee Housing Trust - Read McCulloch / City of Salida

Mailing Address: PO Box 692, Buena Vista, CO 81211

Telephone Number: (719) 239-1199 FAX: _____

Email Address: read@chaffeehousing.org

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: M & 3rd

Street Address: Intersection of East Crestone, M St., and 3rd St., Salida

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)
PT LOT 4-6 STRIP C EDDY BROTHERS ADD

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 2/6/2020

Signature of property owner [Signature] for Drew Nelson Date 6/1/2020

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.

Per the 2013 Salida Comprehensive Plan, page 3-6, Zoning Districts, it states, "An appropriate range of housing types will be available to serve the varied lifestyles, ages, and income levels of residents." On page 4-6 it states, "...the vision for the City of Salida to be a place that is affordable for multi-generational population to live, work, play and raise a family. Planning ... will allow the city to be proactive in creating opportunities for current and future residents to remain in the community." Page 6-1, "The existing pattern of a mixture of housing types, family sizes and incomes in Salida neighborhoods is integral to the character of the community. Decent housing should be attainable by all citizens of Salida whether to rent or to own. Affordable housing has been a growing concern in recent years as the increase in housing costs has outpaced wage increases. While Salida may seem to some like an affordable alternative to other Colorado resort communities, rising housing costs have put pressure on local residents to live outside of the municipality, live in sub standard housing or leave the community. Ensuring diverse housing opportunities are available will enhance and support the city's economic and social diversity, and help maintain the sense of community. . . The city recognizes that the cost of infrastructure per household is reduced as density increases and dense housing should be encouraged" On page 6-2, it states, "Salida is not a city of gated communities or income defined neighborhoods. The city was built with functional neighborhoods constructed with a variety of home sizes, styles and income levels. Small multifamily structures were integrated into neighborhoods of large and small single-family homes providing neighborhoods which housed a variety of household sizes and incomes. The diversity of housing types drives the integrated feel of the neighborhoods in Salida and this quality is highly valued." On page 6-6, "Policy H-I.1 – Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles." Page 6-2 states, "The possibility exists for the city to...provid(e) meaningful incentives to developers that provide affordable housing. Other efforts from the city could include the possible allocation of city owned lands for affordable housing projects or offering reduced fees associated with the cost of developing affordable housing." On page 6-4 it states, "Adoption of the Strategic Plan was followed closely by the creation of the Chaffee Housing Trust ("Housing Trust"), a community land trust. Implementation measure #9 from the Strategic Plan states that the city should provide direct support for the Housing Trust.

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.

Once the two parcels are joined into one, the new parcel should be zoned R-2 (separate Major Impact Review application), similar to the neighboring properties. Properties adjacent to the proposed lot to the northwest, northeast, and southeast are all zoned R-2. All these properties lie at a lower elevation than properties to the southwest, which lie on a mesa this is higher than rooftops to the northeast. This topographical distinction reflects the change in zoning from R-2 to R-1 for parcels that are on top of the mesa. New parcel will meet all standards pertinent to R-2. Right of Way vacation will conform to all applicable codes.

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

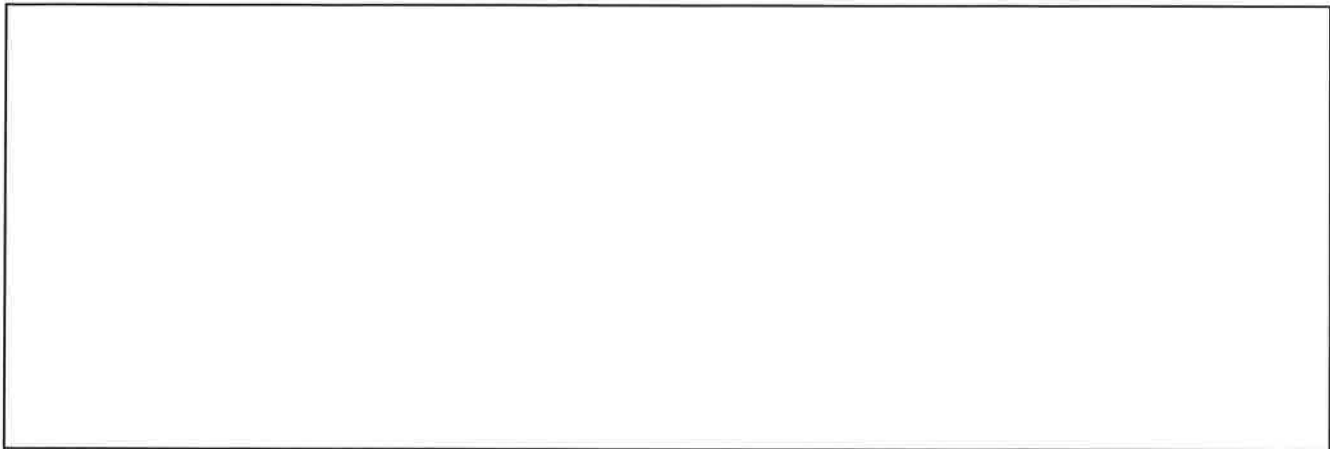
At the time of development application, the CHT will provide all necessary parking, landscaping, and sign improvements as requested by the City of Salida, and that result from the pre-development public process.

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 proposed use, residential housing, conforms with all neighboring property uses and zoning. As stated in #2 above, the parcel should be zoned R-2 to be compatible with adjacent properties. This project will fill a spatial gap created by the intersection of three streets. Construction of housing on the newly created parcel will create a continuous frontage of housing along the south side of 3rd Street, joining the frontage of the homes to the southeast. Refer to the responses to question #1 regarding the appropriateness of affordable housing on this 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 operating characteristics, residential use, will not have an impact on neighboring properties. Residents of the future homes created on this lot will be similar to the majority of Salida residents, i.e. regular working families with steady incomes who can responsibly make payments on a mortgage or rent. Per the Community Land Trust model, the CHT will retain ownership to the underlying land, selling or renting the improvements (homes) to qualified county residents. Lease agreements will include provisions for the CHT to respond to any issues of nuisance. Residents may be evicted for failure to comply with lease agreements including nuisance, failure to maintain their residence, or non-compliance with condominium owners association rules and regulations. The CHT will also have the right to remedy any nuisance or failure to maintain the property. These provisions exceed existing provisions for neighboring properties, making the CHT property less likely to be a nuisance than those adjacent or in the neighborhood.



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.

Water and sewer access, as well as electricity, are available on site or adjacent to the site. The existing sewer line that runs down E. Crestone Ave is protected by a 20' right of way, and no structures will be placed within that right of way so that the sewer is be maintained for public benefit, accessible for any future maintenance or repair.

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

The use will improve the characteristics of the neighborhood by making use of space consumed by redundant streets, currently covered with asphalt or left as neglected and unattended open space. The addition of landscaping and the planting of trees on site will improve the environmental and aesthetic aspects of the site.



PO Box 692
Buena Vista, CO 81211
(719) 239-1199
www.chaffeehousing.org
info@chaffeehousing.org

Bill Almquist, Planner
Community Development Department
City of Salida
448 East First Street, #112
Salida, CO 81201

Bill,

The Chaffee Housing Trust (CHT) is submitting the enclosed application for the Right of Way vacation of East Crestone Ave on two parcels of City owned land at the intersection of M Street and 3rd Street.

The purpose of this application is to vacate the section of East Crestone Avenue that splits the two parcels, PT Lot 4-6 Strip C and PT lot 6 Strip C, both in the Eddy Brothers Addition, Salida.

As a result of this action:

- No adjoining land will be left without means of access to a public road
- The parcel created by the ROW vacation shall be made accessible by introducing a driveway with entrance on 3rd Street.
- The parcel has a sewer line that runs diagonally across the property, along the existing East Crestone Ave. A 20' easement for access to the sewer line for any future maintenance will be maintained. No structures will be built on this Right-of-Way.
- The 2013 Comp Plan states that the "allocation of City-owned lands for affordable housing projects" as one of the efforts the City may include to the address the affordable housing issue (p.6-2). Implementation measure #9 from the Strategic Plan states that "the City should provide direct support for the Housing Trust" (p.6-4). See application for Major Impact Review, section 1, for additional information.

Cordially,

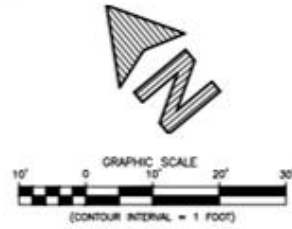
Read McCulloch
Executive Director

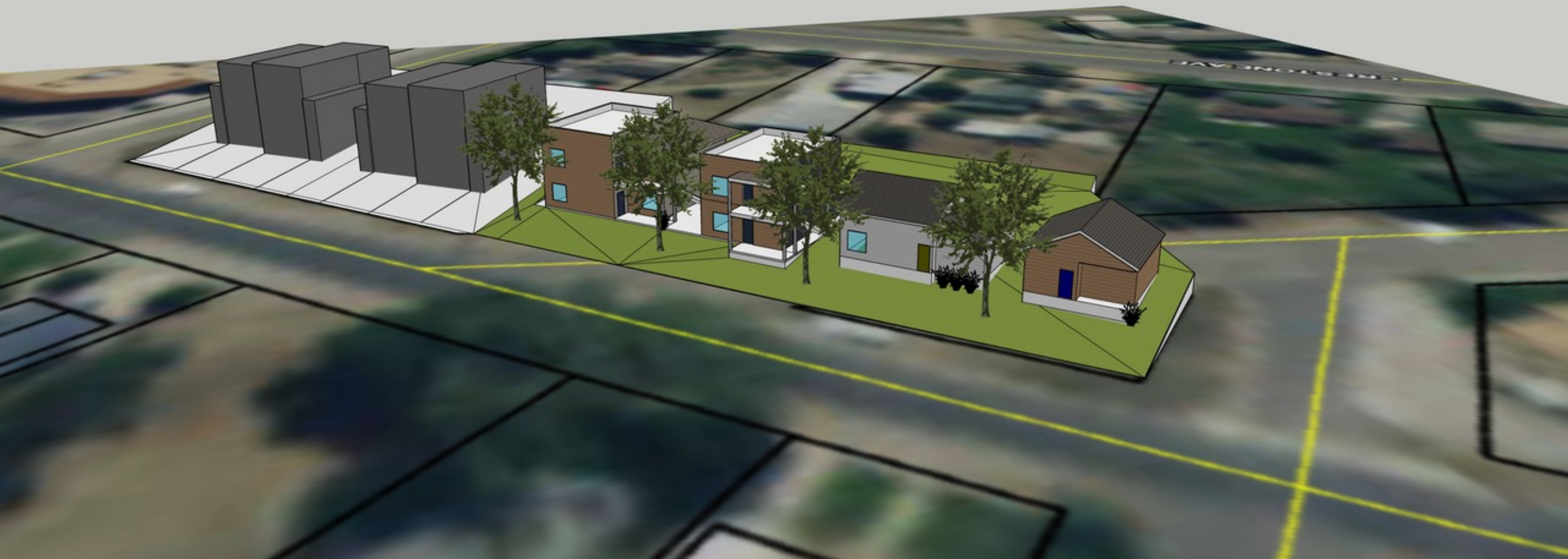


Notes from 3/4/2020 Neighborhood Meeting at Scout Hut regarding E. Crestone AH project/site:

- Slow the process down
- CHT should pay for the survey that was done
- Make the property survey available to the public
- Concern about lowering property values
- Keep current property zoning
- Will there be new setbacks?
- What is the status of the CHT application?
- What precedent will be set by vacation and re-zoning?
- I question Salida's affordable housing survey (does 700 respondents represent a critical mass that is acceptable?)
- Is there any evidence of municipal workers leaving Salida because of being housing burdened?
- Why doesn't the project have rentals
- Historically, Salida has a mix of expensive and less expensive houses
- Get realtor input on how this project would affect current home values
- What would be the effect to changing traffic pattern by vacation of part of Crestone?
- Concern for impending recession & how this will affect the potential CHT buyer
- Why was lot not offered for public sale?
- Sample housing shown are generally objectionable to neighbors
- Concerns about affordability due to excavation requirements
- Tap fees for potential non-affordable housing will be lost under the CHT proposal
- Concerns about increased traffic and fast Sheriff's vehicles on emergency calls
- Are CHT's setbacks on this project the same as anyone else's?
- Would the ADU be income property for an affordable housing buyer?
- HOA fees? How would that affect affordability?
- Safety concerns due to increased traffic. 3rd Street is a corridor for traffic heading downtown.
- Traffic study?
- Project would drive traffic to Crestone & Grand Ave, both of which already have traffic issues
- Fire and Police route concerns
- Concern regarding neighbor's vehicle access and egress with work trucks
- Resident does not like the one-way street option for East Crestone
- Also concerns about the turnaround if bottom of E. Crestone is made into a cul-de-sac
- Residents at the meeting are unanimous in opposing CHT building on this lot
- What happens to M Street?
- Adjoining resident is upset that she didn't get the option to purchase the subject property as "backdoor" to her property
- Request to move Planning Commission date to April 27.

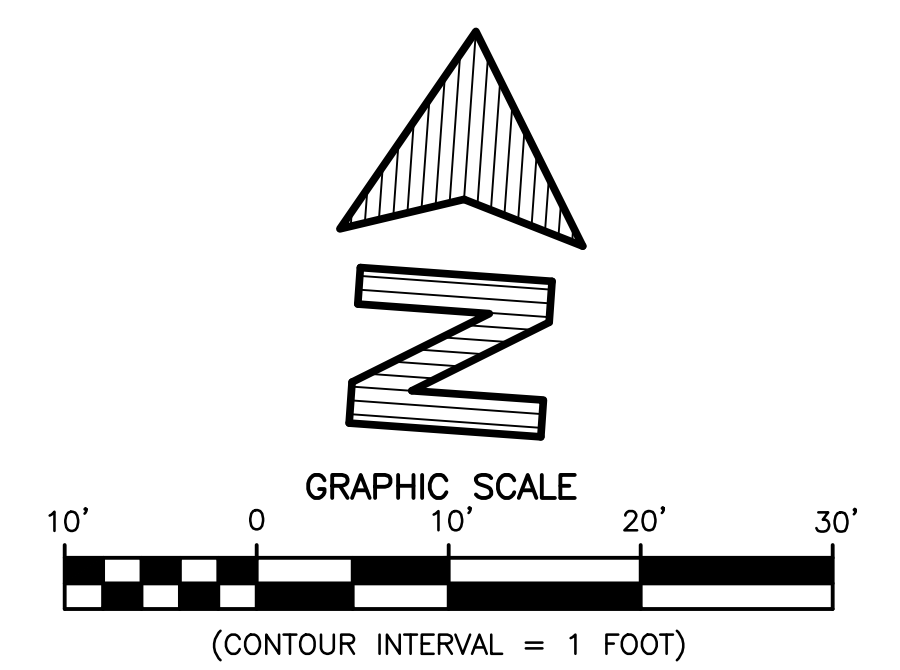
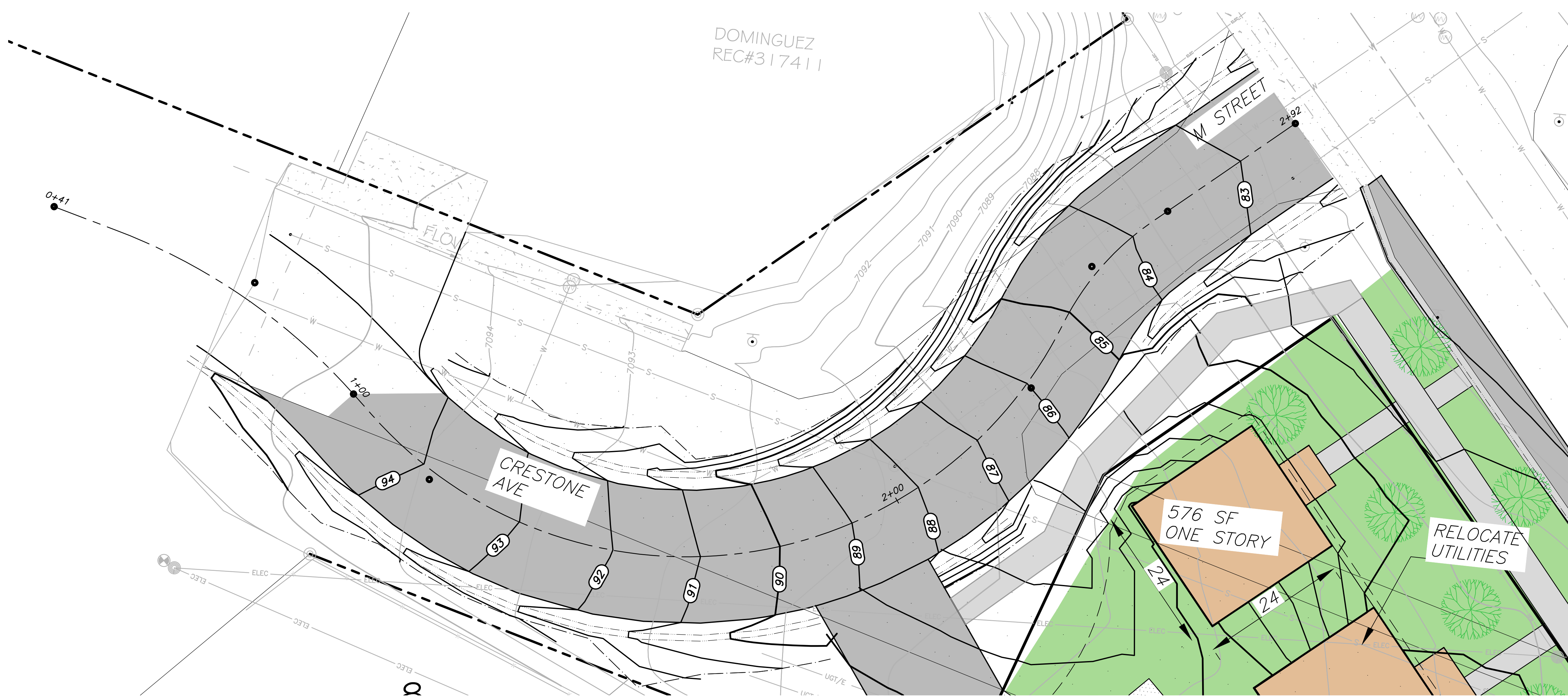
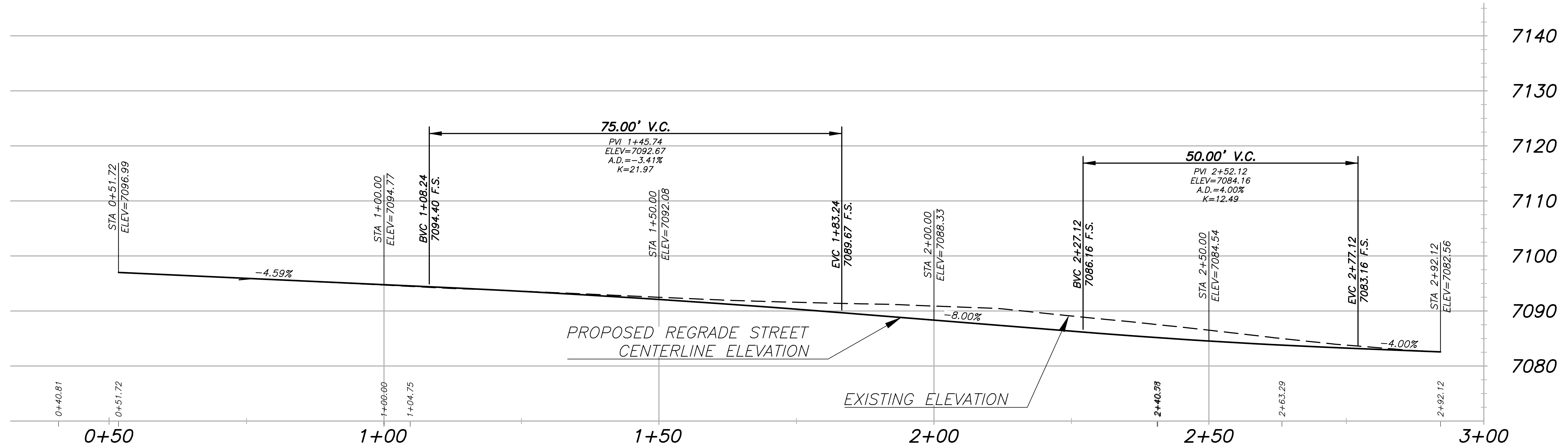
Conceptual Site Plan for Affordable Housing Development





M Street Reconfiguration
Conceptual Photo Illustration





ISSUED FOR REVIEW 7/1/20

PRIVATE ENGINEER'S NOTES TO CONTRACTOR
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.
 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

PREPARED FOR:
 CITY OF SALIDA
 PREPARED UNDER THE DIRECTION OF:
 DATE
 WILLIAM HUSSEY
 L.C.E. NO. 56989
 CRABTREE GROUP, INC.
 EXP. DATE 10/31/21

PREPARED BY:

CRABTREE GROUP INC.
 ENGINEERING SMART GROWTH™
 328 D STREET
 SALIDA, CO 81201
 PH: 719-539-1875
 918 CUYAMA ROAD
 OJAI, CA 93023
 PH: 719-221-1799

SEAL

DATE	BY	MARK	REVISIONS	APPR.	DATE

CITY OF SALIDA
 DESIGNED BY WBH
 DRAWN BY WBH
 CHECKED BY
 SCALE 1"=10'
 DATE JUL. 2020
 APPROVED BY:
 AGENCY HEAD
 BENCHMARK:
 DATE

CHAFFEE HOUSING TRUST
 SALIDA, COLORADO
M STREET PLAN & PROFILE
REZONING & ROW VACATION

SHEET NO.
 OF SHTS.
 PROJECT NO.
 20013

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StarCraft 2000 Meteor POP-UP CAMP-ER for sale; good condition; new tires, lubricated, VIEW Saturday morning at 9th Street between D & E. \$1600.

Wanted to buy: small camper trailer for our boys, less than 20 ft.
Julie 719-395-2058.



Legal Notice

CPAXLP

PUBLIC NOTICE
REQUEST FOR PROPOSALS
FIRE STATION #4 RENOVATION
A PUBLIC WORKS CONSTRUCTION
PROJECT

The CHAFFEE COUNTY FIRE PROTECTION DISTRICT, a political subdivision of the State of Colorado, is soliciting proposals from qualified firms to perform the following construction services: renovation of Fire Station #4 located at 50 La Plata Street, Poncha Springs, Colorado 81242. This is a Guaranteed Maximum Price public works project.

A copy of the Request for Proposals may be obtained by emailing Chief Robert Bertram at RBertram@ChaffeeCountyFire.org or on the Fire District's website at www.chaffeecountyfire.org. Proposals must be received by the District before 5 p.m. MST on July 1, 2020 at the District's administrative office. Proposals received after the submission deadline will not be considered.

CHAFFEE COUNTY FIRE PROTECTION DISTRICT

By: /s/

Robert Bertram, Fire Chief
Published in The Mountain Mail June 5, 8, 9, 10, 11 and 12, 2020

PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS
BEFORE THE PLANNING COMMISSION
AND CITY COUNCIL FOR THE CITY
OF SALIDA CONCERNING A MAJOR
IMPACT REVIEW APPLICATION FOR
THE PROPOSED CONFLUENT PARK
SUBDIVISION

TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE that on June 22, 2020 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding an application submitted by and on behalf of Confluent Park, LLC, for the property including approximately 10.5 acres located at the northeast corner of the intersection of Vandaveer Ranch Road and Highway 50. The legal description is Lots 3 and 4 of the Confluent Park Minor Subdivision as recorded at Reception Number 456722 of the Chaffee County Recorder's Office.

The applicant wishes to subdivide the property in accordance with the recently approved Planned Development which has the underlying districts of Residential Mixed-Use District (RMU); Commercial District (C-1); and High Density Residential District (R-3) into approximately 37 lots.

If a recommendation is made by the Planning Commission at the above public hearing, it shall be forwarded to the City Council for an online public hearing on July 7 at 6:00 p.m. at the following link: <https://attendee.gotowebinar.com/register/8402368210594753549>

Currently it is expected interested persons may attend the public hearing in person, abiding by social distancing standards, or by attending the above online meetings. Public comment will be solicited and received in one or both formats. Further information on the application may be obtained from the Community Development Department, (719) 530-2631. To review the City's social distancing policy and other regulations, please visit <https://cityofsalida.com/covid-19info/>
Published in The Mountain Mail June 5, 2020

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION FOR THE
CITY OF SALIDA CONCERNING
A RIGHT OF WAY VACATION AND
REZONING APPLICATION

TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE: that on June 22nd, 2020 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Salida, Colorado to vacate a portion of a street known as East Crestone Avenue located within Strip C of Eddy Brothers Addition (between M and 3rd Streets) and to rezone the parcel known as Part Lot 4-6 Strip C of Eddy Brothers Addition, Salida from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential). The complete legal description is available at City Hall.

The general purpose of the applications is to consolidate existing City-owned properties on either side of the vacated right-of-way and result in a parcel that may be developed in accordance with the development standards of the R-2 district. Planning Commission will make a formal recommendation to City Council regarding the applications. A subsequent approval request will be required in order to construct up to six affordable housing units. Currently it is expected that interested individuals will be able to attend the public hearing in person (abiding by social distancing standards) or they may join the hearing via GoToWebinar at: <https://attendee.gotowebinar.com/rt/1909092342220683277>. Public comment is expected to be accepted in either format or via email ahead of time. Please submit email comments to bill.almquist@cityofsalida.com by 12:00pm on June 22nd. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2634. To review the City's social distancing policy and other regulations, please visit <https://cityofsalida.com/covid-19info/>.
Published in The Mountain Mail June 5, 2020

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448 E. 1ST STREET, SUITE 225
SALIDA, CO 81201
PHONE (719) 530-2590
WWW.CHAFFEECOUNTY.ORG

Date: May 27, 2020

To: Salida City Council and Salida Planning Commission

CC: Salida Administrator, Drew Nelson
Salida Mayor, P.T. Wood
Salida Community Development Director, Glen VanNimwegen

Re: Support for Permanently Affordable Housing Project on East Crestone

Dear Esteemed Colleagues,

It has been a pleasure to serve the City of Salida and all of Chaffee County as the Director of the Office of Housing for the past two years, and I commend Salida's elected and appointed officials for the work you have done to increase the stock of affordable living units available to your residents.

As our community works together to navigate through the novel Coronavirus pandemic, it is becoming more apparent to many that housing insecurity in Chaffee County is very real, and that many of our residents are experiencing it for the first time – or for the first time in a long time. The Office of Housing and the Department of Human Services are seeing an increase in the number of requests for rent and deposit assistance, and advocates in the affordable housing industry are preparing to see a wave of relocations and evictions among low-income renters in the very near future. Therefore, the actions you are taking now to increase the availability of permanently affordable housing is more important than ever.

I applaud your creativity in identifying publicly owned locations where housing might be appropriate and seeking out partnerships to increase Salida's supply of permanently affordable housing. The City owned parcel on East Crestone Avenue near M Street would be very difficult to bring into productive use without the creative approach you are taking. The proposed

neighborhood improvements that could result from this plan, including eliminating confusing and unnecessary intersections and burying overhead powerlines, will benefit the entirety of the community. Those improvements will then allow the two city-owned parcels to be brought back into productive use, and through partnerships, will create permanently affordable housing.

One of the best features of Salida is it's inclusivity, and this location can be a prime example of integrating workforce housing into a rapidly increasing housing market. The homes that will potentially occupy that space will provide their residents with easy access to the Salida trail system, schools, grocery and other shopping, as well as the rich cultural environment downtown, while remaining permanently affordable.

The Office of Housing is poised to support this project in whatever capacity is appropriate, and I look forward to watching this collaboration unfold. I offer gratitude for the creative approach you are taking to encourage the creation of additional permanently affordable homes.

Respectfully,

Becky Gray
Director of Housing, Chaffe County
719-239-1398
bgray@chaffeecounty.org



E. Crestone public hearing comments

David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:08 AM

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

The city of Salida and Chaffee Housing Trust (CHT) are moving forward with their development plans of donating land to CHT (intersection of Third Street and East Crestone Avenue), vacating a section of East Crestone Avenue. The plan includes:

- Donating the land (section of East Crestone, section of M Street, and the two triangles of land) to CHT.
- Removing a section of the existing avenue (East Crestone Avenue, recently paved with new asphalt and street gutters – wasted taxpayer money).
- Creating one-way traffic flow on East Crestone and M Street (this will be Salida's only one-way street), which will end two-way access to homes on East Crestone Avenue and the Mesa.
- Reworking a section of West Third Street.
- Reworking M Street.
- Reworking East Crestone with a cul-de-sac (which will become a parking lot for the six proposed affordable/low-income units) on the newly vacated section of land that the city of Salida plans to donate to CHT.

CHT will also get reduced water tap fees, as per Salida's Planning Commission (Bill Almquist).

Estimate of what is being donated by the city of Salida to CHT for affordable homes at the East Crestone Avenue development site:

1. The land: \$350,000.
2. Street rework: \$150,000.
3. Reduced new water tap fees (normally \$17,000 per tap) for six units: \$51,000.
4. Moving of power lines: \$25,000.
5. The survey/platting of the land: \$3,000.
6. Time and labor of city of Salida Planning Commission, Public Works and street departments, bidding of the street rework, meetings, etc.: \$30,000.
7. Rezoning: \$10,000.
8. Sidewalks: \$20,000.

9. Property/building inspections: \$5,000.

Estimate of donation/giveaway: \$644,000.

Wow! This project is labeled as “affordable housing.” Affordable for whom? It’s affordable for the six lucky families (chosen by CHT) that will get to live there and receive assistance if they can’t make their house note. It becomes “affordable housing” because of the six-figure dollar donations.

I challenge City Treasurer Merrell Bergin to run the numbers and publish what the estimated dollar amounts are of this project and the current expenditures to current date.

CHT should withdraw their application to vacate and rezone East Crestone and West Third Street for “affordable housing.” The inclusionary ordinance provides for affordable housing in new developments and subdivisions.

And as a safety issue: West Third street is already a busy road. Don’t introduce 50 trips per day by the estimated 20 residents, six units and additional 12 cars onto this road.



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comments, cont'd

David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:12 AM

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

The city needs to answer/address the concerns of Nancy:

CHT, council owe explanation

May 20, 2020

Dear Editor:

In an April 9 letter, Willie Dominguez made a bold claim: Chaffee Housing Trust (CHT) built eight “affordable” units in the Two Rivers complex which were supposed to sell for \$170,000, but actually sold for \$266,800.

If true, this is a scandal. CHT made a deal with the developer and Salida officials. In lieu of building affordable housing themselves, the developer would deed this property to CHT to build affordable housing. Were these units then sold at market value, not as “affordable”? What is the truth?

In an Oct. 26, 2018, Ark Valley Voice article, CHT Executive Director Read McCulloch said this project is important because it’s the first time a project like this has been created in rural Colorado. These units will be built and offered at 80 percent area median income – making home ownership possible for first-time homebuyers. “That means we have gotten concessions so that the homebuyer cost will be \$170,000.” So, the promised \$170,000 price tag claim is true.

What about the sale price? A check of the Chaffee County assessor’s website shows six of the eight units sold between April 12, 2019, and May 30, 2019, for \$266,800. (The other two were transferred to ownership of “Read McCulloch-director.” Are they rentals?) Between the Oct. 26, 2018, statements by McCulloch and the first sale six months later, the sale price increased an astounding \$96,800 per unit.

Where is enforcement from the city of Salida? Was there any language in the contract forcing CHT to sell at the promised \$170K? Was it known the sale price would be promised at \$170K, then jacked up to \$266K just months later? Where did all that extra money go?

It might be a coincidence, but in the May 1 Mountain Mail McCulloch is quoted discussing the current city of Salida plan to give CHT land at Third and Crestone to build five “affordable units”:

“He said development homebuyers’ current unit prices are around \$180,000. They were \$170,000 in 2019 and by the time construction possibly begins in 2021, prices could be as high as \$190,000, but they do not know yet.” Huh! He is still saying prices for his units were \$170K in 2019, even though this proved to be false.

CHT and Salida city government first promised us sun, moon and stars with the Salida Crossings development. After an expensive special election in September 2018, Salida Crossings was never built – and no one has ever explained why. The city and Mountain Mail have avoided this story like the proverbial plague.

The Two Rivers “affordable” units were sold at 157 percent of the promised price.

Now we’re supposed to trust CHT with free land at Third and Crestone?

It appears to me Chaffee Housing Trust operates less like a nonprofit and more like a development company. The only difference is the seed money and land are donated by taxpayers, and CHT reaps the reward. Both CHT and Salida City Council owe a thorough explanation.

Nancy Dominick,

Salida

Sent from [Mail](#) for Windows 10



Bill Almquist <bill.almquist@cityofsalida.com>

More E. Crestone public hearing comments

David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:33 AM

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

The following needs to be made available to all parties participating in any E. Crestone hearings/meetings to ensure a fair and just decision is attained:

1. Any and all prior records of any and all costs associated with street repairs, roadwork, roadwork engineering, including any repaving for East Crestone Avenue within the last five years.

2. Any and all records, communications, reports, studies, related to landslide hazard, land slump, and appropriate mitigation of landslide and land slump hazards, and any and all associated cost of mitigation including but not limited to geotechnical studies, hazard insurance, retaining walls, etc.

3. Any and all cost projections associated with the leveling of the proposed site at East Crestone and West Third Street to create a level building site.

