



**AGENDA  
CITY OF SALIDA PLANNING COMMISSION**

**MEETING DATE:** Monday, March 26, 2018  
**MEETING TIME:** 6:00 p.m.  
**MEETING LOCATION:** City Council Chambers, 448 East First Street, Salida, CO

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**AGENDA SECTION:**

**I. CALL TO ORDER BY CHAIRMAN – 6:00 p.m.**

**II. ROLL CALL**

**III. APPROVAL OF THE MINUTES – February 26, 2018**

**IV. UNSCHEDULED CITIZENS**

**V. AMENDMENT(S) TO AGENDA**

**VI. UPDATES**

**VII. PUBLIC HEARINGS-**

**1. The Sherman Market – Limited Impact Review** - The request is for a limited impact review approval for temporary commercial activities to allow for multiple vendors to setup on a piece of property located within the Central Business(C-2) zone district at 151 W. First Street.

- A. Open Public Hearing
- B. Proof of Publication
- C. Staff Review of Application
- D. Applicant's Presentation

- E. Public Input
- F. Close Public Hearing
- G. Commission Discussion

**VIII. UNFINISHED BUSINESS-**

**IX. NEW BUSINESS -**

- 1. Discussion Regarding Code Amendments
  - a. Place Limits on Minor Subdivisions
  - b. Change Standards for Multi-Family Development: Parking, Density, Affordability
  - c. Standardize Language on Affordable Housing Requirements
  - d. Other?
- 2. Long Range Planning
  - a. Highway 50 Corridor Plan
  - b. Comprehensive Plan

**X. COMMISSIONERS' COMMENTS**

**XI. ADJOURN MEETING**

**MEETING DATE:** Monday January 22, 2018

**MEETING TIME:** 6:00 PM

**MEETING LOCATION:** City Council Chambers, 448 E. First Street, Suite 190, Salida, CO

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**Present:** Mandelkorn, Follet, Denning, Farrell, Bomer, Judd, Jefferson, Van Nimwegen, Franklin

**Absent:** Thomas

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**AGENDA SECTION:**

**I. CALL TO ORDER BY - Mandelkorn: - 6:00 PM**

**II. ROLL CALL:**

**APPROVAL OF THE MINUTES** – January 22, 2018 - **Follet** made a motion to approve the minutes as written. Motion was seconded by **Bomer**. All voters were unanimous and the motion carried.

**III. UNSCHEDULED CITIZENS – None**

**IV. AMENDMENTS TO AGENDA- None**

**V. UPDATES: None**

**VI. PUBLIC HEARINGS –**

1. **Chapter 16 Land Use Code- Downtown Street Patio Regulation-** The addition of Downtown Patio regulations to Chapter 16 Land Use and development of the Salida Municipal Code.

**A. Open Public Hearing - 6:55 PM**

**B. Proof of Publication – Yes**

**C. Staff Review of Application** – The applicant is the City of Salida; Van Nimwegen gave an overview of the new regulations to replace old and explained to the Commission this would allow more flexibility when a new conditional use patio application comes before them.

**D. Applicant's Presentation** – Van Nimwegen mentioned concerns he received from Chris Tracey of Currents. Van Nimwegen made it clear the changes in policy are for new applications and new structures.

**E. Public Input – None**

**F. Close Public Hearing – 6:56 PM**

**G. Commission Discussion** – Van Nimwegen then went through the updates of the code; adding he will clean up some of the wording.

**Mandelkorn** asked how the fee will be figured. Council will set the price.

**Judd** appreciates that the conditional use and will allow for more flexibility.

**Denning** would like visibility to be addressed within the design.

**Bomer** would like to use reasonable accommodations rather than ADA compliant.

Van Nimwegen confirmed the 9 adjustments with the Commission making sure everything had been addressed.

The Commission recommended approval of the ordinance with the following changes

- Require any proposed roofs to be part of application (Paragraph (1) b.)
- Correct dates in Paragraph (1)a. and change language so year round businesses are allowed year-round patios and others have to be removed from October to May. Remove additional criteria.
- Clarify patios must be within existing parking spaces (Paragraph (1) f.).
- Replace “ADA” with accessibility (Paragraph (1) c.)
- Make clear new standards are for new patios only (paragraph (r)).
- Clarify that new patios do not have to be flush with curb (Paragraph (1) b)
- Put back in the deletions regarding off-street parking agreements will be allowed for parking space requirement. Add that the replacement space must be within the downtown (Paragraph (1) i.)
- Add language about initial approval period, and then ability to get CUP approved for longer intervals (Paragraph (1) j.)
- Remove “generally” from Paragraph (1).

Commission voted on whether a business can provide off street parking in lieu of a fee in lieu.

**FEE**

**Farrell**

**Bomer**

**Denning (both)**

**OFF-SITE PARKING**

**Judd**

**Mandelkorn**

**Follet**

**Commission Action** – A motion was made by **Bomer** to make a motion to recommend to the City council to approve the proposed changes that were discussed tonight to chapter 16 regarding the new downtown patio street regulations. **Judd** seconded the motion. All were in favor and the motion carried.

2. **Major Impact Review-Buskist/Eaker Right of Way vacation request-** The applicants are requesting major impact review approval to vacate a portion of the alley right-of-way located within block 206, Eddy Brothers Addition to the City of Salida.

**A. Open Public Hearing – 6:57 PM**

**B. Proof of Publication - Yes**

**C. Staff Review of Application** – **Van Nimwegen** gave an overview of the Major Impact Review application for the Buskist/Eaker Right of Way vacation request located in the within the block 206, Eddy Brothers Addition, proposed we are trading a parcel and giving it back to the property owners’ for a completion of the right away for the alley.

**D. Applicant's Presentation – Buskist** 325 W Park Ave – Was present, but had nothing to add to Van Nimwegen's comments.

**E. Public Input – None**

**F. Close Public Hearing – 6:58 PM**

**G. Commission Discussion – Mandelkorn** said this is favorable for the City and a motion was made.

**Commission Action** – A motion was made by Bomer that the City Council approves the proposed request to abandon the alley right-of-way described herein subject to the condition that the City of Salida shall receive a quit claim deed to the area identified prior to recording the ordinance vacating the right-of-way identified as City to Buskist/Eaker **Follet** seconded the motion. All were in favor and the motion carried.

**VIII. UNFINISHED BUSINESS** – Staff put in for a grant hopefully we should know something by March. A case going in front of City council changing the Short term rental policy allowing the river west subdivision to obtain more licenses.

**IX. NEW BUSINESS** – March 26<sup>th</sup> two public hearings

**X. COMMISSIONER'S COMMENTS-**

**XI. ADJOURN:** With no further business to come before the Commission, the meeting adjourned at **7:08 PM.**



## STAFF REPORT

**MEETING DATE:** March 26, 2018

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

**AGENDA SECTION:** Public Hearing

### REQUEST:

The request is for a limited impact review approval for temporary commercial activities to allow for multiple vendors to setup on a piece of property located within the Central Business(C-2) zone district at 151 W. First Street. In the C-2 zone district, the proposed use requires limited impact review approval.

### APPLICANT:

The applicants are Greg and Cate Kenny, 26592 Wolverine Trail, Evergreen, CO 80439.

