

**CITY OF SALIDA, COLORADO**  
**RESOLUTION 2022-26**  
**(Series of 2022)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO,  
APPROVING AN INTERGOVERNMENTAL AGREEMENT CONCERNING FAIR  
CONTRIBUTIONS FOR PUBLIC SCHOOL SITES**

**WHEREAS**, local governments are encouraged and authorized to cooperate or contract with other units of government, pursuant to C.R.S. § 29-20-105, for the purpose of planning or regulating the development of land, including, but not limited to, the joint exercise of planning, zoning, subdivision, building, and related regulations; and

**WHEREAS**, by Ordinance 14, Series of 2010, the Salida City Council adopted amended regulations for payment of fees for fair contribution for public school sites at Chapter 16, Article XX of the Salida Municipal Code (SMC); and

**WHEREAS**, SMC Section 16-20-30 states that any applicant shall dedicate or convey land for public school sites or otherwise make a payment in lieu of land dedication and that the fee amount shall be established by the City Council, and may be adjusted from time to time; and

**WHEREAS**, the Salida City Council has reviewed the proposed fee, as established in the attached Intergovernmental Agreement concerning fair contributions for public school sites among the City of Salida, the Town of Buena Vista, the Town of Poncha Springs, Chaffee County, the Salida School District R-32-J, and the Buena Vista School District R-31; and

**WHEREAS**, the City desires to enter into the attached Intergovernmental Agreement to ensure the fair contribution of land for public schools, or a fee-in-lieu thereof.

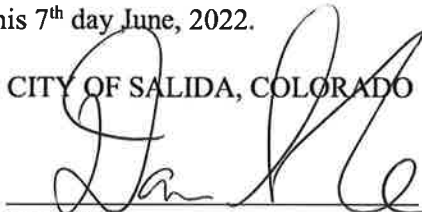
**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA COLORADO, THAT:**

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations, and findings.
2. The Salida City Council hereby approves the Intergovernmental Agreement, attached hereto as Exhibit A.

RESOLVED, APPROVED, AND ADOPTED this 7<sup>th</sup> day June, 2022.



CITY OF SALIDA, COLORADO

  
\_\_\_\_\_  
Dan Shore, Mayor

[SEAL]

ATTEST:

  
\_\_\_\_\_  
City Clerk/Deputy City Clerk

**INTERGOVERNMENTAL AGREEMENT CONCERNING FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES AMONG THE CITY OF SALIDA, THE TOWN OF BUENA VISTA, THE TOWN OF PONCHA SPRINGS, CHAFFEE COUNTY, THE SALIDA SCHOOL DISTRICT R-32-J AND THE BUENA VISTA SCHOOL DISTRICT R-31**

**THIS AGREEMENT** is entered into among the City of Salida, the Town of Buena Vista and the Town of Poncha Springs (collectively, the "Municipalities"), Chaffee County, Colorado (the "County"), and the Salida School District R-32-J and the Buena Vista School District R-31 (collectively, the "School Districts"), to be effective as of the 8th day of February 2022 ("Effective Date").

**RECITALS**

A. Local governments are encouraged and authorized to cooperate or contract with other units of government, pursuant to C.R.S. § 29-20-105, for the purpose of planning or regulating the development of land, including, but not limited to, the joint exercise of planning, zoning, subdivision, building, and related regulations.

B. The Municipalities, the County and the School Districts have cooperated with respect to managing the orderly growth of the community by identifying the adequacy of sites and land areas for public schools.

C. Growth in residential land development and the construction of new residential dwellings in the Municipalities and the County necessitates the acquisition of additional public school capital facilities to accommodate the increases in the student population. Requiring land dedication or conveyance for public school capital facilities, or payments in-lieu of land dedication or conveyance for public school sites, (collectively referred to as "Fair Contribution for Public School Sites"), will provide a portion of the resources to meet such demand.

D. To provide adequate public school capital facilities to serve the residents of newly constructed residential dwelling units within the Municipalities or the County, it is appropriate that the School Districts, the Municipalities and the County cooperate in the area of public school capital facilities acquisition by use of Fair Contribution for Public School Sites.

E. Requiring Fair Contribution for Public School Sites in a manner appropriate for an efficiently functioning Municipality and County will help ensure that new development does not negatively impact the provision of services.

F. Statutory power is granted to Municipalities and Counties, and it is a reasonable exercise of this power to require Fair Contribution for Public School capital facilities as a method of ensuring that new residential construction and residential development bear a proportionate share of the cost of public school capital facilities acquisition necessary to accommodate the educational service capacity demands of the residents who will be living in the new dwelling units.

G. Requiring Fair Contribution for Public School Sites for new residential construction and development is reasonable and necessary to protect, enhance, and preserve the public health, safety, and welfare of the citizens in the incorporated and unincorporated areas of the County.

H. The Municipalities, the County and the School Districts, upon consideration of the impacts of new residential construction and residential land development on the ability of the School Districts to provide public school facilities in the incorporated and unincorporated areas of the County, agree that it is in the best interests of the citizens of the Municipalities and the County to mutually enter into an intergovernmental agreement for the purpose of providing for Fair Contribution for Public School Sites, as provided in this Agreement.

I. The Municipalities, the County and School District do hereby define the rights and obligations of each entity with respect to planning for new public school capital facilities and Fair

Contribution for Public School Sites.

**AGREEMENT**

**NOW, THEREFORE**, in consideration of the objectives and policies expressed in the recitals and the mutual promises contained in this Agreement, the parties agree as follows:

**1. Definitions**

**a. Accessory Dwelling Unit** means a single-family dwelling unit which is secondary to the primary residential structure on a property. Accessory dwelling units may be attached or detached to the primary residential structure for use as a complete independent living facility on the same property as a permitted primary residential structure.

**b. Fair Contribution for Public School Sites** means land dedication or conveyance for public school capital facilities, or payments in-lieu of land dedication or conveyance for public school sites.

**c. Primary Residential Structure** means the main structure or building on a property zoned for residential use and used or occupied as a single-family residence.

**d. Residential Land Development Applications** means to subdivisions, planned unit developments, and annexations, to the extent such create residential dwelling units and require approval from a municipality or the County.

**2. School Facility Coordination and Development Referrals**

**a.** The School Districts, insofar as is feasible, shall consult with and advise the municipality in which it is located and the County in writing-in advance of public school facility acquisition and site development.

**b.** The Municipalities and the County shall refer to the applicable School District all Residential Land Development Applications for review and comment concerning impact of the development on the School District and the adequacy of public school sites and facilities. . The referring entity will consider the School District's comments in conjunction with the review and processing of each individual Residential Land Development Application, and will implement land dedication for public school facilities or payments in-lieu of land dedication for public school facilities consistent with this Agreement and the applicable land use code then in effect. If a nonresidential land development application is filed with any of the Municipalities or the County that may have influence or effect on property owned by or activities of either of the School Districts, the applicable entity shall also refer information pertaining to that application to the effected School District for review and comment. The School Districts shall promptly review referred development applications and promptly submit comments, recommendations, and requests to the referring entity.