4. Any cost projections, estimates, communications, or other information related to construction of a retaining wall related to the proposed project at East Crestone and West Third Street. Any and all communications, reports, or other information related to obtaining hazard insurance to protect any and all structures from landslides or slump.

5. Copy of any geotechnical study of the proposed site at East Crestone and West Third Street, or any and all communications related to the stability or instability of the proposed site, and the need for a geotechnical study prior to any and all construction.

6. Any and all records of any vehicle or pedestrian accidents at or near the the proposed site at East Crestone and West Third Street. Any and all traffic studies, communications, reports, or other records describing or detailing pedestrian or vehicle accidents at or near the the proposed site at East Crestone and West Third Street or concerns related to the safety of this location.

7: Any and all records communicating with Chaffee County Sheriff department regarding traffic changes / impacts to East Crestone & West 3rd Street this housing project could impact.

8: Any and all records regarding wildlife studies.

9: Any and all records regarding why prior attempts by the City of Salida to develop this property was

terminated or abandoned.

10: All real costs a private citizen would pay for utilities to develop a residential site. (not reduced developer costs such as discounted water tap fees, Excel energy single source franchise fees, etc..).

11: Were any other potential developers of this project considered ?

12: Were other property offers to purchase this site considered current timeframe and through previous years ?

13: Labor hours/cost of all City personnel and costs incurred by the city including attorney fees, surveys, etc associated with the E. Crestone project.

May 18, 2020

Salida Mayor and City Council members:

Recent arguments related to the proposed affordable housing units located at Crestone and 3rd Streets have motivated me to share my perspective. Salidans have loudly voiced concerns about the need for housing for our teachers, medical support staff, firemen, cooks, waitresses, &..... The financial gulf between the rich and poor has widened, leaving many who now serve us on a daily basis with but one choice — to live miles from Salida where they are employed.

Salidans, we must not lose our blend of citizens — living next door to one another. This highly respected virtue is one of the most attractive traditions that Salida has cherished for generations. If we want to continue to enjoy the community spirit that makes Salida so attractive, we must share the space that is available with those who need it the most. All of us, citizens and tourists alike, demand services that require low wage employees who, unfortunately, cannot afford to live in “their” town.

When studying the city map, I smile at the peculiar design that has resulted from our forefathers decisions. There are numbered & lettered streets going east/west & north/south Then there are assorted named streets that create abrupt angles, abutting the original ones. These intersections create interesting street junctures. Traversing the maze when multiple cars appear is challenging.

For safety reasons City Council and the Departments of Public Works and Police have redesigned a few of those intersections (Examples: along Teller at 5th/Park & 6th/C/Dodge). More “triangles” exist across our city, creating unnecessary traffic as well as snow-plowing problems. I consider these triangular footprints wasted use of space & encourage City Council to consider using more of the “triangles” for small affordable housing projects.

When I first heard of the possibility of redesigning the Crestone/3rd Street intersection, I was delighted. There is very little space left within Salida’s perimeter for housing development. This particular location is near downtown providing potential owners the opportunity to walk and/or bike to & from work so they don’t need duplicate vehicles.

Some citizens complain that the “city” has done little to meet our housing crisis. Now that they are considering assisting Chaffee Housing Trust with this project, citizens complain that the cost is coming out of their pockets. I must remind all of you that NO Salida citizen pays property taxes to support the Salida city government.

Sales tax is the only portion that goes directly to running Salida. That means that every person who spends money in Salida — Chaffee County citizens AND tourists — pay the exact same portion that Salida citizens pay to pave & plow our streets, maintain our parks & sidewalks, etc..... How privileged Salidans are to have all those folks contributing to the support of our city.

Older generations sometimes have a preoccupation with property rights at the expense of human rights. We will be remembered by how we treat one another while we are on this planet, not by what we accumulate nor the view from the property we own.

Eileen Rogers
Salida Citizen
1010 F Street
539-4040

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

From: **Jane Ewing** <janeewing42@gmail.com>

Date: Fri, Mar 13, 2020 at 1:53 PM

Subject: West Third Street Neighborhood. Please forward to Bill Almquist.

To: <dan.shore@salidaelected.com>, <jane.templeton@salidaelected.com>, <justin.critelli@salidaelected.com>, <mike.pollock@salidaelected.com>, <harald.kasper@salidaelected.com>, <alisa.pappenfort@salidaelected.com>

West Third Street and East Crestone Avenue

Chaffee Land Trust Project

Jane Ewing 718 West Third Street Unit A

The construction of residential units on city owned property near the busy intersection on either side of East Crestone Avenue and West Third Street will result in a traffic safety issue. My concern, beyond that of the fiscal responsibility for the city to revamp streets and property, is safety.

The corridor of West Third Street and Crestone Avenue is used extensively by vehicles, pedestrians, and cyclists. This traffic is impacted by cars, vans, and trucks that are parked along the edge of the throughway. That added congestion is compounded by delivery trucks that daily weave around the parked vehicles, pause to leave mail and packages, and reenter the street. County sheriff cars travel this corridor, as well. There are no sidewalks nor is there a bike path here. This area is not a typical neighborhood, where homes often have single or double car garages, added parking spaces in driveways, and sidewalks to accommodate pedestrians. A traffic survey may reveal that the traffic is not heavy enough to cause a concern. The tally, though, does not consider the additional use I noted above. My understanding is that the proposed new units may or may not have even a single car garage or a driveway wide enough for a second vehicle. If there are five units, we can expect that each active resident would have one or two

vehicles that will leave and arrive multiple times each day onto and from the already well-used streets.

My issue with the planned development is the location and the impact it will cause by reconfiguring the land. Added vehicles here will raise the potential for accidents in this already chaotic traffic area. I send this notice as an alert, a caution, and a protest.

June 2020

Jane Ewing 718 W 3rd Street Unit A

West 3rd Street and East Crestone Avenue

When I see the parcel of land under consideration by the Chaffee Housing Trust (CHT) for reconfiguration to build affordable housing, it concerns me the number of added residents who would access W 3rd Street from their driveways. W 3rd Street is a thoroughfare already dangerously busy. My fear is not only for those who already travel on W 3rd Street, but for the future residents who will have no other way to leave home than to back directly onto the street. The CHT's plans that have been publicly shared reveal that there is inadequate, or at best minimal space, for a driveway or place to park one's car. I wonder if the CHT is taking into consideration the risk they will place on travelers using W 3rd Street, people who live on that street, and the future residents who will be housed in the planned units.

Editor, Mountain Mail June, 2020

West 3rd Street and East Crestone Avenue

I write to question the wisdom of the City Council's and Planning Department's consideration of giving away land in the 700 block of West Third Street to the Chaffee Housing Trust (CHT). If that happens, not only would the city of Salida accrue a large financial obligation by having to alter land, close a street, and relocate utilities, but it would allow the CHT to construct housing units that would exacerbate the already dangerous traffic flow along West 3rd Street, East Crestone, and M Streets. Should the City Council and Planning Department continue to pursue giving away the land in question to the CHT, I ask that they publicly list in detail the city's financial obligations to do so and their traffic study report.

Jane Ewing 718 West 3rd Street Unit A

Editor, Mountain Mail June, 2020

West Third Street and East Crestone Avenue

The construction of residential units on city owned property near the busy intersection on either side of East Crestone Avenue and West Third Street will result in a traffic safety issue. My concern, beyond that of the fiscal responsibility for the city to revamp streets and property, is safety.

The corridor of West Third Street and Crestone Avenue is used extensively by vehicles, pedestrians, and cyclists. This traffic is impacted by cars, vans, and trucks that are parked along the edge of the throughway. That added congestion is compounded by delivery trucks that daily weave around the parked vehicles, pause to leave mail and packages, and reenter the street. County sheriff cars travel this corridor, as well. There are no sidewalks nor is there a bike path here. This area is not a typical neighborhood, where homes often have single or double car garages, added parking spaces in driveways, and sidewalks to accommodate pedestrians. A traffic survey may reveal that the traffic is not heavy enough to cause a concern. The tally, though, does not consider the additional use I noted above. My understanding is that the proposed new units may or may not have even a single car garage or a driveway wide enough for a second vehicle. If there are five units, we can expect that each active resident would have one or two vehicles that will leave and arrive multiple times each day onto and from the already well-used streets.

My issue with the planned development is the location and the impact it will cause by reconfiguring the land. Added vehicles here will raise the potential for accidents in this already chaotic traffic area. I send this as an alert, a caution, and a protest.

Jane Ewing 718 West Third Street Unit A



Bill Almquist <bill.almquist@cityofsalida.com>

Building on crestone Ave

1 message

Jessica Mazzucca <jesshibbs44@yahoo.com>

Wed, Jun 10, 2020 at 11:03 AM

To: bill.almquist@cityofsalida.com

I cannot attend the meetings because I have children and my husband is out of town working but I am submitting my email opposing this project. it would be one thing if it was one or two homes but the fact that you want to shove six homes into such a small area is absolutely ridiculous. You have to realize that there is a home at the end of this hill that is going to be substantially smothered by this. I live three houses up from the bottom of the hill and I cannot fathom the idea of looking down the hill and having it blocked my view with six homes shoved into a small area. While I realize that our town is growing and we need affordable housing maybe we should consider the market as a whole and look at how expensive the smallest of homes are being sold for. Then maybe people can actually afford homes and not have to have small tiny homes shoved in one area. There is plenty of land in our town and county where these can be built elsewhere . You already have an extreme speeding issue in this town especially going up and down the hill and if there was a cul-de-sac at the end I only see it getting worse. Will any of the town cops sit at the end of the cul-de-sac and watch for speeding, I highly doubt it. Not to mention it's kind of seems like an artery road for many people- has the fire department been asked if they use this road during emergencies? And what it will affect if gone?? Or the other homes that sit directly on Crestone Avenue by the courthouse if there was an emergency then you only have one access route which is the front of the home instead of being able to access the back of the home. Because you're shoving six small houses into one are???. We are a very smart and bright community but this proposal is absolutely One of the worst ideas that our community has come up with. Please feel free to email me back or contact me via phone 719-239-0306.

Jessica Mazzucca

Sent from my iPhone



letter to P&Z

karen karnuta <karenkarnuta@gmail.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Thu, Apr 23, 2020 at 11:02 AM

Please get this to P&Z.
Karen

Karen Karnuta
(Owner) 750 W 3rd Street

To The Salida Planning Commission.

I am one of the closest neighbors, the front door of my property faces Third Street directly across from the vacant triangle of land.

I think this project will impact the neighborhood, and I think the density is high for the neighborhood. However, I support this project.

I read a letter in the paper that said it will be "only" five houses. While five units is a drop in the bucket for what our city needs, to the five families who will live there it means everything.

I know families who live in the Habitat houses, and families who live in the Housing Trust project in Two Rivers. The security, safety and comfort to these families makes all the difference. These families no longer have to worry about their rent going up, or having to move when their rental house is sold. Things many of us take for granted.

Because of the difference secure housing will make in these families lives, I support this project though I believe it is not a perfect project.

Karen Karnuta



another q on the crestone project

karen karnuta <karenkarnuta@gmail.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Thu, Apr 23, 2020 at 5:34 PM

thanks for passing that on. I am asking you to also give this letter stating the same thing to the P&Z board. The main thing is the testing, they may not need to be engineered depending on the results. As a builder in this neighborhood, I have a fair bit of experience with this sand and I would hate to see the foundations crack.
Thanks for your time answering all my questions today!

To the Salida Planning Commission --

This project will be a better built project if the soils are tested, and foundations engineered if required by the test results. As this is not a city requirement, I recommend it is added to the project approval as a requirement.

If you look at the house I own, 750 W 3rd, the foundation is good and the house has not moved in over a hundred years. If you look across M Street to the house on the other corner, that house has had significant movement and the foundation is cracked and the house (I have been inside) is more than 12" out of level. The two houses are about 80 feet apart and were likely built in a similar time period.

The sand underlying the project is very variable in its ability to support the weight of a house. It is quite different from the cobble (rocks and sand) that underly most of the construction in town.

Karen Karnuta

[Quoted text hidden]

SUPPORT THE AFFORDABLE HOUSING PROJECT AT 3RD AND M STREET IN SALIDA

Repeatedly, the citizens of Salida indicated in surveys that affordable housing is the #1 issue facing our community - not even close with any other issue raised in these surveys.

Findings of Housing Needs Assessment (2016), conducted at the request of Chaffee County, Salida, Poncha Springs, and BV, outline the monumental task in creating affordable housing. This assessment's findings are: 2,426 dwellings are needed, between the 60 – 120% area median income (AMI) to meet the current need. 889 dwellings in this same AMI range are needed to meet the future growth needs.

Understanding the need and hearing its citizens' housing concerns, Salida committed to assisting in the development of affordable housing. After considering all City-owned property, Salida determined that the property at 3rd and M Streets is the best location now for affordable housing construction. Part of this decision is based on the fact that this land is deemed not useable by the City of Salida for another purpose.

The Chaffee Housing Trust has been determined by the Salida as a good partner for the construction of affordable housing at 3rd and M. The CHT is a proven developer of affordable housing, having constructed the Old Stage Road Rowhouses (6 units sold and 2 units rented to Salida citizens at under 65% AMI). This project was done in partnership with Natural Habitats in the Two Rivers development, as part of Salida's inclusionary housing ordinance.

The CHT also partnered with Fading West, developer of The Farm community in Buena Vista, to purchase 7 dwellings, find qualified lower income buyers, support these buyers in becoming qualified for financing, and assisting them in closing. Currently, 3 buyers have closed on their new homes in The Farm. Another will close in June, 2020. Four other units will close to buyers between June and October, 2020. The mean AMI for these homes is 70%.

In all of the above instances, the CHT obtained grants for down payment assistance, assuring that these homes were made available at below-market prices and affordable to lower income buyers. Grants acquired by CHT to provide down-payment assistance to date have totaled \$230,000. All of these homes are legally protected, permanently-affordable homes in perpetuity to future buyers in the same AMI as the original buyers.

Who are the buyers/renters of these CHT-assisted affordable homes?

In Salida:

- construction worker for a local builder
- 12-year middle school teacher with family
- employee of Pure Greens
- emergency room hospital employee
- single-mom-employee of a local manufacturer with family
- local medical office administrator
- Columbine Manor employee
- Essential grocery store worker

In BV:

- first-year elementary school teacher
- Colorado Kayak Supply retail employee (closing in June)
- BV lumber yard employee
- BV Town employee.

The affordable housing at 3rd & M is in keeping with Salida's longtime tradition of diverse neighborhoods. I urge citizens to support this project.

Ken Matthews, Vice-President, Chaffee Housing Trust

Merrell Bergin
PO Box 868
Salida, CO 81201-0868
mberginco@gmail.com

June 18, 2020

Mr. Bill Almquist
Planner
City of Salida
448 East 1st Street
Salida, CO 81201

Re: Right of Way Vacation and Rezoning Application
East Crestone Avenue and Part Lot 4-6 Strip C of Eddy Brothers Addition
Planning Commission Public Hearing June 22, 2020

Mr. Almquist, Members of the Planning Commission:

I am writing in support of the proposed right of way vacation and rezoning application for the subject parcel. Beginning with the community meeting on March 4, 2020 at the Scout Hut, I have listened carefully to all sides of the proposed six-unit workforce housing development, to be built in the area of East Crestone Avenue, 3rd and M Streets. The proposal is a prime example of creative and forward thinking on the part of City Council, Economic Development staff, the Planning Commission, Chaffee Housing Trust and other community stakeholders committed to helping fill a small piece of Salida's critical housing gap. It makes a statement that the City will not rest until more opportunities for affordable housing exist, one small (but significant) project at a time.

As a downtown property owner and 16-year resident, I appreciate the desire for people to maximize and protect their interests. The City is doing just that. Vacating the right of way and consolidating the zoning of these unique parcels allows the City to actively achieve the highest and best use of its holdings. This is not for anyone's monetary gain, instead it merely exchanges raw dirt for the greater public good - for ALL Salidans. As it stands today, these parcels are not useful to anyone and the right of way only encourages motorists to cut through the residential area on their way elsewhere. How does that help anyone?

Are there challenges with this plan? Sure; if it were cookie-cutter easy, this project would have been done long ago. Planning and other City departments have put a lot of effort into finding solutions to make this **work**. The only area not fully addressed, that might need more attention is how to calm and redistribute vehicle traffic among West 3rd Street, Poncha Boulevard and Crestone Avenue, by the Courthouse. Careful and holistic planning for pedestrian, bicycle and vehicle traffic in the area should be done in any case. Traffic engineering, calming and enforcement solutions are well within our reach, making the entire area better and safer for all.

Beyond simple self-interests, dollars and cents I would urge all decision makers and the community at large to look at the [heartfelt stories of their neighbor's housing insecurities](#)

[that were presented on May 28 by The Chaffee County Housing + Health, Dinner and a Movie Series](#). These are real people with real needs and it's in our power to make a difference.

In each of these personal stories, significant obstacles were overcome with creativity and just plain hard work. In each case, creative partnerships greatly improved people's lives and health, while the community as a whole benefits. The Planning Commission can help the City meet stated its goals for improving housing security through affordability, while increasing this area's property values and revitalizing a desirable in-town neighborhood overall.

An amazing amount of speculation, poor assumptions, fearmongering and wild financial estimates have already been put to the public, from a handful of abutting neighbors who favor their own interests rather than sharing in a sense of partnership with their neighbors and the larger community. This is not "win-lose", it is a win for all.

Tonight's public hearing and those that follow will bring out the real costs, facts and figures and should put to rest the "Not in My Backyard" fear factor being cast on this creative effort.

This hearing should conclude that the requests for vacation and rezoning meet existing safeguards and codes, are reasonable and proper. Granting these actions will move the project forward again for public comment and another hearing, with accurate costs and detailed plans. If technical issues are raised tonight, please make every effort to remediate them. I urge you vote "yes" and continue the process.

Merrell Bergin
Tel. 303-601-1785

VIA EMAIL to: bill.almquist@cityofsalida.com



E. Crestone Public hearing signs are non-compliant

Michelle Parmeter <mparmete@yahoo.com>

Thu, Jun 11, 2020 at 1:03 PM

Reply-To: "mparmete@yahoo.com" <mparmete@yahoo.com>

To: "bill.almquist@cityofsalida.com" <bill.almquist@cityofsalida.com>

Cc: "harald.kasper@salidaelected.com" <harald.kasper@salidaelected.com>, Mike Pollock <mike.pollock@salidaelected.com>, "dan.shore@salidaelected.com" <dan.shore@salidaelected.com>, "jane.templeton@salidaelected.com" <jane.templeton@salidaelected.com>, "justin.critelli@salidaelected.com" <justin.critelli@salidaelected.com>, "alisa.pappenfort@salidaelected.com" <alisa.pappenfort@salidaelected.com>, Glen Van Nimwegen <glen.vannimwegen@cityofsalida.com>, Nina Williams <nwilliams@mdbrlaw.com>, Drew Nelson <drew.nelson@cityofsalida.com>

One sign per property is required by code: "Notice shall be posted by the applicant on the subject property...."

There are 2 applications for 2 properties being discussed, rezoning E. CRESTONE property and vacation. E. CRESTONE property that is going to be rezoned did not meet 15 day and applicant placement requirement plus full disclosure. The 3rd W Public notice did not meet full disclosure requirement.

Sent from Yahoo Mail on Android

On Thu, Jun 11, 2020 at 12:48 PM, Bill Almquist <bill.almquist@cityofsalida.com> wrote:

For reference, I am attaching photos showing that the site was posted in multiple locations (only one location is required by the Code) on Friday, June 5th. I am also attaching a photo of the replacement notice that I constructed at the corner of W. 3rd and E. Crestone Ave. on Monday, June 8th, after I learned that the postings had blown off in Saturday's "derecho." I also attempted to re-secure one of the other notices to the stop sign, but it appears that sign fell down again. The sign at the corner of W. 3rd and E. Crestone Ave. remains.

On Thu, Jun 11, 2020 at 12:03 PM Michelle Parmeter <mparmete@yahoo.com> wrote:

The city's lack of transparency is appalling with respect to E Crestone vacation and adjoining property rezoning and it is a travesty of civil and fair government. The public hearing signs for the applications to rezone and vacate are non-compliant to meet the 22 Jun Public Hearing.

The sign on E. Crestone (attached) was blown away last Saturday lasting less than 20 hours. It was replaced by Bill at 345 pm on Monday and was promptly blown up the street by wind. It was placed in its current state the next day by an elderly gentleman who walks up E. Crestone every day. It looks like trash in the ditch.

The notice posting has not met the 15-day requirement for public hearing nor was it posted in its current state by the applicant. The notice also did not mention the donation of land thereby not fully disclosing the purpose of the public hearing. The above are violations of public hearing notice posting requirements.

It also used legalese most people do not understand. Most people do not know that vacation of E. Crestone means the street is going away which further exemplifies the City's lack of transparency.

The following was sent to Bill Almquist on 8 June 2020:

One of your signs met its demise with the wind again this afternoon after you left.

I counted the hours the signs were up and took pictures.

You did not meet the full 15 days required for public hearing notices being displayed on the property prior to the public hearing.

You also didn't fully disclose the full intent of vacation and rezoning ... eventual donation of land that provides government services which is an illegal donation.
You also didn't make them sturdy or waterproof.

QED: The 22 June meeting has to be moved.

Regards,
Michelle M Parmeter





Sent from Yahoo Mail on Android

--
Bill Almquist
Planner



(719) 530-2634
bill.almquist@cityofsalida.com

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



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 1.

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:47 AM

Please be aware that Mayor's and council's behavior has instilled mistrust and lack of transparency with the public by only hearing CHT's side during the City Council meetings on 15 Oct 2019 and 16 Mar 2020.

15 Oct 2019 council meeting did not include all parties as only CHT was represented. The agenda item was nebulous and didn't invoke a reason for citizens to look further in the package:

Agenda item 6.g Request for Property Donation – Chaffee Housing Trust (Administration)

An average citizen would not be alarmed by this agenda item and would not consider looking at the package to see if it impacts them. The details of the agenda item were buried in a 31 MB package and found on page 193 of 219 pages further exemplifying the City's lack of transparency. The package included a property survey that would require the city to donate land to the abutting property owner not CHT. City council present at this meeting included Dan Shore and Cheryl Brown-Kovacic (council member at the time). Both have conflict of interests. Dan shows bias toward CHT as he is donator to CHT and Cheryl was on the CHT advisory board. Cheryl motioned to approve the request to begin vacation of the land. All these behaviors further support a lack of transparency from the City deepening mistrust.

16 March work session did not include all parties. It was held 6 days after the Governor requested COVID emergency disaster. No teleconferencing options were provided for this meeting. The meeting was biased toward CHT as citizens being cautious about COVID spread were not provided an avenue to participate and were discriminated. Read, CHT executive director, had the mayor and council's undivided attention for over an hour. The opposition's comments from the 4 Mar community meeting were not accurately presented by the Planning Commission. Recap of 4 March meeting in the 16 March working session shows bias by using "perceived" and not accurately reflecting the comment on affordable housing survey.

"Attendees were largely in opposition to the project due to perceived to property values, questioning the need of affordable housing and implications for traffic and transportation."

The opposition stated the survey did not accurately reflect the views of all Salida citizens. A valid survey should have 80% response rate. The survey has a 12% response rate. The survey only asked if affordable housing was an issue. It did not ask if affordable housing means home ownership. It did not ask if people would prefer to own or rent affordable housing. It did not ask the city to vacate a busy public street. The following is the list from 4 Mar meeting. The city has not provided response and did not attempt to impartially acknowledge the opposition:

Why is CHT not building rentals?

What were the criteria for determining available lots?

What lots did the City of Salida determine were available?

What does the timeframe or timeline look like?

Why is the property going to be rezoned?

That the project will lower our property values

That the survey that addresses affordable housing as a number one concern of Salida

Citizens does not reflect the views of Salida citizens accurately .

Clarity on the deed management and intergenerational transfer of deeds.

That the process is moving too fast.

Sent from [Mail](#) for Windows 10

E. Crestone Public hearing comment 2

Inbox



Michelle Parmeter
to me

Wed, Jun 17, 7:48 AM (1 day ago)

The city continues to ignore the fact that the E. Crestone public hearing signs are non-compliant. They did not meet full 15 day posting period nor did they accurately describe the nature of the public hearing. The public notice signs further instill public mistrust as they do not draw the attention of passing cars, bikes or walkers. The signs are 27" off the ground and are not visible to passing cars. They don't even look like good garage sale signs. See example of useful public notice signs.





PUBLIC NOTICE

Application No:
Applicant:
Proposal:

 To submit comments or obtain information contact:
Planning and Development Services
747 Market Street, Room 345, Tacoma, WA 98402
(253) 591-5030
www.tacomapermits.org

Please provide Chain of Custody of digital evidence that supports the pictures metadata were safe from secondary tampering.

One sign per property is required by code: "Notice shall be posted by the applicant on the subject property...."

There are 2 applications for 2 properties being discussed, rezoning E. CRESTONE property and vacation.

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[Sent from Yahoo Mail on Android](#)

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QED: The 22 June meeting has to be moved.

Regards,
Michelle M Parmeter



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 3

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:48 AM

Even though the code only requires letters go to properties 175 ft from subject property, the city has further instilled mistrust by not making it clear to the Mesa and west-side neighborhoods that the proposed Crestone corridor to/from downtown is being eliminated and they will be impacted.

Sent from [Mail](#) for Windows 10



E. Crestone public hearing comment 4

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:49 AM

-
-

City council approved the motion for city staff to begin the application process for E. Crestone vacation on 15 October 2019. The section of land proposed to be vacated in this motion is different than the E. Crestone vacation application proposed section of land submitted by City of Salida/Chaffee Housing Trust (CHT). The difference between the land section in what was approved with Council motion and what is part of the vacation application is a piece of land that abuts a private property owner. The action by the City of Salida to begin vacation of land that was not approved in the 15 October motion and to change the section of land in the vacation application to benefit CHT is unethical and shows blatant bias toward CHT. Had the City of Salida kept with the approved by motion land vacation section, the City would have to quickly claim deed the land to the abutting property owner. Since the city is both the applicant and approver of this application, they are the plaintiff and judge at the same and just talking about the application in City offices/staff meetings without the defendants (concerned citizens) being present is also unethical.

Sec. 16-6-130. - *Vacation* of recorded plat, right-of-way or easement.

(2) Quitclaim Deed. Whenever the City approves an application *vacating* a public right-of-way, the City shall provide abutting landowners with a quitclaim deed for the *vacated* lands. Each abutting landowner shall be deeded that portion of the *vacated* right-of-way to which the owner's land is nearest in proximity.

According Colorado Constitution Article XXIX Ethics in Government Section 1c, local government officials or employees shall avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated.

Colorado Constitution Article XXIX – Ethics in Government

Section 1. Purposes and findings.

(1) The people of the state of Colorado hereby find and declare that:

(a) The conduct of public officers, members of the general assembly, local government officials, and government employees must hold the respect and confidence of the people;

(b) They shall carry out their duties for the benefit of the people of the

state;

(c) They shall, therefore, avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated;

*It is the **duty** of all **public servants** to ensure that the **public's** money is spent as efficiently as possible and that programs are provided effectively, **without discrimination or prejudice**, with **transparency** and **without waste of money or resources***

Although CHT and the City have made E. Crestone about affordable housing to feed on the goodwill of citizens, E. Crestone vacation opposition is not about to have or to not have affordable housing. It is about public safety, fiscal responsibility and ethics.

Sent from [Mail](#) for Windows 10



E. Crestone public hearing comment 5

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

E. Crestone opposition is not about to have or to not have affordable housing.

While data will support that Salida needs affordable housing, the fiscal and safety data does not support it on E. Crestone. Providing affordable housing is the right thing to do but E. Crestone is the wrong place. In addition to public safety and fiscal responsibility issues surrounding the vacation and rezoning of property, there is already affordable housing 1000 ft from the projected development site (HUD housing at Mesa/Crestone). This section of the city is already "scattered" with affordable housing. The development code needs to reflect that all neighborhoods equally share the responsibility of affordable housing scattering.

CHT and the City unfortunately has made E. Crestone about affordable housing to feed on the sympathy of goodwill. The City's benevolence and emotions have succumbed to believing E. Crestone development is viable location for affordable housing. The affordable housing platform cannot be an excuse to ignore public safety and fiscal responsibility.

Fiscal responsibility

Applicant screening process

Research should be done on organization's processes and practices before donating to that organization. Noble cause alone cannot be grounds for donations. Donations should not be given to an organization with processes susceptible to fraud and that are not equitable.

CHT's applicant screening process has been recently been abused and is susceptible to fraud.

The following screen shots have been redacted for the individual's name; however, the name of the applicant is public knowledge due to our county tax assessor database, county website and social media.

The applicant is the BV lumberyard employee mentioned in the 27 May 2020 Mountain Mail editorial by Ken Matthews. The applicant is a 21-year-old male. The BV lumberyard employee bought the CHT house on 27 March 2020, quit his lumberyard job on 3 Apr 2020 and started as a Chaffee County Detention officer on 6 Apr 2020. The Chaffee County Detention officer job pays \$42K/year which is over the minimum income allowed for CHT housing for a single person. It takes more than 10 days to get hired by the county as a detention officer. A screening process that allows this is not fair to those that really need help ... even non-low income individual get the opportunity to buy a house at age 21.

Cost

The land value alone ranges from \$360K to \$430K. Harald is selling his .16 acres on Hillside for \$144K. The tax value on .17 acres in town is around \$120K.

E. Crestone property is .17 acres

E. Crestone vacated street is .18 acres

M. Street property is .17 acres (from county tax accessor)

P.T's requirement for selecting viable lots around town were that they were shovel-ready. Rezoning, vacating a street and moving utilities does not constitute shovel-ready. The citizens asked for the requirements for selecting viable lots numerous times and we have not been given an answer.

Drew Nelson's comment that E. Crestone is an "odd" angle so it must go away is not a valid argument. There are at least a half dozen "Bermuda" triangles around town ... some of them with parks. Parks are shovel-ready.

Public Safety

- o E. Crestone is the most natural flowing corridor to/from downtown to/from the Mesa. It is the natural extension of Highway 160. It is the least restricted corridor as well: no stop signs or yield signs.
- o Traffic study performed on E. Crestone is invalid due to decrease activity in these pandemic times. Any numbers from the traffic study should be doubled or tripled to accurately reflect vehicular traffic volumes. The traffic study also does not count any pedestrian or bicycle traffic.
- o You are taking away a major traffic route from the Mesa and routing vehicles and cars through a congested road (Crestone) in front of the courthouse and county buildings as well as through an unsafe intersection (Crestone and Poncha).
- o Routing traffic via H 291 is longer is distance and traverses a busy section of 1st Street.
- o Last week, we saw 4 Sheriff vehicles and 2 Salida police vehicles scream up E. Crestone in a period of 2 hours.
- o A minute increase in response times increases mortality by between 8 (measured 1 day after the initial incident) and 17% (measured 90 days after the initial incident). By eliminating E. Crestone, you are increasing the emergency response time from the fire station to the Mesa neighborhoods. Does the city really want to be liable for the increase of mortality?
- o By eliminating E. Crestone, you putting vehicular, pedestrian and bicycle traffic to/from the Mesa in danger.

While I applaud your intent to help affordable housing issues, affordable housing cannot trump public safety or fiscal responsibility.

Michelle M Parmeter

Search here...

SHERIFF'S OFFICE

John Spezze, Sheriff
Andy Rohrich, Undersheriff

641 West 3rd Street
PO Box 699
Salida, Colorado 81201

Emergency: 911

Non-Emergency: 719-539-2596

Communications Center Fax:
719-539-3648

Records Fax: 719-539-1077

Email: records@chaffeesherriff.org

FIRE RESTRICTIONS

PAY TICKET ON-LINE

->

DETENTIONS DEPUTY – CIVILIAN

The Chaffee County Sheriff's Office is accepting applications for full-time and part-time positions as a Civilian Detentions Deputy. These Deputies will perform a variety of duties pertaining to inmate activities and movement within the facility. This is a fast paced environment requiring energetic, self-motivated individuals with good computer skills, communication skills and the ability to multi-task. This facility has 105 beds and houses local inmates, overflow inmates from other agencies and inmates pending sentences with the Colorado Department of Corrections.

Applicants must be at least 18 years of age, possess a valid Colorado driver's license with a good driving record, no felony convictions, have a high school diploma or equivalent, and be able to work varying shifts and weekends.

-----> Annual full-time salary starts at \$42,000.00 with benefits that include: health, dental, vision, retirement and paid leave time.

Applications can be downloaded or picked up at the Chaffee County Detention Facility -148 Crestone Ave. Salida, CO. Applications must be notarized. Our records staff is available for notarization Monday through Thursday.

For additional information on these positions, please contact Lieutenant Justin Martinez at (719)539-7150. Chaffee County is an equal opportunity employer.

FULL TIME COOK

Full-Time Assistant Cook – full benefits

The Chaffee County Detention Center has an immediate opening for an assistant jail cook. Applicants must be at least 21 years of age and be able to pass a background check. Salary for this position is \$38,480 per year/\$18.50 hour. Applications can be picked up at 148 Crestone Avenue, Salida or downloaded from our website. Applications will be reviewed as they are received and hiring will be done promptly. For more information please contact Lt. Martinez at 719-539-7150. Chaffee County is an EOE.