### LOCATION:

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



## **PROCESS:**

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

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

## **OBSERVATIONS:**

1. The applicants would like to offer up to 9 vendor spaces and a music stage on their vacant lot between the Sherman Hotel and the adjoining property. This property is located in the C-2 Central Business zone district and the surrounding land uses are commercial in character.
2. The proposed use is considered a temporary commercial use in the Land Use Code and requires the limited impact review approval prior to setting up on private property in the Central Business Zone District.
3. The applicants have submitted a site plan showing the proposed vendor spaces, which will include 1 food truck vendor this year. They have also submitted an amplified sound permit for the proposed music stage and have received City approval for the permit.
4. The Cedar Box, shown on the site plan in the ninth space, is a mobile art gallery and the owner of the gallery will be managing the vendor spaces each weekend.
5. As of the date of posting the packet materials, staff has not received any opposition to this application.
6. The applicants would like to be able to offer vendor spaces, only on weekends, from May 26, 2018 and continue through November 30, 2018. The proposed hours of operation are from 10:00 a.m. until 7:00 p.m.

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

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

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

- The use is most closely related to retail establishments permitted within the Central Business Zone District. Retail establishments are a permitted use and encouraged within the C-2 zone district.
- A condition of approval has been added - that the operation of this temporary commercial activity be limited to weekends only, May 26, 2018 through November

30, 2018. The applicants must come back each year for approval if they want to continue with the temporary commercial activity (offering vendor spaces) each summer.

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

Applicant's response: *The Sherman Market has adequate parking provided in The Bank of the West parking lot. See Application & map.*

- In the C-2 zone district new businesses must provide adequate parking. Retail establishments must have a minimum of 1 parking space per 250 square feet. The proposed use requires 1 parking space for each vendor totaling 9 spaces. The applicants have provided the required parking with an agreement with the Bank of the West.

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

Applicant's response: *The Sherman Market complies with all applicable health & safety codes.*

- The applicants are requesting approval to allow for a rotation of food vendors or food trucks. A condition of approval has been added that the applicant submit the proper health and sanitation approvals from the Chaffee County Health Inspector prior to operation of any food vending.
- The applicants have restroom facilities within the Sherman Building available for the vendors and customers.

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

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

- The applicants have submitted a site plan showing the location of the proposed vendor spaces and it looks like space 5 is blocking the alley access. A condition of approval has been added that the alley access cannot be blocked at any time.

### **Review Agencies**

**Fire, Chief Doug Bess:** No concerns.

**Police, Chief Terry Clark:** No concerns.

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

### **REQUIRED ACTIONS BY THE COMMISSION:**

1. The Commission shall confirm that adequate notice was provided and a fee paid.
2. The Commission shall conduct a public hearing.

3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

**RECOMMENDED FINDINGS:**

1. This application is consistent with the Land Use Code and the surrounding neighborhood.
2. The applicable review criteria for limited review applications have been met.

**RECOMMENDED ACTION:**

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

1. All food trucks or food vendors must submit proper health and sanitation approvals from the Chaffee County Health Inspector prior to operation of any food vending.
2. It is the responsibility of the applicant to verify that each vendor has the proper sale tax licenses to sell goods within the City.
3. Alley access cannot be blocked at any time.
4. That this limited impact review approval expires on November 30, 2018. The applicants must come back each year for approval if they want to continue with the temporary commercial activity (offering vendor spaces) each summer.

**RECOMMENDED MOTION:**

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

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

Attachments: Application materials  
Amplified sound permit approval



March 14, 2018

c/o Cate Kenny  
The Sherman Market  
151 West First Street  
Salida, CO 81201

RE: Amplified Sound Permit for May 26-27; June 16-17; June 23-24; July 4, July 21-22; Sept. 1-2 and Nov. 23-25, 2018.

Dear Cate,

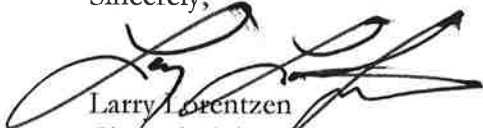
The intent of this letter is to notify you of the decision regarding the Amplified Sound Permit application for The Sherman Market on 151 West First Street. In accordance with Article IX, Section 10-9-80 S.M.C, this application is decided upon by the City Administrator after consultation with police and zoning officials.

Your application has been "approved" subject to the following conditions:

1. The amplified sound is permitted at The Sherman Market on May 26-27; June 16-17; June 23-24; July 4, July 21-22; Sept. 1-2 and Nov. 23-25, 2018 from 10:00 a.m. to 7:00 p.m. at a volume not to exceed 90 dB at the property boundary.
2. The speakers will be directed, to the extent possible, inward to point within the event area.
3. The City may summarily terminate the permit after a warning, if the amplified sound results in violations of the permit requirements or due to unaddressed complaints.

Please do not hesitate to contact me regarding any of these conditions. If you are dissatisfied with this decision you may seek an appeal to the City Council by submitting a written notice of appeal to the City Clerk within five (5) days from the date of the decision sought to be appealed.

Sincerely,



Larry Lorentzen  
City Administrator

CC: Terry Clark, Police Chief  
Glen VanNimwegen, Community Development Director  
Lynda Travis, Deputy City Clerk



APPROVED

Permit #: \_\_\_\_\_

**CITY OF SALIDA  
AMPLIFIED SOUND PERMIT**

Pursuant to Article IX Section 10-9-80 S.M.C., \_\_\_\_\_ (Permittee) has been granted this permit to exceed the maximum sound levels established in Section 10-9-80, S.M.C., in accordance with the following terms and conditions:

Permittee: THE SHERMAN MARKET CATE KENNY  
Address: 151 WEST FIRST ST.  
SALIDA, CO  
Telephone: 714. 406. 7201

Individual supervising sound (if different from Permittee): SAME AS ABOVE

Activity/event: \_\_\_\_\_

Type of sound amplification equipment authorized (if any): BOSE SOUND  
TOWER FOR AMBIENT MUSIC & ACOUSTIC GUITAR.

Location: THE SHERMAN MARKET - 151 W FIRST ST. SALIDA

Date(s): MAY 26-27, JUNE 16-17, JUNE 23-24, JULY 4, JULY 21-22,  
SEP 1-2, NOV 23-25

Hours of operation: 10am - 7pm

Additional terms/conditions (attach additional sheets if necessary): \_\_\_\_\_

Expiration: \_\_\_\_\_

**The Permittee shall ensure that the sound/activity authorized by this permit shall be conducted in compliance with all applicable City ordinances and regulations, and a failure by the Permittee to do so, or to comply with all terms and conditions set forth hereinabove, may result in the summary revocation of this permit.**

Approved by the City Administrator on the 19 day of March 2018

City of Salida: [Signature]  
(City Administrator)

Accepted and agreed to by the Permittee: \_\_\_\_\_

Date: \_\_\_\_\_

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING BEFORE  
THE PLANNING COMMISSION FOR  
THE CITY OF SALIDA CONCERNING A  
LIMITED IMPACT REVIEW APPLICATION**

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on March 26, 2018 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado on the application of Greg and Cate Kenny of the Sherman Hotel LLC. The applicants are requesting approval for temporary commercial activities to allow for multiple vendors to setup on a piece of property known as Lots 11-13, Block 21, City of Salida, Chaffee County, Colorado. This property is also known as 151 West First Street.