**3. Methodology**

**a.** Contemporaneous with the effective date and the effective date of the applicable municipal or County code amendment requiring Fair Contribution for Public School Sites, the adopting entity shall enforce such code amendment as a precondition to the lawfully authorized construction of new residential dwelling units not otherwise exempted under Section 5 below.

**b.** The School Districts have adopted a methodology dated January, 2003, June 2006 and updated February 08, 2022 to determine Fair Contribution for Public School Sites for three categories of dwelling units. The parties agree the Methodology, attached and incorporated herein as Exhibit A, has been developed in a manner so as to fairly apportion the cost of acquiring public school facilities made necessary by new residential development.

**c.** As part of the Methodology, the School Districts have adopted planning standards

related to facility enrollment capacities, public school site acreage requirements, and student yields for each of three types of residential dwellings (single family detached, single family attached, and multi-family units). The Municipalities, the County and the School Districts agree that the Methodology is reasonable and the approved then-current Methodology shall apply to new residential construction within the Municipalities and the County. The Methodology shall be the basis for computing Fair Contribution for Public School Sites for new residential construction. The parties agree that the Methodology adopted by the School Districts shall be periodically reviewed and revised to reflect the current standards and conditions within the School Districts.

d. Unless and until modified by the parties, the Methodology and its supplementary background materials shall include, but shall not be limited to, the following factors:

(1) School planning standards which establish the student yields and technical and educational specifications for facilities for each category of school facility (elementary, middle, and high school levels), consistent with the policy of the Board of Education of the School District;

(2) The capacity demand for each category of school facility resulting from each category of residential dwelling (single family detached, single family attached, and multi-family);

(3) The means for determining the per acre fair market value of land for each type of residential dwelling; and

(4) The procedure for calculating Fair Contribution for Public School Sites required and applicable to each type of residential dwelling.

The Methodology shall be updated periodically as conditions warrant by the mutual consent of the parties. A copy of the updated Methodology shall be furnished to the Municipalities and the County within 30 days after its adoption by the School Districts. The Municipalities and the County shall hold a public hearing before revising the Methodology.

**4. Fair Contribution for Public School Sites Requirement**

a. As Fair Contribution for Public School Sites, any person or entity, as part of an applicable Residential Land Development Application shall dedicate or convey land for a public school facility to the School District in which the subject property is situated, or in the event the dedication of land is not deemed feasible or in the best interests of the applicable School District as determined by the Superintendent or designee, the applicable School District may require a payment in lieu of land dedication or conveyance to the School District. The manner and amount of either type of Fair Contribution for Public School Sites shall be as stated in this Agreement and the incorporated Methodology. This shall not preclude the School District and any person or entity from mutually agreeing to resolve the issue of Fair Contribution for Public School Sites in a manner other than as stated above.

b. If the Fair Contribution for Public School Sites includes the dedication of land, according to paragraph 4.a. above, the applicable entity (Town, City or County) agrees before recording of the final plat to require proof that the dedication has been made to the applicable School District in a manner and on terms satisfactory to the School District and in accordance with the following requirements:

(1) The person or entity has conveyed to the School District by general warranty deed, title to the land slated for dedication, which title is to be free and clear of all liens, encumbrances, and exceptions (except those approved in writing by the School District), including, without limitation, real property taxes, which will be prorated to the date of conveyance or dedication. The person or entity shall also enter into a contract for the sale and purchase of real property containing customary terms for the land which is being conveyed to or purchased by the School District.

(2) At the time of dedication or conveyance, the person or entity shall provide a title insurance commitment and policy in an amount equal to the fair market value of the dedicated property. At the appropriate time, not later than the issuance of the first building permit for the land development project, the person or entity shall also pay or provide for the payment of one-half of street development costs, and shall either provide, or pay or make provision for the payment of the costs associated with making improvements for water, sewer, and utilities stubbed to the site, and over lot grading of the dedicated land. The person or entity shall also have furnished any off-site easements which the School District needs to develop the site.

(3) The lands being dedicated or conveyed to the School District shall be located and configured as directed by the School District.

(4) The person or entity conveying the land to the School District shall satisfy the municipality/County's water rights requirements prior to conveying the property to the School District

(5) In addition to conveyed or dedicated lands, the School District shall have the right to purchase adjacent lands owned by the developer at its fair market value so that the dedicated or conveyed and purchased lands together form a contiguous parcel which meets the School District's land area requirements listed in Exhibit A.

c. Before issuing a building permit for any residential dwelling unit not otherwise exempted under Section 5 below, the issuing entity will confirm the applicable land conveyance or payment of fee in lieu has been made. If so, the issuing entity will require verification from the entity approving the Residential Land Development Application and the applicable School District, that the Fair Contribution for Public School Sites, according to paragraph 4.a. or 4.b. above, has been received by the applicable School District. The Superintendent of the School District, or the Superintendent's Designee, shall provide such proof in a timely manner. If the underlying Residential Land Development Application required a payment in lieu of land dedication or conveyance to the School District and such payment or conveyance and such payment or conveyance was not made, the entity issuing the building permit shall require such payment, equal to the fee in lieu in effect at the time of the approval of the Residential Land Development Application prior to issuing the permit.. Such disbursements shall be accompanied by a report prepared by the collecting entity which shows the names and addresses of each person or entity making a payment in lieu of land dedication. This Section shall only apply with respect to Residential Land Development Applications filed after the adoption and effective date of the applicable municipal or County code amendment requiring Fair Contribution for Public School Sites.

d. Nothing contained in this Agreement shall preclude the School Districts from commenting to the Municipalities or the County upon the adequacy of public school sites or facilities, necessary in its judgment, to meet the impact of the development project.

**5. Use of Fair Contribution for Public School Sites**

a. The School Districts shall hold or deposit in trust for public school capital facilities all funds each receives as Fair Contribution for Public School Sites, and all funds each may receive from the sale of land dedicated or conveyed as Fair Contribution for Public School Sites. The School Districts shall meet all requirements of C.R.S. §§ 29-1-801 to -803, if applicable. Each School District shall be solely responsible for each Fair Contribution for Public School Sites it receives. No Fair Contribution for Public School Sites shall constitute revenue of the Municipalities or the County under the provisions of Article X, Section 20 of the Colorado Constitution.

b. The School Districts shall use all funds each receives as Fair Contribution for Public School Sites for the acquisition of reasonably necessary sites and land areas or for other capital outlay purposes for schools or for growth-related planning functions by school districts for educational purposes. Subject to the limitations in this Agreement, the time for, nature, method, and extent of each public school site acquisition or other expenditures covered herein shall be within the sole

discretion of the respective School District.

c. Except as otherwise provided in this Agreement, any funds received as Fair Contribution for Public School Sites the School Districts have not used for acquisition or development of public school capital facilities within twenty years of collection it shall tender for refund, with interest earned and credited according to C.R.S. §§ 29-1-801 to -803, to the person who made the Fair Contribution for Public School Sites. The School Districts shall give written notice by first-class mail to the person who made the Fair Contribution for Public School Sites at his or her address as reflected in the records maintained by the School Districts. If the person does not file a written claim for refund of the funds with the applicable School District within 90 days of the mailing of such notice, the Fair Contribution for Public School Sites refund shall be retained by such School District.