Work



Detention Deputy at Chaffee County Detention Center



April 6, 2020 - Present
Salida, Colorado



Former Yard Worker at Rocky Mountain Lumber & Hardware



July 3, 2017 - April 3, 2020
Buena Vista, Colorado

Education



Went to Salida High School
Class of 2017



Went to Salida Schools

Places He's Lived



Buena Vista, Colorado
Current City



Salida, Colorado
Hometown

Basic Info



Male
Gender

Relationship



Single

People You May Know



Karen Olszewski
The University of Southern...
2 Mutual Friends



Rhonda Flurry



Holly Bauer White
Leader - Strategy & Innova...
1 Mutual Friend



SEE MORE

Pages You May Like



The Hunger Trailer at Pon... Barbecue
464 Likes



The Firefly Restaurant
American
342 Likes



Natural Grocers (Denver E... Specialty Grocery Store
407 Likes



SEE MORE

Owner

Redacted

Buildings

Occupancy	Townhouse - Separate Unit	Roof Type	Gable
Built As	Modular 2 Story	Roof Cover	Composition Shingle
Square Feet	930	Foundation	24 Concrete
Year Built	2019	Tot # of Rooms	3
Adjusted Year Built	2019	Bed Rooms	2
HVAC	Electric Radiant	Baths	1.5
Building Condition	Good	Total Basement Area	0
Building Quality	Average	Exterior Wall	Frame Siding
Interior	Drywall	Value	\$129,882
Stories	2		

Type	Description	Units or Square Footage
Porch	Open Slab	12
Porch	Open Slab	12
Porch	Open Slab	20
Porch	Slab Roof	100

Valuation

	2020
Land Value	
Building Value	\$129,882
Total Value	\$129,882
Assessed Land Value	
Assessed Building Value	\$9,290
Total Assessed Value	\$9,290
Estimated Total Taxes	\$549.98

Sales

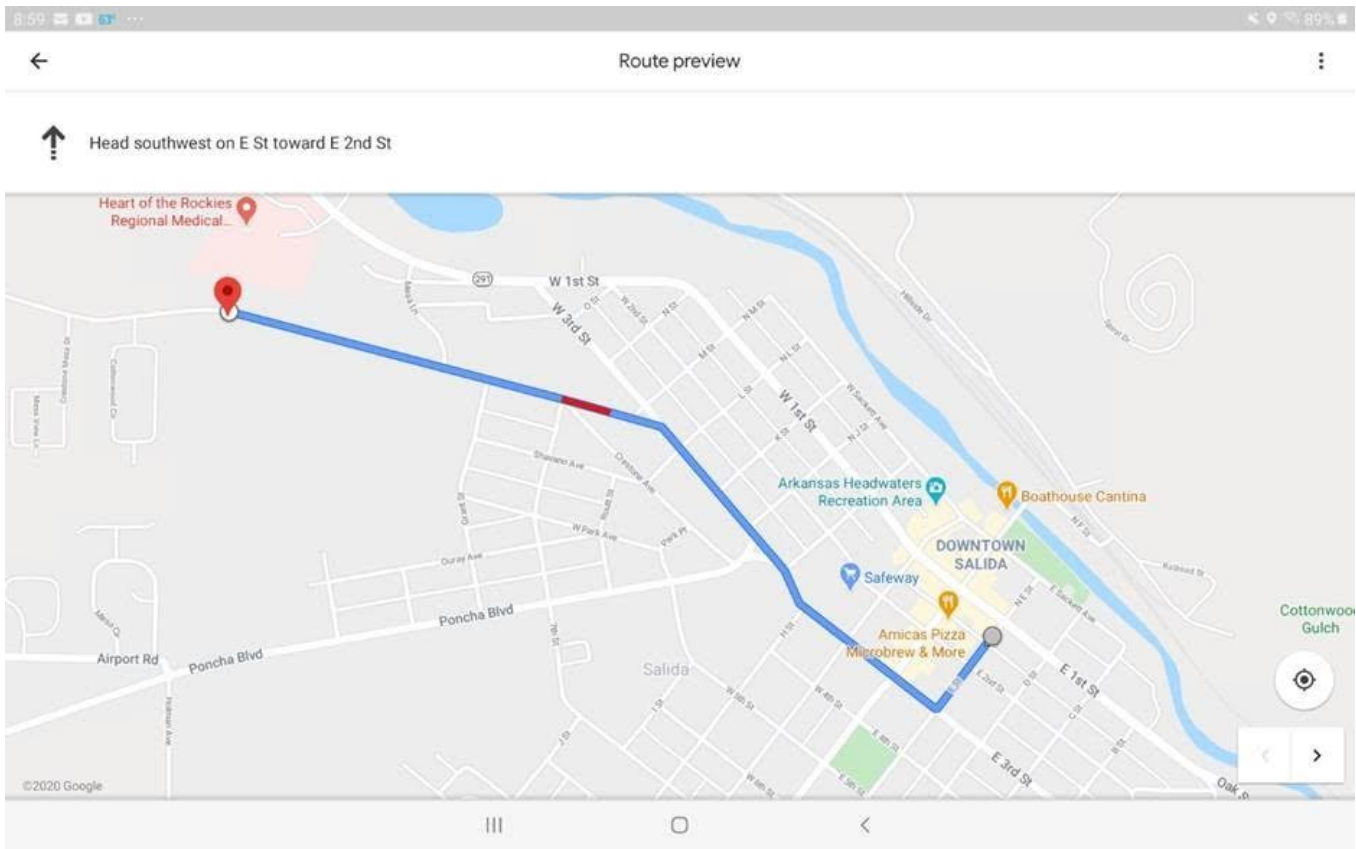
Sale Date	Sale Price	Instrument	Reception Number	Vacant or Improved
03/27/2020	\$213,600	Warranty Deed	457885	Improved

Photos



Sketches





Sent from Yahoo Mail on Android

Sent from Mail for Windows 10

E. Crestone public hearing comment 6

Inbox



Michelle Parmeter

**Wed, Jun
17, 7:51 AM
(1 day ago)**

to me

City council approved the motion for city staff to begin the application process for E. Crestone vacation on 15 October 2019. The section of land proposed to be vacated in this approved motion (see first image) is different than the E. Crestone vacation application proposed section of land submitted by CHT/City of Salida (see second image). The difference between the land section in what was approved by Council motion and what is part of the vacation application is a section of land that abuts a private property owner (see third image). The action by the City of Salida to begin vacation of land that was not approved in the 15 October Council motion and to change the section of land in the vacation application to benefit CHT is unethical and shows blatant bias toward CHT. Had the City of Salida kept with the approved by motion land vacation section, the City would have to quick claim deed the land to the abutting property owner (Pryor resident). It is also a conflict of interest for any public servant to take a premeditated impartial position on any application.

City of Salida Municipal Code Sec. 16-6-130. - Vacation of recorded plat, right-of-way or easement.

(2) Quitclaim Deed. Whenever the City approves an application vacating a public right-of-way, the City shall provide abutting landowners with a quitclaim deed for the vacated lands. Each abutting landowner shall be deeded that portion of the vacated right-of-way to which the owner's land is nearest in proximity.

According Colorado Constitution Article XXIX Ethics in Government Section 1c, local government officials or employees shall avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated.

Colorado Constitution Article XXIX – Ethics in Government
Section 1. Purposes and findings.

(1) The people of the state of Colorado hereby find and declare that:

(a) The conduct of public officers, members of the general assembly, local government officials, and government employees must hold the respect and confidence of the people;

(b) They shall carry out their duties for the benefit of the people of the state;

(c) They shall, therefore, avoid conduct that is in violation of their

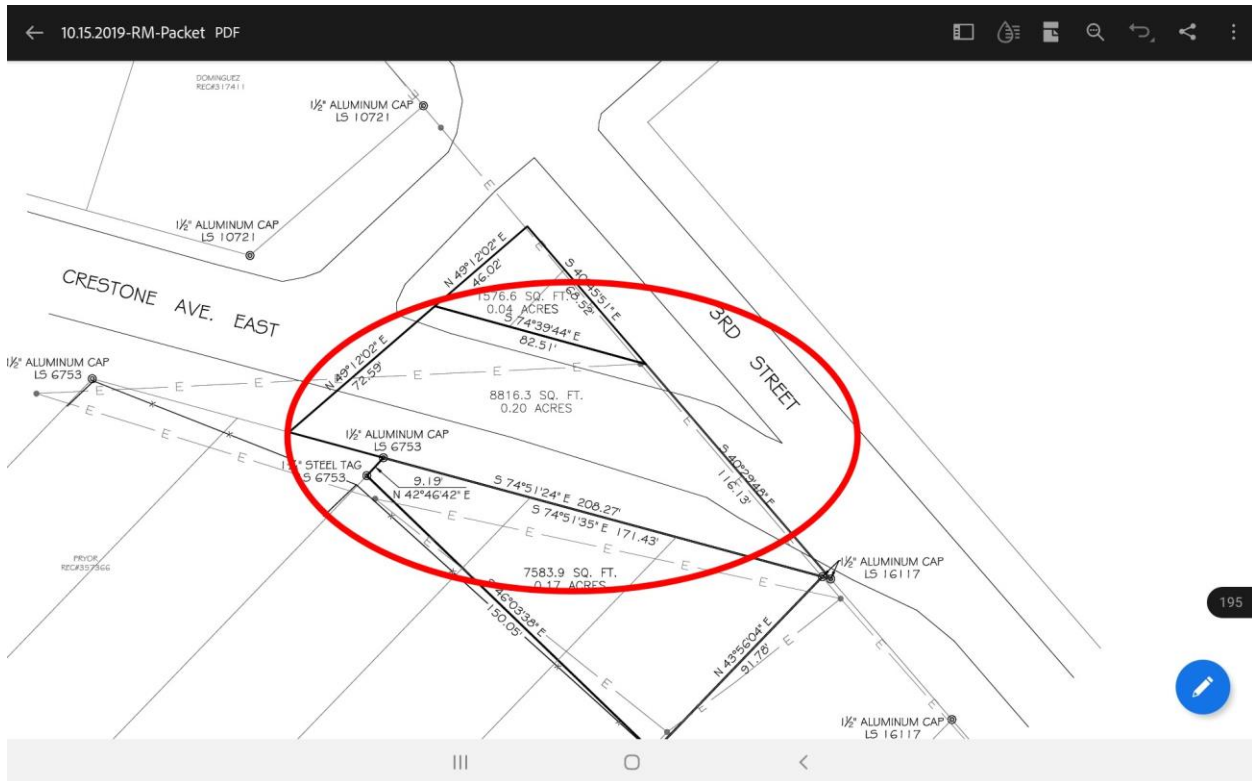
public trust or that creates a justifiable impression among members of the public that such trust is being violated;

Reference Colorado Independent Ethics Commission

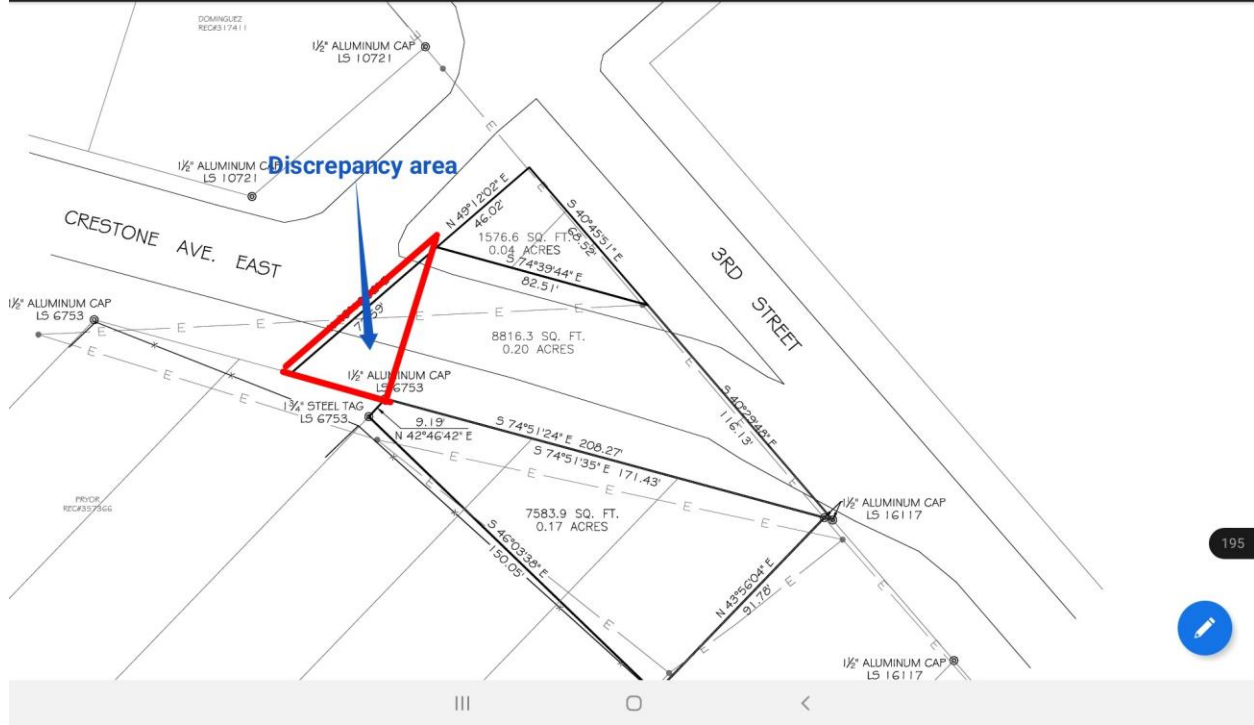
handbook: https://www.colorado.gov/pacific/sites/default/files/IEC_Ethics_Handbook_2016.pdf

It is the duty of all public servants to ensure that the public's money is spent as efficiently as possible and that programs are provided effectively, without discrimination or prejudice, with transparency and without waste of money or resources. Adding to the previous list from Friday's email, affordable housing cannot trump public safety, fiscal responsibility or a code of ethics. I want to believe I can trust the City of Salida to move in the ethical direction with respect to the E. Crestone vacation application.

Michelle M Parmeter









Bill Almquist <bill.almquist@cityofsalida.com>

E Crestone public comment 7

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

CHT housing is not affordable.

Even with land donations, the price per square foot for CHT housing is unaffordable:

Salida – Two rivers house sold on 19 April 2019 for \$266.8K with 828 sq ft comes to \$322/sq ft

BV- The Farm house sold on 27 March 2020 for \$213.5 K with 930 sq ft comes to \$230/sq ft

The cost per square foot to build a basic home in Colorado is \$150/sq ft. Any developer or individual given free land should be able build a house for less than \$230-322/sq ft. Is a nonprofit corporation profiting from this difference in cost per square foot, \$140K and \$74K, respectively for the homes mentioned above? Is this really affordable? You decide.

Whether you are an individual, business or municipality, donations and grants to organizations should not be given on noble cause alone. In the case of the City of Salida:

- What oversight/due diligence is done by City of Salida before donating to any organization?
- Where is City of Salida's checklist used as criteria for screening eligibility of organizations requesting donations?
- What percentage of the donations goes toward salaries and operational expenses for the organization?
- What is the organization's five-year plan for growth (employees and assets)?
- Is the business model of the organization fiscally sound, sustainable and resilient?
- Does the organization protect personal individual information according to PII (Personally Identifiable Information) cyber security best practices?

Money used to provide donations and grants to organizations comes from taxpayers (income, property and sales tax). CHT's request for E. Crestone land donation by the City of Salida is misuse of the affordable housing platform and taxpayer benevolence. City council is being negligent by donating to any organization that doesn't adhere to consistent, objective, safe and fair business processes.

Sent from [Mail](#) for Windows 10



E. Crestone public hearing comment 8

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

The applications submitted by Chaffee Housing Trust (CHT) for vacation of E Crestone and rezoning the collective land to R2 should be null and void:

<https://cityofsalida.com/wp-content/uploads/3.16.20-Packet.pdf>

The applications were signed only by CHT executive director on 6 February 2020 as applicant/agent. The applications were submitted to the City by CHT just before the 4 March 2020 community meeting. The City of Salida was hand-written in as co-applicant on the applications sometime after the submission by CHT. The owner signature block was left unsigned.

CHT is not the owner of the land therefore should not be able to request vacation or rezoning of land. The land is owned by the citizens of Salida. CHT is a non-profit corporation with over \$1.5M in assets in 2018 (obtained from 2018 tax form 990). City council is overstepping their boundaries by sole-sourcing affordable housing development to CHT.

The applications cherry pick sections from the 2013 city comprehensive plan as the reason for vacating and rezoning; however, the plan clearly states, "The City of Salida does not directly provide affordable housing for the community." How much more direct can you get than donating citizen-owned land, city services and city labor? A comprehensive plan is not law ... rather it is a guide of vision.

<https://cityofsalida.com/wp-content/uploads/Complete-Comprehensive-Plan.pdf>

H-II.1 – Promote new development projects that contain a variety of housing, including affordable units.

Action H-II.1.a – Any residential development at the Vandaveer Ranch should include a significant affordable housing component.

Action H-II.1.b – Consider adoption of an inclusionary zoning ordinance.

Action H-II.1.c – Seek changes to the Land Use Code to ensure that affordable housing is interspersed throughout the city, maintaining diversity in existing neighborhoods.

The comprehensive plan does not recommend vacating a busy street and donating city assets, services and labor for affordable housing.

The planning commission meeting scheduled for May 26th to review these applications should be canceled due to the invalid submission of applications by CHT or at the very least postponed due to the state order requiring group gatherings be less than 10 people.

Rezoning and vacating of land requires a major impact review by the City Council. If indeed the city continues to review these invalid applications, the City Council should recuse themselves due to conflict of interest based on their lack of impartiality (non-signatory co-applicant) and conspiracy of personal agendas. We live in a democratic society. The council cannot be the judge, jury and executioner for these applications. Where are the checks and balances in this process if City council can give away city land and services without due process?



E. Crestone public hearing comment 9

Michelle Parmeter <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 7:53 AM

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

The application for vacation of E. Crestone/rezoning of land to R2 and subsequent donation of land to CHT should be stopped due to the following reasons:

1. E. Crestone does serve governmental purposes. A City-owned utility sewer line runs underneath it. This contradicts Nelson's statement in the 1 May 2020 Mountain Mail article: "Nelson cited Colorado Revised Statutes 31-15-713 when he said real estate owned by a municipality not used for governmental purposes may be transferred via ordinance. Since there has been no governmental use of the property in question, it is eligible to be transferred by ordinance."
2. A traffic study conducted during Stay/Safer at home Executive Orders is being used to support the vacation of E. Crestone. It is not a valid traffic study due to COVID-19 and the closing of Chaffee County to tourism.
3. The vacation causes injury to the surrounding neighborhoods. It is non-compliant with Municipal Code Section 16-4-110: "... shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading"
 - a. Increases traffic/parking on an already busy street
 - b. Re-routes Mesa traffic to Crestone Ave which is already burdened with traffic/parking issues around the courthouse and county buildings.
 - c. Lacks realistic/safe residential parking for the proposed units. Even though city code only requires 1 parking space/unit, actual parking space/unit usage is closer to 2-3. Proposed residents will have to park additional vehicles somewhere on 3rd street and walk/cross on an unsafe street.
4. The donation of city land and services is not fiscally prudent or legal.
5. The use of our electric franchise fee fund collected from Exel Energy(1% of our energy bills) to help with undergrounding current utilities for the site needs to be prevented. This money is for use by all residents to assist with undergrounding utilities.

Instead of cramming six 35 ft tall buildings on .17 acres and jeopardizing the safety of our citizens in surrounding neighborhoods, the land on E. Crestone should be designated as a pollinator garden perhaps to commemorate our City's fallen civil servants. The land has 7 trees and native rabbitbrush which is beneficial to migrating butterflies. We need more green zones in Salida and less structures polluting our skyline.



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 10

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:54 AM

In the Friday February 27th, 2020 Mountain Mail, there was an article outlining Chaffee Housing Trust's meeting on Thursday March 5th during which CHT plans on giving updates on recent activities. What the article fails to mention is a major request of CHT that is in the works:

The CHT is applying to have the City-owned lots (triangles) on either side of E. Crestone Ave where intersects 3rd St. donated to the CHT. This would include the vacation of that short section of E. Crestone between 3rd and M. The lot created would allow the construction of 5 units + and ADU on the south side of the lot, backed up to the east side for affordable housing.

On October 15, 2019, the council unanimously approved vacation of E. Crestone Ave without a no-injury, traffic or emergency response impact assessment. CHT was the only side represented in the 15 Oct meeting. In early November 2019, the city had the property surveyed at the city's expense. In late February 2020, the city started removing street signs on W 3rd Street. CHT is announced the development of that property for affordable housing on March 4th, 2020 at 600 PM in the Scout Hut. CHT further continued development discussion without opposing parties at the 16 March 2020 City council work session.

Property values surrounding the lots average over \$500K. The average price of the affordable housing will be \$265K. A 2017 Stanford affordable income housing study indicates that housing of similar value surrounding affordable housing does not see a negative impact; however, surrounding housing that is valued well-above the affordable housing value does see a negative impact to value.

The 2018 inclusionary housing ordinance requiring 12.5% affordable homes is for new annexations and developments of 5 or greater units. Salida has plenty of large undeveloped zones that will provide affordable housing due to the inclusionary housing ordinance. Decisions by the council around affordable housing need to be fair, informed and least impactful to its citizens.

Sent from [Mail](#) for Windows 10



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 11

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 8:49 AM

Please explain why Salida Municipal code does not explicitly state which decisions the city considers quasi-judicial. This is best practice.

Does the City of Salida have a published code of ethics? If not, why? Does the city have certified ethics training for its personnel?

Please explain why Salida Mayor and City council did not ask if opposing party was represented at the 15 Oct 19 and 16 Mar 20 council meetings.

By not asking, these meetings even though they were public are analogous to a judge allowing court proceedings to occur without opposing council.

Sent from [Mail](#) for Windows 10

From: Rob Dubin <robDubin100@gmail.com>

Sent: Wednesday, June 10, 2020 12:52

To: P. T. Wood <pt.wood@salidaelected.com>; Dan Shore <dan.shore@salidaelected.com>; jane.templeton@salidaelected.com; Justin Critelli <justin.critelli@salidaelected.com>; mike.pollock@salidaelected.com; alisa.pappenfort@salidaelected.com; harald.kasper@salidaelected.com; merrell.bergin@salidaelected.com

Subject: Crestone Ave- Chaffee Housing Trust

I would like to go on record as being against closing the intersection at 3rd and M Streets as I feel this project is going to result in several unintended consequences that will be detrimental to our city.

Like many in Salida I've long thought that affordable housing needs to remain one of our top priorities. However it is clear to me the Chaffee Housing Trust's plan for 3rd and M Street is addressing the right problem with the wrong solution. On a recent weekday I stood at the intersection of Crestone and East Crestone Avenue for half an hour and witnessed that 65% of the cars heading west onto Crestone and eventually CR160 were coming up East Crestone from 3rd street- the intersection that the City proposes closing to accommodate the Housing Trust's new homes. Meanwhile Longhorn Ranch, Crestone Mesa and Cottonwood Green are all building with dozens or eventually 50 or more homes to be built on Country Rd. 160 - all accessed by Crestone Avenue. If the housing trust project goes forward all that traffic will be forced to travel up Crestone and go in front of the courthouse. The result will be a four or five fold increase in traffic going in front of the courthouse than we currently have.

For traffic east bound into town the situation is even worse as it forces much more traffic into the already difficult intersection with Poncha blvd. Cars on Crestone have a yield sign and have to look behind them over their right shoulder while also gauging the speed of on coming cars turning up the hill at this unsafe intersection. Increasing the traffic many fold will lead to accidents. Chaffee County's wide courthouse lawn with the beautiful trees and parklike atmosphere is one of the charms of Salida. Turning this street into a major thoroughfare is not an improvement.

As City planners are well aware there are also currently under consideration plans to expand the courthouse building and put parking across the street in the lot owned by the Presbyterian church. Putting parking where a lot already exists is a wonderful Salida community solution which was offered to save cutting down the beautiful trees in front of the courthouse. However it does mean there will be a significant increase in pedestrians crossing the street towards the courthouse . The crosswalk from the parking lot will be right in the crosshairs of traffic at the already difficult intersection with Poncha Blvd mentioned above. New construction on CR 160, the closing of 3rd and M streets and new offices and more visitors at the Courthouse will combine for a "perfect storm" with deadly consequences. Greatly increased traffic is being funneled directly to where pedestrians will be trying to cross the street to access the courthouse from the new parking lot. The traffic study for this project was done during the Covid shutdown making its data unreliable. In addition the study was done without knowing exactly what the County will be doing as regards a new building and the above mentioned parking lot. For both of those reasons there is no possibility of intelligent decision making based upon such a flawed traffic study.

None of us want to stand in the way of increased affordable housing in Chaffee County but this project has not been well thought out. The likelihood of an auto-pedestrian accident in front of the courthouse is a virtual certainty with possible deadly consequences. No one wants that. The Housing Trust should pursue its goals at one of its other potential locations.

Rob Dubin
Salida CO



Bill Almquist <bill.almquist@cityofsalida.com>

FW: Letter of support for affordable housing

1 message

Glen VanNimwegen <glen.vannimwegen@cityofsalida.com>
To: bill.almquist@cityofsalida.com

Mon, Jun 1, 2020 at 10:13 AM

Glen Van Nimwegen, AICP

Community Development Director



From: robert weisbrod [mailto:weisbr9@yahoo.com]
Sent: Sunday, May 31, 2020 8:45 PM
To: glen.vannimwegen@cityofsalida.com
Subject: Letter of support for affordable housing

submit.

Dear Editor,

I ask your readers to support the efforts to create affordable housing in Salida, including the East Crestone street vacation to create a buildable lot. As a result of home ownership through the Chaffee Housing Trust, I've been able to stay in my current job at the hospital. As a renter, it was getting too expensive for me to stay in Salida and I would have left town. Instead, I'm not stressed about getting kicked out of my place because they are going to sell it, or raise the rent yet again to where I can't afford it. My home is a lot nicer than rentals I've lived in. I'm getting to know my neighbors here, which didn't happen in a rental. I'm developing community with other homeowners, I can garden here, and I have stability, socially and financially with fixed monthly housing payments that will not go up.

Employees that work here should be able to live here. It is good for businesses because workers stay longer. They do less commuting (less environment impact). Workers who live in the community spend most of their money in the community, contributing to the tax base, supporting local businesses. As a percentage of their income, they spend more than wealthy residents and visitors. Moderate amounts of tax dollars should be spent on supporting workforce. Tax dollars are spent beautifying the city for tourists, on roads, schools, and other essential things. Aren't workers essential to our economy?

Please, let's help out our local employees and our community, we'll all be happier in the end.

Robert Weisbrod

[Sent from Yahoo Mail for iPhone](#)

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.

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

From: **Wallace Ewing** <wkewing1@gmail.com>

Date: Fri, Mar 13, 2020 at 1:51 PM

Subject: Third Street housing project. Please forward to Bill Almquist

To: <dan.shore@salidaelected.com>, <jane.templeton@salidaelected.com>, <justin.critelli@salidaelected.com>, <mike.pollock@salidaelected.com>, <harald.kasper@salidaelected.com>, <alisa.pappenfort@salidaelected.com>

I have listened to both sides of the proposal to build affordable housing at the intersection of East Crestone Avenue and Third Street, and I understand the issues involved. Disregarding costs to the city, the effect of the project on property values, and the traffic problems that it will create, I oppose the concept on the grounds that this parcel of land is not an appropriate site for multiple housing of any kind, affordable or otherwise, because it requires the City of Salida to vacate a busy street that connects residents on the Mesa with downtown Salida, and that also entails constructing multiple residences on a steep hill that would leave owners with little or no backyard and would impact the residents' property on (upper) Crestone Avenue. I cannot think of a positive outcome for the housing project, if it were approved. There must be other sites within the city that present fewer problems.

Wallace K. Ewing

[718 West Third Street, Unit A](#)

[Salida CO 81201](#)



Bill Almquist <bill.almquist@cityofsalida.com>

East Crestone Avenue Right of Way Vacation

Gregory Smith <gsmith@cruzio.com>

Fri, Jun 19, 2020 at 11:50 AM

To: bill.almquist@cityofsalida.com

Cc: gsmith@cruzio.com

Bill,

I have to object to this complete fiasco. Taking a highly used city street out of use and giving it away to private ownership is ultimately the worst planning proposal that I have seen in my years of being an architect. The street also functions as a public utility corridor that will now have those public utilities bisect private property. The number of issues and problems that this creates destroys any semblance of logic for the contrived benefits this action will offer. I'm sorry that the reputation of the Planning Department along with the Planning Commission, and City Council will be diminished if this action goes thru.

Gregory Smith

20 Trailside Circle

Salida, Colorado 81201

(831) 247-2219

gsmith@cruzio.com



Bill Almquist <bill.almquist@cityofsalida.com>

East Crestone

Sandy Baur <sandybaur107@gmail.com>
To: bill.almquist@cityofsalida.com

Tue, Jun 23, 2020 at 7:53 AM

I am writing because I am deeply concerned about the possible closure of E. Crestone. Why the city would consider closing one of the FEW access points to the mesa is beyond me. More and more homes are being built on the mesa which increases traffic on Crestone. Closing Crestone will force an increase in traffic in front of the courthouse and through one of the most dangerous intersections in Chaffee County. Pushing people to access the mesa from 7th is not a strong option as it increases traffic past Longfellow. During the school year, is that a good idea?
Please keep Crestone open!

Sent from my iPhone



Bill Almquist <bill.almquist@cityofsalida.com>

Explanation of CHT home pricing

1 message

Read McCulloch <read@chaffeehousing.org>
To: Bill Almquist <bill.almquist@cityofsalida.com>
Cc: Glen Van Nimwegen <glen.vannimwegen@cityofsalida.com>

Tue, Jun 30, 2020 at 5:05 PM

Bill,

Please share the following with City Council.

There has been some confusion regarding the actual price of CHT homes. To explain, there are two development scenarios that play out:

CHT as developer

In the Two Rivers development in Salida, the CHT acquired a lot donated by the developer, Natural Habitats, with the mandate to provide 8 affordable homes. The CHT acted as developer / general contractor, financing the project, hiring subs, assuming risk, and finding buyers to purchase the homes at a price affordable to a household earning less than 80% of Area Median Income (AMI). To achieve this, the CHT sought out grant funding and fee waivers to directly support construction, as well as reduced water and sewer development fees. These sources reduced the price of the home from what it cost the CHT to develop them down to an affordable price for the buyers. Homes appraised at approx. \$268,000. The recorded sales price per the County Assessor's records is the appraised value. The qualified low-income buyers paid \$170,000. That amount, plus grants and other cost reductions, plus the CHT's 4% developer fee, add up to the recorded sales price.

CHT as partner

In the Farm at Buena Vista, the CHT partnered with Fading West, LLC., the developer. The CHT was not involved in the construction of the homes, nor did it assume the full risk of development. The CHT provided down payments on behalf of the eventual low-income homebuyers so that construction could be initiated. Once the homes were complete, the CHT acted as a transaction facilitator, bringing the buyers and all the grants to closings. Buyers paid amounts ranging from \$172,260 to \$178,500, but actual (recorded) sales prices ranged from \$202,947 to \$216,800. The difference between buyer's price and recorded price included multiple different grants that the CHT brought to closing. The CHT did not make any profit on these sales, and in fact incurred expenses on financing that were not covered by grants.

At some point in the future, when current homeowners decide to sell, a new appraisal will be done. The difference between that future appraised value, and the recorded sales price (appraised value or market price at time of original sale) will be the market-based appreciation. The seller will receive 25% of that appreciation, and the new buyer will pay what the original buyer paid, plus the 25%. All the original grant funds and added value will stay with the home for all future transactions. The recorded sales price will reflect the new appraisal. The resale formula ensures that future pricing will remain affordable for future buyers who earn less than 80% AMI. This creative financing and pricing ensures that once built, the homes start out as affordable, will not require any additional subsidy at future resale, and will remain affordable in perpetuity. By holding title to the underlying land, the CHT will continue to provide stewardship of these homes protecting the community's asset for the purpose of affordable housing. The CHT Board, which controls the organization's assets, will always be representative of the community, including government, private, and homeowner board seats.

The nuances of the CHT's financing is understandably confusing and may appear to be complicated, leading to misunderstanding. I hope this clarifies things.

Thank you, Read

Read McCulloch

Executive Director
(719) 239-1199
read@chaffeehousing.org
www.chaffeehousing.org
PO Box 692
Buena Vista, CO 81211



CHAFFEE HOUSING TRUST
A Commitment to Community



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CHAFFEE HOUSING TRUST
A Commitment to Community

Estimated City of Salida Contributions Related to Conceptual CHT Affordable Housing Development:

(Location: Corner of W. 3rd Street/M Street/East Crestone Ave)

	Street Configuration Option 1: (E. Crestone Ave Cul-de-sac & M Street Closed and Replaced with Pedestrian Accessway/Open Space):	Street Configuration Option 2: (M Street Realignment and Regrade)	Expended to Date?
Appraised Land Value*	\$122,000*	\$122,000*	No
Cost of Appraisal	\$3,700	\$3,700	Yes
Site Survey	\$1,600	\$1,600	Yes
Full Engineering & Design	\$7,000	\$7,000	No
Right-of-way Improvements	\$75,000 - \$100,000	\$90,000 - \$115,000	No
Undergrounding of Electrical Lines**	\$80,000**	\$80,000**	No
Totals	\$289,300 - \$314,300	\$304,300 - \$329,300	

*Appraised value is likely to increase if rezoning and right-of-way vacation applications are approved

**The City has discretion to use reserve funds from Xcel Energy's franchise fee specifically for this purpose, often in coordination with anticipated development. The underground fund currently has approximately \$1.2 million available. These funds can *only* be used for undergrounding of electrical facilities and are not reimbursable to the City.