The general purpose of the application is to ensure the compatibility of the proposed temporary commercial use within a Central Business (C-2) zone district. Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department, (719) 530-2626.  
Published in The Mountain Mail March 9, 2018



# GENERAL DEVELOPMENT APPLICATION

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

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

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

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

**A. Applicant Information**

Name of Applicant: Cate Kenny

Mailing Address: 26592 Wolverine Trail Evergreen, CO 80439

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

Email Address: cate@theshermansalida.com

Power of Attorney/ Authorized Representative: \_\_\_\_\_  
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

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**B. Site Data**

Name of Development: The Sherman Market

Street Address: 151 W. First Street Salida, CO 81201

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

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

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

Signature of applicant/agent Cate Kenny Date 2/24/2018

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



## LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

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

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

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

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

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

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

- a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
- b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
- c. Parking spaces;
- d. Utility distribution systems, utility lines, and utility easements;
- e. Drainage improvements and drainage easements;
- f. Roads, alleys, curbs, curb cuts and other access improvements;
- g. Any other improvements;
- h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
- i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

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

- a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
- b. Plans and profiles for sanitary and storm sewers; and
- c. Profiles for municipal water lines; and
- d. Street plans and profiles.

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

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

7. Any subdivision request including a plat meeting the requirements of Section 16-6-110;

8. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

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

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

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

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

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

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

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

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

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

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

9. An access permit from the Colorado Department of Transportation; and

10. A plan for locations and specifications of street lights, signs and traffic control devices.



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

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

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

THE SHERMAN MARKET IS CONSISTENT WITH THE CITY OF SAUNDERS COMPREHENSIVE PLAN.

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

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

THE SHERMAN MARKET IS IN CONFORMANCE TO CODE, AS IT WOULD BE CONSIDERED "TEMPORARY COMMERCIAL".

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

THE SHERMAN MARKET IS IN CONFORMANCE WITH THE SITE DEVELOPMENT STANDARDS. SEE ATTACHED DOCUMENTS AND INFORMATION.

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

THE SHERMAN MARKET IS VERY COMPATIBLE WITH THE CHARACTER OF NEIGHBORING USES. THIS MARKET WILL COMPLEMENT OTHER BUSINESSES BY ATTRACTING PATRONS AND CREATING INTEREST AND POSITIVE ENERGY ON THE WEST SIDE OF W. FIRST STREET.

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

THE SHERMAN MARKET WILL NOT CREATE A NUISANCE TO THE SURROUNDING PROPERTIES. WE WANT TO ENHANCE THE DOWNTOWN OF SAUDA & CREATE A COHESIVE VIBE.

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.

THE SHERMAN MARKET HAS ADEQUATE PUBLIC FACILITIES IN PLACE TO SERVE THE PROPOSED USE. SEE ATTACHED DOCUMENTS AND INFORMATION.

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

THE SHERMAN MARKET WILL NOT CAUSE ANY DETERIORATION TO WATER RESOURCES, WETLANDS, WILDLIFE, HABITAT, SCENIC CHARACTERISTICS OR OTHER NATURAL FEATURES.

(n) Temporary Commercial Uses and Activities. Temporary commercial uses and activities may be allowed only when:

(1) Use Allowed. The commercial use itself is allowed or is approved as a conditional use in the zone district. The Sherman Market is approved for retail & commercial use.

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

The Sherman Market has adequate parking provided in The Bank of the West parking lot. See Application & map.

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

The Sherman Market complies with all applicable health & safety codes.

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

The Sherman Market vendors & guests will have required access & egress from the site. See images & site plan.





*The Sherman Market*  
151 west first st.  
salida, co

Dear Salida Neighbors,

Please find the enclosed information as our Public Notice of Intent. Last year we introduced The Sherman Market to the community & it proved to be a huge success. The Salida community welcomed The Sherman Market with open arms & became a huge source of support. Thank you so much for the continued love!

As part of the Limited Impact & Major Impact Submittal process, we are required to issue a Public Notice to adjoining property owners within 175 feet of our property informing them of our plans & intent. Attached is a package of our vision for The Sherman Market for 2018, Calendar of Operation Dates & Times, Music Schedule, & a Market Map of the space courtyard.

We appreciate your time & consideration of our Public Notice. We hope that you will be continue to be excited about the value this market will bring to the community and accepting of our market plans. Please review the package & contact us with any questions or concerns.

Best regards,

Greg & Cate Kenny

Ph: 214.406.7201

Email: [cate@theshermansalida.com](mailto:cate@theshermansalida.com)

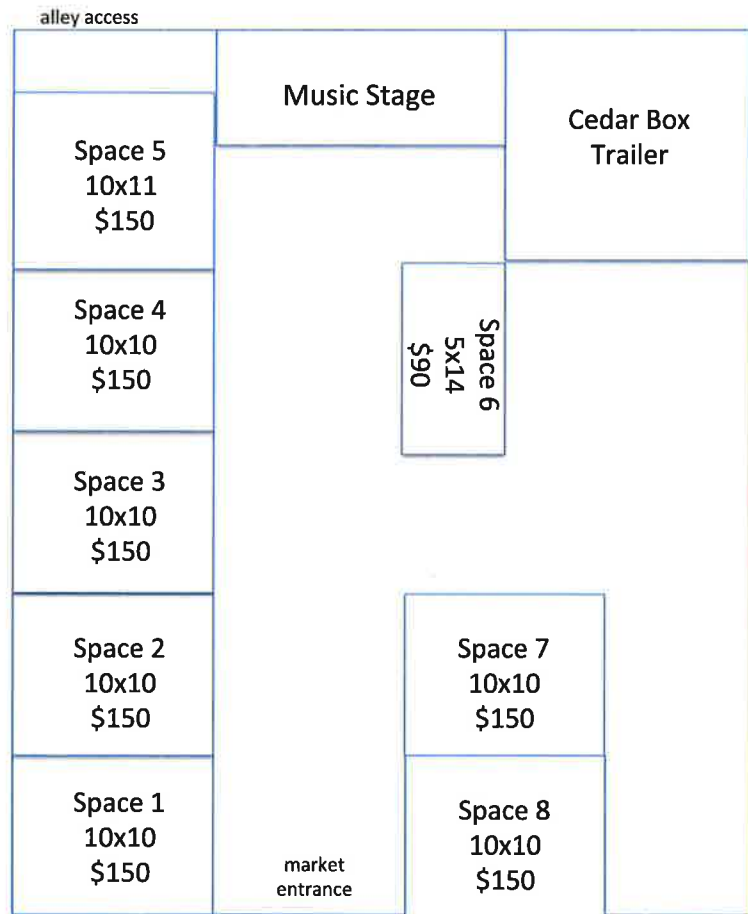
# The Sherman Market Vendor Map:

## The Sherman Market Occupancy Map

 Available

 Occupied

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





# The Sherman Market

151 west first st.  
salida, co

## What is The Sherman Market?

Our first market in 2017 was a huge success! The community, artists & Salida tourist embraced The Sherman Market with open arms & became such a source of support. Our vision for The Sherman Market 2018 is consistent with our 2017 goal: an open-air market space for local Colorado makers & artisans to set up shop & sell their wares. However, this year we would like to expand on our vision. In 2018 we would like to have the option to have Food Trucks in the market space, we would like to be able to collaborate with a local CO brewery/winery/distillery & sell alcohol, as well as create a pop-up rotation with Fashion/Food Trucks during the weekdays. Being that The Sherman Market was successful in 2017, we believe by adding & expanding our vision, we can create an even more dynamic energy to the heart of downtown Salida. Roughly 1500 visitors came through the gates of The 2017 Sherman Market. We expect a 75% increase of visitors this for 2018 markets due to our social media following & growth, and by expanding availability with pop-up hours.