**6. Exemptions From Fair Contribution for Public School Sites**

The following uses shall be exempted from Fair Contribution for Public School Sites:

- a. Construction of any nonresidential building or structure;
- b. Alteration, replacement or expansion of any legally existing building or structure with a comparable new building or structure which does not increase the number of residential dwelling units;
- c. Construction of any building or structure for limited term stay or for long term assisted living in which a provider undertakes to provide life care to three or more adult residents unrelated to the owner of the building or structure, including, but not limited to, bed and breakfast establishments, boarding or rooming houses, family-care homes, group-care homes, halfway houses, nursing homes, or hospices, except where such building or structure will be used primarily to house school aged children;
- d. Construction of any residential building or structure classified as housing for older persons, pursuant to the Federal Fair Housing Act in effect;
- e. The construction of accessory buildings or structures, but not including any Accessory Dwelling Units; and
- f. Construction of any low-income housing unit, on lots designated as such by the applicable Municipality or by the County.

**7. Accounting and Annual Audit**

- a. Each School District shall establish and maintain an accounting system to ensure that all Fair Contribution for Public School Sites funds are used according to this Agreement.
- b. Each School District shall cause an audit to be performed annually of the Fair Contribution for Public School Sites funds it receives, uses or expends under this Agreement. The audit shall be conducted according to the generally accepted accounting principles for governmental entities. The cost of the audit shall be paid for by the School District. The audit may be part of the School District's annual audit.

**8. Term of Agreement**

The term of this Agreement shall commence on the Effective Date, and continue until terminated. Any party may terminate this Agreement, at any time and for any reason, upon one-year written notice to the other parties.

**9. Miscellaneous Provisions**

- a. **Faith and Credit.** No party shall extend the faith or credit of the other to any third

person or entity.

**b. Amendments.** This Agreement may be amended only by mutual agreement of the parties and shall be evidenced by a written instrument authorized and executed with the same formality as accorded this Agreement.

**c. Notice.** Any notice required by this Agreement shall be in writing. If such notice is hand delivered or personally served, it shall be effective immediately upon such delivery or service. If given by mail, it shall be certified with return receipt requested and addressed to the following addresses:

**Board of Commissioners of Chaffee County**  
**Attention: County Attorney**  
**PO Box 699**  
**Salida, Colorado 81201**

**City of Salida**  
**Attention: \_\_\_\_\_**  
**Salida, Colorado 81201**

**Town of Buena Vista**  
**Attention: Town Administrator**  
**PO Box 2002**  
**Buena Vista, Colorado 81211**

**Town of Poncha Springs**  
**Attention: \_\_\_\_\_**  
**Poncha Springs, Colorado 81242**

**Salida School District R-32-J**  
**Attention: Superintendent**  
**Salida, Colorado 81201**

**Buena Vista School District R-31**  
**Attention: Superintendent**  
**Buena Vista, Colorado 81211**

Notice given by mail shall be effective upon receipt.

**d. Governing Law and Jurisdiction.** This Agreement and the rights and obligations of the parties hereto shall be interpreted and construed in accordance with the laws of the State of Colorado. In the event of litigation, jurisdiction and venue shall be in the Chaffee County District Court.

**e. Indemnification.** The School Districts agree to cooperate in the defense of any legal action that may be brought against the Municipalities or the County contesting the validity of this Agreement or the implementing ordinances. To the extent permitted by law, the School Districts agree to indemnify the Municipalities and the County and pay the costs and attorneys fees incurred by the Municipalities or the County in the defense of any legal action. The School District shall be solely responsible for any required refund of contributions it has received. Nothing contained in this Agreement shall constitute any waiver by the parties of the provisions of the Colorado Governmental Immunity Act or other applicable immunity defense. This provision shall survive termination of the Agreement, and be enforceable until all claims are precluded by statutes of limitation.

**f. Provisions Construed as to Fair Meaning.** The provisions of this Agreement shall be construed as to their fair meaning, and not for or against any party based upon any attributes to such party of the source of the language in question.

**g. Compliance with Ordinances and Regulations.** Each of the parties hereto shall enact or adopt or, if necessary, repeal or amend such ordinances, rules, regulations or policies as are necessary to implement and complement this Agreement. This Agreement shall be administered consistent with all current and future laws, rules, charters, ordinances and regulations of the Municipalities and the County concerning land dedication or conveyance for public school sites, or payment in-lieu of land dedication or conveyance for public school sites.

**h. No Implied Representations.** No representations, warranties or certifications, express or implied, shall exist as between the parties, except as specifically stated in this Agreement.

**i. No Third Party Beneficiaries.** None of the terms, conditions or covenants in this Agreement shall give or allow any claim, benefit, or right of action by any third person not a party

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Lori A Mitchell  
Chaffee County Clerk

hereto. Any person other than the parties receiving services or benefits under this Agreement shall be only an incidental beneficiary.

**j. Financial Obligations.** This Agreement shall not be deemed a pledge of the credit of the Municipalities, the County or the School Districts, or a collection or payment guarantee by the Municipalities or the County to the School District. Nothing in this Agreement shall be construed to create a multiple-fiscal year direct or indirect debt or financial obligation.

**k. Integrated Agreement and Amendments.** This Agreement is an integration of the entire understanding of the parties with respect to the matters stated herein. The parties shall only amend this Agreement in writing with the proper official signatures attached thereto.

**l. Waiver.** No waiver of any breach or default under this Agreement shall be a waiver of any other or subsequent breach or default.

[Remainder left intentionally blank]



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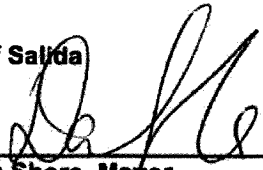
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Chaffee County Clerk

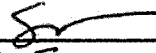
**IN WITNESS WHEREOF**, the parties have executed this Agreement which shall be in full force and effect the day and year first above written.

**Board of Commissioners of Chaffee County Attest:**

By: \_\_\_\_\_  
Greg Felt, Chairman

By: \_\_\_\_\_  
Name:

City of Salida  
By:  \_\_\_\_\_  
Dan Shore, Mayor

Attest:  
By:  \_\_\_\_\_  
Name: Sara Law Deputy Clerk

Town of Buena Vista  
By: \_\_\_\_\_  
Duff Lacy, Mayor

Attest:  
By: \_\_\_\_\_  
Name:

Town of Poncha Springs  
By: \_\_\_\_\_  
Ben Scanga, Mayor

Attest:  
By: \_\_\_\_\_  
Name:

Salida School District R-32-J  
By: \_\_\_\_\_  
David Blackburn  
Title: Superintendent

By: \_\_\_\_\_  
Name:  
Salida School District R-32-J Board President

Buena Vista School District R-31  
By: \_\_\_\_\_  
Lisa Yates  
Title: Superintendent

By: \_\_\_\_\_  
Name:  
Buena Vista School District R-31 Board President

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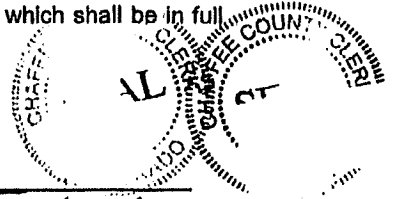
Lori A Mitchell  
Chaffee County Clerk

IN WITNESS WHEREOF, the parties have executed this Agreement which shall be in full force and effect the day and year first above written.