REQUEST FOR CITY COUNCIL ACTION

Meeting: July 7, 2020

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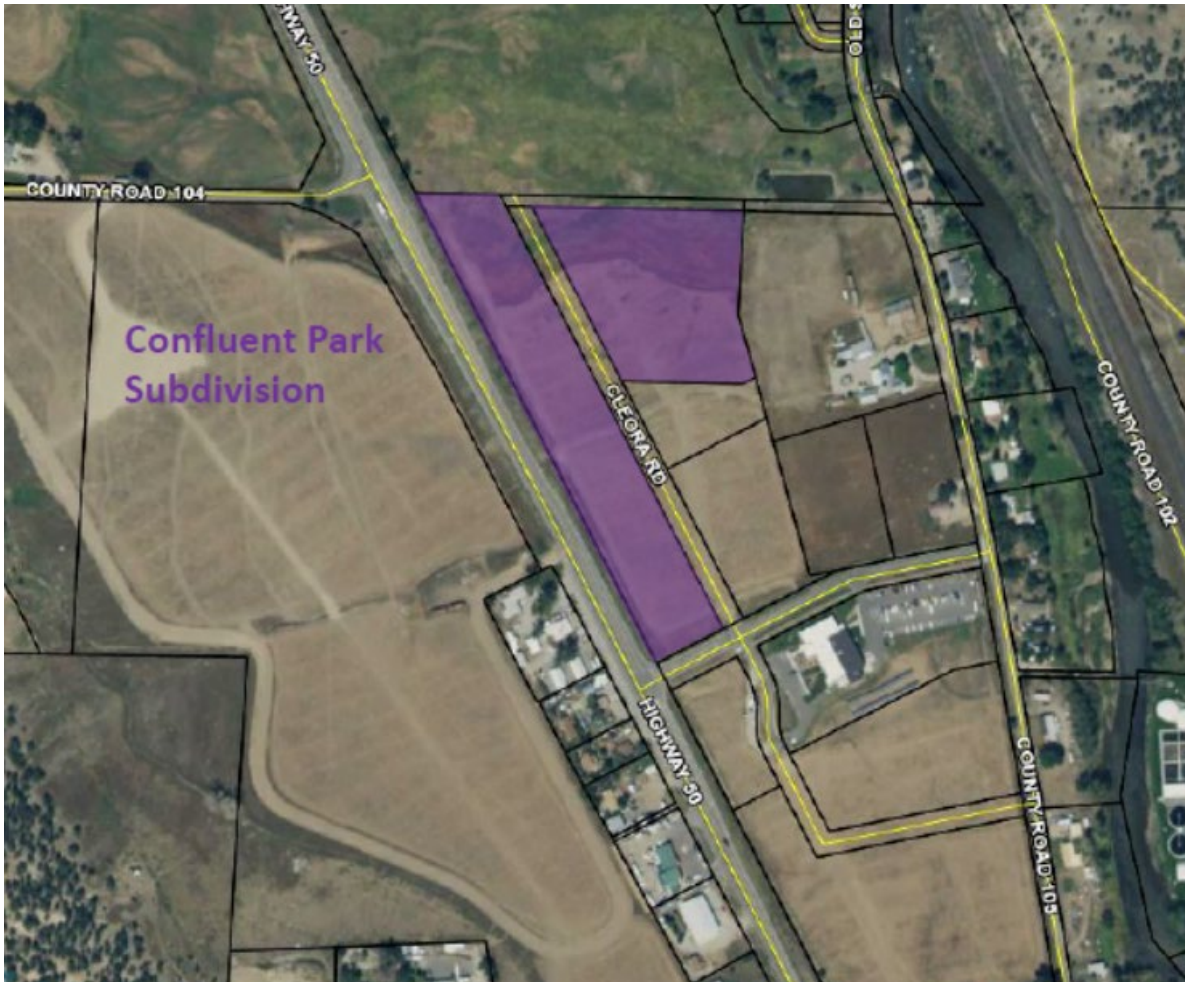
ITEM:

Resolution 2020-24 – Possible approval of a major subdivision for Confluent Park Subdivision; 16.3 acres located at the northeast corner of Highway 50 and Vandaveer Ranch Road.

BACKGROUND:

The applicant is requesting the City Council approve the Confluent Park Subdivision. The proposed subdivision consists of 39 lots. The site is zoned Planned Development with the underlying districts of Residential Mixed Use (RMU), High Density Residential (R-3) and Commercial (C-1).

Applicants: Confluent Park Salida, LLC as represented by Bill Hussey of Crabtree Group.



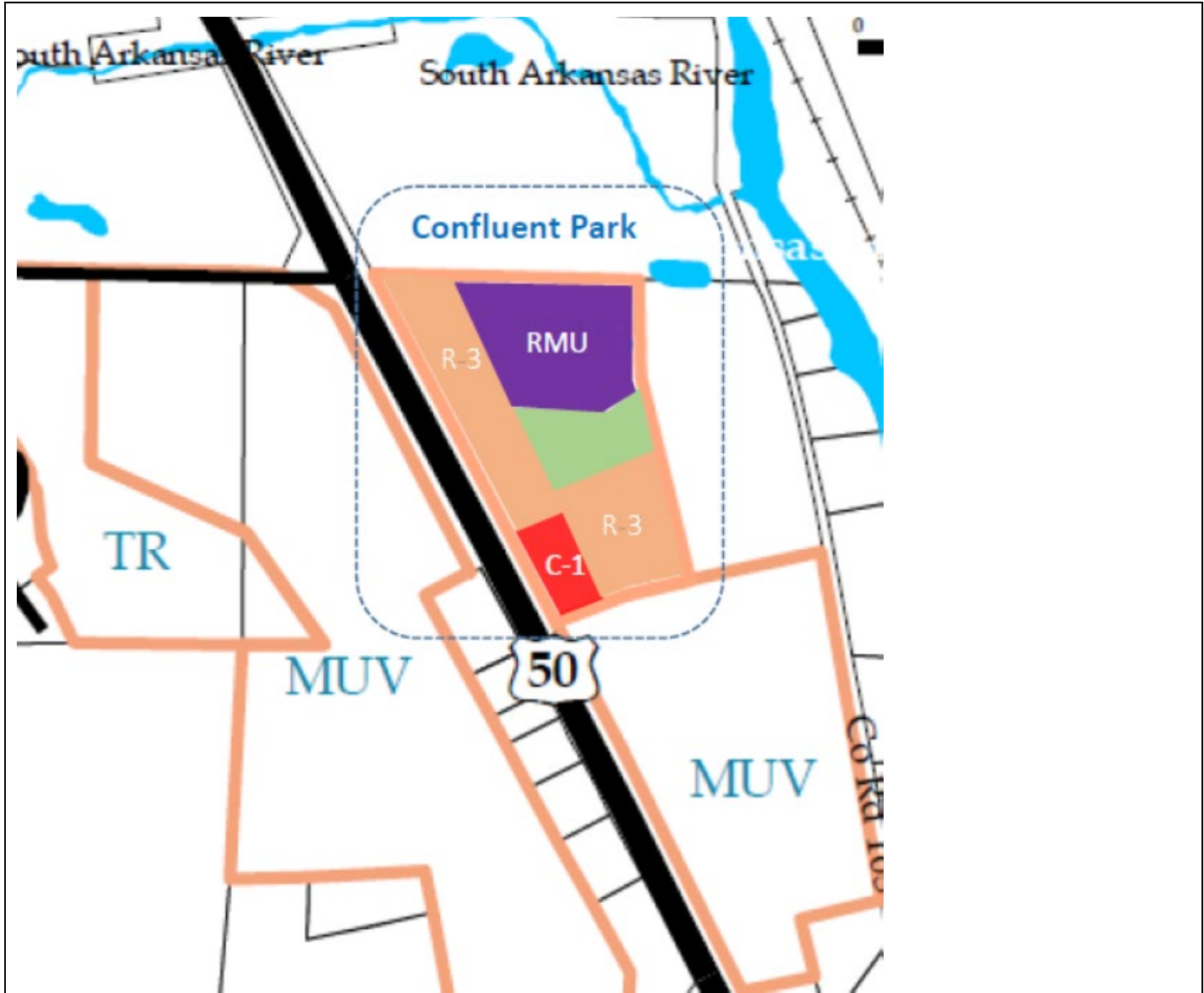
The zoning for the site is a modification of the previous Vandaveer Ranch Planned Development with the underlying zoning as shown below. The development plan allowed some variations to the dimensional requirements of the underlying districts and approval processes.



REQUEST FOR CITY COUNCIL ACTION

Meeting: July 7, 2020

AGENDA ITEM NO. 5.e.	ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Glen Van Nimwegen
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Lots 39 and 1 were previously created through the Minor Subdivision (Attachment 2) which was recommended for approval by the Planning Commission on January 7, 2020 and finally adopted by the City Council on January 21, 2020. The subdivision was approved in two steps to facilitate acquisition of Lot 1 for the Low Income Housing Tax Credit project by Commonwealth Development. Lot 39 was dedicated to the City for a park site.

The proposed major subdivision is almost identical to what was presented with the Planned Development. The only changes were very minor movement to lot lines in the RMU site to



REQUEST FOR CITY COUNCIL ACTION

Meeting: July 7, 2020

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

accommodate some required changes to the right-of-way for Trenton Street. The development plan is attached as Attachment 3.

MAJOR SUBDIVISION:

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 Confluent Park Planned Development and other applicable standards of the Land Use and Development Code.
3. Improvements. Besides the new interior streets, the applicant will be improving the south side of the new Confluence Drive, located on the north side of the subdivision. Condition #8 of Ordinance 2020-01 requires a second water line connection to the subdivision from Oak Street prior to issuing any Certificate of Occupancies within the project.
4. Natural Features. The site is relatively flat except for the area in the northwest portion of the site that is within the floodplain. This area is approximately 10 feet below Highway 50. There is no natural vegetation on the site.
5. Floodplains. A portion of the northeast side of the site is within the 100 year floodplain. The applicant has approval to raise this portion of the site out of the floodplain through an approved Conditional Letter of Map Revision. The Floodplain Administrator has approved the rough grading permit for the site and will ultimately have to certify pad elevations are above the flood elevation before building permits are issued.
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." Confluent Park is adjacent to Highway 50. The lots adjacent to the highway are setback a minimum of 25 feet that will include a landscape buffer.
7. Future Streets. The development plan for Confluent Park allowed narrower streets for Cleora and Chase Streets. Condition #9 of the planned development requires the construction Cleora Drive and Confluent Drive shall be in the first phase. The developer is proposing to phase the project from the south to the north as shown on the following page and described in Attachment 4. Approval of a change to the phasing of the project would be an insubstantial change that may be approved by the Administrator. Staff is in agreement with the phasing subject to two conditions: 1. Provide a temporary turn-around at the end of Cleora Road in Phase 1; and 2. Phase 3 will include a second point of access to the subdivision. Preferably the connection would be Confluent Drive on the north side completed to connect to CR 105.



REQUEST FOR CITY COUNCIL ACTION

Meeting: July 7, 2020

AGENDA ITEM NO. 5.e.	ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Glen Van Nimwegen
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The developers of Confluent Park and Two Rivers Southside have been coordinating the construction of this shared road.



8. Parks, Trails and Open Space. Through the planned development, the developer dedicated 1.25 acres (Lot 39) to be developed for a public park. The PD also stipulated that park fees in lieu (\$3,000 per unit) will be collected with the construction of homes on Lots 13-38. Many trails and trail connections were required with the project. They include along Highway 50; on the north side of Lot 12; between Lots 6 and 7; on the west side of Lot 38 and a connection between the adjacent Judd 33-unit project (6906 LLC) and the future park.
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.” In this case



REQUEST FOR CITY COUNCIL ACTION

Meeting: July 7, 2020

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

the common amenity will be the centrally located park (Lot 39) owned and maintained by Salida.

10. Lots and Blocks. “The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.” The proposed blocks meet the above standard (Attachment 1).
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. In addition the planned development included design guidelines for the design of structures in the project (see Attachment 3: Ordinance 2020-01).
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 met the inclusionary housing requirement by deed restricting Lot 1 for up to 60 affordable units. Last May Commonwealth Development received approval from the Colorado Housing Finance Authority for Low Income Housing Tax Credits worth approximately \$1.2 million to build 48 units on the site. The units will be affordable for households earning 30-50% of the Area Median Income.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Kathy Rohrich, Fire Inspector, reviewed the subdivision and has no comments.
- Salida Police Department: Chief Russ Johnson stated he has no concerns with the subdivision.
- Chaffee County Development Services Department: Dan Swallow, Development Services Director: “No concerns at this time.”
- 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 few changes to the plans and plat as outlined in his June 9, 2020 memo (Attachment 5).
- Salida Finance Department: According to Renee Thonhoff, Staff Accountant, there are no existing sewer and water taps at the site. New development will require appropriate taps, meters and system development fees.
- Xcel Energy: Tim Butler, Contract Agent for Right-of-Way and Permits and Sterling Waugh, Energy Planner, performed cursory reviews of the plat. They had a number of questions about future development and recommendations for additional easements. These issues will have to be worked out prior to recording the plat.
- Atmos Energy. Dan Higgins: “This looks good to me!”



REQUEST FOR CITY COUNCIL ACTION

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5.e.	Community Development	Glen Van Nimwegen

- Floodplain Administrator: Mark Rocheleau, PE is employed by JVA Consulting Engineers and is the city's Flood Plain Administrator. He has reviewed the rough grading for the site and will approve base flood elevations and finished floor elevations for each unit.
- 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 Planning Commission recommend the Council approve the application, subject to the conditions listed below.

PLANNING COMMISSION RECOMMENDATION:

The Commission reviewed the subdivision at their June 22, 2020 meeting and recommended the Council approve the major subdivision subject to the conditions:

1. Make corrections to the improvement plans as outlined by the Public Works Director (Attachment 5).
2. Developer to provide stamped grading plan showing building envelopes, base floodplain elevation and minimum floor elevations for lots within the floodplain.
3. Add the following notes to the plat to describe the following fees prior to recording:
 - a. Open space fees in lieu are required at the time of issuing a building permit for Lots 13-38;
 - b. School site dedication fees in lieu (currently \$444.66) are required at the time of issuing building permits for residential units within Lots 2-38.
4. 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.
5. Coordinate with Xcel Energy on appropriate public utility easements to serve the site.

SUGGESTED MOTION:

A Council person should make a motion "to approve Resolution No. 2020-24 a resolution of the City Council for the City of Salida, Colorado approving the Confluent Park Subdivision as recommended by staff and the Planning Commission.

Attachments:

Resolution 2020-24

1. Confluent Park Subdivision
2. Confluent Park Minor Subdivision (approved January 21, 2020)
3. Ordinance 2020-01
4. Insubstantial Modification Request
5. Public Works Review June 9, 2020
6. Proof of Publication

CITY OF SALIDA, COLORADO
RESOLUTION NO. 24
(Series 2020)

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE SUBDIVISION PLAT FOR CONFLUENT PARK MAJOR SUBDIVISION.

WHEREAS, the property owners, Confluent Park Salida, LLC (“Developer”) made application for approval of a Major Impact Review for Confluent Park Subdivision; and

WHEREAS, the property (“Property”) that is subject to the proposed subdivision consists of 16.3 acres located at the northeast corner of Highway 50 and Vandaveer Ranch Road; more particularly described Lots 3 and 4 of the Confluent Park Minor Subdivision as recorded at reception number 456722 of the Chaffee County Recorder’s Office; and

WHEREAS, the property is zoned as a Planned Development with the underlying zoning of R-3, High Density Residential; RMU, Residential Mixed Use and C-1, Commercial District; and

WHEREAS, the City Council approved the Planned Development and Minor Subdivision on January 21, 2020 after a positive recommendation by the Planning Commission; and

WHEREAS, on June 22, 2020 the Salida Planning Commission held a public hearing and recommended approval of the Confluent Park Subdivision, consisting of 39 lots; and

WHEREAS, the Salida City Council held a duly noticed public hearing on July 7, 2020.

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

The Confluent Park Subdivision is hereby approved, subject to the following conditions:

1. Make corrections to the improvement plans as outlined by the Public Works Director (Attachment 5).
2. Developer to provide stamped grading plan showing building envelopes, base floodplain elevation and minimum floor elevations for lots within the floodplain.
3. Add the following notes to the plat to describe the following fees prior to recording:
 - a. Open space fees in lieu are required at the time of issuing a building permit for Lots 13-38;
 - b. School site dedication fees in lieu (currently \$444.66) are required at the time of issuing building permits for residential units within Lots 2-38.

4. 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.
5. Coordinate with Xcel Energy on appropriate public utility easements to serve the site.

RESOLVED, APPROVED AND ADOPTED on this 7th day of July, 2020.

CITY OF SALIDA, COLORADO

Mayor P.T. Wood

(SEAL)

ATTEST:

City Clerk

CONFLUENT PARK

SUBDIVISION

LOTS 3 AND 4, CONFLUENT PARK MINOR SUBDIVISION

JUNE 17, 2020

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES, AND LIEN HOLDERS OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 3 AND 4, CONFLUENT PARK MINOR SUBDIVISION, PER PLAT FILED _____ AS RECEPTION NO. _____, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO LOTS AND STREETS WITH BEARINGS, DISTANCES AND EASEMENTS AS SHOWN ON SHEET 2 CONTAINED HEREIN, TO BE KNOWN AS:
CONFLUENT PARK SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

AND CHASE STREET AND TRENTON STREET ARE HEREBY DEDICATED TO THE CITY OF SALIDA AND TO THE PUBLIC AS PUBLIC RIGHTS-OF-WAY AND FOR THE PLACEMENT OF PUBLIC UTILITY LINES. (SEE CERTIFICATE OF STREET AND UTILITY MAINTENANCE.)

<LIST EASEMENT INFORMATION>

DEVELOPMENT PER PLANNED DEVELOPMENT, AS AMENDED

DEVELOPMENT ALLOWANCES AND REQUIREMENTS ARE PER THE CONFLUENT PARK PLANNED DEVELOPMENT AMENDMENT, APPROVED BY ORDINANCE 2020-01, AND ANY AMENDMENTS THERETO.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____ DAY OF _____, 2020.

CONFLUENT PARK SALIDA, LLC (OWNER)

WALTER HARDER IV, MEMBER FOR HIGH COUNTRY BANK (MORTGAGEE)

STATE OF COLORADO }
 } SS
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2019.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____
ADDRESS _____

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, BRETT W. EAKINS, REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY SHOWN AND DESCRIBED ON THESE PLATS AND FOUND TITLE VESTED IN CONFLUENT PARK SALIDA, LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT:

BRETT W. EAKINS

LAND SURVEYOR'S STATEMENT:

I, _____, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLATTING WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING, AND THAT THE SURVEY INFORMATION SHOWN ON THE PLAT CONTAINED HEREIN IS BASED ON A MONUMENTED LAND SURVEY OF LOT 6, PONCHA VISTA SUBDIVISION, AS SHOWN, AND THAT SAID SURVEY AND PLAT AND THE INFORMATION PERTAINING TO SAID SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 20____

GENERAL LAND SURVEYOR'S NOTES:

- 1) RECORD PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 16-04080 ISSUED BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE NOVEMBER 10, 2019.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, AND ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED ON SHEET 2.

CERTIFICATE OF STREET AND UTILITY MAINTENANCE:

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS AND ALLEYS, NOR PUBLIC UTILITIES WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS/ROADS, ALLEYS AND UTILITIES IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS AT THE TIME OF THE FILING OF THE PLAT, AND APPROVAL BY 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 SHALL HAVE NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OR UTILITY.

CITY OF SALIDA PLANNING COMMISSION APPROVAL:

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

CHAIRMAN

CITY COUNCIL APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE CITY OF SALIDA HEREBY ACCEPTS THE DEDICATION OF STREETS, ROADS AND ALLEYS SHOWN HEREON SUBJECT TO THE PROVISIONS OF "STREET MAINTENANCE" SET FORTH IN CERTIFICATE OF STREET AND UTILITY MAINTENANCE ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN AND DESCRIBED ON THESE PLATS.

DATED: _____, 20____.

BY: _____
MAYOR

COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____M., ON THIS _____ DAY OF _____, A.D. 20____, UNDER RECEPTION NO. _____.

CHAFFEE COUNTY CLERK AND RECORDER

OWNER

CONFLUENT PARK SALIDA, LLC
CONTACT: WALT HARDER
130 WEST SECOND STREET
SALIDA, CO 81201

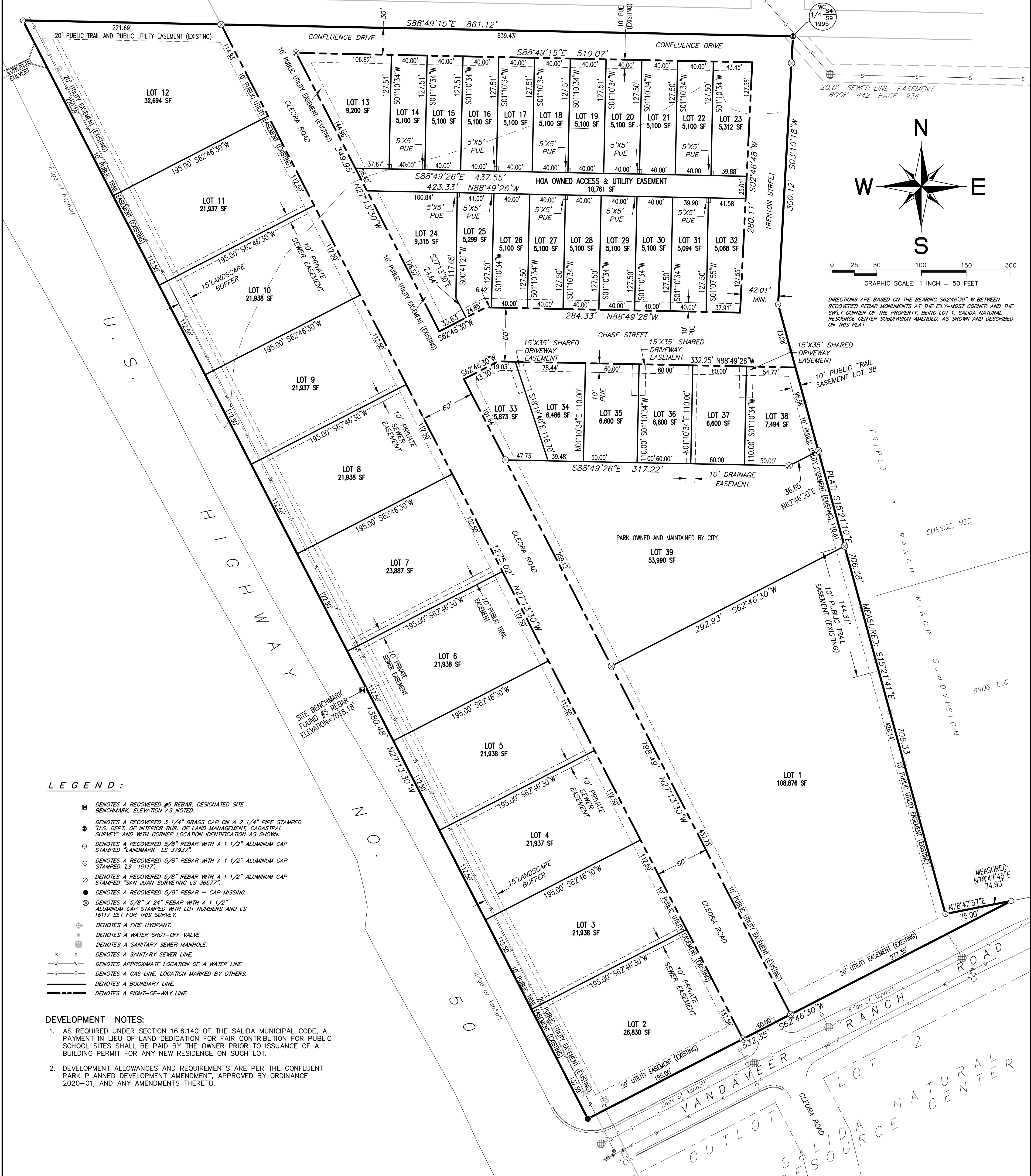
ASSISTED BY:



DRAFT

CONFLUENT PARK SUBDIVISION
 LOCATED WITHIN
 LOTS 3 AND 4, CONFLUENT PARK MINOR SUBDIVISION
 IN THE
 CITY OF SALIDA
 CHAFFEE COUNTY, COLORADO
 SHEET 2 OF 2

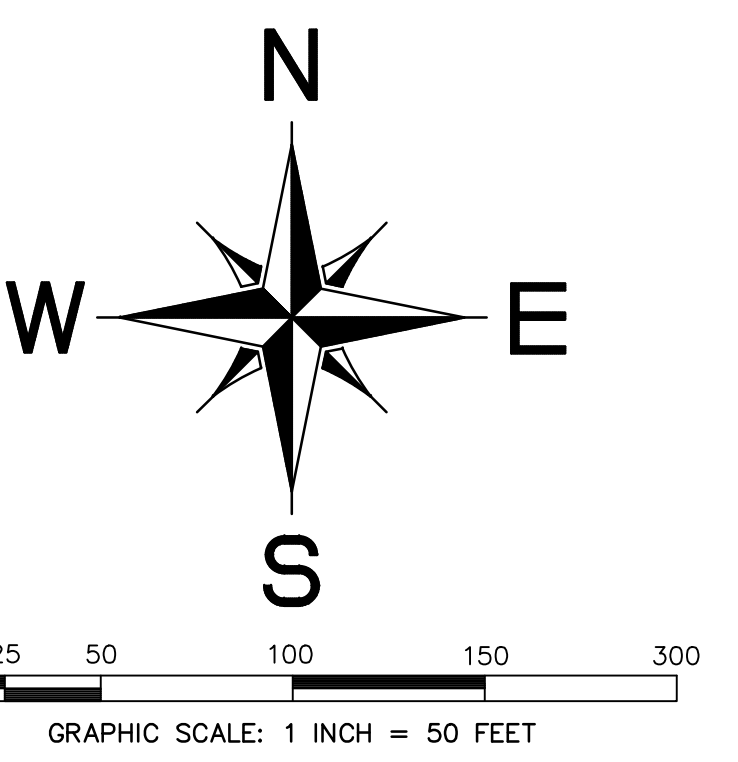
LOT 5
 LITTLE RIVER PROPERTIES, LLC SUBDIVISION
 TWO RIVERS SOUTHSIDE - PENDING



- LEGEND:**
- ⊠ DENOTES A RECOVERED #5 REBAR, DESIGNATED SITE BENCHMARK, ELEVATION AS NOTED.
 - ⊙ DENOTES A RECOVERED 3/4" BRASS CAP ON A 2 1/4" PIPE STAMPED "U.S. DEPT. OF INTERIOR BUR. OF LAND MANAGEMENT, CADASTRAL SURVEY" AND WITH CORNER LOCATION IDENTIFICATION AS SHOWN.
 - ⊕ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LANDMARK" LS 37937.
 - ⊖ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117".
 - ⊗ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "SAN JUAN SURVEYING LS 36377".
 - ⊙ DENOTES A RECOVERED 5/8" REBAR - CAP MISSING.
 - ⊕ DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED WITH LOT NUMBERS AND LS 16117 SET FOR THIS SURVEY.
 - ⊖ DENOTES A FIRE HYDRANT.
 - ⊙ DENOTES A WATER SHUT-OFF VALVE.
 - ⊕ DENOTES A SANITARY SEWER MANHOLE.
 - S—S— DENOTES A SANITARY SEWER LINE.
 - W—W— DENOTES APPROXIMATE LOCATION OF A WATER LINE.
 - G—G— DENOTES A GAS LINE, LOCATION MARKED BY OTHERS.
 - DENOTES A BOUNDARY LINE.
 - — — DENOTES A RIGHT-OF-WAY LINE.


- DEVELOPMENT NOTES:**
- AS REQUIRED UNDER SECTION 16.6.140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT.
 - DEVELOPMENT ALLOWANCES AND REQUIREMENTS ARE PER THE CONFLUENT PARK PLANNED DEVELOPMENT AMENDMENT, APPROVED BY ORDINANCE 2020-01, AND ANY AMENDMENTS THERETO.

AREA (ACRES)	DESCRIPTION
1.24	CITY OWNED AND MAINTAINED PARK
2.92	RIGHT OF WAY
0.25	HOA OWNED AND MAINTAINED ACCESS/UTILITY EASEMENT
11.89	LOTS
16.30	TOTAL



DIRECTIONS ARE BASED ON THE BEARING S62°46'30"W BETWEEN RECOVERED REBAR MONUMENTS AT THE ELY-MOST CORNER AND THE SWLY CORNER OF THE PROPERTY, BEING LOT 1, SALIDA NATURAL RESOURCE CENTER SUBDIVISION AMENDED, AS SHOWN AND DESCRIBED ON THIS PLAN

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.

ASSISTED BY:

CRABTREE GROUP INC.
 ENGINEERING SMART GROWTH™
 SHEET 2 OF 2

CONFLUENT PARK MINOR SUBDIVISION
 in LOT 1, SALIDA NATURAL RESOURCE CENTER SUBDIVISION AMENDED
 CHAFFEE COUNTY, COLORADO
 Job Number: J-20-004
 TPC FILE: J-17-020
 DRAWN BY: WEH, CAI
 CHECKED BY: WEH, CAI
 Pld book: S307 Pages 30 & 52, DC 13C3

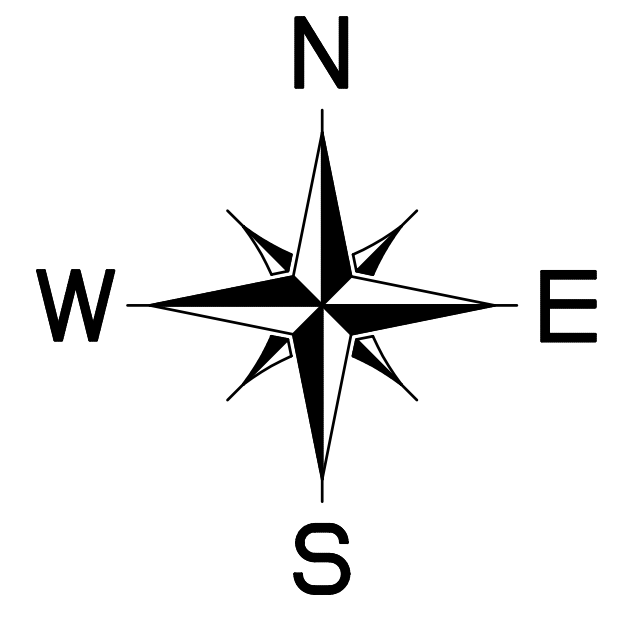
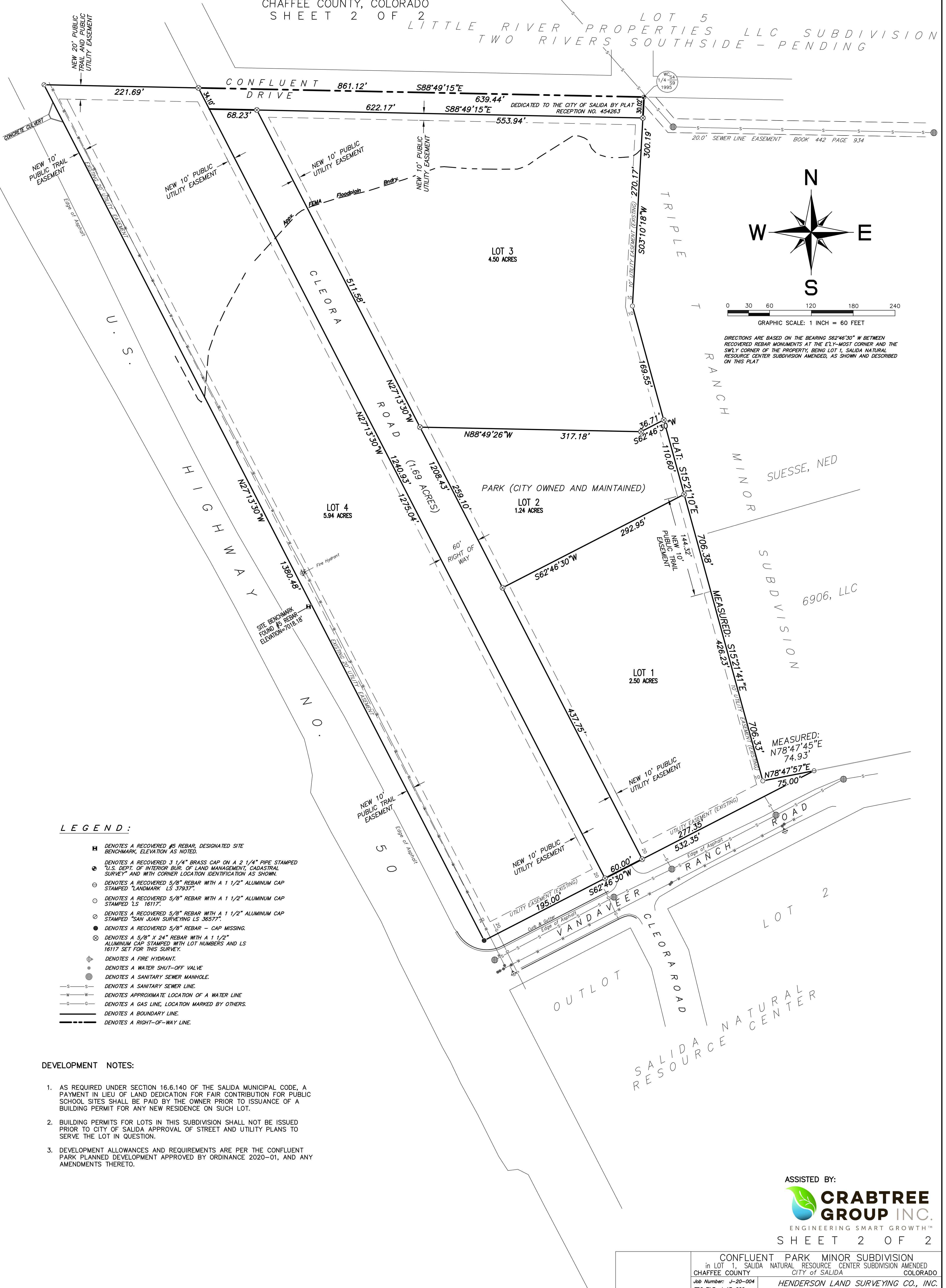
203 G STREET
 DATE: 6/17/20
 SALIDA, COLORADO
 DRAWING NO.