## How will The Sherman Market benefit Salida?

We feel that The 2017 Sherman Market was beneficial to Salida in several areas – such as tourism, community, art inspiration, and much more. Creating a buzz & energy on the west end of First Street sparked local interest & provided a draw, which helped all of the surrounding businesses. We believe that The 2018 Sherman Market will help bring a new, vibrant energy to the downtown creative district in more of a full-time capacity. Not only will The 2018 Sherman Market contribute to the downtown creative district only on weekends, by adding a Food/Fashion Truck rotation, the courtyard will be creating activity for several consecutive months. Between market weekends & weekday pop-ups, we hope to provide a more cohesive stream of activity for the Salida community & visitors.

The 2018 Sherman Market will bring vendors & tourist from all over Colorado to Salida for a weekend stay & give them even more options for places to eat or shop through out the week. We have recommended The Amigo Motor Lodge, Salida Air BnB/ VRBOs, The Poor Farm & Four Seasons Motor Park as local accommodations in our vendor package.

The Sherman Market will not only bring Sales Tax money to Salida, but will also bring income to local businesses, hotels, restaurants, shops, etc. Not to mention the creative &

cultural benefits art brings to any community.

The 2018 Sherman Market would also be apart of the Salida Art Walk, as it was in 2017. Participating in an already established community event is a great way to integrate The Sherman Market into the community. This will be another platform for other local Colorado artists to gain exposure & learn about the amazing community that Salida has established.

## The Salida Calendar:

The Sherman Market aligns with so many amazing events that Salida already has in place. These established events are already a huge magnet, which draw hundreds of visitors to Salida throughout the year. We plan to piggy-back on these events & create an even bigger draw to the community. Below is a list of Salida events for 2017:

- May 26-27: Memorial Day Weekend/ Bluegrass Fest - The Sherman Market Opening Weekend!!! The Bluegrass Fest is held at Riverside Park & hosted by the Salida Rotary Club. Come out & enjoy music, food, drink and fun for all ages!  
[www.bluegrassonthearkansas.com](http://www.bluegrassonthearkansas.com)
- June - October: Salida's Farmers Market is open every Saturday 8:00am-12:30pm. Our Farmers Market has been in place since 2007 providing the community with local Rocky Mountain Farmers fresh fruits, vegetables and more!
- June 14-17: Fibark – This year is the 70<sup>th</sup> annual Fibark celebration. The world's finest whitewater competitors will come to Salida for this festival. Besides kayaking, rafting, SUP & other water sports – there is a parade, bicycle races, carnivals, live music, and much more. [www.fibark.com](http://www.fibark.com)
- June 22-24: The 25<sup>th</sup> Annual Salida Art Walk – The Creative District showcases the artistry of local talent. There will be numerous art receptions, live music, and demonstrations in participating venues around Salida. The Sherman Market is a participating venue & we expect to have a lot of Art Walk traffic!  
[www.salidaartwalk.com](http://www.salidaartwalk.com)
- July 4: Our small town celebrates in a big way with a kids fishing derby, hometown parade, pancake breakfast, free live music and activities for kids of all ages at Riverside Park, with fireworks at dusk from "S" Mountain!
- July 21-22: Salida Riverside Fine Arts Festival is the annual premier art event of juried fine national artists featuring sculpture, jewelry, ceramics, wood, photography, wearable art, mixed media, and more. Popular local and invited musicians perform both days from the amphitheater stage. Families enjoy the playground, volleyball, fishing and sandy beaches on the banks of the Arkansas River at Riverside Park. [www.coloradoeventsandfestivals.com](http://www.coloradoeventsandfestivals.com)

- Sep 1-2: Labor Day Weekend & Wine Fest – The Salida Winefest is brought to you by the Salida Chamber of Commerce and host Vino Salida. The festival highlights CO wineries plus local food vendors, music & art. Check out [www.salidawinefest.com](http://www.salidawinefest.com) to see the participating wineries. Tickets include a commemorative wine glass and unlimited wine samples.
- Nov 23-25: Salida Christmas Tree Lighting & Parade of Lights – Held annually, the day after Thanksgiving Riverside Park is officially transformed into Holiday Park and Tenderfoot Hill (“S” Mountain) is lit up as Christmas Mountain. Festivities start with a parade on F Street from 5<sup>th</sup> to Riverside Park’s Holiday Park, followed by an open house with free cocoa, cookie and entertainment at the Steam Plant Event Center. Downtown shops & galleries have extended hours and local restaurants and bars are bustling with activity.

## The Sherman Market Calendar:

Market Hours: 10am – 7pm (depending on traffic)

- May 26 – 27: Memorial Day Weekend & Blue Grass Fest
- June 16 – 17: FibArk & Father’s Day Weekend
- June 23 – 24: Art Walk Weekend
- July 4: July 4 Parade & Events
- July 21 – 22: Fine Arts Fest
- September 1-2: Labor Day Weekend & Wine Fest
- November 23-25: Christmas Parade of Lights & Tree Lighting

## The Sherman Market Music:

The Sherman Market will host amplified live music at each market date listed above. The live music will be played at two different times during the event, once at 12pm-1pm & again at 5pm – 6pm. Additional music will be played as ambience music for the market through a Bose sound tower speaker. All music will be well-below the standard decibel requirement in compliance to the City of Salida’s amplified sound ordinance.



## The Sherman Market Vendor Example:



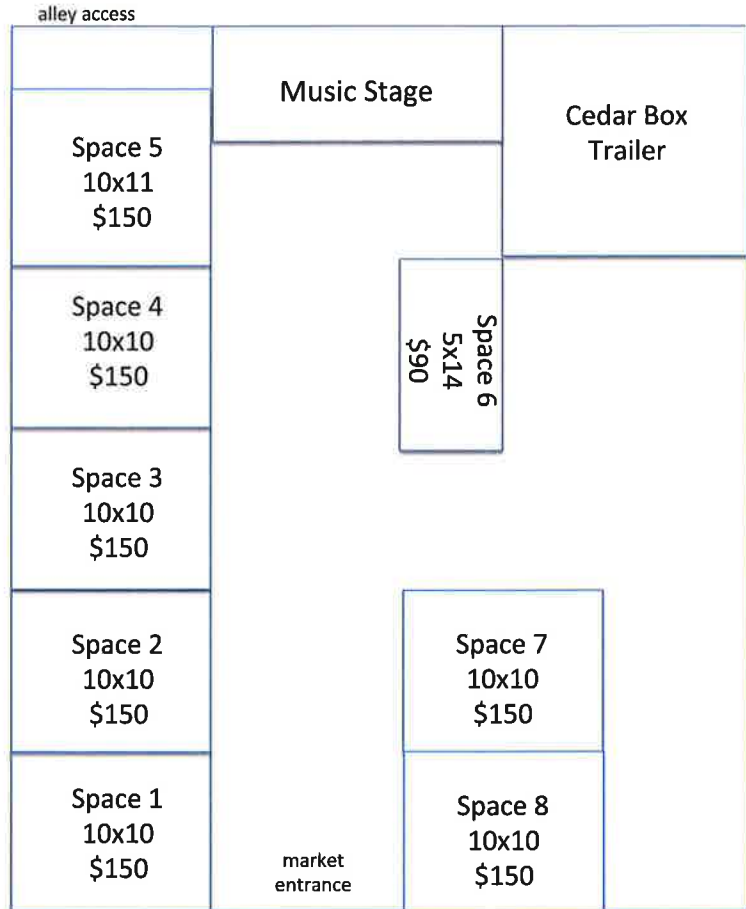
The Sherman Market vendors will be high-end, quality artisans that are local to Colorado. The vendors supply handmade items from clothing, art, ceramics, jewelry, candles, etc.