**Board of Commissioners of Chaffee County Attest:**

By: [Signature]  
Greg Felt, Chairman

By: [Signature]  
Name: Lori Mitchell by  
Lois Justice, Chief Deputy Clerk  
and Recorder



**City of Salda**

**Attest:**

By: \_\_\_\_\_  
Dan Shore, Mayor

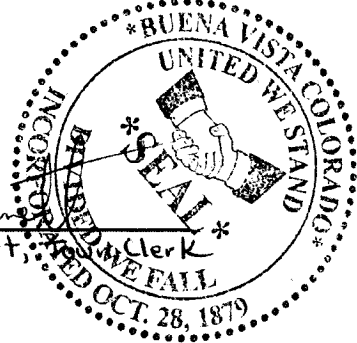
By: \_\_\_\_\_  
Name: \_\_\_\_\_

**Town of Buena Vista**

**Attest:**

By: [Signature]  
Libby Fay, Mayor

By: [Signature]  
Name: Paula Barnett, Town Clerk



**Town of Poncha Springs**

**Attest:**

By: \_\_\_\_\_  
Ben Scanga, Mayor

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**Salda School District R-32-J**

By: \_\_\_\_\_  
David Blackburn  
Title: Superintendent

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Salda School District R-32-J Board President

**Buena Vista School District R-31**

By: [Signature]  
Lisa Yates  
Title: Superintendent

By: [Signature]  
Name: \_\_\_\_\_  
Buena Vista School District R-31 Board President

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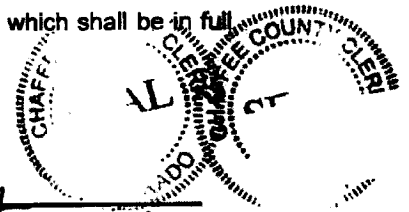
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Lori A Mitchell  
Chaffee County Clerk

IN WITNESS WHEREOF, the parties have executed this Agreement which shall be in full force and effect the day and year first above written.

**Board of Commissioners of Chaffee County Attest:**



By: [Signature]  
Greg Felt, Chairman

By: [Signature]  
Name: Lori Mitchell by Sarah Zwick, Chief Deputy Clerk and Recorder

**City of Salida**

**Attest:**

By: \_\_\_\_\_  
Dan Shore, Mayor

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**Town of Buena Vista**

**Attest:**

By: \_\_\_\_\_  
Libby Fay, Mayor

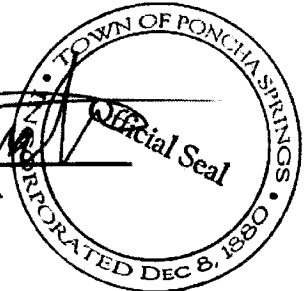
By: \_\_\_\_\_  
Name: \_\_\_\_\_

**Town of Poncha Springs**

**Attest:**

By: [Signature]  
Ben Scanga, Mayor

By: [Signature]  
Name: Janine Fitzwater  
Town Clerk



**Salida School District R-32-J**

By: \_\_\_\_\_  
David Blackburn  
Title: Superintendent

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Salida School District R-32-J Board President

**Buena Vista School District R-31**

By: \_\_\_\_\_  
Lisa Yates  
Title: Superintendent

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Buena Vista School District R-31 Board President

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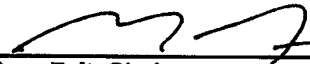
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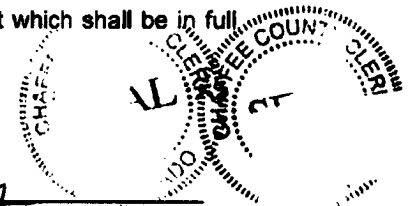
Lori A Mitchell  
Chaffee County Clerk

**IN WITNESS WHEREOF**, the parties have executed this Agreement which shall be in full force and effect the day and year first above written.

**Board of Commissioners of Chaffee County Attest:**

By:   
Greg Felt, Chairman

By: Lori Mitchell by  
Name: Lacala Justice, Chief Deputy Clerk and Recorder



**City of Salida**

**Attest:**

By: \_\_\_\_\_  
Dan Shore, Mayor

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**Town of Buena Vista**

**Attest:**

By: \_\_\_\_\_  
Libby Fay, Mayor

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**Town of Poncha Springs**

**Attest:**

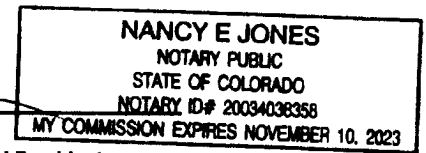
By: \_\_\_\_\_  
Ben Scanga, Mayor

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**Salida School District R-32-J**

By:   
David Blackburn  
Title: Superintendent

By:   
Name: \_\_\_\_\_  
Salida School District R-32-J Board President



**Buena Vista School District R-31**

By: \_\_\_\_\_  
Lisa Yates  
Title: Superintendent

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Buena Vista School District R-31 Board President

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Lori A Mitchell  
Chaffee County Clerk

# Chaffee County, CO

## School Land Dedication Standards Update Study

March 2021

Prepared for:

Buena Vista School District, Salida School District, Chaffee County, Town of Poncha Springs, Town of Buena Vista, City of Salida

Prepared by:



Lori A Mitchell  
Chaffee County Clerk

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## Brief Summary of State Law

Colorado Revised Statutes 30-28-133, Subdivision Regulations, enables county governments to require dedication of land for schools and/or fees-in-lieu. CRS 30-28-133 states that fee-in-lieu revenues may be used "For the acquisition of reasonably necessary sites and land areas or for other capital outlay purposes for schools" and further, "For growth-related planning functions by school districts for educational purposes." Authority for requiring school land dedication or fees-in-lieu at the municipal level may be construed more broadly from State Statutes 29-20, 24-67, and 31-23. Home-rule municipalities may have additional authority in the municipal code and charter. CRS 22-54-102 which explicitly prohibits "impact fees or other similar development charges or fees" as a funding source for school districts further clarifies that local governments are not restricted from requiring dedication of land for schools or fees-in-lieu "if such local government otherwise has such authority granted by law." RPI Consulting staff are not attorneys and each jurisdiction should consult its licensed legal counsel.

## Methodology and Data Sources

School land dedication and fee in lieu calculations require three primary data inputs.

Figure 1 – Data Inputs for School Land Dedication Analysis

Land Dedication Inputs	Definition	Data Sources
Student yield per housing unit by type of unit	The average number of student occupants by school level per housing unit for single family detached, single family attached and multi-family residential units.	2020 report provided by Western Demographics utilized 2019 Chaffee County Assessor and GIS data, and 2019-2020 school year enrolled student home addresses by grade level.
Land needed per student by school level	Land area in acres required per student by school level	Colorado Department of Education's Insight Portal and School View database.
Land value per acre	Average countywide price per acre for vacant land/lots that could be subdivided	Chaffee County Assessor 2019 property sales records.