DRAFT

CONFLUENT PARK MINOR SUBDIVISION

LOCATED WITHIN
LOT 1, SALIDA NATURAL RESOURCE CENTER SUBDIVISION AMENDED
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 2 OF 2

LOT 5
LITTLE RIVER PROPERTIES LLC SUBDIVISION
TWO RIVERS SOUTHSIDE - PENDING



DIRECTIONS ARE BASED ON THE BEARING S62°46'30" W BETWEEN RECOVERED REBAR MONUMENTS AT THE ELY-MOST CORNER AND THE SWLY CORNER OF THE PROPERTY, BEING LOT 1, SALIDA NATURAL RESOURCE CENTER SUBDIVISION AMENDED, AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND :

- ⊠ DENOTES A RECOVERED #5 REBAR, DESIGNATED SITE BENCHMARK, ELEVATION AS NOTED.
- ⊙ DENOTES A RECOVERED 3/4" BRASS CAP ON A 2 1/4" PIPE STAMPED "U.S. DEPT. OF INTERIOR BUR. OF LAND MANAGEMENT, CADASTRAL SURVEY" AND WITH CORNER LOCATION IDENTIFICATION AS SHOWN.
- ⊕ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LANDMARK LS 37937".
- ⊖ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117".
- ⊗ DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "SAN JUAN SURVEYING LS 36577".
- ⊘ DENOTES A RECOVERED 5/8" REBAR - CAP MISSING.
- ⊙ DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED WITH LOT NUMBERS AND LS 16117 SET FOR THIS SURVEY.
- ⊕ DENOTES A FIRE HYDRANT.
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- S—S— DENOTES A SANITARY SEWER LINE.
- W—W— DENOTES APPROXIMATE LOCATION OF A WATER LINE.
- G—G— DENOTES A GAS LINE, LOCATION MARKED BY OTHERS.
- DENOTES A BOUNDARY LINE.
- — — DENOTES A RIGHT-OF-WAY LINE.

DEVELOPMENT NOTES:

1. AS REQUIRED UNDER SECTION 16.6.140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT.
2. BUILDING PERMITS FOR LOTS IN THIS SUBDIVISION SHALL NOT BE ISSUED PRIOR TO CITY OF SALIDA APPROVAL OF STREET AND UTILITY PLANS TO SERVE THE LOT IN QUESTION.
3. DEVELOPMENT ALLOWANCES AND REQUIREMENTS ARE PER THE CONFLUENT PARK PLANNED DEVELOPMENT APPROVED BY ORDINANCE 2020-01, AND ANY AMENDMENTS THERETO.

ASSISTED BY:
CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™
SHEET 2 OF 2

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.

CONFLUENT PARK MINOR SUBDIVISION in LOT 1, SALIDA NATURAL RESOURCE CENTER SUBDIVISION AMENDED CHAFFEE COUNTY, COLORADO CITY OF SALIDA	
Job Number: J-20-004 TPC FILE: J-17-020 DRAWN BY: WEH, CCI	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO
CHECKED: Pld book: S307 Pages 30 & 52, DC TSC3	DATE: 1/23/20 DRAWING NO. L-20-01

**ORDINANCE NO. 01
(Series 2020)**

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A SUBSTANTIAL MODIFICATION OF PARCEL VPA-5 OF THE VANDAVEER RANCH PLANNED DEVELOPMENT TO MODIFY THE OVERALL DEVELOPMENT PLAN BY CHANGING THE ENTITLEMENTS, ZONE DISTRICT MAP, DIMENSIONAL STANDARDS AND ARTICLE 10: PINTO BARN PARCEL STANDARDS

WHEREAS, the City Council approved the original Overall Development Plan for the Vandaveer Ranch Planned Development by Ordinance 2006-19 on December 22, 2006; and

WHEREAS, the Overall Development Plan was modified by changing the entitlements, zone district map, dimensional standards and adding new Article 10: Pinto Barn Parcel Standards for Parcel VPA-5 by Ordinance 2011-16 on October 18, 2011; and

WHEREAS, Section 16-7-150 of the Salida Municipal Code (SMC) states substantial modifications to a Planned Development may be amended by the City Council after a public hearing and subject to certain criteria; and

WHEREAS, Parcel VPA-5 of the Planned Development corresponds to Lot 1 of the Salida Natural Resource Center Subdivision Amended-2 which was approved by the City Administrator on August 23, 2013 and is recorded in the Office of the Chaffee County Recorder at Reception No. 409772; and

WHEREAS, the landowner of Lot 1, Confluent Park Salida, LLC, has made an application to amend the Planned Development in accordance with the SMC, to allow development of Parcel VPA-5 in accordance with new land uses and development standards; and

WHEREAS, the City of Salida Planning Commission held a duly noticed public hearing on December 30, 2019 to review the proposed changes and made a recommendation that the City Council approve the proposed substantial modification of the Planned Development, with conditions, as it met the criteria stated in Section 16-7-150; and

WHEREAS, the proposal for the subject territory 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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO as follows:

Section One

That the Vandaveer Ranch Planned Development District Overall Development Plan, Article 3, Section 3.01, the Planning Area Entitlements Chart be as follows:

Planning Area Entitlements Chart

Planning Areas	Zoning	Gross Area	Dwelling Units and commercial lodging units ¹	Non-residential² Development Square Footage
PROPOSED DEVELOPMENT	Corresponding Zone District	(Acres)	(up to and including)	(up to and including)
VPA-1	Vandaveer Neighborhood	63.4	400	25,000
VPA-2	Transitional Residential	15.6	130	30,000
VPA-3	Mixed Use Village	44.1	180 (includes commercial lodging units)	300,000
VPA-4	Mixed Use Village	21.7	125 (includes commercial lodging units)	100,000
VPA-5	R-3, RMU and C-1 per Article 10. Confluent Park ³	15	289 ³	125,000 ³
VPA-7	Open Space / Parks	18.0	0	2,500
VPA-8	Open Space / Parks	11.7	0	2,000
VPA-9	Open Space / Parks	2.1	0	500
Total		191.6	1,124	585,000

¹ This represents the total number of units but does not specify if they are single family, attached, or stacked units.

² Non-residential square footage includes employment centers, retail, commercial, educational centers, active and passive recreational uses requiring built facilities, commercial lodging, services, arts and cultural facilities, research and development

³ See Article Ten, Confluent Park Standards

Section Two

That the Vandaveer Ranch Planned Development District Overall Development Plan, Article 5, Section 5.06, Table of Dimensional Standards shall be as follows:

Dimensional Standard	Vandaveer Neighborhood	Transitional Residential	Mixed Use Village	Confluent Park
Minimum Lot Area	3,000 sq ft per unit for residential; 5,000 sq ft for non-residential	2,500 sq ft	None	See Article Ten. <u>Confluent Park Standards</u>
Minimum Lot Width	30'	25'	40'	
Minimum Setback	18' on one side, 5' on all other sides	None ¹	None ¹	
Maximum Impervious Coverage	60%	80%	80%	
Maximum Height-single family	35'	35'	35'	
Maximum Height-multi-family, non-residential and mixed use	40', no more than 3 stories	40', no more than 3 stories	40', no more than 3 stories	
Maximum Height-accessory buildings	25'	25'	25'	

¹ No minimum setbacks from lot lines so long as building code requirements regarding minimum separation between structures are met and required parking is provided off-street

Section Three

Exhibit B Zone Districts Map of the Vandaveer Ranch Development District Overall Development Plan shall be amended as shown in Exhibit A attached hereto.

Section Four

Article Ten: Pinto Barn Parcel Standards of the Vandaveer Ranch Development District Overall Development Plan shall be replaced with new Article Ten: Confluent Park Standards attached hereto as Exhibit B and as amended below.

Section Five

The Confluent Park Planned Development Amendment shall be subject to the following conditions:

1. Revise Exhibit B of the Development Plan as shown below:
 - a. ~~Reimbursements described in Section 3.16 are subject to being revised and defined in subsequent subdivision improvement agreement and in conformance with the Salida Municipal Code.~~
 - b. Architectural Standard 3.15.7 shall include additional language that screening of mechanical equipment must appear as integral to the design and architecture of the building.

- c. Engineering standards proposed for Utilities, Storm Water, Illumination and Flood Control in Sections 3.7, 3.8, 3.10 and 3.12 shall be defined by subsequent subdivision improvement agreement and be consistent with adopted standards and Salida Municipal Code.
- d. Encroachments into the front yard described in Section 3.13 cannot encroach into required public utility easements.

2. Lot 1 shall be legally restricted for up to 60 affordable rental apartments for households at 60% or less of the Area Median Income (AMI) for Chaffee County as defined by the Colorado Housing Finance Authority (CHFA). Per Section 16-13-30(d), each unit at 60% AMI counts as two units in meeting the project's affordable housing requirement.

3. Upon issuance of a building permit for Lot 1 in conformance with the above requirements, credit for affordable units greater than 37 (289 units X 12.5%) may be used to meet the affordable housing requirements for residential development within the Angel View Minor Subdivision recorded at Reception No. 428085. If this equals 100% or greater of the required affordable housing for the build-out of Angel View, the project will be afforded additional density only for R-3 as defined by Section 16-13-50. These provisions shall be approved as part of a development agreement for the Angel View site.

If residential building permits are issued within Angel View or Confluent Park prior to issuance of building permits within Lot 1, then developer shall submit the inclusionary housing in-lieu fee for said units, to be held in escrow until construction begins on Lot 1.

4. Dedicate to the City Lot 39 for a public park to be constructed, owned and maintained by the City of Salida.

5. Open space in lieu fees shall be collected for residential development within development area CPR only.

6. Public trail easements shall be provided and the developer shall construct eight foot (8') concrete sidewalks within the easements as called for at the following locations and widths:

- a. Provide ten foot (10') easement only between the 6906 LLC project through Lot 1 to the Park site as shown;
- b. Ten foot (10') easement on the east side of Lot 38 to connect the park with Chase Street and construct sidewalk;
- c. Ten foot (10') easement between Lots 6 and 7 as shown and construct sidewalk;
- d. Ten foot (10') easement along entire frontage of Highway 50 and construct sidewalk; and
- e. Twenty foot (20') easement on north side of Lot 12 and construct sidewalk.

7. The City of Salida will accept maintenance of the Highway 50 trail after its construction per condition 6.d above.

8. Provide redundancy in the water supply system and a second point of connection by extending the water main up Scott Street and along Illinois Street to a point of connection in Oak Street. This will include the installation of a pressure reducing vault built in accordance with City standards. These improvements are to be installed and accepted prior to issuing any Certificate of Occupancy or within three years of approval of minor subdivision, whichever occurs first.

9. The construction of Cleora Road and Confluent Drive shall be the first phase of road construction and shall be complete and accepted prior to issuing any Certificates of Occupancy within the project.

10. Developer shall construct one-half of the street improvements (curb, gutter, sidewalk and paving) for Trenton Street.

11. The Fair Contribution for Public School Sites in-lieu fee shall be provided in accordance with Section 16-6-140 of the Salida Municipal Code in an amount in effect at the time of issuance of a building permit (currently \$444.66).

12. The maximum number of units within each development parcel shall be:

CPR	68
CPMF	103
Lot 1 LIHTC	60
CPC	58
	<hr/>
	289

13. Up to eight (8) short term rental licenses will be permitted in the development subject to the conditions that they are not allowed in apartment buildings; and no two licenses will be issued next door or directly across the street from each other. All requirements of Chapter 6, Article VI. Short Term Business License shall apply.

14. The Development Plan shall consist exclusively of the Narrative and Planned Development Site Plan, as modified herein and subject to the approved conditions. Chapter 16. Land Use and Development of the Salida Municipal Code shall apply unless specifically amended by the Confluent Park Development Plan.

Section Six

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 Seven

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 January 7, 2020, ADOPTED and ORDERED PUBLISHED IN FULL, other than Exhibits A and B described herein which shall be on record with the City Clerk's office, in a newspaper of general circulation in the City of Salida by the City Council on the 10th day of January, 2020 and set for second reading and public hearing on the 21st day of January, 2020.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED IN FULL, other than Exhibits A and B described herein which shall be on record with the City Clerk's office, by the City Council on the 21st day of January, 2020.

CITY OF SALIDA, COLORADO



P.T. Wood, Mayor



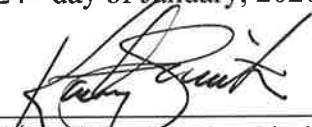
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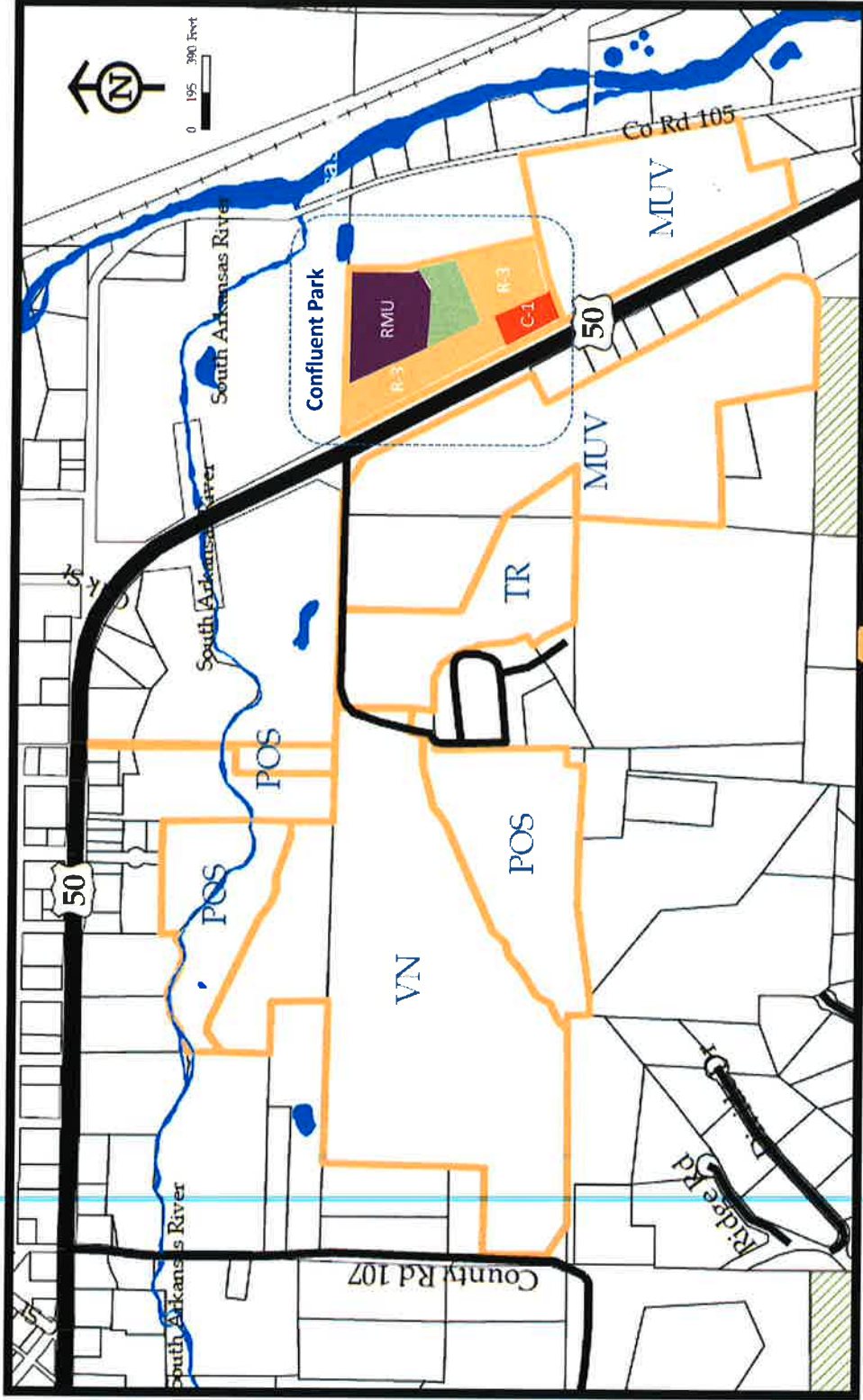


City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the 10th day of January, 2020, and IN FULL, after final adoption on the 24th day of January, 2020.



City Clerk/Deputy City Clerk



- Mixed Use Village
- Parks/Open Space
- Transitional Residential
- Vandaveer Neighborhood

Exhibit B
Zone Districts Map

Vandaveer Ranch Planned Development District
2011 Amendment to the Overall Development Plan
City of Salida, Colorado

January 2020

Exhibit B of Ordinance 2020-01
JANUARY 14, 2020

A large, stylized graphic in the center of the page. It features a green leaf-like shape on top and a blue water drop-like shape on the bottom, both with white outlines. The text is overlaid on this graphic.

CONFLUENT PARK
PLANNED DEVELOPMENT AMENDMENT NARRATIVE



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1 EXECUTIVE SUMMARY

Confluent Park is a 15.87-acre parcel on Vandaveer Ranch owned by Confluent Park, LLC. The parcel is currently in the VPA-5 Overall Development Plan District and the MUV-PB PD zone of the 2011 Amendment to the Overall Development Plan for Vandaveer Ranch known as the Mixed-Use Village Pinto Barn Zone.

The Parcel is bounded by the Two Rivers Southside development on the north, U.S. Highway 50 East on the West, Vandaveer Ranch Road on the South and an Un-incorporated land parcels on the East between the subject parcel and Old Stage Road (CR 105).

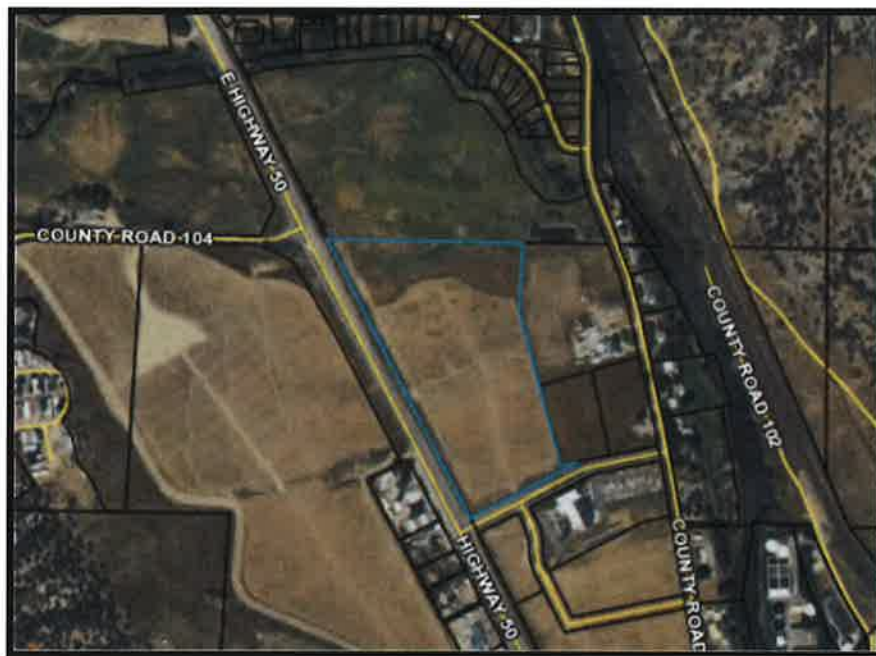


Figure 1 – Chaffee County Assessor’s Map, subject parcel in blue.

The goal of the neighborhood development is to provide a wide range of housing types and a diverse cost range of rental and purchase housing in an integrated neighborhood which is walkable with services in the pedestrian shed. This is accomplished by zoning, neighborhood planning, deed restrictions and site layout. Table 1 provides an overview of the housing type and housing cost diversity. The inclusion of Live-Work, Mixed Use and Commercial in the neighborhood provide opportunity for jobs and services within a walkable distance. Trail connectivity to Two Rivers South provides a viable walking and bicycle route to the City center employment and service areas. Table 1 also provides the maximum number of units that can be built in Confluent Park per the proposed density.

HOUSING TYPES	Lots	Units (max)	% of Total Units	Affordability
Single Family thru Fiveplex (CPR)	26	68	24%	less affordable
Apartment/Townhome/Condo (CPMF)	8	103	36%	more affordable
Units over Commercial (CPC)	3	58	20%	more affordable
Low-Income Apartment 60% AMI (CPMF)	1	60	21%	60% AMI
Total	38	289		

Table 1 – Housing Types and Cost Diversity (maximum possible residential units)

The PD plan includes the following:

- **Lot 1, zoned in the PD Zoning Overlay Amendment as CPMF (Confluent Park Multi-Family/Mixed Use) shall be designated for development of 50+ rental units deed restricted to 60% or less AMI for 30 years through the use of Low-Income Housing Tax Credits (LIHTC).** See Appendix A for details on LIHTC development. At 6.25%, 50 units meet the inclusionary zoning requirement for the next 750 market rate units.
 - Excess affordable housing credits from Confluent Park shall be transferrable to Angelview subdivision (Assessor parcels R380706200042, R380706200041, R380706200030, and R380706200029, see figure 2).
 - A four lot Minor Subdivision will be required as in interim step to facilitate the transfer of title to the LIHTC developer in the timeframe necessary to obtain the Tax Credit Financing. This is an opportunity for the City to obtain 50+ low income rental units. The lots in the Minor Subdivision would be Plat restricted from obtaining a building permit until the Major Subdivision is approved and the necessary public and private infrastructure is installed.



Figure 2 – Angelview Subdivision (remaining phases)

- **Lots 2, 3 & 4 (21,937 – 26,829 square feet) are zoned in the PD Zoning Overlay Amendment as CPC (Confluent Park Commercial/Mixed Use).**
 - These lots allow commercial, mixed use, and residential development. This includes the possibility of residential units above ground floor commercial.
 - Architectural standards are provided in the PD in order to enable approval of all multi-family development under administrative review procedure.
- **Lots 5-12 (21,937 – 23,888 square feet) are zoned in the PD Overlay Amendment as CPMF (Confluent Park Multi-Family/Mixed Use).**
 - These lots are dimensioned and designed to facilitate a variety of site plans for multi-family rental, townhomes, and/or condominiums.
 - Architectural standards are provided in the PD in order to enable approval of all multi-family development under administrative review procedure.
- **Lots 13-38 (5,200-9,927 square feet) are zoned in the PD Overlay Amendment as CPR (Confluent Park Residential).**
 - Lots are primarily intended for single family or attached duplex units.
 - Lots 13 and 24 are large enough to support a 5 unit Townhome, Condo or Multi-Family rental units. Units could front Cleora Drive, with alley access for on lot parking.
- **Lot 39 (53,986 square feet = 1.26 acres) is zoned CPP (Confluent Park Public Park)**

- The Vandaveer Ranch PD transferred all open space requirements to the west side of highway 50 in the public park area. However, a neighborhood park is beneficial, and this one will complement the river access provided in Two Rivers. The Lot 39 park will be dedicated to the City, constructed by the City, and maintained by the City.
- The developer will provide a smooth graded area, with water, sewer, and electric utility services. No system development fees shall be charged for water and sewer services to the park.
- **8 short term rental licenses** shall be given to the developer to assign to market rate units in Confluent Park.

2 CURRENT ENTITLEMENT – PINTO BARN PLANNED DEVELOPMENT

The “Mixed-Use Village – Pinto Barn Planned Development” (MUV-PB PD) currently in place was adopted by Ordinance 16 of 2011.

The PD consists of a Planning Area Entitlements Chart showing the subject property in the VPA-5 with a zoning designation of Mixed-Use Pinto Barn Village as shown in Table 2. The PD entitles the property for 25,000 square feet of Dwelling Units and Commercial lodging units and 150,000 square feet of Non-residential development square footage.

Pinto Barn Accessory Uses specified are:

- Dormitories with common dining facilities
- Multi-family buildings that are ancillary to and affiliated in ownership with education or employment centers within the Pinto Barn parcel.
- Single-family residences that are ancillary to and affiliated in ownership with education or employment centers within the Pinto Barn parcel.

Pinto Barn Parking Requirements:

- Within the Pinto Barn Parcel, on-street parking spaces may be used to satisfy up to 50% of the total parking requirement associated with the development of the parcel; provided, however that such on street parking spaces shall count towards no more than 50% of the total parking requirement associated with the final development plan for each phase.
- Loading and unloading facilities within the Pinto Barn Parcel may be located directly off a dedicated street if the facilities are not visible from Highway 50.
- One Parking space will be required for each 1,000 square feet of industrial use within the Pinto Barn parcel.
- Except as provided herein, parking within the Pinto Barn Parcel shall comply with Salida Municipal Code Standards.

It is not clear by the 2011 PD Pinto Barn Amendment or the 2006 Vandaveer Ranch PD what dimensional standards apply to the property. Table 2 shows existing Pinto Barn entitlement. Table 3 is an amendment to Table 2. Further amendments in this document reference the City of Salida Municipal Code.

Table 2 implies that the Pinto Barn PD has entitlement for 115 dwelling units (subtracting VPA 1 through 4 dwelling units from the total of 950 gives 115 dwelling units for VPA-5). Table 3 amends this up to 289 dwelling units (maximum) for Confluent Park, increasing the total entitlement for Vandaveer Ranch to 1,124 units. This is an increase of 174 units.

Table 2 – Existing Pinto Barn Planning Area Entitlements Chart

Planning Area Entitlements Chart Pinto Barn				
Planning Areas	Zoning	Gross Area	Dwelling Units and Commercial Lodging Units*	Non-residential Development Square Footage **
Proposed Development	Corresponding Zone District	(Acres)	(Up to and Including)	(Up to and Including)
VPA-1	Vandaveer Neighborhood	63.4	400	25,000
VPA-2	Transitional Residential	15.6	130	30,000
VPA-3	Mixed Use Village	44.1	180 [includes commercial lodging units]	300,000
VPA-4	Mixed Use Village	21.7	125 [includes commercial lodging units]	100,000
VPA-5	Mixed Use Pinto Barn	15.87	25,000 s.f. for residential units ***	150,000
VPA-7	Open Space/Parks	18	0	2,500
VPA-8	Open Space/Parks	11.7	0	2,000
VPA-9	Open Space/Parks	2.1	0	500
Total		191.6	950 units	610,000

Table 3 - New Confluent Park Planning Area Entitlements Chart

Planning Area Entitlements Chart Confluent Park				
Planning Areas	Zoning	Gross Area	Dwelling Units and Commercial Lodging Units*	Non-residential Development Square Footage **
Proposed Development	Corresponding Zone District	(Acres)	(Up to and Including)	(Up to and Including)
VPA-1	Vandaveer Neighborhood	63.4	400	25,000
VPA-2	Transitional Residential	15.6	130	30,000
VPA-3	Mixed Use Village	44.1	180 [includes commercial lodging units]	300,000
VPA-4	Mixed Use Village	21.7	125 [includes commercial lodging units]	
VPA-5	Confluent Park	15.87	289 Dwelling Units ***	125,000 ****
VPA-7	Open Space/Parks	18	0	2,500
VPA-8	Open Space/Parks	11.7	0	2,000
VPA-9	Open Space/Parks	2.1	0	500
Total		191.6	1,124	610,000

* This represents the total number of units but does not specify if they are single family, attached or stacked units.

** Non-residential square footage includes employment centers, retail, commercial, commercial lodging, research and development, services and educational

*** Includes single family, attached, multi-family, stacked units, townhomes and condominiums.

**** Includes all non-residential uses in CPC and CPMF zones

3 CONFLUENT PARK PD AMENDMENT NARRATIVE

Four zones are proposed within Confluent Park (See Figure 2, and attached PD Plan):

- Confluent Park Residential (CPR), which closely resembles R-3 dimensional standards with RMU uses. Underlying zone: RMU
- Confluent Park Commercial (CPC), which closely resembles C-1. Underlying zone: C-1
- Confluent Park Multi-Family/Mixed Use (CPMF) which closely resembles R-3 dimensional standards with RMU uses. Underlying zone: RMU
- Confluent Park Public Park (CPP).

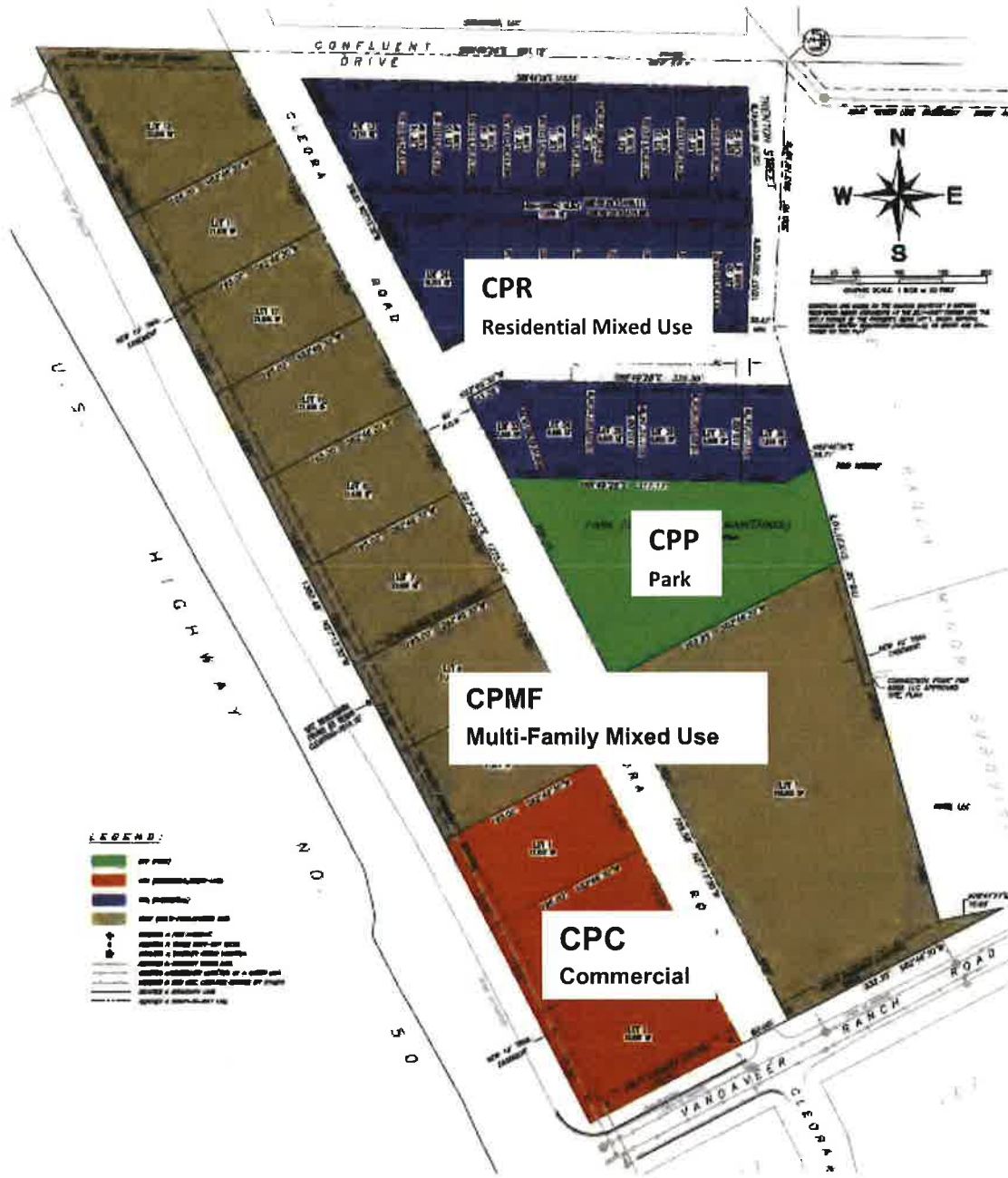


Figure 3 - Confluent Park Planned Development Zones Map

3.1 DIMENSIONAL STANDARDS

CPR and CPMF dimensional standards varying from the standard city zone of R3 are shown in green text. The most substantial change for the CPMF zone is to the density, going from 2100 lot square feet per dwelling unit to 1800 to accommodate smaller, more affordable units. The primary goal of this change in

density is to lower the cost of rent and purchase units in this development. The secondary goal is to provide enough residents within walking distance to promote small businesses in the neighborhood. Front setback is also reduced from 20' to 12' to accommodate density.

Density in the CPR zone is lowered to 1750 lot square feet per dwelling unit in order to incorporate a neighborhood that has potential to be truly mixed-use, with single family, duplex, townhome, accessory dwelling units (ADU's), and limited commercial possibilities on the same street.

High residential density will be desirable and livable in this neighborhood because every resident will be within a 1 block walk of the park.