# The Sherman Market Vendor Map:

## The Sherman Market Occupancy Map

- Available
- Occupied


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

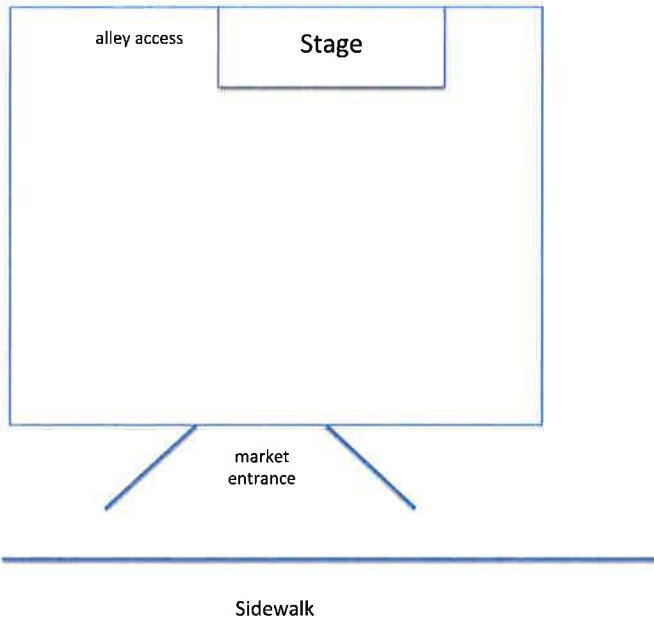


# The Sherman Market Food Trucks:

We feel that integrating Food Trucks into The Sherman Market will be an added attraction for patrons. We would like to have a Food Truck rotation during The Sherman Market & Pop-Up dates. The only food option on the west side of First Street that is open for lunch is Las Camelinas. By introducing a rotation, the food options would be constantly changing. Drawing crowds to the west side of First Street will only benefit the surrounding businesses. The Food Trucks will be required to do any dumping of grey water or waste off premises & will be responsible for the removal/disposal of trash.

## The Sherman Market Food Truck Rotation Plan

-  Available
-  Occupied

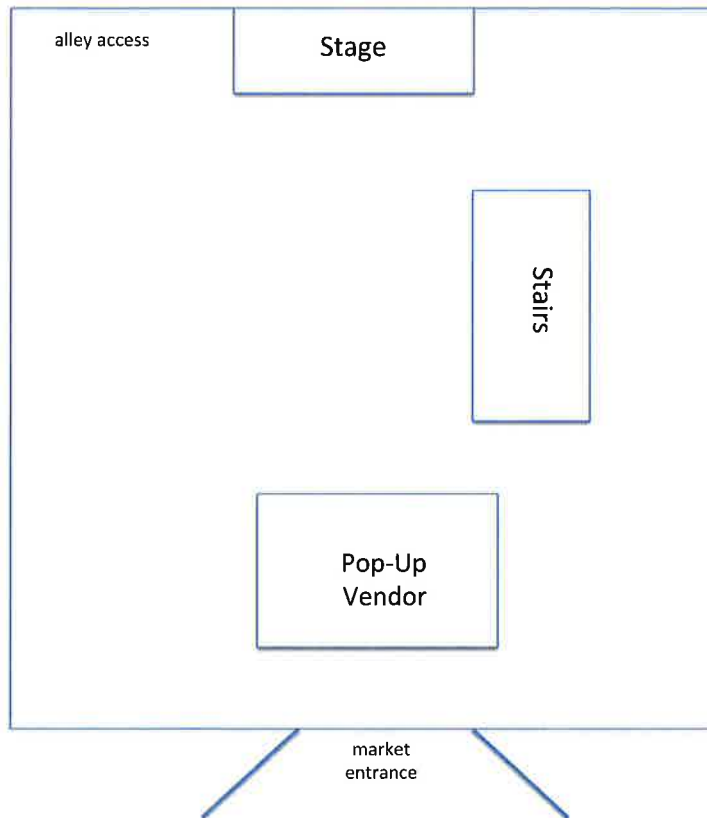


## The Sherman Market Pop-Up Rotation:

The Sherman Market courtyard is such a dynamic location to create interest & energy in the heart of downtown Salida. We feel that by maximizing the weekdays & weekends in this space when The Sherman Market is not in session, it will only benefit other surrounding businesses. In summer 2018, we would like to continue the creative energy by proposing a Pop-Up Rotation of one vendor to set up through the week/weekend. The Food Truck, Fashion Truck or Creative Vendor will be curated by & on-brand with The Sherman Market. There would only be one vendor set up at a time, just inside the market gates similar to temporary storefront. See diagram below:

### The Sherman Market Pop - Up Plan

-  Available
-  Occupied

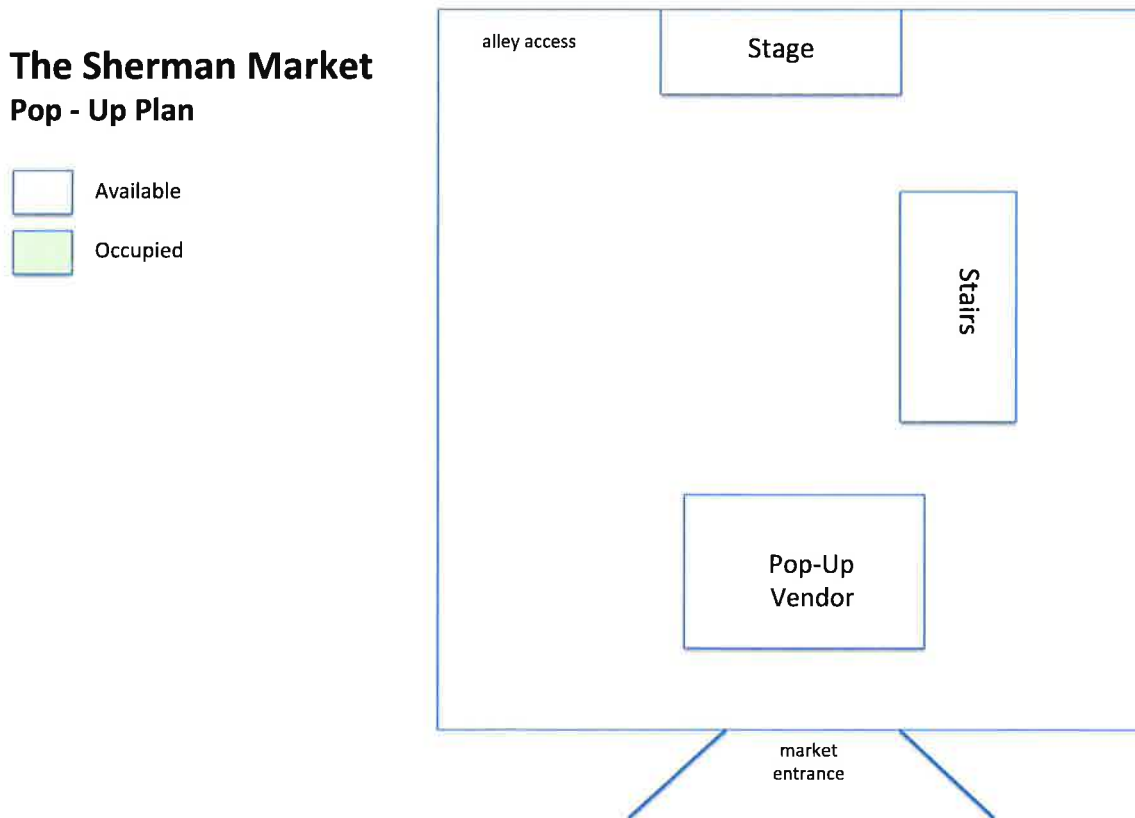


## The Sherman Market Liquor License:

We are currently in the process of partnering with a Non-Profit to be able to obtain an event liquor license. We have not currently worked out all of the details, but hope to complete that process soon.

## The Sherman Market Pop-Up Rotation:

The Sherman Market courtyard is such a dynamic location to create interest & energy in the heart of downtown Salida. We feel that by maximizing the weekdays & weekends in this space when The Sherman Market is not in session, it will only benefit other surrounding businesses. In summer 2018, we would like to continue the creative energy by proposing a Pop-Up Rotation of one vendor to set up through the week/weekend. The Food Truck, Fashion Truck or Creative Vendor will be curated by & on-brand with The Sherman Market. There would only be one vendor set up at a time, just inside the market gates similar to temporary storefront. See diagram below:



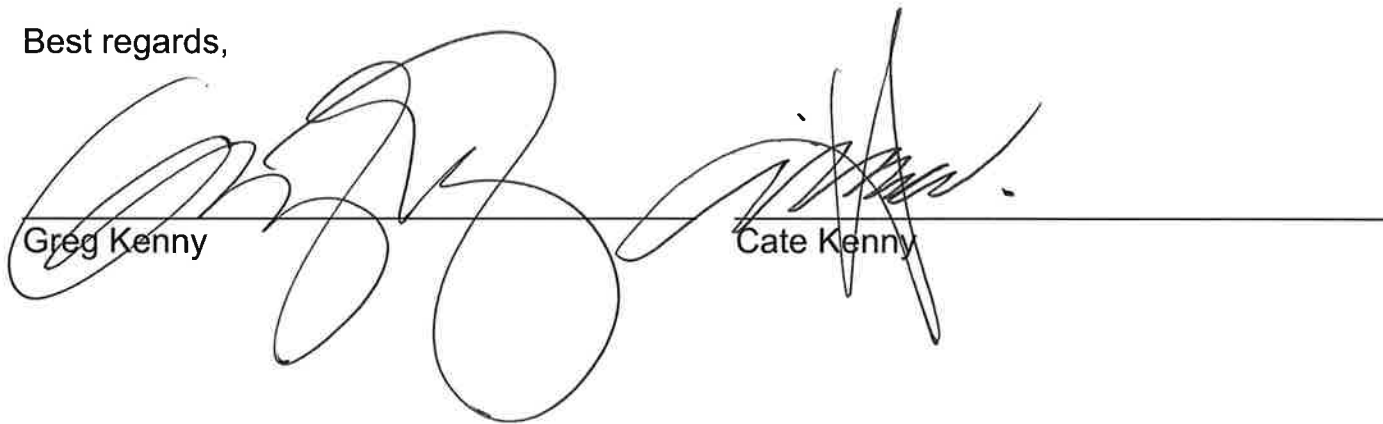
# The Sherman Market Pop-Up Rotation Calendar:

Pop-Up Hours: 10am – 7pm

- May 28 - June 3
- June 4 – June 10
- June 11 – 15
- June 18 – 22
- June 25 – July 3
- July 5 – July 8
- July 9 – July 15
- July 16 – July 20
- July 23 – July 29
- July 30 – Aug 31
- Sep 3 – Sep 30
- Oct 1 – Oct 31
- Nov 1 – Nov 22