With these inputs in place, land dedication standards and fees in lieu are calculated using the following equations:

$$(\text{student yield by unit type}) \times (\text{land needed per student}) = (\text{school land dedication by unit type})$$

$$(\text{school land dedication by unit type}) \times (\text{average value per acre}) = (\text{fee in lieu by unit type})$$



## Student Yield per Housing Unit

Western Demographics employed an empirical approach to determine students per housing unit throughout the county (see Appendix C for the complete student yield analysis).

Physical addresses were obtained from Salida and Buena Vista School Districts for each enrolled student by grade level (student names were not provided). In addition to providing a full inventory of residential units in the county, the county assessor database identifies the type of residential unit: single family detached, single family attached, and multifamily. Each enrolled student residing in the county was matched to a housing unit in the county assessor database using physical addresses. Having matched the enrolled students to the units in which they live, analysts were able to determine the average student yield.

Figure 2 – Student Yield by Residential Unit Type

Unit Type	Units	Elementary Students	Middle School Students	High School Students	Total Students
Single Family Detached	7142	752	447	676	1875
Single Family Attached	766	82	31	54	167
Multi-Family	374	24	9	6	39
Mobile Home	358	57	27	17	101
Total	8640	915	514	753	2182

Students per Single Family Detached Unit	0.11	0.06	0.09	0.26
Students per Single Family Attached Unit	0.11	0.04	0.07	0.22
Students per Multi-Family Unit	0.06	0.02	0.02	0.1

Source: Buena Vista School District student addresses by grade level, Salida School District student addresses by grade level, Chaffee County Assessor and GIS databases

Mobile homes were evaluated separately in the student yield analysis because the units are tracked separately in the assessor database, but mobile homes were combined with single family detached homes in the school land dedication analysis. Single family detached homes exhibit the highest student generation rates at .26 students per unit including elementary, middle and high school students. Multi-family attached development generates .1 students per unit, less than half the students of a detached single-family unit.





## Land Needed per Student for Public Schools

Colorado Department of Education’s Division of Public Schools Capital Construction Assistance adopted Public School Construction Guidelines in 2018. Section 4.1.15 lists qualitative guidelines addressing several topics concerning school sites including traffic circulation and parking for busses, cars, pedestrians and bicycles; sidewalks and pathways; building service loading areas; fire lanes; playgrounds and landscaping. However, construction guidelines do not quantify site the acreages needed to accommodate public schools, so consultants utilized an empirical methodology built on data about existing Colorado public school sites.

Colorado Department of Education’s Facility Insight program conducts assessments of public school educational facilities and sites (outside grounds) throughout the state. Results of the assessments are available to the public via the Facility Insight Portal. The Insight Portal scores school sites using an FCI rating scale of 0 to 1, with 0 being the most adequate, 1 the least adequate, and .5 the statewide average. Consultants queried the Facility Insight Portal in February of 2020 to find elementary, middle and high school sites that scored at or better than the statewide average (FCI scores of 0 to .5). Assessment data were not available for all districts, but consultants were able to identify thirty school sites (ten elementary, ten middle and ten high schools) that scored at or above the state average. The majority of the schools used in the analysis are in the mountain counties of the state. See Appendix A for the full detail on each school site. For each school site, consultants listed the district, name of the school, school level, acreage, enrollment, and the FCI rating. The analysis summarized in Figure 3 is an empirical basis for determining the size in acres needed per student to accommodate adequate public school sites in Colorado. The results of the analysis show the average acres per student for school sites that scored at or better than the statewide average (FCI rating of 0 to .5).

Figure 3 – Land Needed per Student

	Elementary	Middle	High	All
Average Campus Acres	13.5	19.3	33.1	22.2
Average Enrollment	346	505	718	523
Average Acres/Student	<b>0.043</b>	<b>0.040</b>	<b>0.055</b>	<b>0.046</b>
Average FCI Site Rating	0.26	0.31	0.22	0.26

Source: Colorado Department of Education Facility Insight Portal and School View Database



## School Land Dedication Standards

School land dedication standards represent the acres of school land needed to accommodate the students generated by each type of new residential unit:

$$(\text{student yield by unit type}) \times (\text{land needed per student}) = (\text{school land dedication by unit type})$$

To account for all variables, land needs were calculated separately for elementary, middle and high schools and also by each residential unit type.

Figure 4 – School Land Needed by Residential Unit Type

	Elementary School	Middle School	High School	Total
Students per Single Family Detached Unit	0.11	0.06	0.09	0.26
Students per Single Family Attached Unit	0.11	0.04	0.07	0.22
Students per Multi-Family Unit	0.06	0.02	0.02	0.1
Acres per Student	0.043	0.04	0.055	
Acres per Single Family Detached Unit	0.0047	0.0024	0.0050	<b>0.0121</b>
Acres per Single Family Attached Unit	0.0047	0.0016	0.0039	<b>0.0102</b>
Acres per Multi-Family Unit	0.0026	0.0008	0.0011	<b>0.0045</b>

Source: Buena Vista School District and Salida School District Enrolled Student Databases, Chaffee County Assessor and GIS databases, Colorado Department of Education Facility Insight Portal and School View Database

Each new/additional single family detached unit in Chaffee County generates the need for just over a hundredth of an acre of land for public schools, and multi-family units generate the need for less than half that amount.

Figure 5 – Recommended School Land Dedication Standards

	School Land Dedication Standards (Acres)
Single Family Detached Unit	0.0121
Single Family Attached Unit	0.0102
Multi-Family Unit	0.0045

Source: See Figure 4



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## Fee in Lieu of School Land Dedication

The fee in lieu represents the cash equivalent of the recommended school land dedication standards. RPI utilized a January 2020 Chaffee County Assessor report of valid sales that the assessor’s office uses for comparable sales. A query of this sales report yielded 142 land sales as a basis for determining land value using the following criteria:

**Vacant land or lots** – The fee in lieu is calculated based on the value of land without structures.

**One acre up to 33.1 acres** – In unincorporated Chaffee County, it is possible with either central water or central sewer to subdivide land up to a gross density of two units per acre in the Residential Zone District. A limited number of privately owned/operated central water or central sewer systems exist today in the unincorporated county. Given these conditions, it is possible to subdivide a one-acre parcel into two lots in the unincorporated county. Because this is a countywide land value analysis, the one-acre parameter in the unincorporated areas must apply to the entire analysis including incorporated areas. Figure 3 shows that the average high school meeting or exceeding the state average site adequacy score is 33.1 acres, which represents a reasonable upper limit for the land value analysis.

**Sold in 2019** – Prices have been on the rise, so consultants limited the land value analysis to the properties sold in the most recent calendar year.