CPC dimensional standards conform to C1 with variations shown in green text. Density is adjusted to 1200 lot square feet per unit if the ground floor contains at least 50% commercial. If CPC lots are built out with less than 50% of the ground floor being commercial, density shall be 1800 lot square feet per unit.

Accessory dwelling units shall meet the requirement of the underlying zone, and the recent ordinance passed by City Council.

TABLE 16-F Schedule of Dimensional Standards (for comparison)			Confluent Park PD		
Dimensional Standard	C-1	R-3	CPR Residential	CPC Commercial	CPMF Multi-Family
Min. lot size (sq. ft.)	5,625 5,063 6 3,750 7	5625 5,063 6 3,750 7	4000	4,000	3,600
Density (Lot s.f./Min. lot area per dwelling unit)	2,800 2,450 6	2400 2,100 6	1,750	1800, or 1200 if commercial use >50% of ground floor	1,800
Min lot size (sq. ft.) - attached units	2,800 2,520 6	2400 2,160 6	2,400 2,160 6	2,800 2,520 6	2,400 2,160 6
Min. lot frontage	37' - 6" 25 ft 7	37'-6" 25 ft 7	33' 25 ft 7	33' 25 ft 7	37' - 6" 25 ft 7
Min. lot frontage – attached units	20'	15'	15'	15'	15'
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	60% 66% 6	45% 50% 6	60%	60% 66% 6	60%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)*****	60%	25%	25%	60%	25%
Min. landscape area	10%	30%	30%	10%	20%
Min. setback from side lot line for a primary bldg.	5 ft ²	5'	5'	5 ft ²	5'
Min. setback from side lot line for a detached accessory bldg.	3'	3'	3'	3'	3'
Min. setback from rear lot line: principal bldg.	5 ft ²	20'	15'	5 ft ²	15'
Min. setback from rear lot line: accessory bldg.	5'	5'	5'	5'	5'
Min. setback from front lot line ⁴	10'	20'	15'	10'	15'
Max. building height for a primary bldg.	35'	35'	35'	35'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'	25'	25'
Notes:					
1 If a property does not utilize the zero setback allowance, the minimum landscape area shall be ten percent (10%).					
2 If the property adjoins a residential zone district, setbacks on the side and rear lot line shall be the same as those in the residential zone.					
3 Existing structures are not required to meet off-street parking requirements. New structures and additions shall meet off-street parking requirements.					
4 A covered porch may encroach into the front yard setback by twenty-five percent (25%) 50%					
5 If a front-loaded garage is set back at least ten (10) feet behind the primary street-facing building façade, the lot coverage between the garage entrance and the primary, street-facing building façade shall not be included in the calculation of lot coverage for uncovered parking/access.					
6 Standards for inclusionary housing development per Section 16-13-50.					
7 15% of the single-family lots within an inclusionary housing development may be 25 feet X 150 feet.					

Confluent Park PD Dimensional Standards

3.2 USE STANDARDS

Uses in CPR default to RMU, to encourage small neighborhood businesses. Specific reasons for each additional entitlement are given in the table. Uses in CPC default to C1, except where restrictions are proposed to prevent businesses not compatible with neighborhood scale (car dealership, etc.).

TABLE 16-D Schedule of Uses (for comparison only)			Confluent Park PD				
N = Not Permitted P = Permitted AC = Administrative Conditional Use C = Conditional Use AR = Administrative Review LR = Limited Impact Review	RMU	C-1	CPR Residential (Based on RMU)	CPMF Multi-Family (Based on RMU)	CPC Commercial (Based on C-1)	Standards ¹	Explanation
	Residential Uses						
Accessory buildings and structures.	P	P	P	P	P		
Multiple principal structures	LR	LR	LR	P	P	Sec. 16-4-190(b)	Enable dense multi-family construction in a variety of configurations to add interest to the streetscape.
Accessory dwelling units	AR	AR	AR	AR	AR	Sec. 16-4-190(c)	
Duplex dwelling units	P	LR ²	P	P	P		
Residential (3 - 4 units)	AR	AR ²	P	P	P		Streamline process/reduce risk for a small developer.
Residential (5 - 19 units)	LR	LR ²	LR	AR	AR		Reduce the schedule for multi-family projects while ensuring appropriate level of code review by city staff. Additional Architectural standards per PD apply.
Residential (20 or more units)	MR	MR ²	MR	AR	AR		Reduce the schedule for multi-family projects while ensuring appropriate level of code review by city staff. Additional Architectural standards per PD apply.
Single-family dwelling units	AR	AR ²	AR	AR ²	AR ²		
Single Mobile Home	N	N	N	N	N		
Medical marijuana cultivation—patient or primary	P	P	P	P	P	Sec. 16-4-190(j)	
Medical marijuana cultivation—patient or primary	N	LR	N	N	LR	Sec. 16-4-190(j)	
Mobile home parks	N	N	N	N	N	Sec. 16-4-190(d)	
One or more dwelling units on the same site as a commercial or industrial use	AR	LR	AR	P	P		Enable mixed-use.
Recreational vehicles – long term occupancy	N	AR	N	N	AR	Sec. 16-4-190(i)	
Recreational vehicle parks	N	LR	N	N	LR	Sec. 16-4-190(e)	
Rooming or boarding houses ²	LR ²	LR ²	LR ²	LR ²	LR ²		

Residential Business Uses	RMU	C-1	CPR Residential (Based on RMU)	CPMF Multi- Family (Based on RMU)	CPC Commercial (Based on C-1)	Standards¹	Explanation
Bed and breakfast inns	P	P	P	P	P		
Short-term Rental Units	P	P	P	P	P	Sec. 16-4-190(q)	
	RMU	C-1	RMU	RMU	C-1		
Day care, adult	LR	AR	LR	LR	AR	Sec. 16-4-190(f)	
Day care, small	AC	AC	P	P	P	Sec. 16-4-190(f)	Needed in the community, enable mixed-use. Also regulated by the state.
Day care, large	C	AC	P	P	P	Sec. 16-4-190(f)	Needed in the community, enable mixed-use. Also regulated by the state.
Home occupations	P	P	P	P	P	Sec. 16-4-190(g)	
Home Businesses	AR	P	P	P	P	Sec. 16-4-190(g)	Enable mixed-use.
Public/Institutional Uses	RMU	C-1	CPR Residential (Based on RMU)	CPMF Multi- Family (Based on RMU)	CPC Commercial (Based on C-1)	Standards¹	Explanation
Bus Stations	N	LR	N	N	LR		
Churches, parish homes and religious education buildings	AR	AR	AR	AR	AR		
Clubs operated by and for their members	LR	P	LR	LR	P		
Community buildings	LR	AR	LR	LR	AR		
Government administrative facilities and services	LR	AR	LR	LR	AR		
Group homes	C	C	C	C	C		
Hospitals	MR	MR	MR	MR	MR		
Nursing homes	MR	MR	MR	MR	MR		
Parks	AR	AR	AR	AR	AR		
Public parking facilities	LR	LR	LR	LR	LR		
Recreation facilities	AR	AR	AR	AR	AR		
Schools	LR	LR	LR	LR	LR		

Commercial, Personal Service and Office Uses	RMU	C-1	CPR Residential (Based on RMU)	CPMF Multi-Family (Based on RMU)	CPC Commercial (Based on C-1)	Standards¹	Explanation
Commercial lodging	LR	AR	LR	LR	AR		
Commercial parking lots and garages	LR	LR	LR	LR	LR		
Downtown Street Patio	N	N	N	N	N	Sec.16-4-190 (r)	
Drive-in facilities	N	LR	N	N	LR	Sec.16-4-190(l)	
Drive-in food or beverage facilities	N	LR	N	N	LR	Sec.16-4-190(l)	
Outdoor amusement establishment	N	LR	N	N	LR		
Eating and drinking establishments	P	P	P	P	P		
Medical marijuana centers	N	AR	N	N	AR	Sec. 16-4-190(k)	
Retail marijuana store	N	AR	N	N	AR	Sec. 16-4-190(k)	
Marijuana cultivation facilities	N	LR	N	N	LR	Sec. 16-4-190(p)	
Professional offices	P	P	P	P	P		
Campground	N	MR	N	N	MR		
Retail sales and rental establishments	P	P	P	P	P	Sec. 16-4-190(m)	
Temporary commercial activities	LR	AR	P	P	P	Sec. 16-4-190(n)	Possibilities include a food truck at the neighborhood park, or an artist having a public exhibition in their front yard.
General Services	RMU	C-1	CPR Residential (Based on RMU)	CPMF Multi-Family (Based on RMU)	CPC Commercial (Based on C-1)	Standards¹	Explanation
Automobile sales, service and repairs	N	P	N	N	N		Would disrupt neighborhood design.
Gasoline service stations and car washes	N	AR	N	N	AR		
Mobile home and recreational vehicle sales and services	N	P	N	N	N		Would disrupt neighborhood design.
Veterinary clinics	N	LR	N	N	LR		

Industrial Uses	RMU	C-1	CPR Residential (Based on RMU)	CPMF Multi- Family (Based on RMU)	CPC Commercial (Based on C-1)	Standards¹	Explanation
Light industrial	LR	AR	LR	N	AR		Avoid potential nuisance to neighbors in multi-family scenario.
Heavy industrial	N	MR	N	N	N		Would disrupt neighborhood design.
Marijuana infused products manufacturing operation	N	N	N	N	N		
Medical marijuana optional premises cultivation operation	N	N	N	N	N		
Communication facility	N	MR	N	N	MR	Sec. 16-4-190(o)	
Storage yards	N	LR	N	N	N		
Warehouses, enclosed storage and truck terminals	N	LR	N	N	N		
Wholesale businesses	N	LR	N	N	LR		
Bulk fuel storage facilities and wholesale sales of fuels	N	N	N	N	N		
Junkyards, salvage yards or automobile wrecking yards	N	N	N	N	N		
Notes: ¹ The standards referenced herein are in addition to all other applicable standards of this Land Use Code. ² Provided that State Health Code space and sanitation requirements are met. ³ An existing dwelling can be modified or rebuilt as a matter of right provided it is in conformance with the dimensional standards of Table 16-F. * The allowed use is conditional in the SH 291 Corridor Overlay (291 CO). Refer to Section 16-5-50 regarding the SH 291 Corridor (291 CO) District.							

3.3 OPEN SPACE/TRAILS

Note that the original Vandaveer Ranch PD does not require any open space dedication or fee in lieu.

A city-owned and maintained public park of 53,986 square feet (1.26 acres) is included in the PD plan. This park will complement the South Arkansas River access in Two Rivers by providing a traditional neighborhood park for the developing southeast part of Salida.

A 10' trail easement will be provided along the entire west boundary of the property to align with the 8' trail easement approved for Two Rivers South. The applicant will construct the 8' wide concrete trail in this easement, and the City will maintain it.

A 10' trail easement is provided along the east edge of Lot 1, from the park to the connection point required by the City on the approved 6906, LLC, site plan. The applicant will not construct or maintain a trail in this easement.

A 20' trail and utility easement is provided along the north edge of Lot 12. The applicant will construct an 8' wide concrete trail to be maintained by the Confluent Park HOA.

A 10' trail easement is provided along the south edge of Lot 7. The developer of Lot 7 shall construct an 8' wide concrete trail in this easement, prior to certificate(s) of occupancy on Lot 7. This concrete trail shall be maintained by the Confluent Park HOA.

A 10' trail easement is provided along the east edge of Lot 38. The applicant will construct an 8' wide concrete trail to be maintained by the Confluent Park HOA.

Trail easements are shown on Appendix B, PD Plan.

All CPR units will pay an open space fee. All other units will not pay an open space fee because their open space is addressed by the park and trail dedications.

3.4 TRANSPORTATION DESIGN

Cleora Road will extend from the Forest Service building to the south side of the Two Rivers South. Confluent Drive will connect Cleora Road to Old Stage Road (as approved by the City, Two Rivers South plat not yet recorded at the time of this report). Right of way designated on the east side of the property will allow a future 4-way intersection with Confluence Road, and the east end of Southside Loop. The north end of Confluent Park features a traditional block structure, offering excellent connectivity for all modes of transportation when the parcel to the east develops in the future. See Figure 4, below.



Figure 4. Connectivity Plan, depicting Two Rivers South (approved subdivision, not yet filed), 6906 LLC (site plan approved), and *potential* extension of street and alley grid to County Road 105. Not to scale.

3.4.1 INTERNAL STREET LAYOUT

Cleora Road will have all way stops at Confluence Drive and Chase Street. In addition, a colored stamped concrete crosswalk will be installed across Cleora Road at the park to provide a visual cue to drivers to slow down.

3.5 STREET SECTION

Cleora Road, Confluent Drive, and Chase Street will have water and sewer mains per City standards. Cleora Road and Confluent Road will be the City’s standard street section, except that the clear distance between curbs will be 36 feet (rather than the standard 38). Chase Street will experience very little traffic, so the clear distance between curbs will be 34 feet. All full street rights of way are 60’ wide (standard).

Trenton Street will be constructed with 30’ minimum right of way. The street section in Figure 6 will be used, cut off at the centerline.

Proposed street sections are shown in figures 5 and 6.

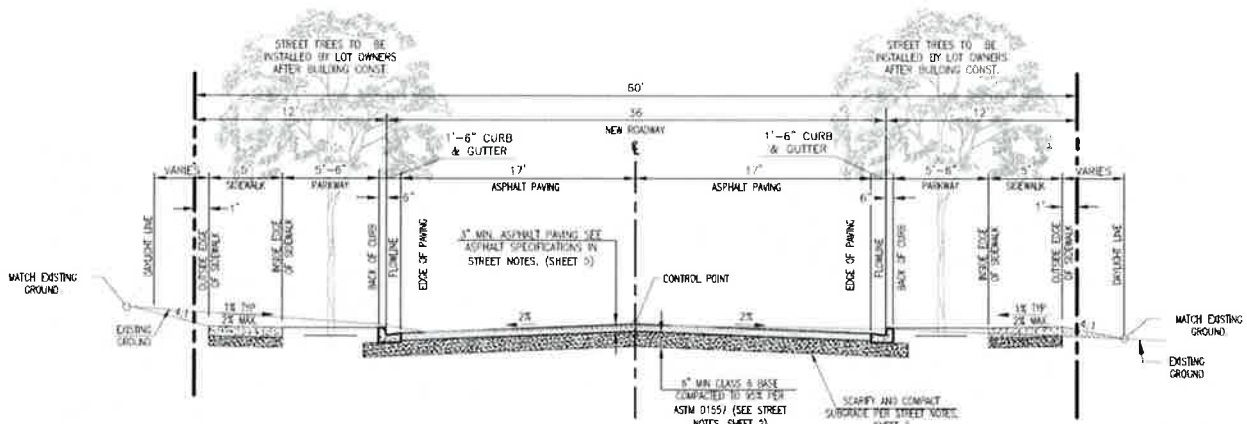


Figure 5 - Cleora Street and and Confluent Drive

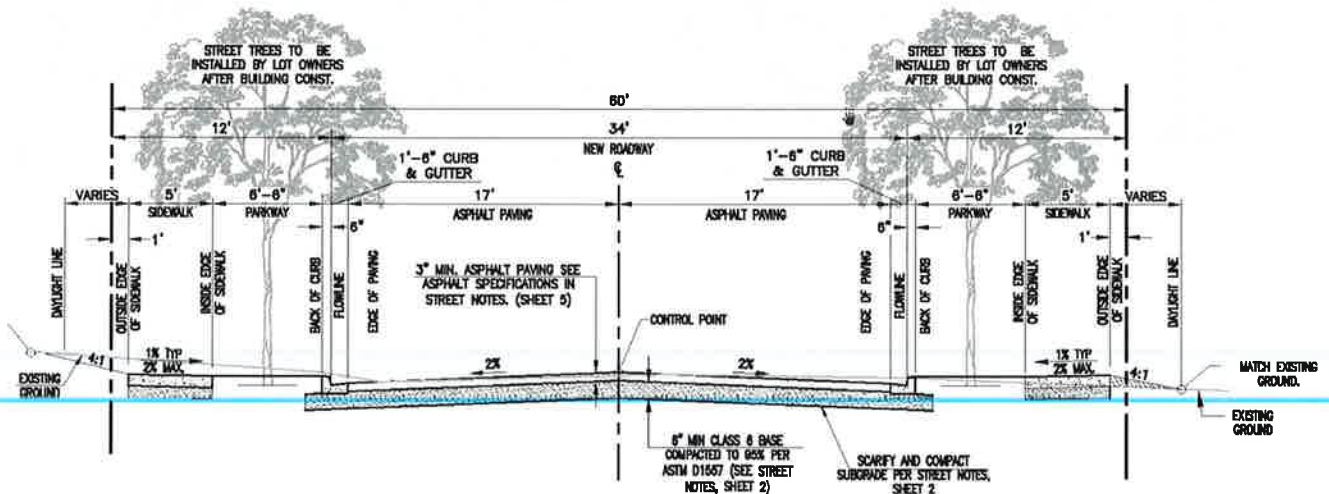


Figure 6 – Chase Street and Trenton Street (left half)

3.6 HIGHWAY 50 AND VANDAVEER RANCH ROAD INTERSECTION & TRAFFIC ANALYSIS

The intersection of Vandaveer Ranch Road and US Highway 50 was designed in anticipation of the Pinto Barn and Natural Resource Center development in VPA-4 and VPA-5. A CDOT Access permit was issued March 3, 2013 Permit No. 512046 reception no. 407231 and 407232. The permit listed the following uses:

- 733- Salida Natural Resource Center 35,500 square feet
- Pinto Barn Campus 154,900 Square feet
- Pinto Barn-Apartments 8 Each
- Pinto Barn – Dormitories 40 Each

The required turn lanes for the permit were constructed on Highway 50 and are currently in place on the site to include the intersection of Vandaveer Ranch Road with the highway right of way.

The intersection has existing acceleration and deceleration lane as well as a left turn lane as shown below.



Figure 7-Vandaveer Ranch Road & Highway 50 Aerial View

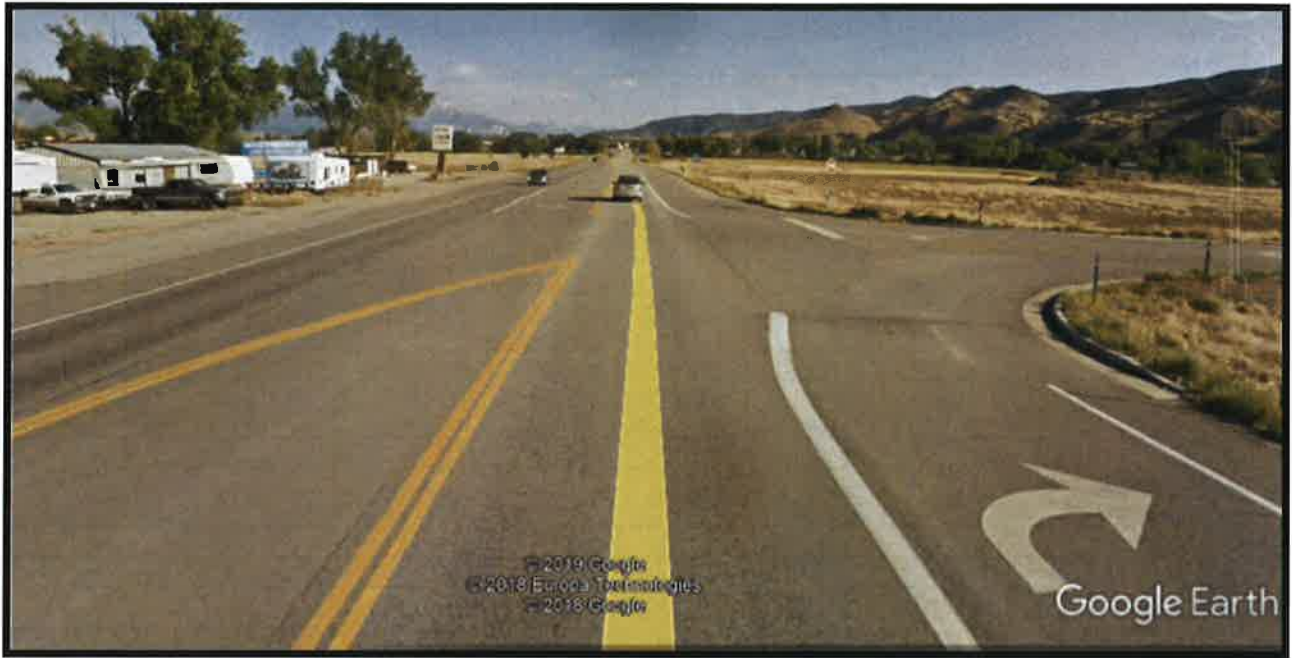


Figure 8-Highway 50 looking North West at Vandaveer Ranch Road



Figure 9-Vandaveer Ranch Road looking East from Highway 50

A traffic study listing the details of the permit uses for Pinto Barn and the Natural Resource Center is provided in Figure 10.

Summary of Trip Generation

Land Use	ITE Code	Intensity	Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends						
					Rate		In		Out		Rate		In		Out		
					Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips	
PINTO BARN																	
Apartments (Dormitories) *	220	48 DU	6.65	319	0.51	24	20%	5	80%	20	0.62	30	65%	19	35%	10	
Condominiums/Townhouses	230	0 DU	5.81	0	0.44	0	17%	0	83%	0	0.52	0	67%	0	33%	0	
Lodging (Hotel)	310	0 RM	8.17	0	0.56	0	61%	0	39%	0	0.59	0	53%	0	47%	0	
Office (General)	710	0.0 GLA	11	0	1.55	0	88%	0	12%	0	1.49	0	17%	0	83%	0	
Manufacturing **	140	100.0 GLA	3.82	382	0.73	73	88%	64	12%	9	0.73	73	17%	12	83%	61	
Education (College) ***	540	49.9 GLA	27.5	1,372	2.99	149	88%	131	12%	18	2.54	127	17%	22	83%	105	
Retail (Specialty) ****	814	5.0 GLA	44.3	222	6.84	34	48%	16	52%	18	2.71	14	44%	6	56%	8	
Sub-Totals				2,295		281		217		64		243		59		184	
NATURAL RESOURCE CENTER																	
Government Office (Forest Service)	733	35.5 GLA	2.21	78	2.21	78	88%	69	12%	9	2.85	101	17%	17	83%	84	
Sub-Totals				78		78		69		9		101		17		84	
TOTALS				2,295		281		217		64		243		59		184	
GLA = gross leasable area in KSF DU = dwelling unit RM = number of room Source: ITE Trip Generation, 8th Edition		* 2011 PD lists 950 dwelling Units (950-VPA1 400- VPA2 130-VPA 3 180-VPA4 125=115 units remaining for VPA-5 ** Assumed 100,000 s.f. of 154,900 non-residential to be manufacturing s.f. as it was primary function of site. *** Assumed education size based on number of dormitory units and that some training would be vocational **** Assumed a show room and retail for visitors as PD mentions visitor content in PD															

Figure 10-PINTO BARN & NATURAL RESOURCE CENTER TRAFFIC ANALYSIS

A revised traffic analysis has been completed for the Confluent Park PD Amendment, including the Natural Resource Center and is shown in Figure 11.

PROJECT: VPAS CONFLUENT PARK (2019)																ORANTRIE GROUP	
Summary of Trip Generation																	
Land Use	ITE Code	Intensity	Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends						
					Rate	Total	In		Out		Rate	Total	In		Out		
							%	Trips	%	Trips			%	Trips	%	Trips	
Single Family Detached Housing *	210	26 DU	9.57	249	0.75	20	25%	5	75%	15	1.01	26	63%	17	37%	10	
Apartments **	220	188 DU	6.65	1,250	0.51	96	20%	19	80%	77	0.62	117	65%	76	35%	41	
Condominiums/Townhouses ***	230	75 DU	5.81	436	0.44	33	17%	6	83%	27	0.52	39	67%	26	33%	13	
Lodging (Hotel)	310	0 RM	8.17	0	0.56	0	61%	0	39%	0	0.59	0	53%	0	47%	0	
Office (General) ****	710	3.0 GLA	11	33	1.55	5	88%	4	12%	1	1.49	4	17%	1	83%	4	
Retail (Specialty) ****	814	12.0 GLA	44.3	532	6.84	82	48%	39	52%	43	2.71	33	44%	14	56%	18	
Sub-Totals				2,500		235		73		162		219		134		85	
NATURAL RESOURCE CENTER																	
Government Office (Forest Service)	733	35.5 GLA	2.21	78	2.21	78	88%	69	12%	9	2.85	101	17%	17	83%	84	
Sub-Totals				78		78		69		9		101		17		84	
Total				2,578		314		142		171		320		151		169	
GLA = gross leasable area in KSF		* Number of CP-R Lots															
DU = dwelling unit		** Includes 60 LISC units and 128 market rental units in CP-MF and CP-C (likely will not reach this total)															
RM = number of room		*** Includes condominium and Townhomes for sale in CP-MF and CP - C															
Source: ITE Trip Generation, 8th Edition		**** Ground floor retail and office in CF-C															

Figure 11-CONFLUENT PARK & NATURAL RESOURCE CENTER TRAFFIC ANALYSIS

Summary

The change in traffic volume from the Pinto Barn PD to the Confluent Park PD is only 12% and that assumes maximum buildout of the Confluent Park PD to full density. There is only a 12% increase in Average Daily Trips and a 12% increase in Peak Hour trips for the Confluent Park PD.

A copy of the Pinto Barn/Salida NRC CDOT permit is attached as Appendix C.

A new access permit will be submitted to CDOT to cover the change in use.

3.7 UTILITY DESIGN

Water mains per City of Salida standards shall be installed in Cleora Road, Confluent Drive, and Chase Street, but not Trenton Street. Trenton Street will have sewer main due to site topography and is too narrow to accommodate water main until additional right of way is dedicated. Confluent park water mains will connect to existing main in Vandaveer Ranch Road, and proposed water mains in Two Rivers South.

Sewer mains will be per City of Salida standards and will connect to the City sewer trunk line at the northeast corner of Confluent Park.

Electric, gas, and communication (all underground) will be served from alleys and access easements wherever possible in order to create separation between wet and dry utilities, and to keep equipment such as transformers and pedestals out of the streetscape and front yards.

In order to provide redundant water supply to Confluent Park, the developer will provide a water main loop from the north end of River Ridge's water main, north up Scott Street, and tie into existing city water main either in Scott Street or Highway 291 (Oak Street). This will include a PRV. This portion of water main shall be eligible for cost recovery, and must be constructed within three years of approval, or prior to the first certificate of occupancy for Confluent Park.

Utility design is subject to final approval of Salida Public Works prior to major subdivision.

3.8 STORMWATER MANAGEMENT

Per 16-8-80(d), stormwater detention will be provided so that only historic runoff from the 25-year, 24-hour storm will be released off site. Roughly 20,000 cubic feet of stormwater detention will be provided by lowering the park 1 to 2 feet below street level. Stormwater will enter the park via curb inlet/culvert, and curb openings with sidewalk chases.

Additional stormwater detention will be provided in the form of tree trenches and/or infiltration galleries. Curb inlets will drain to perforated pipes which will infiltrate stormwater in the root zone of shrubs and trees between the curb and sidewalk.

In addition, curb bumpouts will be provided at the intersection of Confluent Drive and Trenton Street. Additional stormwater detention will be provided between the sidewalk and curb.

Stormwater management is subject to final approval of Salida Public Works prior to major subdivision.

3.9 PARKING STANDARDS

Commercial uses of less than 1000 square feet shall be required no more than 2 spaces dedicated to the commercial use. Residential multi-family parking requirement shall be 1 space per unit.

3.10 ILLUMINATION STANDARDS

Street lights will be Greenshine Lumina solar lights, 1 per street intersection, or approved equal. They will be maintained by the HOA.

Street lighting is subject to final approval of Salida Public Works prior to major subdivision.

3.11 SIGN STANDARDS

Per underlying zone.

3.12 FLOOD CONTROL

Part of the Confluent Park property is within the 100-year floodplain of the South Arkansas River. A Conditional Letter of Map Revision (CLOMR) has been approved by FEMA, and the fill will be completed prior to infrastructure installation.

Floodplain review is subject to final approval of Salida Public Works and the designated community floodplain manager prior to major subdivision. All FEMA requirements will be met.

3.13 SETBACK DETAILS

Eaves, architectural projections, at-grade structures and covered porches

16-8-30(c) Covered porches which are unenclosed may encroach into the front yards setback by 50% in Confluent Park, instead of the standard 25%. For a 12' front setback, 50% is required to achieve a usable porch depth of 6'.

3.14 INCLUSIONARY HOUSING

A 2.5-acre lot shall be designated for development of 50 or more rental units deed restricted to 60% or less AMI for 30 years using Low-Income Housing Tax Credits (LIHTC). At 6.25%, these 50 units meet the inclusionary zoning requirement for the next 750 units built by Harder-Diesslin Development within Confluent Park, and future phases of Angelview Subdivision (see Figure 2). Maximum possible buildout of Confluent Park is 289 units. This leaves $750 - 289 = 461$ units for Angelview. Therefore, Angelview shall be entitled to inclusionary housing development standards if it is 461 or less units.

Due to the 2 to 3-year schedule of LIHTC projects, the applicant shall have the option to pay fees in lieu of inclusionary housing per the City's inclusionary housing ordinance on Confluent Park and Angelview. These fees shall be held in escrow by the City for 4 years maximum from the date of PD approval. If a LIHTC project is permitted by the Chaffee County Building Department within 4 years of PD approval, the City shall return fees in lieu of inclusionary housing to the applicant.

The applicant acknowledges that LIHTC projects are funded by Colorado Housing and Finance Authority (CHFA) through a competitive process. There is a possibility that Lot 1 will not be awarded a LIHTC project. In that case, the applicant will meet the City's inclusionary housing ordinance.

3.15 ARCHITECTURAL STANDARDS

The following architectural standards shall apply to CPC and CPMF zones for administrative review procedures per the use table in this PD. Projects not meeting these architectural standards shall be reviewed using the procedures specified for the underlying zone. Examples for each of the 7 architectural standards listed here are included in Appendix D.

LIHTC projects must meet architectural requirements through CHFA. Therefore, they are exempt from Confluent Park architectural standards.

1. Identical or mirrored layouts shall not be allowed for more than two adjacent lots.
2. On lots with more than 4 units, at least two different unit types shall be provided. Each unit type shall have a unique color, façade, and roof line.
3. Multi-family residential units closest to Cleora Road shall have a front door facing Cleora Road which leads onto a stoop or porch.
4. Multi-story buildings shall have a clearly defined element of separation between the ground floor and upper floors across the entire building frontage. Frontage includes any wall of a building which faces a public Right of Way or park (at street corners, more than one side of the building). One or more of the following elements, or similar element approved by staff, shall be included.
 - a. porch/stoop roof
 - b. change in material
 - c. change in color
 - d. step back upper floor
 - e. awning
 - f. eave
 - g. light fixture.
5. The side of a building fronting a park or public right of way shall have windows on 20% minimum. Sides and rear shall have 10% minimum.
6. Parking shall be at the rear or side of the lot. If placed on the side of the lot, parking shall be set back at least 10' behind the main building frontage.
7. Mechanical equipment shall not be visible from public right of way, including Highway 50. Screening of equipment is acceptable. This requirement does not demand a parapet wall or mechanical penthouse.

3.16 REIMBURSEMENT AGREEMENT ITEMS

- a) Scott Street Water Main shall be cost shared based on Scott Street lot frontage.
- b) Scott Street Pressure Reducing Vault Assembly shall be cost shared based on lot area between Confluent Park and all future development south of Confluent Drive and east of US Highway 50.
- c) Trenton Street water main shall be cost shared evenly between Confluent Park, and the property owned by Ned Suesse bordering Trenton Street, when that property connects to City of Salida water mains.

APPENDIX A – LOW INCOME HOUSING TAX CREDIT POLICY BRIEF



The Low-Income Housing Tax Credit

The Low-Income Housing Tax Credit (Housing Credit) stimulates investment in affordable housing in underserved urban and rural communities and in higher cost suburban communities across the nation. It provides low-income families with a safe and decent place to live and, by lessening their rent burdens, frees up additional income that can be spent on other necessities or put into savings for education or homeownership. The Housing Credit is also a vital community and economic development tool, creating jobs and catalyzing redevelopment in struggling communities.

What is the Low-Income Housing Tax Credit?

- » The Housing Credit is the single most important federal resource available to support the development and rehabilitation of affordable housing – currently financing about 90 percent of all new affordable housing development.
- » How the credit works:
 - Federal tax credits are allocated to state housing finance agencies by a formula based on population.
 - Each state agency establishes its affordable housing priorities and developers compete for an award of tax credits based on how well their projects satisfy the state's housing needs.
 - Developers receiving an award use the tax credits to raise equity capital from investors in their developments.
 - The tax credits are claimed over a 10-year period but the property must be maintained as affordable housing for a minimum of 30 years.
 - Because tax credits can be recaptured for any noncompliance, investors maintain close supervision over the properties to ensure their long-term viability and compliance with IRS and state allocating agency requirements.
- » Units funded by the Housing Credit must be affordable for people earning no more than 60 percent of the area median income (AMI), although most residents have far lower incomes.
- » Rent may not exceed 30 percent of the qualifying income.



*Encanto Pointe,
Phoenix, Arizona.*

What are the outcomes?

- » Since its inception, the Housing Credit has spurred the development of approximately **three million quality homes** for working families, seniors, disabled veterans, and people at risk of homelessness.
- » Each year, the Housing Credit finances about **100,000 units** of affordable housing and creates approximately **96,000 jobs** in the construction and property management industries.
- » Housing Credit properties outperform market-rate housing properties, with occupancy rates topping 96 percent and a cumulative **foreclosure rate of 0.66 percent** over the program's entire history.
- » The units tend to be occupied by very low-income families, with 48 percent of the units occupied by families making less than 30 percent of AMI; and 82 percent of the units occupied by families making less than 50 percent of AMI.