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

Best regards,

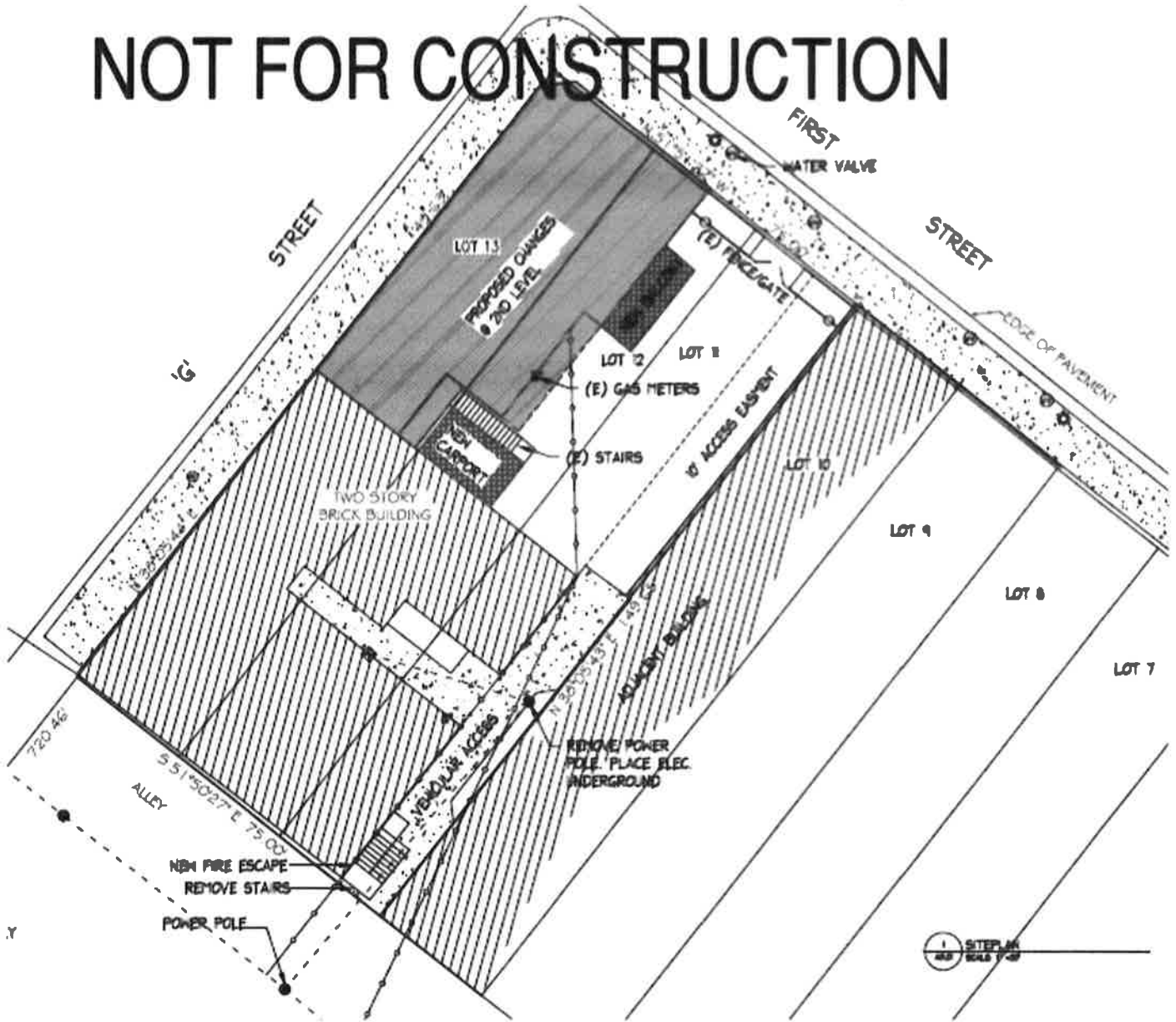


Greg Kenny

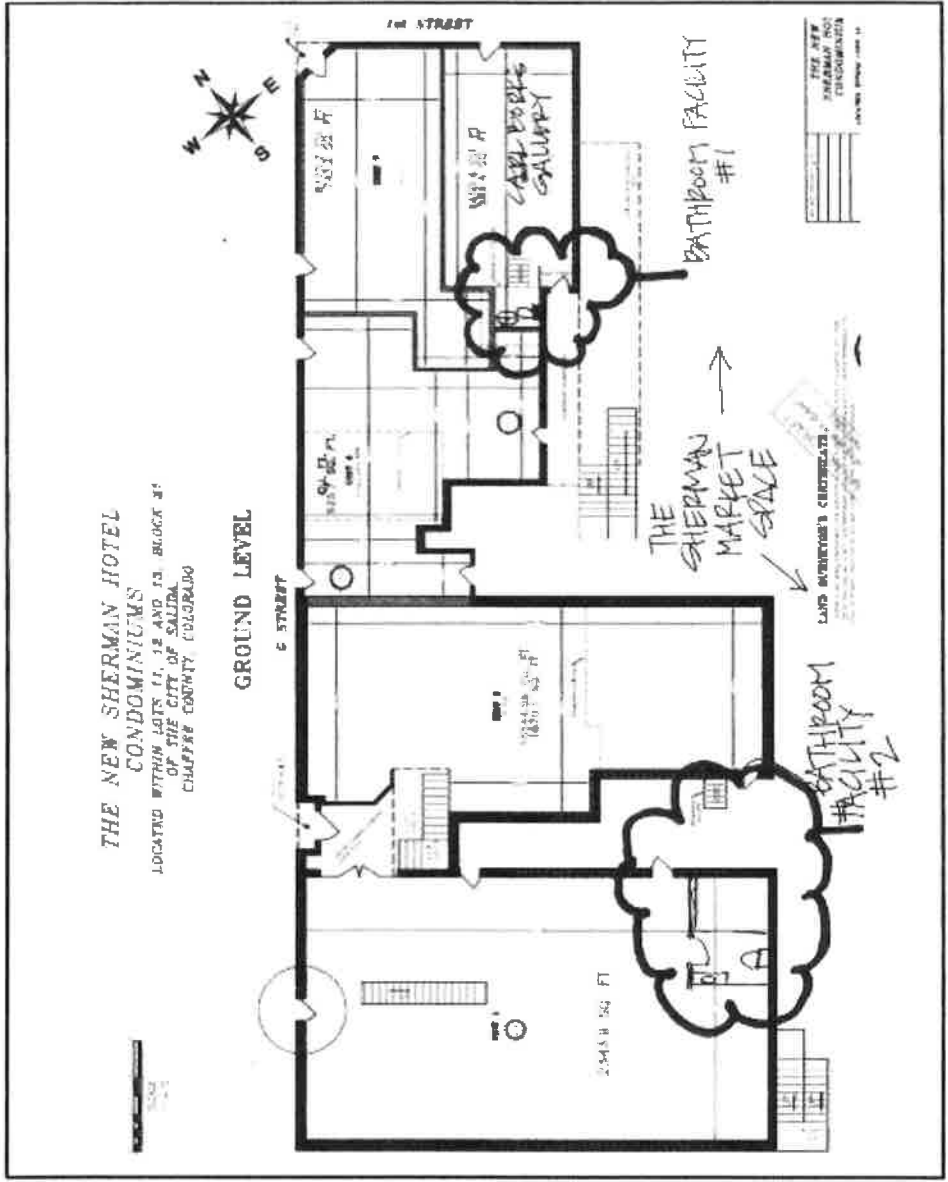
Cate Kenny

# The Sherman Market Site Plan:

# NOT FOR CONSTRUCTION



# The Sherman Market Vendor Bathroom Plan: (See attached bathroom access permission by Carl Bork)



IMPROVEMENTS LAYOUT - MAIN LEVEL



## Facilities Permission

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**Carl Bork**

to me

Hi Cate,

As per our discussion I am happy to have the Sherman Market use my bathroom during the event.