**Results** – The parameters and findings from this final stage in the analysis are as follows:

Records: 142 vacant land/lot sales (See Appendix B)

Size Range: 1-33.1 acres

Period: 2019

Average Value/Acre: \$47,060

The fee in lieu is the product of the school land dedication standard for each unit type and the average value per acre (\$47,060).

(school land dedication by unit type) × (average value per acre) = (fee in lieu by unit type)

Figure 6 – Fee in Lieu of School Land Dedication

	School Land Dedication Standards	
	(Acres)	Fee in Lieu
Single Family Detached Unit	0.0121	\$569
Single Family Attached Unit	0.0102	\$480
Multi-Family Unit	0.0045	\$212

Source: Chaffee County Assessor Database



## Appendix A – School Site Analysis

The following information was obtained from February 2020 queries of Colorado Department of Education’s Insight Portal and from February 2020 queries of the School View interface. Note that the FCI rating applies to the school site, not the indoor facilities and that zero is the highest adequacy rating and one is the lowest adequacy rating. Analysts queried school sites that scored at the state average of .5 or better.

District	School	Level	Sq. Ft.	Acres	Enrollment	Sq. Ft./Student	Acres/Student	FCI
Garfield RE-2	Elk Creek ES	ES	1,151,498.00	26.4	288	3998	0.092	0.11
Garfield RE-2	Highland ES	ES	413,556.00	9.5	492	841	0.019	0.15
Garfield RE-2	Cactus Valley ES	ES	868,052.00	19.9	479	1812	0.042	0.01
Garfield RE-2	Kathryn Senior ES	ES	599,744.00	13.8	309	1941	0.045	0.77
Summit RE-1	Silverthorne ES	ES	476,500.00	10.9	312	1527	0.035	0.22
Buena Vista R-31	Avery Par ES	ES	315,000.00	7.2	428	736	0.017	0.42
East Grand 2	Granby ES	ES	297,800.00	6.8	335	889	0.020	0.3
Fowler R-4J	Fowler ES	ES	409,590.00	9.4	194	2111	0.048	0.1
Durango 9-R	Sunnyside ES	ES	435,600.00	10.0	154	2829	0.065	0.33
Durango 9-R	Riverview ES	ES	914,760.00	21.0	467	1959	0.045	0.17
Garfield 16	Grand Valley HS	HS	1568160	36.0	351	4468	0.103	0.07
Garfield RE-2	Coal Ridge HS	HS	1,853,667.00	42.6	563	3292	0.076	0.15
Garfield RE-2	Rifle HS	HS	1,308,142.00	30.0	773	1692	0.039	0.17
Summit RE-1	Summit HS	HS	3,600,000.00	82.6	952	3782	0.087	0.18
Strasburg 31J	Strasburg High School	HS	920,600.00	21.1	309	2979	0.068	0.03
Aspen 1	Aspen HS	HS	367,228.00	8.4	554	663	0.015	0.17
Gunnison Watershed RE	Gunnison HS	HS	894,704.00	20.5	394	2271	0.052	0.34
Durango 9-R	Durango HS	HS	1,176,120.00	27.0	1227	959	0.022	0.23
Mesa County Valley 51	Grand Junction HS	HS	1,294,978.00	29.7	1452	892	0.020	0.47
Alamosa RE-11J	Alamosa HS	HS	1,720,620.00	39.5	600	2868	0.066	0.41
Weld County RE-3(J)	Weld Central Middle School	MS	919,500.00	21.1	543	1693	0.039	0.01
Garfield RE-2	Rifle MS	MS	675,709.00	15.5	635	1064	0.024	0.52
Summit RE-1	Summit MS	MS	1,850,000.00	42.5	826	2240	0.051	0.02
East Grand 2	East Grand MS	MS	542,250.00	12.4	326	1663	0.038	0.47
Aspen 1	Aspen MS	MS	548,372.00	12.6	478	1147	0.026	0.13
Durango 9-R	Miller MS	MS	505,422.00	11.6	506	999	0.023	0.48
Canon City RE-1	Canon City MS	MS	531,400.00	12.2	387	1373	0.032	0.37
Mesa County Valley 51	Fruita MS	MS	566,280.00	13.0	609	930	0.021	0.43
Lake County R-1	Lake County Intermediate School	MS	900,000.00	20.7	297	3030	0.070	0.33
Valley RE-1	Sterling MS	MS	1,364,159.00	31.3	442	3086	0.071	0.3

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## Appendix B – Land Value Analysis Sales

This information was provided by the Chaffee County Assessor’s office. See the report body for an explanation of the query used to develop this report.

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PARCELNO	ABSTRACTDESCRIPTION	ACRES	SALEDATE	SALEPRICE	PricePerAc
316336300013	Vacant Lot - Residential	1	10/29/2019	\$47,500	\$47,500
316336300031	Vacant Lot - Residential	1	11/15/2019	\$46,500	\$46,500
316336300041	Vacant Lot - Residential	1	5/10/2019	\$47,500	\$47,500
326901200179	Vacant Lot - Residential	1	4/26/2019	\$59,000	\$59,000
326901200187	Vacant Lot - Residential	1	8/29/2019	\$45,000	\$45,000
326901200192	Vacant Lot - Residential	1	8/20/2019	\$40,000	\$40,000
326901200212	Vacant Lot - Residential	1	10/25/2019	\$44,500	\$44,500
327116400054	Vacant Land - Industrial	1	6/25/2019	\$87,500	\$87,500
342324300077	Vacant Lot - Residential	1	10/4/2019	\$169,000	\$169,000
316336300037	Vacant Lot - Residential	1.01	3/6/2019	\$35,500	\$35,149
368535303011	Vacant Lot - Residential	1.048	8/26/2019	\$43,000	\$41,031
368534401054	Vacant Lot - Residential	1.16	4/5/2019	\$40,000	\$34,483
326923100258	Vacant Lot - Residential	1.19	10/4/2019	\$105,000	\$88,235
326923200267	Vacant Lot - Residential	1.21	10/9/2019	\$90,000	\$74,380
368535303010	Vacant Lot - Residential	1.258	8/2/2019	\$45,000	\$35,780
368534322097	Vacant Lot - Residential	1.263	2/7/2019	\$100,000	\$79,202
326923200261	Vacant Lot - Residential	1.28	3/12/2019	\$135,000	\$105,469
327108200179	Vacant Lot - Residential	1.35	7/26/2019	\$190,000	\$140,741
368129300100	Vacant Lot - Residential	1.52	8/30/2019	\$140,000	\$92,105
380705300210	Vacant Land - 1-4 Acres	1.61	1/29/2019	\$215,000	\$133,540
342324300066	Exempt-Rel Camp/Retreat	1.8	5/20/2019	\$200,000	\$111,111
326903300139	Vacant Lot - Residential	1.87	6/14/2019	\$87,000	\$46,524
326903200125	Vacant Lot - Residential	1.9	2/6/2019	\$73,000	\$38,421
368129400122	Vacant Lot - Residential	1.95	3/1/2019	\$192,500	\$98,718
368129100071	Vacant Lot - Residential	1.96	3/27/2019	\$90,000	\$45,918
368534200030	Residential Land	1.96	6/13/2019	\$129,400	\$66,020
316336300023	Vacant Lot - Residential	1.98	5/28/2019	\$44,000	\$22,222
326903200119	Vacant Lot - Residential	1.98	1/2/2019	\$85,400	\$43,131
326903400015	Vacant Lot - Residential	1.98	7/25/2019	\$105,000	\$53,030
316336300019	Vacant Lot - Residential	2	3/5/2019	\$44,000	\$22,000
326903200105	Vacant Lot - Residential	2	9/23/2019	\$90,000	\$45,000
326923100307	Vacant Lot - Residential	2	8/15/2019	\$80,000	\$40,000
326923300249	Vacant Lot - Residential	2	10/10/2019	\$68,500	\$34,250
327107300012	Vacant Lot - Residential	2	7/24/2019	\$76,000	\$38,000
327108200188	Vacant Lot - Residential	2	6/7/2019	\$107,000	\$53,500
327108200190	Vacant Lot - Residential	2	11/20/2019	\$70,000	\$35,000
368333100084	Vacant Lot - Residential	2	8/27/2019	\$96,500	\$48,250
368333400047	Vacant Lot - Residential	2	8/15/2019	\$510,000	\$255,000
368333400049	Vacant Lot - Residential	2	1/10/2019	\$65,000	\$32,500
380705300272	Vacant Lot - Residential	2	2/4/2019	\$130,000	\$64,987
380709100071	Vacant Lot - Residential	2.009	3/22/2019	\$269,000	\$133,907
326923100303	Vacant Lot - Residential	2.01	4/8/2019	\$90,000	\$44,776
327107100105	Vacant Lot - Residential	2.01	5/6/2019	\$77,500	\$38,557
327107100106	Vacant Lot - Residential	2.01	8/27/2019	\$77,500	\$38,557
326901100096	Vacant Lot - Residential	2.03	7/31/2019	\$85,000	\$41,872
326913200177	Vacant Lot - Residential	2.03	9/27/2019	\$109,000	\$53,695