What has been LISC's involvement?

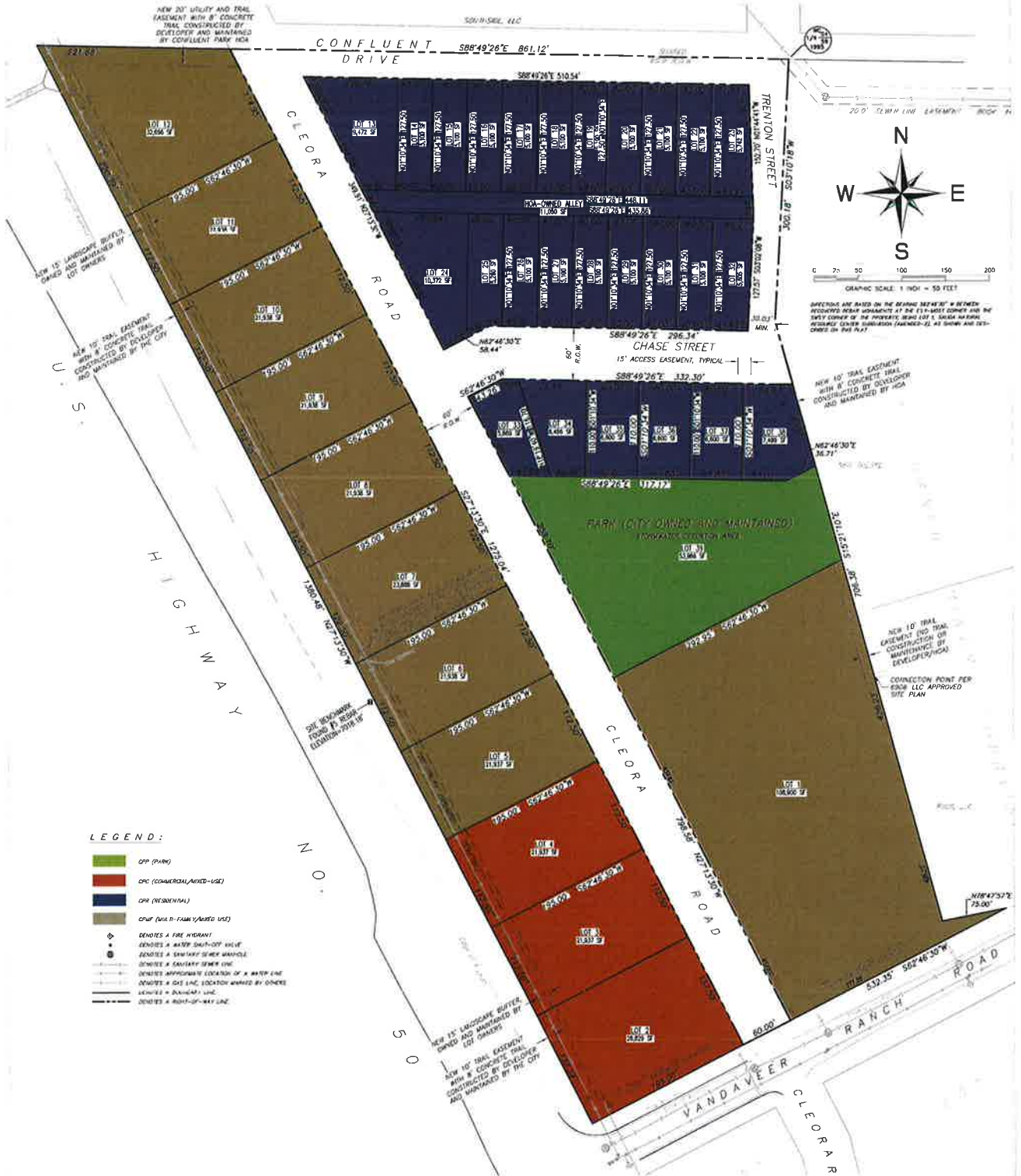
- » In 1987, LISC created National Equity Fund, Inc. (NEF) to attract investor capital to Housing Credit properties. NEF provides technical assistance, structures and closes these investments, and provides asset management services.
- » In 2018, LISC, through NEF, placed \$1.2 billion in equity investments into tax credit properties. Since inception, it has invested more than \$15.3 billion in 176,804 affordable rental residences.
- » NEF has established dedicated pools of funding to finance housing that is linked to healthcare services, housing for homeless veterans, and housing for victims of natural disasters.
- » Example of Housing Credit properties supported by NEF include:
 - **Parkdale Village II, located in the agrarian Central Valley of California**, is an overdue and welcome alternative to the older, overcrowded housing that most low-income farm workers have endured. The development contains **49 energy-efficient multifamily residences** targeted to households whose incomes range from 30 to 60 percent of AMI.
 - **Encanto Pointe, located in Phoenix, Ariz.**, is home to chronically homeless community members, including veterans and in particular Native American veterans. It is a modern energy-efficient complex that sets the standard for future developments in its Phoenix neighborhood. Its sponsor, Native American Connections, applied the Housing First model to this **54-unit** community serving the homeless. Housing First is based on the belief that helping people access permanent affordable housing is central to creating effective supportive services programs.
 - **JBJ Soul Homes in Philadelphia, Pa.**, is home to 55 formerly homeless and low-income individuals and young adults transitioning out of programs for homeless teens. Twenty-five of the studios are furnished and available as permanent supportive housing with services including basic medical care, employment training and educational classes provided by Project HOME. Nationally recognized as a premier non-profit developer, **Project HOME** has been at the forefront of the battle against homelessness.

What can Congress do?

- » Enact the Affordable Housing Credit Improvement Act. This legislation would:
 - Streamline requirements and provide states with additional flexibility;
 - Facilitate Housing Credit development in challenging markets like rural and Native American communities;
 - Increase the Housing Credit's ability to serve extremely low-income tenants;
 - Better support the preservation of existing affordable housing; and
 - Enhance the 4% Credit and multifamily housing bond portion of the program.
- » Expand the Housing Credit by at least 50%, consistent with a recommendation that was made by the Bipartisan Policy Center's Housing Commission.

APPENDIX B – CONFLUENT PARK PD PLAN

CONFLUENT PARK PLANNED DEVELOPMENT
 LOCATED WITHIN
 LOT 1, SALIDA NATURAL RESOURCE CENTER (AMENDED-2)
 IN THE
 CITY OF SALIDA



- LEGEND:**
- DRP (PARK)
 - CPC (COMMERCIAL/MIXED-USE)
 - DPR (RESIDENTIAL)
 - CDP (MULTI-FAMILY/ADDED USE)
 - DENOTES A FIRE HYDRANT
 - DENOTES A WATER SHUT-OFF VALVE
 - DENOTES A SHUT-OFF WATER METER
 - DENOTES A GROUNDWATER TOWER LINE
 - DENOTES APPROXIMATE LOCATION OF A WATER LINE
 - DENOTES A GAS LINE, LOCATION APPROVED BY OWNER
 - DENOTES A SANITARY LINE
 - DENOTES A RIGHT-OF-WAY LINE

APPENDIX C – CPC AND CPMF ARCHITECTURAL STANDARDS

1. Identical or mirrored layouts shall not be allowed for more than two adjacent lots.



YES



NO

2. On lots with more than 4 units, at least two different unit types shall be provided. Each UNIT TYPE shall have a unique color, façade, and roof line.



YES



NO

3. Multi-family residential units closest to Cleora Road shall have a front door facing Cleora Road which leads onto a stoop or porch.



YES



NO

NOTE: PER CODE, PORCH MAY TAKE UP ONLY 25% OF FRONT SETBACK. PD AMENDMENT CHANGES THIS TO 50%.

STAFF CONCERNED WITH ELECTRICAL/GAS PLACEMENT – LET DEVELOPER COORDINATE.

4. Multi-story buildings shall have a clearly defined element of separation between the ground floor and upper floors across the entire building frontage. Frontage includes any wall of a building which faces a public Right of Way or park (at street corners, more than one side of the building). One or more of the following elements, or similar element approved by staff, shall be included.

- a. porch/stoop roof
- b. change in material
- c. change in color
- d. step back upper floor
- e. awning
- f. eave
- g. light fixture.



YES



NO

5. The side of a building fronting a park or public right of way shall have windows on 20% minimum. Sides and rear shall have 10% minimum.



YES



NO

6. Parking shall be at the rear or side of the lot. If placed on the side of the lot, parking shall be set back at least 10' behind the main building frontage.



YES



NO

7. Mechanical equipment shall not be visible from public right of way, including Highway 50. Screening of equipment is acceptable. This requirement does not demand a parapet wall or mechanical penthouse.



YES



NO

APPENDIX D – SALIDA NRC AND PINTO BARN CDOT ACCESS PERMIT

COLORADO DEPARTMENT OF TRANSPORTATION			CDOT Permit No.
STATE HIGHWAY ACCESS PERMIT			512046
Permit fee	Date of transmittal	Region/Section/Patrol	State Highway No./Mpr/Side
\$300	03/27/2013	05/07/35	050/222.999/Right
			Local Jurisdiction
			City of Salida

The Permittee(s): Salida Natural Resource Center Dev. Corp. ATTN: Dara MacDonald 448 East First Street Salida, CO 81201 719-530-2626	The Applicant(s): REGen, LLC 1125 Seventeenth Street, Suite 2500 Denver, CO 80202 303-295-1731 rwell@regenllc.com
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is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

PAID
22010-114
MC 4-24-13
Salida Natural Resources

Location:
Access is to be located on the South side of State Highway 050, a distance of approximately 5275 feet East of Milepost 222.

Access to Provide Service to:	(Land Use Code:)	(Size or Count)	(Units)
	733 - Salida Natural Resource Center	35,500	SQ FT
	540 - Pinto Barn Campus	154,900	SQ FT
	220 - Pinto Barn - Apartments	8	EACH
	220 - Pinto Barn - Dormitories	40	EACH

Other terms and conditions:
* See Attached Pages 2 and 3 and Other Enclosures for Additional Terms and Conditions.

RECEIVED
APR 24 2013
COLORADO DEPT. OF TRANSPORTATION
TRAFFIC & SAFETY

MUNICIPALITY OR COUNTY APPROVAL
Required only when the appropriate local authority retains issuing authority.

Signature	Print Name	Title	Date
-----------	------------	-------	------

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Drew McFarland with the Colorado Department of Transportation in Salida at 719-530-8001 at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee Signature <i>[Signature]</i>	Print Name Keith Baker	Date 4/2/13
Applicant Signature <i>[Signature]</i>	Print Name H. Rocky Wells	Date 4/2/13

This permit is not valid until signed by a duly authorized representative of the Department.

Signature	Print Name	Title	Date (of issue)
<i>[Signature]</i>	James E Horn	Access Manager	4-24-13

Copy Distribution: Required: 1. Region, 2. Applicant, 3. Staff Access Section, 4. Central File. Make copies as necessary for: Local Authority, MTCE Patrol, Inspector, Traffic Engineer. Previous editions are obsolete and may not be used. Page 1 of 3 CDOT Form #101 8/07

**State Highway Access Permit
Form 101, Page 2**

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.
2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.
4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission (or a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)
2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.
3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.
4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway

Joyce M. Reno Chaffee County Clerk
Reception #: 407231

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property, natural or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

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Recording Fee: \$21.00

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LEVEL 3 - ACCESS PERMIT TERMS & CONDITIONS
FULL-MOVEMENT ACCESS WITH AUXILIARY LANES

A. PERMIT REQUIREMENTS SPECIFIC TO THIS ACCESS:

1. Permit Number 512046 is issued by the Colorado Department of Transportation (CDOT) in accordance with the 1998 Access Code and is based upon the information submitted by the Permittee. Any changes in the herein permitted type and use and/or volume of traffic using the access, drainage, or other operational aspects shall render this permit void, requiring that a new application be submitted for review based upon currently existing and anticipated future conditions. This permit replaces and voids all previous access permits for this location.
2. Permit Number 512046 is issued for the construction and use of:
 - a. A Paved Full-Movement access on State Highway 050 for Salida Natural Resource Center/Pinto Barn Campus at approximate mile marker 222.999 Right.
 - b. A left ingress deceleration lane from State Highway 050 into the access.
 - c. A right ingress deceleration lane from State Highway 050 into the access.
 - d. A right egress acceleration lane from the access onto State Highway 050.
3. The access shall be Paved a distance of 50 feet from the edge of traveled way and may be paved or gravel surfaced any remaining distance within State Highway ROW. The access shall have a width of 36 feet and radius of 50 feet.
4. The access shall be perpendicular to the travel lanes of the State Highway for a minimum distance of 40 feet from the edge of pavement or to the ROW, whichever is furthest. It shall slope down and away from the adjacent pavement edge at a rate of two percent (2%) for a minimum of 20 feet, then not to exceed eight percent (8%) grade up or down to the ROW line.
5. Temporary Traffic Control, with prior written approval by CDOT, is required at all times during construction of the access in accordance with the Traffic Control Plan (TCP) and corresponding Methods of Handling Traffic (MHT). The MHT's shall be developed and implemented by a Traffic Control Supervisor (TCS) certified by the American Traffic Safety Services Association (ATSSA) or the Colorado Contractors Association (CCA).
6. The category for this section of Highway 050 is NR-A. The access shall be in conformance with the State of Colorado State Highway Access Code, Volume Two, Code of Colorado Regulations 601-1, August 31, 1998 as amended.
7. The access shall serve tracts of land described as Tract 2, Vandaveer Subdivision according to the plat thereof recorded on June 3, 2004 as Reception No. 343953; Parcels B, C, D, E, and F, Vandaveer Ranch, as more particularly described in Special Warranty Deed recorded on February 23, 2012 as Reception No. 398604; all as

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recorded in the Chaffee County, Colorado Clerk and Recorder's Office.

8. Incorporated as part of this permit are the following:
- State Highway Access Permit pages 1-3 and Page 101a
 - Access Permit Terms and Conditions Pages 1 through 10
 - EXHIBIT "A," (Traffic Impact Study dated May 21, 2012)
 - EXHIBIT "B," Reserved (Plans)
 - CDOT Late Fall, Winter and Spring Special Provisions for Access Construction and Utility Installations
 - CDOT Environmental Clearances Information Summary
 - Water Quality Program Summary
 - State Highway Access Permit Application (CDOT Form No. 137) received November 9, 2012
9. This Permit describes the access and improvements that will serve the following land uses:
- Salida Natural Resource Center (ITE Code 733), 35,500 Square Feet
 - Pinto Barn Campus (ITE Code 540), 154,900 Square Feet
 - Pinto Barn Campus Apartments (ITE Code 220), Eight (8) units
 - Pinto Barn Campus Dormitories (ITE Code 220), Forty (40) units
10. This permit is only for the purpose stated herein. Any changes in the type, use and/or volume of traffic using the access will require a new permit.
11. The maximum traffic generation to State Highway 050 for the development listed in 9 above is as follows:
- Natural Resource Center/Pinto Barn Campus – shall generate no more than a maximum of 1,901 daily new external vehicle trips, 192 AM Peak Hour movements, and 197 PM Peak Hour movements as identified in EXHIBIT "A,"
12. If any future development impacts this State Highway connection, CDOT will review the changes and shall determine if a traffic impact study is needed. CDOT will make the determination based on the potential degradation of the access below an acceptable level of service "C" for the classification of State Highway 050 of National Truck Route in Mountainous terrain. If in the sole judgment of CDOT a new traffic impact study is needed, it shall be completed at no cost to CDOT and the new development shall be required to mitigate any impacts revealed by the traffic impact study.
13. At the access location, State Highway 050 has a posted speed limit of 55 mph with approximate 6:1 foreslopes and an Average Daily Traffic of 5,200 which correlates to a minimum Clear Zone of 20 feet from the edge of traveled way. The Permittee/Contractor shall take the minimum Clear Zone into consideration during the design and construction of the access.
14. Any damaged curb and gutter, sidewalk and abandoned curb cuts along the property adjacent to the State Highway shall be replaced as part of this project.

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15. All required access improvements will be installed prior to any use of this access.

16. The Permittee shall record a true and correct copy of this permit at the Chaffee County Court House upon issuance by the Department of Transportation. Written certification of the recordation shall be provided to the Department within thirty (30) days of the permit issue date.

B. REQUIREMENTS PRIOR TO NOTICE-TO-PROCEED (NTP) FOR CONSTRUCTION:

1. A written request for a Notice to Proceed must be submitted to this issuing office along with the following items. Only after the Permittee complies with items a through l of this section will a Notice-to-Proceed (NTP) be issued to allow the commencement of construction.
 - a. The Permittee shall provide written approval from the Local Authority for the proposed land use that will be served by the access. Granting of an access permit in no way implies CDOT concurrence or non-concurrence with the Permittee's proposed land use.
 - b. Once the Land Use has been approved by the Local Authority, the Permittee will furnish the Colorado Department of Transportation (CDOT) a minimum of three (3) sets of design plans stamped by a Colorado registered professional engineer for review.
 - c. Once accepted, CDOT will sign the plans as approved. Once approved, the design plans will become final and labeled EXHIBIT "B," (Plans) and incorporated as part of this permit. The access approach and all related highway improvements will be constructed in accordance with the approved final design plans. The remainder of the terms and conditions of this permit shall refer to the final design plans as EXHIBIT "B," reserved. If the Permittee wishes a waiver from the design standards the request shall be in conformance with section 4.12 of the State Highway Access Code utilizing CDOT Form No. 112. CDOT may or may not approve the waiver. CDOT will only issue a NTP for approved designs.
 - d. The Permittee shall provide documentation showing that current (less than 1 year old) CDOT approved mix designs will be used for Hot Mix Asphalt (HMA) and Concrete as well as documentation listing the sources of materials for use on the project. The documentation shall be submitted to the CDOT Region 5 Permit Program Manager for verification a minimum of five (5) working days prior to the requested NTP date. A NTP shall NOT be issued PRIOR to obtaining approval for all materials from the Region Materials Engineer (RME).
 - e. The Permittee shall provide a Traffic Control Plan (TCP) which will be submitted as part of the aforementioned design plans. The TCP shall include the typical applications (which may be a reference to one or more of the cases illustrated in the MUTCD or in the CDOT S Standard Plans) showing the different phases of construction, the locations of signs, signals, and pavement marking. A tabulation of necessary

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pavement markings, signing quantities, schedule of construction traffic control devices and project specifications are also required. In addition to the TCP, the actual Methods of Handling Traffic (MHT) shall be submitted by the Traffic Control Supervisor (TCS) at the pre-construction conference. Any additional MHT's required during the course of construction shall be submitted to the Region 5 Permit Program Manager for review and acceptance a minimum of three (3) working days prior to the desired implementation date. Traffic Control of any nature will not be allowed unless authorized in writing by CDOT.

- f. A Performance Bond to CDOT shall be required to be in place to insure completion of the required highway improvements in conformance with all CDOT standards and specifications. The bond must be in the amount of at least 110% of the cost of the construction. A Cost Estimate certified by the Engineer and a draft of the bond must be provided to CDOT for review and approval by CDOT before acceptance of the final bond and before construction is allowed to commence. Upon completion and acceptance of the highway improvements, CDOT will release the performance bond after an approved Warranty Bond in the amount of 20% of the cost of the construction is received. The warranty bond shall be held for two (2) years after the construction acceptance date.
- g. The Permittee/Contractor is required to obtain Insurance in conformance with Standard Special Provision Revision of Section 107 Responsibility for Damage Claims, Insurance Types and Coverage Limits. Copies of insurance coverage will be submitted to the Region 5 Permit Program Manager prior to the issuing of the NTP. A copy of the insurance policy is required to be available at the construction site at all times for inspection.
- h. The Department will require the Permittee to retain a Professional Engineer (PE) to be in Responsible Charge of Construction Observation. A written confirmation from the Permittee is required to show that the requirement in this term is met.
- i. A Construction Schedule detailing the execution of the project shall be submitted to the Region 5 Permit Program Manager.
- j. A pre-construction conference is required prior to the issuance of the NTP. It is the responsibility of the Permittee to schedule and coordinate this meeting. At least five (5) working days prior to the pre-construction conference the Permittee will submit the following packet of information to CDOT for review:
 - a. Material Submittals
 - b. Asphalt and Concrete Mix Designs
 - c. Methods of Handling Traffic
 - d. Performance Bond
 - e. Liability Insurance
 - f. Written confirmation of PE for Construction
- k. The Permittee/Contractor must contact the Region 5 Permit Program Manager at 3803

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North Main Avenue, Durango, CO or telephone (970) 385-8360 to schedule a pre-construction conference. Proof of this pre-inspection meeting must be provided along with the written request for Notice to Proceed.

C. GENERAL DESIGN REQUIREMENTS:

1. Design of improvements within the highway ROW shall be in compliance with the most current editions of the following manuals and documents except as indicated:
 - a. CDOT Design Guide
 - b. CDOT Drainage Design Manual
 - c. CDOT Standard Plans M&S Standards
 - d. AASHTO Roadside Design Guide
 - e. AASHTO Policy on Geometric Design of Highways and Streets
 - f. CDOT Standard Specifications for Road and Bridge Construction
 - g. CDOT Standard Special Provisions
 - h. Manual on Uniform Traffic Control Devices (MUTCD)
 - i. 1998 State Highway Access Code, Volume 2, Code of Regulations 601-1, as amended
 - j. ITE Traffic Engineering Handbook
 - k. ITE Trip Generation Manual, 6th Edition
2. The design standards listed under item 1 of this section will override the final design plans, EXHIBIT "B," reserved should an oversight, omission or conflict occur.
3. CDOT assumes no liability or responsibility whatsoever for the accuracy, completeness or correctness of the Permittee's final design plans, EXHIBIT "B," reserved. Any design errors are the sole responsibility of the Permittee and their Engineer.
4. Permittee is required to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board), and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The current Standard Plans reflect these requirements.
5. It is the responsibility of the Permittee/Applicant to determine which environmental clearances and/or regulations apply to the project, and to obtain any clearances that are required directly from the appropriate agency. Please refer to "CDOT Environmental Clearance Information Summary" for details. FAILURE TO COMPLY WITH REGULATORY REQUIREMENTS MAY RESULT IN SUSPENSION OR REVOCATION OF THE CDOT ACCESS PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES.
6. ALL discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include substances such as: wash water, paint, automotive fluids, solvents, oils or soaps.

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7. Unless otherwise identified by CDOT or the Colorado Department of Public Health and Environment (CDPHE) Water Quality Control Division (WQCD) as significant sources of pollutants to the waters of the State, the following discharges to storm water systems are allowed without a Colorado Discharge Permit System permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from fire fighting activities. **However, construction activities may require a Construction Stormwater Permit(s) or separate permits from CDPHE or the appropriate agency before commencement of work. For additional information and forms, go to the CDPHE website at: <http://www.cdphe.state.co.us/wq/PermitsUnits/wqcdpmt.html> or contact the CDOT Water Quality Program Manager at 303-757-9343.**
8. **Any removal of existing fence, in excess of opening required for the access, or installation of a fence that is erected adjacent to the highway ROW requires a separate CDOT Fencing Agreement.** All fencing described by the CDOT Fencing Agreement shall be shown in the design plans.
9. **Any landscaping** within CDOT ROW requires a separate **CDOT Landscaping Permit**. All landscaping described by the CDOT Landscaping Permit shall be shown in the design plans.
10. **Any Utility work** within CDOT ROW requires a separate **CDOT Utility Permit**. All utilities and utility work described by the CDOT Utility Permit shall be shown in the design plans.

D. DRAINAGE DESIGN REQUIREMENTS:

1. No site drainage from the constructed access shall enter onto the traveled way of the highway.
2. Drainage to the State Highway Right-of-Way shall not exceed the historical undeveloped rate of flow. Detention ponds may be required to control drainage flow from developed properties at or below historical flow rates.
3. Any drainage study shall consider and the design reflect the 25 year flood for rural two lane highways, 50 year flood for four lane highways, and 100 year flood in all urban areas.
4. Required Cross Culverts under the State Highway, Side Drain Culverts under the Access, Curb, Gutter, Inlets, Manholes, Sidewalk and Driveways shall conform to CDOT Standards and facilitate proper drainage along the State Highway. Culvert ends not contained within manholes or inlets shall be fitted with standard end sections. The Drainage design shall be included in **EXHIBIT "B,"** reserved.

E. PAVEMENT DESIGN REQUIREMENTS:

1. Pavement design materials shall conform with:

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- a. Section 304 - Aggregate Base Course (ABC) - Class 1 or 2 and Class 6, with resistance values of at least 70 and 76 respectively when tested by the Hveem Stabilometer method.
 - b. Section 403 - Hot Mix Asphalt Grading S or SX.
 - c. Section 412 & 601 - Concrete Pavement Class P = 4,200 psi
2. The permittee/applicant is responsible for submitting a pavement design for improvements within current or proposed CDOT ROW. At its discretion, CDOT may provide the pavement design required for the improvements.

F. FINAL STABILIZATION REQUIREMENTS:

1. Topsoil, seeding, fertilizer and mulching shall be required within the ROW limits on all disturbed areas not surfaced immediately upon completion of the access.
2. A minimum of 4 inches of topsoil shall be placed on all slopes which are to be seeded and mulched.
3. The following types of seed and application rates shall be used unless a separate Landscaping Permit states otherwise:

Seed Requirements:

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>LBS.</u>
<u>PLS/ACRE</u>		
Western Wheatgrass (V. Arriba)	Pascopyrum Smithii	16
Slender Wheatgrass (V. San Luis)	Elymus Trachycaulus	6
Indian Ricegrass (V. Paloma)	Oryzopsis Hymenoides	6
Hard Fescue (V. Durar)	Festuca Ovina Duriuscula	6
Alsike Clover	Trifolium Hybridum	4
Sand Dropseed	Sporobolus Cryptandrus	<u>0.50</u>
Total lbs/acre		38.50

Seed shall be mechanically drilled to a depth of 0.25 or 0.5 inches into the soil on slopes flatter than 3:1. Seed shall be broadcast on slopes 3:1 or steeper and raked into soil.

4. Fertilizer Requirements:

<u>Nutrient Type</u>	<u>% AVAILABLE</u>	<u>LBS/ACRE</u>
Nitrogen:	18	45
Phosphorus:	46	115

Fertilizer shall be incorporated to a depth of 2" to 4" into the topsoil.

5. **Mulching Requirements and Application:** 2 tons/acre straw mechanically crimped into soil on slopes flatter than 3:1. Place a soil retention blanket consisting of woven wood or straw coconut material on slopes 3:1 or steeper.

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G. GENERAL CONSTRUCTION REQUIREMENTS:

1. **A COPY OF THIS PERMIT AND THE VALIDATED NOTICE TO PROCEED MUST BE ON THE JOB WITH THE CONTRACTOR AT ALL TIMES OR ANY WORK ONSITE AND OFFSITE WILL BE ORDERED TO BE IMMEDIATELY SUSPENDED UNTIL THIS TERM IS COMPLIED WITH.**
2. The PE in responsible charge of construction observation shall evaluate insure compliance with plans and specifications with regard to the roadway improvements and Traffic Control within the State Highway ROW. The PE's responsibilities shall be as defined in Section 5 of the BYLAWS AND RULES OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and the relevant sections of the latest CDOT Standard Specifications for Road and Bridge Construction. The PE shall be experienced and competent in road and bridge construction management, inspection and materials testing.
3. Construction Activities within the highway ROW shall be in compliance with the most current editions of the following manuals:
 - a. CDOT Standard Specifications for Road and Bridge Construction
 - b. CDOT Standard Special Provisions
 - c. CDOT Standard Plans M&S Standards
 - d. CDOT Construction Manual
 - e. CDOT Field Materials Manual
 - f. CDOT Laboratory Manual of Test Procedures
 - g. Manual on Uniform Traffic Control Devices (MUTCD) Part IV and the Colorado Supplement
 - h. EXHIBIT "B," reserved
4. The Permittee/Contractor is responsible for obtaining any necessary additional Federal, State and/or City/County permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.
5. The Permittee will be responsible for verification of existing utility locations. The Permittee must notify owners or operators of underground utility facilities at least two (2) business days prior to beginning excavation in the vicinity of such facilities, as required under Section 9-1.5-103, Colorado Revised Statutes. Call Utility Notification Center of Colorado (UNCC), 1-800-922-1987 for marking of member utilities. Call non-member utilities directly.
6. The Permittee/Contractor shall coordinate access construction with any utility installations.
7. Any damage to utilities during construction shall be the Permittee's responsibility to repair or replace the utility at no cost to the Department.
8. The Permittee/Contractor shall not make any changes to the access design without prior approval from the Region 5 Permit Program Manager or other authorized Region 5 CDOT

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representative. If necessary, minor changes, corrections, and/or additions to this permit will be ordered by CDOT to meet unanticipated site conditions.

9. Any damage to any existing highway facilities shall be repaired by the Permittee prior to continuing other work.

H. SAFETY, WORKING TIMES AND TRAFFIC CONTROL:

1. CDOT reserves the right to suspend any construction activities, to include Traffic Control, that interfere with the safe operation of the State Highway. Any such suspensions shall require a written plan of action detailing how the Permittee/Contractor will prevent further safety infractions prior to recommencing construction activities.
2. All equipment, materials or any other non-crashworthy item shall be stored outside the clear zone during non-working times.
3. Existing highway signs requiring removal within the limits of the construction activities shall be removed and delivered to the CDOT Maintenance Shop for storage and future replacement by the Permittee unless otherwise agreed to by CDOT and Permittee. Installation shall be as directed by CDOT.
4. The Permittee/Contractor will be responsible for keeping the State Highway travel lanes and shoulders clear of any mud or debris tracked onto it throughout construction of the access on a daily basis or as otherwise directed by CDOT.
5. The existing paved shoulder edge shall not be saw cut back until the future pavement is ready to be installed. The shoulder shall be saw cut a minimum of one (1) foot from the existing pavement edge to assure a straight edge for placement of adjacent asphalt material.
6. Any pavement drop-offs that will be left overnight shall be delineated with appropriate channelizing devices and any reasonably obtained lateral buffer space.
7. Any required pavement marking(s) and signing shall be installed by the Permittee/Contractor prior to opening any roadway to traffic.
8. The Permittee/Contractor shall comply with Revision of Section 107.06' of the CDOT Specifications regarding Safety, Health, and Sanitation Provisions.
9. No work within the highway ROW will be allowed on Saturdays, Sundays, legal holidays, or during periods of adverse weather conditions.
10. All construction activities within the state highway ROW will not be allowed to begin before sunrise and shall be required to cease prior to sunset. Traffic Control operations may begin one half hour before sunrise and continue until one half hour after sunset.

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11. No disruption of traffic flow will be allowed during the morning (7:00 AM to 8:30 AM) and evening (4:30 PM to 6:00 PM) peak hour traffic flows, unless otherwise authorized in writing by CDOT.

I. FINAL PROJECT ACCEPTANCE:

1. **Engineering Certification Letter:** Prior final acceptance by CDOT, the PE shall certify to CDOT in writing that all inspections, materials, materials testing, and construction methods conform to the plans, specifications and purpose of the design. The letter shall be submitted to the Region 5 Permit Program Manager, Colorado Department of Transportation, 3803 Main Avenue, Suite 100, Durango, Colorado 81301. The certification letter shall:
 - a. Have the stamp and signature of the PE in responsible charge of construction observation signifying that the engineering services addressed therein have been performed by the PE, or directly under the PE's supervision.
 - b. Be based upon the PE's knowledge, information and belief regarding the project.
 - c. Be in accordance with applicable standards of practice.
2. Upon completion of the work, the Engineer shall submit 3-sets of "As Constructed" plans showing in detail all ROW easements, construction improvements and any modifications or revisions. The "As Constructed" Plans shall also show all wiring, cabling, locations and depths of conduit, in conformance with Section 614.10(a) of the Standard Specifications. All changes, modifications or revisions shall be signed and sealed by the engineer.
3. **Final Project Acceptance** will be by the Regional Transportation Director (RTD) or their authorized designee.
4. **Reconstruction or improvements** to the access will be required when the Permittee fails to meet the required design and/or materials specifications. If any construction element fails within two years of CDOT's final acceptance due to improper construction or materials, the Permittee is responsible for all such repairs.

PERMITTEE: Keith Baker
Keith Baker for Salida Natural Resource Center

DATE 4/17/13

APPLICANT: H. Rickey Wells
H. Rickey Wells for REGen, LLC

DATE 4/19/13

RECEIVED

APR 24 2013

COLORADO DEPT. OF TRANSPORTATION
REGION 5
TRAFFIC & SAFETY

Memorandum

Date: June 15, 2020

To: Glen Van Nimwegen, City of Salida Community Development Director

From: Bill Hussey (on behalf of Confluent Park, LLC)

Re: Insubstantial modification request to Confluent Park Planned Development

Section 5, condition number 9 of the approved Confluent Park Planned Development Amendment Ordinance (No. 01 Series 2020) reads “The construction of Cleora Road and Confluence Drive shall be the first phase of road construction and shall be complete and accepted prior to issuing any Certificates of Occupancy within the project.”

The PD Amendment was approved on January 21, 2020. Since that time, the global COVID-19 pandemic has created economic uncertainty. In uncertain economic times, it is especially important for developers to have flexibility to sustain financially through fluctuations in the real estate and construction markets. In addition, the cost of Confluence Drive will be shared between Confluent Park and Two Rivers Southside. Two Rivers Southside is not proceeding on the schedule expected by Confluent Park, LLC, at the time of PD Amendment approval.

