

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 32
(Series 2021)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
APPROVING THE SUBDIVISION PLAT FOR THE WEST END MAJOR SUBDIVISION**

WHEREAS, the property owners, Tory and Clee Upchurch (“Developers”) submitted application for approval of a Major Impact Review for West End Major Subdivision; and

WHEREAS, the property (“Property”) that is subject to the proposed subdivision consists of 5.32 acres located between County Road 140 and County Road 141, more particularly described in Exhibit A; and

WHEREAS, the property is zoned R-2, Medium Density Residential and subject to specific conditions of the Upchurch Annexation Agreement; and

WHEREAS, the Planning Commission and City Council held a conceptual meeting on the proposed Major Subdivision on January 4, 2021, and an updated version of the conceptual plan was provided during annexation hearings on March 22 and April 20, 2021; and

WHEREAS, on August 23, 2021 the Salida Planning Commission held a public hearing and recommended approval of the West End Major Subdivision, consisting of 24 lots; and

WHEREAS, the Salida City Council held a duly noticed public hearing on September 21, 2021.

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

The West End Major Subdivision is hereby approved, subject to the following conditions:

1. The applicant shall add the following notes to the final subdivision plat, consistent with requirements of the annexation agreement:
 - Any lots created on property immediately adjacent to CR 141 shall be developed with detached single-family primary dwellings, shall have a minimum lot size of 7,500 square feet (“SF”), and shall have no less than 50 feet of rear lot line frontage onto CR 141. If accessory dwelling units (“ADUs”) are developed on lots immediately adjacent to CR 141, said ADUs shall be subject to the same frontage restrictions of the primary dwellings.
 - Up to three (3) lots at or around the northwest corner may have less than the required minimum lot frontage facing onto the proposed internal street, but such frontage shall be no less than 20 feet, and proposed development upon said lots shall follow the applicable approval processes set forth in the City Code.
 - No primary or accessory dwelling units within any future development on the

Property shall have frontage on CR 141 without either the approval of Chaffee County, or annexation of relevant portions of CR 141 into the City of Salida through the applicable City review and approval process.

- Developer shall enter into either a subdivision improvement agreement or development agreement that includes guarantees for the construction of the public street improvements, the extension of public water and sewer mains, and guarantees the construction, prior to recordation of the subdivision or development.
- Developer shall, at time of development of the Property, improve the annexed portion of CR 140 fronting the Property site, pursuant to City Code and all City Design Standards, including and relating, but not limited to, curb, gutter, sidewalk, street trees and parking on the north side; provide a crosswalk across CR 140 to the shared path on the south side in a location approved by City staff; and provide a minimum 2-inch overlay over both drive lanes of CR 140 along the frontage of the annexed property and extended to the west intersection with CR 141, or reconstruct said road if it is for grade, at the direction of the Public Works Director.
- Roads shall be designed in accordance with the City Design Standards, including, but not limited to, applicable requirements related to sidewalk construction and of right-of-way dedication, unless otherwise permitted by the Public Works Director. It is noted that a 40-foot ROW on the west end of such a subdivision, in addition to other access requirements, would be sufficient and a sidewalk would only be required on the east side of said ROW. A 20-foot dedication of ROW will be required of the adjacent property to the west at time of annexation for that parcel.
- No vehicle access to or from CR 141 shall be allowed in any future development on the Property without either the approval of Chaffee County, or annexation of relevant portions of CR 141 into the City of Salida through the applicable City review and approval process.
- The first built inclusionary housing units shall receive certificate of occupancy ("CO") prior to the eighth (8th) unit on the Property receiving CO or, if provided via multi-family housing, the first of such required inclusionary housing units shall receive CO prior to the twelfth (12th) unit on the Property receiving CO, and the last of such required units shall receive CO prior to the 24th unit on the Property receiving CO. The number of units required to be physically built will be specified within the subdivision improvement agreement or development agreement, based upon the 12.5% City Code requirement.
- For any affordable inclusionary housing unit(s) required to be built within the development, the developer shall be required to deposit the applicable Inclusionary Housing fee-in-lieu for each required unit at the time of issuance of a building permit. Once the required affordable unit(s) has received certificate of occupancy, such fees-in-lieu deposit shall be returned to the developer.
- Developer shall give preference to current Chaffee County residents or workforce for a minimum of six (6) non-inclusionary housing units within any development on the

Property, to the extent permitted by law. Such marketing and vetting shall be the developer's responsibility, with guidance provided by City staff and the Chaffee Housing Authority.

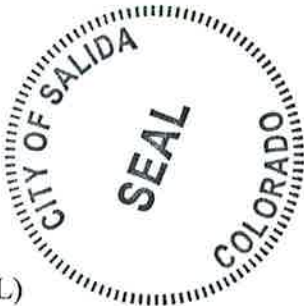
- Fees-in-lieu for Open Space and for Fair Contributions to Schools shall be required prior to certificate of occupancy for all units.
2. The following note shall also be added to the final subdivision plat: "The applicant shall build and maintain a crusher-fine path across the 10-foot wide pedestrian access between West End Road and CR 141."
 3. The following note shall also be added to the final subdivision plat: "The applicant shall provide staff, at time of building permits, with elevations of any and all existing homes (or homes under construction) along the same side of the street and (if applicable) the home(s) directly across the street, to ensure that the subdivision architectural standards will be met."
 4. ADA ramps shall be provided on the south side of County Road 140 at the proposed intersections in order to provide pedestrian and ADA accessibility to the existing concrete sidewalk on the south side of the roadway. A temporary surface improvement (crusher fine path and culvert) may be considered at the crosswalk adjacent to Shepherd Road ROW until the time of Angelview Subdivision intersection improvements.
 5. The applicant shall review design intent of water services to all lots, as it would appear that many of the lots are anticipated to be duplexes and Lot 15 shows five water services.
 6. 5-foot side lot easements shall be added to all lots, with the exception of Lots 16 & 21 which need a 10-foot easements on the side touching the road. Additionally, rear lot easements will be required, including 10-foot easements on the lots that do not have one shown already.
 7. The construction plans shall be signed and stamped for final review.
 8. After approval of a SIA, the applicant is to coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.
 9. The applicant shall amend the lot frontage of Lot 4 to meet the minimum lot frontage requirement of 37.5 feet while continuing to meet dimensional requirements of all other lots, prior to final plat approval.
 10. The applicant shall provide screening and obstruction (in the form of fencing, landscaping, etc.) so as to deter parking along CR 141 in order to access the adjacent lots.

RESOLVED, APPROVED AND ADOPTED on this 21st day of September, 2021.

CITY OF SALIDA, COLORADO




Mayor P.T. Wood



(SEAL)

ATTEST:



City Clerk / Deputy City Clerk