Chaffee County School Land Dedication Standards Update

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PARCEL NO	ABSTRACT DESCRIPTION	ACR: S	SALE DATE	SALE PRICE	Price/FerAc
326903300152	Vacant Lot - Residential	2.07	6/17/2019	\$60,000	\$28,986
326903300214	Vacant Lot - Residential	2.09	4/24/2019	\$80,000	\$38,278
326901100075	Vacant Lot - Residential	2.12	7/31/2019	\$76,900	\$36,274
380718400080	Vacant Lot - Residential	2.12	11/22/2019	\$100,000	\$47,170
368332100017	Vacant Lot - Residential	2.13	5/23/2019	\$55,000	\$25,822
380707100073	Vacant Lot - Residential	2.13	7/15/2019	\$160,000	\$75,117
316336300026	Vacant Lot - Residential	2.15	9/17/2019	\$48,500	\$22,558
368336100068	Vacant Lot - Residential	2.15	1/11/2019	\$167,000	\$77,674
368336100070	Vacant Lot - Residential	2.15	8/23/2019	\$177,000	\$82,326
368315100284	Vacant Lot - Residential	2.16	9/4/2019	\$83,000	\$38,426
326903200079	Vacant Lot - Residential	2.17	11/1/2019	\$74,000	\$34,101
326903200117	Vacant Lot - Residential	2.17	3/12/2019	\$80,000	\$36,866
342325100124	Vacant Lot - Residential	2.2	2/8/2019	\$77,000	\$35,000
380505400074	Vacant Lot - Residential	2.22	3/15/2019	\$167,500	\$75,450
380704300053	Vacant Land - 1-4 Acres	2.23	5/29/2019	\$645,000	\$289,238
326901100120	Vacant Lot - Residential	2.26	4/24/2019	\$64,500	\$28,540
326901100121	Vacant Lot - Residential	2.26	9/25/2019	\$62,000	\$27,434
353318100038	Vacant Lot - Residential	2.26	10/21/2019	\$85,000	\$37,611
326903300187	Vacant Lot - Residential	2.29	6/14/2019	\$140,000	\$61,135
342325100102	Vacant Lot - Residential	2.3	5/28/2019	\$125,000	\$54,348
353318400081	Vacant Lot - Residential	2.31	4/19/2019	\$65,000	\$28,139
353318100037	Vacant Lot - Residential	2.32	10/28/2019	\$85,000	\$36,638
327108200173	Vacant Lot - Residential	2.34	4/12/2019	\$189,000	\$80,769
368332100019	Vacant Lot - Residential	2.35	7/11/2019	\$92,500	\$39,362
380718400073	Vacant Lot - Residential	2.37	3/15/2019	\$125,000	\$52,743
316324100058	Vacant Lot - Residential	2.379	9/6/2019	\$122,000	\$51,280
327122200218	Vacant Land - 1-4 Acres	2.4	5/21/2019	\$160,000	\$66,667
315923400015	Vacant Lot - Residential	2.5	5/22/2019	\$45,500	\$18,200
326901400227	Vacant Lot - Residential	2.56	11/15/2019	\$98,500	\$38,477
380718400061	Vacant Lot - Residential	2.6	3/20/2019	\$86,000	\$33,077
326903200113	Vacant Lot - Residential	2.65	8/15/2019	\$94,000	\$35,472
353318200047	Vacant Lot - Residential	2.67	4/22/2019	\$95,000	\$35,581
316313200019	Vacant Lot - Residential	2.76	5/15/2019	\$119,500	\$43,297
326903300196	Vacant Lot - Residential	2.81	9/13/2019	\$65,000	\$23,132
326902100108	Vacant Lot - Residential	2.82	8/29/2019	\$66,000	\$23,404
327116400040	Vacant Lot - Residential	2.83	4/23/2019	\$252,500	\$89,223
353318200045	Vacant Lot - Residential	2.84	9/6/2019	\$75,000	\$26,408
368332100020	Vacant Lot - Residential	2.86	7/8/2019	\$150,000	\$52,448
326902300089	Vacant Lot - Residential	2.92	11/1/2019	\$587,500	\$201,199
380718400056	Vacant Lot - Residential	3.06	8/26/2019	\$89,000	\$29,085
326902300052	Vacant Lot - Residential	3.23	7/9/2019	\$149,000	\$46,130
326903300032	Vacant Lot - Residential	3.25	7/10/2019	\$126,000	\$38,769
326923100217	Vacant Lot - Residential	3.31	8/22/2019	\$64,000	\$19,335
327106200002	Vacant Lot - Residential	3.47	5/24/2019	\$91,000	\$26,225
326903300183	Vacant Lot - Residential	3.52	4/23/2019	\$88,000	\$25,000
326902201017	Vacant Lot - Residential	3.55	9/13/2019	\$75,000	\$21,127
353318300022	Vacant Lot - Residential	3.56	4/30/2019	\$119,000	\$33,427
342327400159	Vacant Lot - Residential	3.811	10/25/2019	\$300,000	\$78,730
342327400158	Vacant Land - 5-9 Acres	3.923	11/6/2019	\$340,000	\$86,660
300934200014	Vacant Lot - Residential	3.96	8/9/2019	\$65,000	\$16,414