Therefore, Confluent Park, LLC, hereby requests, by insubstantial modification, to strike Condition 9 of Section 5 of Ordinance No. 01, Series 2020. The subdivision is now proposed in three phases per the Confluent Park Major Subdivision Civil Engineering Plans.

Attachment 5



June 9, 2020

RE: Confluent Park Subdivision
Plan review comments

To: Glen VanNimwegen, Community Development Director

Public Works has completed review of the civil engineering construction plans for the Salida Confluent Park Subdivision, dated May 2020. Comments are as follows:

General Items

1. Plat - Chase Street does not scale out to be 60-ft width at Cleora Rd. Revise to 60-ft.
2. Plat – A 10-ft public trail easement was previously requested along the north lot line of Lot 38. The plans indicate a trail but the plat only notes a UE at this lot. Revise accordingly.

Construction Plans

1. The construction shall be signed and stamped for final review. Comments are as follows:
 - a. Revise solar light pole detail to reflect current XCEL standards (SH-5).
 - b. Additional detailing of stormwater inlet required (SH-7).
 - c. Additional detailing of stormwater tie-in with pan and spandrel on the east side of Trenton Street at Cleora and Confluent are required (SH-10/11).
 - d. Revise stamped brick cross-walk detail to match city detail with 8-in reinforced colored concrete (SH-4).
 - e. Provide 8-ft trail connection to Vandaveer Rd. w/ADA ramp.
 - f. Public sidewalk to be extended straight across Lot 38 to ADA ramp at Trenton Street.
 - g. Provide w/s crossings in profiles where relevant.
 - h. It appears that the manhole 6+72 may conflict with the stamped brick crosswalk. Shift as necessary.
 - i. Additional detailing of manhole tie-in 'Structure – 1' required. Match top of existing pipe or higher for proposed invert calculation (SH-17).
 - j. Provide note on meter pit detail that setter shall be set 30-in below lid (SH-20).
 - k. Provide plan view detailing with future asphalt street section at PRV location. Coordinated with public works during design. Shade aerial back to be lighter (SH-25). Include plan sheet detail of PRV.

It is requested that the comments be addressed and resubmitted for review. After approval of a SIA, Owner to coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.

Sincerely,

A handwritten signature in cursive script that reads "David Lady".

David Lady, P.E.
City of Salida
Director of Public Works

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS
BEFORE THE PLANNING COMMISSION
AND CITY COUNCIL FOR THE CITY
OF SALIDA CONCERNING A MAJOR
IMPACT REVIEW APPLICATION FOR
THE PROPOSED CONFLUENT PARK
SUBDIVISION**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE** that on June 22, 2020 at or
about the hour of 6:00 p.m., a public hear-
ing will be conducted by the City of Salida
Planning Commission online at the follow-
ing link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding an application submitted by and on behalf of Confluent Park, LLC, for the property including approximately 10.5 acres located at the northeast corner of the intersection of Vandaveer Ranch Road and Highway 50. The legal description is Lots 3 and 4 of the Confluent Park Minor Subdivision as recorded at Reception Number 456722 of the Chaffee County Recorder's Office.

The applicant wishes to subdivide the property in accordance with the recently approved Planned Development which has the underlying districts of Residential Mixed-Use District (RMU); Commercial District (C-1); and High Density Residential District (R-3) into approximately 37 lots.

If a recommendation is made by the Planning Commission at the above public hearing, it shall be forwarded to the City Council for an online public hearing on July 7 at 6:00 p.m. at the following link:

<https://attendee.gotowebinar.com/register/8402368210594753549>

Currently it is expected interested persons may attend the public hearing in person, abiding by social distancing standards, or by attending the above online meetings. Public comment will be solicited and received in one or both formats. Further information on the application may be obtained from the Community Development Department, (719) 530-2631. To review the City's social distancing policy and other regulations, please visit <https://cityofsalida.com/covid-19info/>

Published in The Mountain Mail June 5, 2020



REQUEST FOR CITY COUNCIL ACTION

Meeting: July 7, 2020

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

Citizen appointments to the Planning Commission – Resolution 2020-25

BACKGROUND:

The Planning Commission is made up of seven regular and two alternate members. Last month regular member Johann “Kit” Steimle resigned. Alternate Member Michelle Walker has indicated she would like the opportunity to continue her term as a regular member. The current makeup of the Commission is as follows:

<u>Member</u>	<u>Term Expires</u>
Greg Follet, Chair	06/07/2024
Francie Bomer, Vice Chair	04/21/2023
Dori Denning	03/21/2024
Judith Dockery	04/21/2023
Johann “Kit” Steimle	11/07/2021 — Resigned June 20, 2020
Giff Kriebel	01/01/2023
Douglas Mendelson	06/03/2022
Michelle Walker, Alternate	06/07/2024
Matthew Chambers, Alternate	03/21/2024

Staff and Chair Follet are recommending Michelle Walker be moved to the vacant regular position.

SUGGESTED MOTIONS:

A Council person should make a motion “to approve Resolution No. 2020-25 a resolution of the City Council for the City of Salida, Colorado to reassign Michelle Walker to continue her term, which expires June 7, 2024, as a regular member of the Planning Commission.”

CITY OF SALIDA, COLORADO
RESOLUTION NO. 25
(Series of 2020)

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

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

WHEREAS, there is one regular member vacancy on the Planning Commission and alternate member Michelle Walker has expressed a desire to be moved to the regular position; and

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

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

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

1. The City Council hereby appoints Michelle Walker to complete her term, to expire June 7, 2024, as a regular member of the Salida Planning Commission.

RESOLVED, APPROVED, AND ADOPTED this 7th day of July, 2020.

CITY OF SALIDA, COLORADO

By

Mayor PT Wood

[SEAL]
ATTEST:

City Clerk



APPLICATION FOR CITY OF SALIDA COMMITTEES, BOARDS, AND COMMISSIONS

DATE 1-24-2020
NAME MICHELLE WALKER
ADDRESS 562A EAST 1st St PO Box 752
CITY SALIDA STATE CO ZIP 81201
TELEPHONE # (home) 206 724 1651 (work)
(cell) SAME
FAX # E-MAIL MICHELLE.BENEZ.WALKER@GMAIL.COM

APPLYING FOR:

- Board of Adjustment
Board of Appeals
Historic Preservation Commission
Planning Commission
Recreation Advisory Board
Salida/Chaffee County Airport Board
SteamPlant Commission
Tree Board
Public Art Commission
Other

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

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

SEE ATTACHED

PERSONAL AND JOB RELATED INTERESTS:

SEE ATTACHED

REASONS FOR APPLYING:

SEE ATTACHED

Thank you for applying. Salida City Council

Please return the completed application to:

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

Application Responses – Board of Adjustments and Planning Commission

Background and/or Experience:

I have a degree in Architectural Engineering from CU Boulder. Before my daughter was born I worked as a Mechanical Engineer designing HVAC systems for both residential and commercial buildings. As part of my jobs I ensured our designs were compliant with all local state and national codes.

When my daughter was born I became a stay at home parent. I am proud of my work as a Mom helping a disabled child navigate life.

Personal and Job Related Interests:

I have a personal interest accessibility for disabled people as I have a lovely disabled daughter.

I am also a runner and a swimmer and so I've a great appreciation for our open spaces and our pool.

I also like to rock climb and to hike. I am an aspiring artist, and a regular at Café Dawn for French group meetings.

I have lived in Idledale (a town with only a post office and 3 stop signs), Boulder, Vail, and Seattle. My education and work background have made me especially attuned to the layout of whatever city I am in. In Idledale I learned about restraint in development as we convinced builders to develop land at a density that preserved the town's semi-rural feel. As a student in Boulder I learned to appreciate the low income housing and public transportation. In Vail I learned the importance of preserving a town aesthetic not just for the beauty, but for the tourists. In Seattle I learned about the importance of high density housing, and I admired the city's walkability with it's clusters of neighborhood specific restaurants and businesses.

Reasons for Applying:

I am eager to join the Planning Commission / Board of Adjustments here in Salida in order to receive an official education in the city planning that has always been in the periphery of my career. I realize this is not a paying position, but I believe it would provide invaluable professional growth for me.

I have moved to Salida very recently. I picked this place because it is "paradise". I run up S mountain almost every day and look out over our rapidly growing city. I am grateful for the planning and intention that has clearly gone into Salida's growth thus far, and I know I have expertise to share that will help us to continue to grow gracefully.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: July 7, 2020

AGENDA ITEM NO. 5.g.	ORIGINATING DEPARTMENT: Administration	PRESENTED BY: Drew Nelson
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ITEM:

Declaration of Extension of State of Local Emergency – COVID-19 Action Plan Implementation

BACKGROUND:

As we are all quite aware, the worldwide COVID-19 pandemic has created an environment where federal, state and local governments Article XVII, Section 2-17-10 of the Salida Municipal Code states that when it appears to the Mayor that the general health, safety and welfare of the inhabitants of the City are threatened, he or she may declare a state of emergency by proclamation. After conferring with the Chaffee County Health Department, on Friday, March 13th, 2020, such an emergency declaration was approved by Mayor Wood to approve the City of Salida COVID-19 Action Plan. The City Council ratified the emergency declaration on March 17th, 2020, extending until April 25th, 2020. A second extension was granted on April 21st, extending the declaration until May 6th, 2020, which was extended again until June 3rd, and the last extension was approved until July 8th. This Action Plan provides for a tiered response to local conditions and will be evaluated on a constant basis going forward. The Action Plan is attached for your review, and the City is currently operating at the Tier II level.

Section 2-17-30 establishes a term of no more than ten (10) days of for any emergency declaration. It also provides that the City Council may extend any proclamation issued by the Mayor for a period not to exceed forty (40) days by a two-thirds (2/3) vote. As issues related to COVID-19 continue, it is imperative that the City continues to follow the protocols established in the Action Plan.

FISCAL NOTE:

No direct costs immediately; however, costs may be incurred as this ever-evolving situation goes forward.

STAFF RECOMMENDATION:

Staff recommends approval by the City Council of a Declaration of Extension of Local State of Emergency to implement the City of Salida's COVID-19 Action Plan, as currently established, until August 5th, which is one day after the first regular City Council meeting in August.

SUGGESTED MOTIONS:

A City Councilmember should make a motion to approve a Declaration of extension of Local State of Emergency to implement the City of Salida's COVID-19 Action Plan, extending until August 5th, 2020, followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO
EXTENDING A LOCAL STATE OF EMERGENCY
REGARDING COVID-19 (CORONAVIRUS DISEASE 2019)**

FINDINGS AND CONCLUSIONS:

WHEREAS, COVID-19 is a highly contagious virus that has spread to numerous countries throughout the world, including the United States; and

WHEREAS, the virus may cause serious illness or death in certain cases, particularly for elderly and persons with underlying health conditions; and

WHEREAS, on March 11, 2020, the World Health Organization (“WHO”) declared the worldwide outbreak of COVID-19 a “global pandemic”, pushing the threat beyond the “global health emergency” it had announced in January; and

WHEREAS, on March 11, 2020, the Governor of the State of Colorado declared a state of emergency due to the presence of COVID-19 in Colorado; and

WHEREAS, on March 13, 2020, the Board of County Commissioners of Chaffee County declared a Local Disaster Emergency as authorized under C.R.S. § 24-33.5-703(3) to assist local governments in responding to and recovering from emergency events, including emergency epidemics and pandemics; and

WHEREAS, on March 17, 2020, the Salida City Council unanimously approved an initial Local State of Emergency regarding COVID-19, extending until April 25, 2020; and

WHEREAS, on April 21, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until May 6, 2020; and

WHEREAS, on May 5, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until June 3, 2020; and

WHEREAS, on June 2, 2020, the Salida City Council unanimously approved an extension of the Local State of Emergency regarding COVID-19 until July 8, 2020; and

WHEREAS, the Chaffee County Public Health Department anticipates that, due to the contagiousness of the illness and the fact that numerous travelers from around the world visit the County, Chaffee County will see cases of the virus and its transmission within the community; and

WHEREAS, Article XVII, Section 2-17-10 of the Salida Municipal Code authorizes the Mayor to declare a State of Emergency via proclamation when it appears that the general health, safety and welfare of the inhabitants of the City are threatened by general public unrest or riot, or by attack upon the State; and

WHEREAS, Article XVII, Section 2-17-30 allows for the City Council to extend any proclamation issued by the Mayor under Section 2-17-10 to be extended for a period not to exceed forty (40) days by a two-thirds (2/3) vote; and

WHEREAS, the City's current State of Local Emergency proclamation will expire on July 8th, 2020, which does not coincide with the Governor of the State of Colorado's Safer-At-Home and in the Vast, Great Outdoors order, which is anticipated to be extended; and

WHEREAS, the cost and magnitude of responding to and recovering from the impact of the COVID-19 virus on local emergency services providers and medical services is anticipated to be far in excess of the community's available resources; and

WHEREAS, in response to the outbreak of COVID-19 in Chaffee County and the Salida community, and in light of the ongoing risk to public health and safety, at this time it is necessary to extend the existing Local State of Emergency.

NOW THEREFORE, IT IS HEREBY DECLARED BY THE SALIDA CITY COUNCIL:

Section 1. The confirmed presence of COVID-19 in Chaffee County constitutes a Local State of Emergency, as defined in Article XVII, Section 2-17-10 of the Salida Municipal Code, not to exceed a term of forty (40) days.

Section 2. The effect of this declaration of Local State of Emergency shall continue the City's COVID-19 Action Plan, attached hereto as Exhibit A, authorizing a tiered approach to proactively respond to changes in the COVID-19 situation as well as reflect the recommendations of our Federal, State, and Local Health Departments.

Section 3. This declaration shall be made effective immediately on July 7, 2020, and shall be in effect until August 5, 2020.

APPROVED, DECLARED AND ADOPTED on this 7th day of July, 2020.

CITY OF SALIDA, COLORADO

[SEAL]

ATTEST:

P.T. Wood, Mayor
City of Salida, Colorado

City Clerk



CITY OF SALIDA – COVID-19 ACTION PLAN

Purpose: To provide a comprehensive and tiered Action Plan to City of Salida officials in response to the ongoing COVID-19 pandemic. This Action Plan is intended to slowly escalate to proactively respond to changes in the situation as well as reflect the recommendations of our State and local Public Health Departments. This Action Plan is effective March 13, 2020, until further notice.

Authority: Per Sections 2-17-10 and 2-17-20 of the Salida Municipal Code, when it appears to the Mayor that the general health, safety and welfare of the inhabitants of the City are threatened, he or she may declare a state of emergency proclamation. The proclamation may impose a curfew within the City, may prohibit public or private assemblies, may impose restrictions on movement within the City and may contain other regulations necessary and proper to the maintenance of public peace, order and safety.

Tier I

Heightened Awareness. The CDC and local health authorities have indicated that COVID-19 is in the U.S. and are encouraging citizens to be aware and to focus on sanitization and hygiene.

- Encourage employees to stay home if sick or to go home if exhibiting symptoms while at work. Employees will continue to use sick leave.
- Identify work spaces where employees can temporarily isolate if they are awaiting transportation to their home or medical care.
- Wash hands often, also use hand sanitizer often.
- Cover mouth with arm/elbow if coughing.
- Heightened amount of environmental sanitation – Lysol, wipes, environmental germicide sprays, etc.
- Employees should refrain from traveling to conferences and/or meetings in other parts of the Country where cases of COVID-19 are expanding.
- Acquire/Inspect/Issue Personal Protective Equipment (PPE) to selected City Staff (gloves, masks, etc.).

Tier II

Statewide Concern. The Colorado Department of Health and Environment (CDPHE) have indicated multiple cases of COVID-19 within the State of Colorado. When directed by the Mayor, City Administrator, or their delegate, the City will move its response to Tier II which, in addition to Phase I steps, include:

- Trial Teleworking and staggered shifts authorized. Departments should, on a very limited basis, begin to set up telework sites for a limited number of employees to lessen the impact on Tech Services.
- Employees should refrain of physical contact with each other and with members of the public (i.e. handshakes, hugging, etc.). CDC recommends a 6’ distance of separation.
- Employees should limit or eliminate any outside agency meeting attendance, unless able to be done remotely.
- City Departments should begin to limit internal meetings.
- Employees who self-identify as high risk (having compromised immune systems, for example) should work from home. If sick, no sick leave required – will treat as regular time. This provision would temporarily suspend Section 3.5.E. of the City of Salida Personnel Manual requiring medical certification of illness. This includes any part-time employees currently ineligible for sick leave.
- The City will take direction from State and Local Health authorities.

Tier III

Chaffee County Concern. Chaffee County Health has indicated multiple cases of COVID-19 within the Region. When directed by the Mayor, City Administrator, or their delegate, the City will move its response to Tier III which, in addition to Phase II steps, include:

- Employees will be directed to stay home (or go home) if they or any family member they live with is exhibiting any symptoms, or if they are high risk. Employees staying home will not be required to use sick leave, but will treat it as regular pay. This provision would temporarily suspend Section 3.5.E. of the City of Salida Personnel Manual requiring medical certification of illness. This includes any part-time employees currently ineligible for sick leave.
- Elimination of any City meetings or events (unless able to be done remotely). Recreation programs shut down, including closure of Salida Hot Springs Aquatic Center, the SteamPlant Event Center, and the Rotary Scout Hut. Specific closure dates shall be established by Department Heads and announced via press release.
- Teleworking and staggered shifts authorized. Departments will continue to roll out additional measures or plans to allow employees to work remotely, when feasible.
- Departments must take additional steps they have identified to limit exposure between employees and between employees and members of the public.

- City buildings reduced staffing authorized. Departments will take steps to ensure City Buildings are minimally staffed, but public spaces are very limited.
 - Heightened level of sanitization of spaces including additional germicide spraying.
 - Selected City Staff have PPE on hand and begin utilization, as appropriate.
 - Public events (other than official meetings of City boards) scheduled to take place in City-owned facilities are suspended until further notice. The Salida community is strongly encouraged to engage in social distancing and to postpone or cancel any gatherings where people will congregate in large numbers and/or in close contact with one another.
 - Other steps as directed by State and Local Health authorities.
-

Tier IV

Full implementation of Response Plan. Tier IV may occur at such time as Chaffee County Public Health recommends regionwide social spacing, or schools are shut down, or at such other time as Salida deems it to be in the best interest of the organization and/or community. When directed by the Mayor, City Administrator, or their delegate, the City will move its response to Tier IV which, in addition to Phase III steps, include:

- City Buildings minimally staffed, no public access. Public will be directed to conduct business online, if feasible, or by phone. Non-essential services (City Hall Administration, City Hall Finance, Fire Station Administration, Police Station Administration, Public Works Administration) are closed to the public. Public is encouraged to use digital and telephone communication, website access, online payments, and other ways of communication to conduct business with the City.
 - Departments will fully enact Departmental plans. Teleworking options and staggered shift work maximized. Only essential services ongoing, unless able to be provided through employees working remotely.
 - Incident Command may be set up locally or in coordination with County Authorities.
 - Selected City Staff mandatory use of PPE.
 - Other steps as directed by State and Local Health authorities, including support of their efforts.
-

Mayor P.T. Wood is encouraging the greater Salida and Chaffee County community to work together during this time. “It is imperative that we understand the impact of this pandemic on our community, and we know that collective action on preventative hygiene and minimizing social gatherings will significantly reduce the long-term impacts on Salida,” he said. “These short-term measures will build upon our resiliency and strength. We have one goal in mind – to mitigate the possible spread of the disease and avoid a longer-term risk to our community. The City of Salida is asking your cooperation in proactively implementing these measures.”



OFFICE OF HOUSING

PO Box 699
SALIDA, CO 81201
PHONE (719) 530-2590
WWW.CHAFFEECOUNTY.ORG

Directors Report to the Board of County Commissioners for activities in June 2020

- Multi-Jurisdictional Housing Authority
 - Letters to Community Partners were mailed on June 12th, 2020. Thus far, I have only received a response from Habitat for Humanity Executive Director, which was shared with the Steering Committee. She had no concerns at all.
 - The Steering Committee Convened June 23rd, 2020. We reviewed the Cost sharing formula and associated IGA, reviewed a Board Member Matrix to begin consideration of Board nominees, as well as outlined the next steps and proposed timeline for adopting all of the documents.
 - I have incorporated both Buena Vista and Salida's comments into both the Creation IGA and the Funding IGA. After County legal reviews the document, it was agreed that it would be sent to a third party council who has expertise in special taxing districts for a final review.
 - We have begun drafting a Personnel Agreement that the newly-formed MJHA can use to contract personnel services from the County, primarily that of the Housing Director.
 - As a reminder, the Central Peaks Region of El Pomar Foundation has offered the MJHA a \$50,000 challenge grant. Details include:
 - Contingent upon the creation of the MJHA
 - Requires 100% local match; High Country Bank has already pledged \$1,000.
 - To be used for workforce housing.
- Salida Housing Development Corporation
 - The SHDC Board of Directors continues to work with Cardinal Development on a potential Low Income Tax Credit project in Poncha Springs.
 - We are beginning to have weekly meetings to prepare an application to CHFA for the tax credits; a letter of intent to apply is due in December 2020.
 - The project will likely be a 9% LITC deal, and include 50 total units, 25% of which will be Permanent Supportive Housing (which is for people earning 30% AMI or less) and the remaining units will be for people earning 60% AMI or less.
- Rental Deposit Guarantee Program: This program is continuing to see an increase in inquiries and activities.
 - A year-end report was submitted to the Central Peaks Regional Council of the El Pomar Foundation on June 9, 2020. A copy of the report, along with letters of appreciation from tenants participating in the program, are included as attachments to this report.

- Health Disparities Grant Program
 - The HPAC engaged in a mini-storytelling workshop on June 4th; the result was a greater understanding of how local stories can contribute to policy conversations and to recruit additional storytellers and advocates for the FY 21 HDGP Storytelling workshop.
 - The final events of this grant year occurred on June 25th and June 26th, with Randall Arendt presenting the Conservation Subdivision Design process. The two events had the same first half, where Randall introduced concepts to embrace conservation subdivision in locations that have access to public utilities, and the second half of each presentation ended with sketch designs of two different parcels, one near Salida on June 25th and one near Buena Vista on June 26th.
 - The HDGP Grant Manager notified us that much of the FY 21 budget has been restored, bringing our total budget amount up to \$201,165.00. I will be revising our Statement of Work and Budget to reflect the increase, and have it submitted by July 13th.
 - FY21 HDGP Statement of Work: Our budget and statement of work for FY21 have been approved, and includes the following activities:
 - Two community-wide education events
 - Convening of a Planning Collaborative among all of the jurisdictions within the county.
 - Offering at least four training and technical assistance events for the Planning Collaborative.
 - Contracting the evaluation of a collaborative GIS tool, shared among the Planning Collaborative.
 - Contracting the creation of additional GIS layers, if possible.
 - A final grant report, which will contain policy recommendations based on community input, is under draft and should be distributed in July.

- C-PACE: I am maintaining communication with CPACE Director Tracy Phillips to monitor the situation in Fremont County.
 - The following is an update from CPACE Director, as of June 29, 2020: “We have revised the amortization schedule and proposed assessment amount and payments to reflect the C-PACE funds that were actually dispersed to the developer. This will reduce the annual C-PACE payments and will hopefully make the property "more attractive" to a potential buyer. We are in the process of finalizing this with the developer and hope to have this completed soon.”

- Salida Land Use Code Update:
 - There has been no new activities on this matter since last report.

Community Partnerships

I continue to develop working relationships with a myriad of service providers within Chaffee County, often centering around the Rental Deposit Guarantee Program.

- UAACOG: The Director of Housing for the UAACOG is no longer employed, and Amanda Allen, who typically operates their Housing Choice Voucher (HUD Section 8) program is serving as the interim Housing Director. I am working with her to bring her up to speed on the Salida Housing Development Corporation project and the reporting requirements of the loan that assisted SHDC acquire the land.
- Public Private Partnerships:
 - I continue to work with Chaffee County Community Foundation to flesh out two potential housing developments. The CCCF was awarded \$39,000 from the Colorado Health Foundation to conduct pre-development work on both projects. Part of this predevelopment work is evaluating public private partnerships in terms of ownership structure.
 - We met with DOLA-DOH Housing Development Specialist on June 3rd to review the project as envisioned. The project in Salida envisions two, eight bed dormitory style living quarters, which are not eligible for funding through DOH. Therefore, we are evaluating other ways to create a similar kind of flexible living environment that will also qualify for capital through DOH.
 - On June 9th, we met with the Salida Planning Department as a pre-development consultation. They have provided feedback from both Public Works and the Fire Department.
- CHFA:
 - The CHFAReach, professional development opportunity scheduled for July 23rd at the Poncha Springs Town Hall has turned into a virtual opportunity. The topic of this session will be LITC compliance, applicable to management of multi-family complexes include Collegiate Commons, Sunrise Manor, DeAnza Vista, Riverbend, and Salida Apartments. The new Confluent Park LITC and potential Mesa Crossings would benefit from attending as well.
 - Private Activity Bonds: We are scheduled to transfer our issuing authority to CHFA on
 - I have contacted the CHFA Asset Management team regarding both the Salida Apartments and Sunrise Manor. I have received numerous calls from tenants at both locations complaining about how they are treated by management and about the physical condition of the facilities. CHFA staff have connected me with the property owners, and I am working with them to identify whether or not they could benefit from the County PAB. Of primary importance is the expiration of the Salida Apartment's LURA on December 31, 2021, which would pull the

project back into market rate. If they will re-syndicate the tax-credits and use Chaffee County PAB, we can ensure the LURA extends for an additional 30-40 years.

- Colorado Mountain Housing Coalition:
 - The Board of Directors of the CMHC had determined not to host a fall conference, due to uncertainty because of COVID-19.

- Envision Chaffee County:
 - I have begun conversations with the Director of Envision Chaffee County about partnership opportunities related to the GIS Activity within the Health Disparities Grant Program for FY 21. The goal would be to work together to prioritize potential GIS layers that will assist in long term planning and evaluation.

Central Peaks Regional Council

Affordable Housing Grants Final Report

Please provide an update on the status of your affordable housing project.

Through the generous grant from the Central Peaks Regional Council, the Chaffee County Rental Deposit Guarantee Program has been in existence since July 1st, 2019. Landlords, community partners, and word of mouth have been the primary driver of applicants to this program. Given the staffing constraints of the Chaffee County Office of Housing, we have not engaged in considerable advertising of the program, because we want to be sure we can keep up with processing the applications, promissory notes, habitability inspections, and repayment agreements while managing the remaining affairs of the Office.

That said, at least two to four inquiries per week are made about the program; often, tenants decide not to apply once realizing it is not a grant and that they would have to enter into a repayment agreement. Those who do apply have all been employed within the county, save one tenant who receives her income from disability payments.

How has this grant expanded attainable housing in the Chaffee County region?

Although the total number of affordable housing units have not been expanded due to the Rental Deposit Guarantee Program, the upfront cost necessary to enter rental housing, a typical and consistent barrier to accessing safe and stable housing, has been reduced.

On average, rent in Chaffee County is \$1,500 for a two-bedroom unit. Landlords require first month's rent, last month's rent, and security deposit, typically equaling one month's rent, with an average total of \$4,500. This program allows tenants to spread the payment of the rental deposit out over the term of the lease, therefore keeping their emergency funds, savings, or other reserves intact.

Property managers, landlords, and community service entities are supportive of the program, because it offers the tenants opportunity to demonstrate responsibility and commitment while reducing the barriers to entering safe, stable, and affordable housing.

Throughout the course of the project, did you receive any additional funding or support?

The initial grant from the Central Peaks Region of El Pomar Foundation has been the only source of funding for this project. That said, the design of the Rental Deposit Guarantee Program creates a revolving fund, as the tenants are largely compliant with their repayment agreements.

We do work very closely with the Salvation Army fund, operated by Chaffee County Department of Human Services. This flexible source of funds can be used for one-time injections into a household's budget to stabilize their housing and financial situations, however the overall budget is relatively small. Therefore, we work together to use this Rental Deposit Guarantee Program braided with the Salvation Army funds to address the households overall financial and housing needs, ensuring that both funding streams are used wisely and not duplicative.

How did the project change from what you initially proposed and anticipated?

The program was designed to have eligibility criteria similar to that associated with state and federal affordable housing programs. The criteria include employment earnings at or below 100% of Chaffee County's Area Median Income, which is verified through a third-party review of pay stubs.

In Chaffee County, however, many of our employed residents are working in the "gig" economy, and incomes often include cash tips, casual verbal agreements, and inconsistent work availability; therefore, it has been more difficult than anticipated to verify applicants' incomes.

I have responded by accepting bank statements demonstrating deposits in amounts that average the income claimed on the application. I have also accepted emails from employers stating the average pay and the average opportunity to work; I verify these emails with a phone call to the employer to eliminate any potential fraud. One example of this kind of income, which is very common in Chaffee County, is seen in multiple tenants who earn a portion of their income cleaning short term rental houses. They are "on call" more or less, through a network of property management companies, and are never guaranteed a specific number of cleaning gigs.

One unanticipated outcome is an increase in the relationships the Office of Housing has with landlords and property managers. They have been appreciative of the program, of the scrutiny of the applicants, and of the communications between this office and theirs. These relationships are vital in the execution of community-based housing supports, and this program has been an excellent way to demonstrate that the Office of Housing is a reliable and accountable partner.

How many families have been served through this grant?

Ten households have been the recipient of the Rental Deposit Guarantee, although an additional five have applied and were denied due to the inability to document their income or poor landlord references. On average, two to four inquiries are made about the program every week.

The ten households who have been served through the program include five single-parent households (all female heads of households), two two-parent households, and three single person households. Of them, four were homeless or doubled up immediately prior to entering the rental unit whose deposit was guaranteed by this program, and one had fled domestic violence.

In total, there are 12 children under the age of 18 living in the homes that have benefited from this program.

What is the default rate connected to the loan agreement?

The total amount of rental deposit funds that have been guaranteed is \$7,970, with deposits ranging from \$1,650 to \$350; the average deposit amount is \$797.00.

One tenant left her rental unit without notifying the landlord, and therefore defaulted on her repayment agreement for a total of \$450.00. This tenant was an eighteen-year-old caring for her two minor siblings, and the landlord believes that she took them to family on the front range. The landlord and I had conversations prior to entering into the agreement due to the unusual circumstances, and collectively agreed to enter into the arrangements knowing the risk of the situation.

One tenant has paid in full, and six are submitting payments on time, regularly. The final two tenants make sporadic payments, but they are current in the total amount due and are in regular communications to adjust arrangements.

Therefore, the overall default rate is \$450 out of \$7,970.00, which is 5.6%. This program was modeled after a similar one operated by a Community Action Agency based in New Hampshire, whose default rate was reported to be 26%. We had anticipated our default rate to be considerably less, given the income levels of our tenants compared to theirs; the 5.6% default rate we have realized over the past year demonstrates this is true.

Are there any next steps for the project and, if applicable, the long term timeline?

The next steps for this program will coincide with the next steps for the Chaffee County Office of Housing, which is anticipated to transition into a multijurisdictional housing authority (MJHA), including Chaffee County, Buena Vista, Poncha Springs, and Salida. Once this entity is created and a Board of Directors is established, we will engage in a strategic planning and budgeting session.

As the Director of Housing, I will be advocating for the addition of a Housing Navigator position within the organization, who I envision will be central to the execution of the Rental Deposit Guarantee Program. Should this come to fruition, I anticipate a marketing campaign to promote the program throughout the county, which will significantly increase the number of inquiries and applicants. Should this not come to fruition, and we maintain the number of tenants between 10-20, I would encourage the Board to evaluate whether or not the entire \$40,000 granted by the Central Peaks Regional Council is best used for this program in its entirety, or whether it would be better to use some of the funds to support workforce housing development activities. After a full evaluation by the Board of the MJHA, we would reach out to the Council for further conversation and evaluation.

November 5, 2019

Chaffee County Office of Housing
Becky Gray
448 E. 1st Street, #225
Salida, CO 81201

Dear Becky:

I would like to thank you, the Commissioners of Chaffee County, and anyone else who was a part of bringing the Rental Deposit Guarantee Program to the Valley. Without this program, it would have been very difficult for me to rent a house in September.

I am a working mother of 2 who found myself in a situation where I needed to sell my house, and I needed to move to a rental house during the process. Coming up with the additional \$1500 for the rental deposit along with the first month's rent and pet deposit was overwhelming.

I read about the Rental Deposit Guarantee Program in the Mountain Mail over the summer and contacted you for the details. Once I learned more about the program, I felt I was a great candidate. You took the time to meet with me to answer my questions about the program. I also appreciate the time you also spent working closely with [REDACTED] of Salida Rentals to expedite this process so I could move into my rental home. I understand I am the first recipient of the Rental Deposit Guarantee Program, and I am so grateful.

Again, I want to thank you for offering this program and working with me on this fantastic opportunity. You were very professional and helpful during this process. I have been telling others about the program, and I hope that more people take advantage of it. After all, life is a TEAM EFFORT!

Thank you for helping the local community. Please contact me with any questions [REDACTED].

Thank you so much!

[REDACTED]

[REDACTED]

Salida, CO 81201

4/17/20

Dear Becky,

I thought I would be able to pay extra each month, but am ending the just enough to make the minimum payment. From the Bottom of my Heart, thank you for offering me the El Dugre Foundation Loan. It has made all the difference. I have a SAFE Home. Sincerely,

~~my~~
\$70.00 Jan. 2020
payment
for El Dugre Loan
~~El~~ Porcha Springs Ln.
Porcha Springs