Chaffee County School Land Dedication Standards Update

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PARCELNO	ABS PACTDESCRIPTION	ACRES	SALEDATE	SALEPRICE	PricePerAc
315730300066	Vacant Lot - Residential	4.09	5/20/2019	\$40,000	\$9,780
326902200120	Vacant Lot - Residential	4.46	4/12/2019	\$63,500	\$14,238
380708400065	Vacant Lot - Residential	4.48	11/6/2019	\$150,000	\$33,482
315730300060	Vacant Lot - Residential	4.5	6/20/2019	\$44,500	\$9,889
326902200036	Vacant Lot - Residential	4.75	9/13/2019	\$80,000	\$16,842
342325200148	Vacant Lot - Residential	4.89	4/21/2019	\$370,000	\$75,665
380701100006	Vacant Land - 5-9 Acres	5	3/15/2019	\$90,000	\$18,000
316322100056	Vacant Lot - Residential	5.04	4/26/2019	\$90,000	\$17,857
326902200032	Vacant Lot - Residential	5.4	8/29/2019	\$76,800	\$14,222
342119300150	Vacant Lot - Residential	5.4	4/12/2019	\$210,000	\$38,889
342312300090	Vacant Lot - Residential	5.4	7/15/2019	\$100,000	\$18,519
368310200122	Vacant Lot - Residential	5.4	1/14/2019	\$290,000	\$53,704
342119300157	Vacant Lot - Residential	5.56	10/31/2019	\$196,000	\$35,252
316335300045	Vacant Lot - Residential	5.67	4/18/2019	\$80,500	\$14,198
342119300146	Vacant Lot - Residential	5.8	11/15/2019	\$175,000	\$30,172
353317200046	Vacant Lot - Residential	5.83	8/20/2019	\$205,000	\$35,163
342120400289	Vacant Lot - Residential	5.93	6/21/2019	\$255,000	\$43,002
380513100002	Vacant Lot - Residential	6.47	5/10/2019	\$180,000	\$27,821
327118101013	Vacant Lot - Residential	6.9	10/22/2019	\$280,000	\$40,580
327118101014	Vacant Lot - Residential	6.9	1/7/2019	\$64,000	\$9,275
327118101015	Vacant Lot - Residential	6.9	1/7/2019	\$64,000	\$9,275
327118101016	Vacant Lot - Residential	6.9	9/4/2019	\$283,000	\$41,014
327118101017	Vacant Lot - Residential	6.9	10/3/2019	\$270,000	\$39,130
327118101018	Vacant Lot - Residential	6.9	10/10/2019	\$280,000	\$40,580
342119300145	Vacant Lot - Residential	7.23	3/26/2019	\$255,000	\$35,270
368333400030	Vacant Lot - Residential	7.72	8/9/2019	\$122,000	\$15,803
326901300174	Vacant Land - 5-9 Acres	7.75	3/6/2019	\$80,000	\$10,323
353317100022	Vacant Lot - Residential	7.85	4/1/2019	\$200,000	\$25,478
368531400088	Vacant Lot - Residential	7.98	6/12/2019	\$265,000	\$33,208
315925300045	Vacant Lot - Residential	8.21	7/19/2019	\$50,000	\$6,090
368328100270	Vacant Lot - Residential	8.62	10/18/2019	\$145,000	\$16,821
368534400082	Vacant Land - 10-34 Acres	8.64	3/15/2019	\$65,000	\$7,523
326924200007	Vacant Lot - Residential	8.88	10/9/2019	\$78,000	\$8,784
368333400046	Vacant Lot - Residential	9.16	10/31/2019	\$100,000	\$10,917
316335200010	Vacant Lot - Residential	9.57	9/18/2019	\$82,000	\$8,568
342312100082	Vacant Lot - Residential	10	4/30/2019	\$200,000	\$20,000
380720200019	Vacant Lot - Residential	10.38	8/19/2019	\$180,000	\$17,341
316324300062	Vacant Land - 10-34 Acres	11.06	10/15/2019	\$155,000	\$14,014
342128100001	Vacant Lot - Residential	12.25	11/6/2019	\$109,000	\$8,898
380528300002	Residential Land	12.45	6/3/2019	\$170,000	\$13,655
380530200290	Vacant Land - 10-34 Acres	12.71	1/14/2019	\$285,000	\$22,423
327303100018	Vacant Land - 10-34 Acres	12.78	11/19/2019	\$103,900	\$8,130
368534200087	Vacant Land - 100 Acres & Up	17.93	8/28/2019	\$175,000	\$9,760
380704300180	Vacant Lot - Residential	18.6	10/1/2019	\$1,250,000	\$67,197
380709100061	Vacant Land - 10-34 Acres	19.1	3/6/2019	\$1,650,000	\$86,387
327123400017	Vacant Land - 10-34 Acres	23.67	6/25/2019	\$221,000	\$9,337



Lori A Mitchell  
Chaffee County Clerk

## Appendix C – Student Yield Analysis

The 2020 Student Yield was provided by Western Demographics. Data sources included 2019 Chaffee County Assessor and GIS data, and 2019–2020 school year enrolled student home addresses by grade level.

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Entire County	Units	Middle			Total Students
		Elementary Students	School Students	High School Students	
Single Family Detached	7142	752	447	676	1875
Single Family Attached	766	82	31	54	167
Multi-Family	374	24	9	6	39
Mobile Home	358	57	27	17	101
<b>Total</b>	<b>8640</b>	<b>915</b>	<b>514</b>	<b>753</b>	<b>2182</b>

Students per Single Family Detached Unit	0.11	0.06	0.09	0.26
Students per Single Family Attached Unit	0.11	0.04	0.07	0.22
Students per Multi-Family Unit	0.06	0.02	0.02	0.1
Students per Mobile Home Unit	0.16	0.08	0.05	0.28

### Buena Vista School District

Single Family Detached	4120	314	196	312	822
Single Family Attached	169	18	6	16	40
Multi-Family	112	9	3	3	15
Mobile Home	118	19	9	6	34
<b>Total</b>	<b>4519</b>	<b>360</b>	<b>214</b>	<b>337</b>	<b>911</b>

Students per Single Family Detached Unit	0.08	0.05	0.08	0.2
Students per Single Family Attached Unit	0.11	0.04	0.09	0.24
Students per Multi-Family Unit	0.08	0.03	0.03	0.13
Students per Mobile Home Unit	0.16	0.08	0.05	0.29

### Salida School District

Single Family Detached	3022	438	251	364	1053
Single Family Attached	597	64	25	38	127
Multi-Family	262	15	6	3	24
Mobile Home	240	38	18	11	67
<b>Total</b>	<b>4121</b>	<b>555</b>	<b>300</b>	<b>416</b>	<b>1271</b>

Students per Single Family Detached Unit	0.14	0.08	0.12	0.35
Students per Single Family Attached Unit	0.11	0.04	0.06	0.21
Students per Multi-Family Unit	0.06	0.02	0.01	0.09
Students per Mobile Home Unit	0.16	0.08	0.05	0.28