Sincerely,

Carl Bork

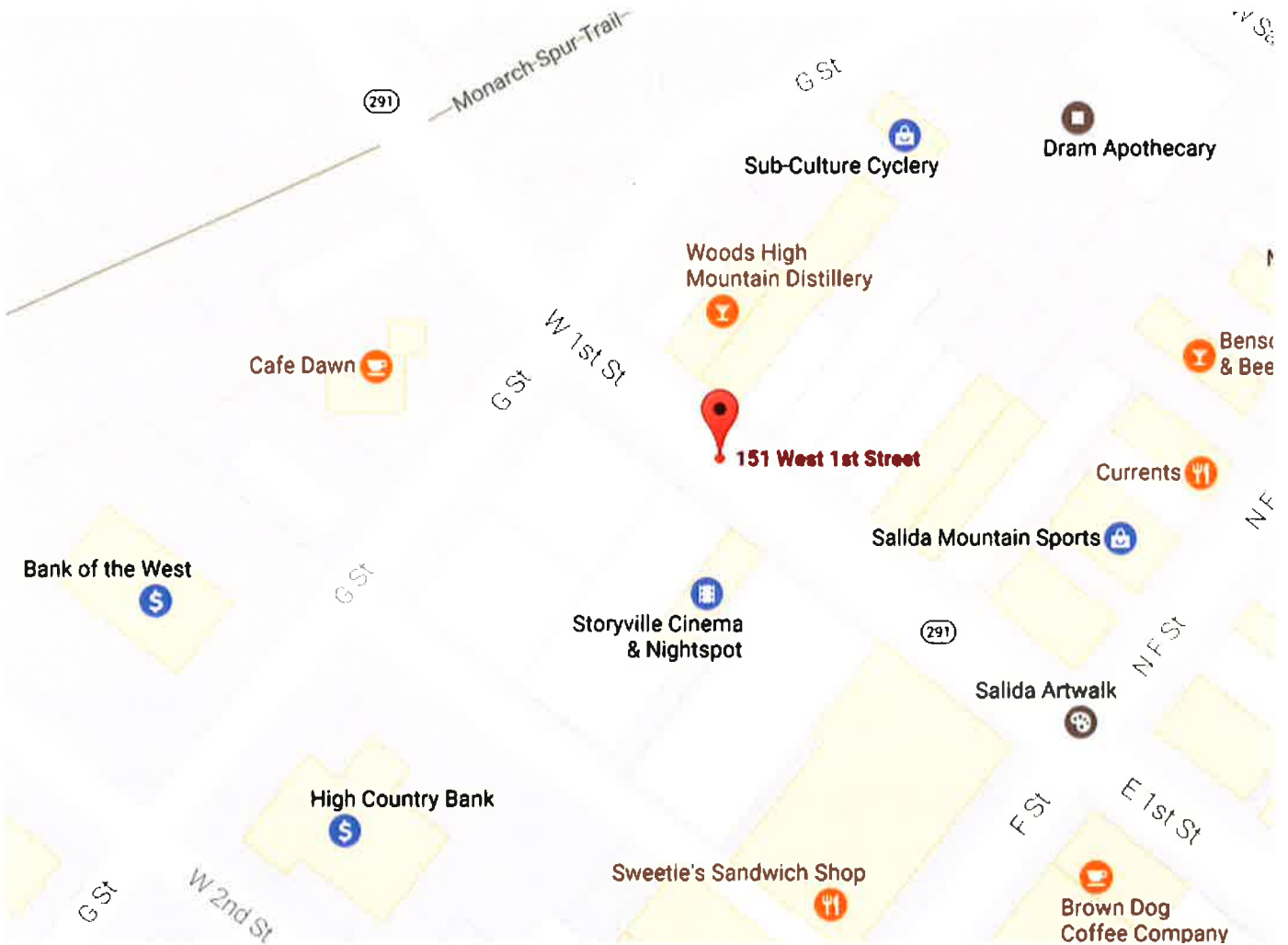
216-409-3679

The Bork and Watkins Gallery

149 W. 1st St.

Salida, CO 81201

# The Sherman Market Vendor Parking Plan: (See attached parking access permission by Bank of the West)



As per the City of Salida, Temporary Commercial Uses and Activities require adequate parking. We were advised to provide 9 parking spaces for our vendors. Bank of the West has been so kind to support us in this effort & provide 9 parking spaces for our use. Attached to this package is written approval from Bank of the West.

## Parking Permission:

Wed 1/17, 11:53 AM

Hi Cindy,

Happy New Year! I hope that all is going well with you! We are starting our planning for The Sherman Market 2018 already - I can't believe how fast 2017 flew by! I wanted to reach out to see if we could partner with TheBank of the West (Salida Branch) again this year to use your parking spaces? As we discussed last year, in order to satisfy the City of Salida requirement for temporary commercial use, we have to provide 10 parking spaces for our market vendors. You guys were so helpful in this process & we are forever grateful.

Below are the projected dates we would like to have access to 10 parking spaces:

May 26-27

June 16-17

June 23-24

July 4

July 21-22

Sep 1-2

Nov 23-24

We really appreciate your time & consideration on this matter. Please let me know if there is any additional information you need from us in order to help process this request.

Kind regards,

Cate Kenny

214.406.7201

The Sherman Salida

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Wed 1/17, 12:00 PM

Hi Cate,

All of the dates you listed below are weekends except 11/23 which is a Friday and we will be open that day for business so I cannot grant the parking spaces for that day. Also, poor memory, but did we have you sign anything last year?

Cynthia Y Klinedinst

Vice President, Branch Manager

NMLS #636920

Bank of the West

146 G St.

Salida, CO 81201

T 719-539-3501 F 719-539-7401

Cynthia.klinedinst@bankofthewest.com

Wed 1/17, 12:02 PM  
Hi Cindy!

No worries we do not have to have access on 11/23 - but if you guys can accommodate us on the other dates, that would be amazing!

No ma'am, I did not sign anything last year - but am happy to sign something this year if you like?

Thank you!  
Cate

---

Wed 1/17, 12:05 PM  
All good. Other dates will work. Have fun!

**Cynthia Y Klinedinst**  
Vice President, Branch Manager  
NMLS #636920

Bank of the West

146 G St.

Salida, CO 81201

T 719-539-3501 F 719-539-7401

Cynthia.klinedinst@bankofthewest.com

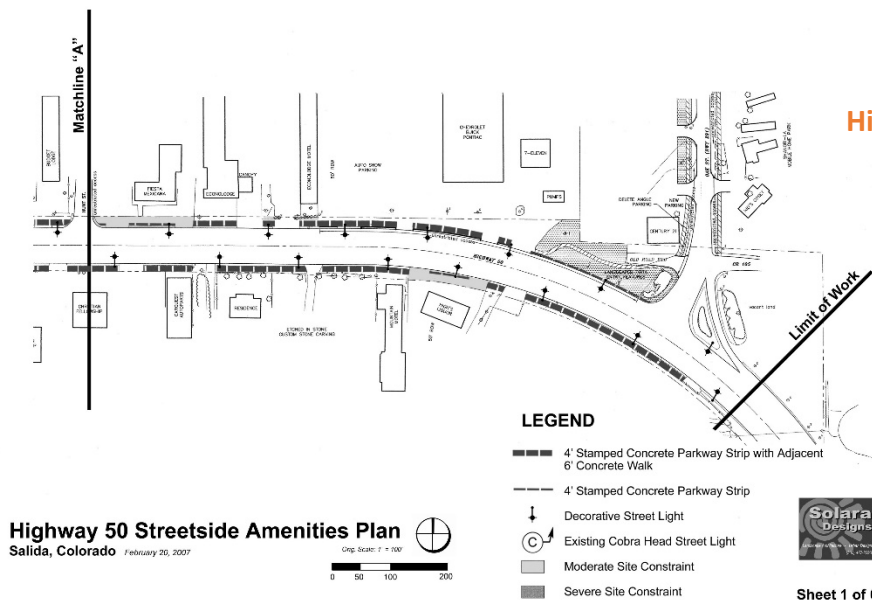


### 1. PROJECT NARRATIVE

*Describe the challenge or opportunity your community is facing and that you would like to address if selected for assistance. In addition, describe you community’s capacity for implementing change.*

The City of Salida needs a vision and direction for redevelopment that will occur along Highway 50. Highway 50 is the economic and physical base for the City of Salida, a community of 5,900 residents in the south end of Chaffee County. The physical form and opportunities that lie within the corridor have largely been ignored except for a Highway Corridor Improvement Plan that was completed in 2007; and CDOT’s Safety Study of the Highway that was done in 2014. Only the Improvement Plan made glancing reference to the commercial, hotel and residential structures that make up the corridor. The city’s Comprehensive Plan includes goals, policies and strategies that support infill development, affordable housing and protection of existing neighborhoods, but nothing is specific to this important corridor. A developer’s request to redevelop a 3.15 acre former auto dealership site into a mixed-use project with office, retail and residential has caused the city leaders to now focus on how a reshaped Highway 50 corridor would act and feel.

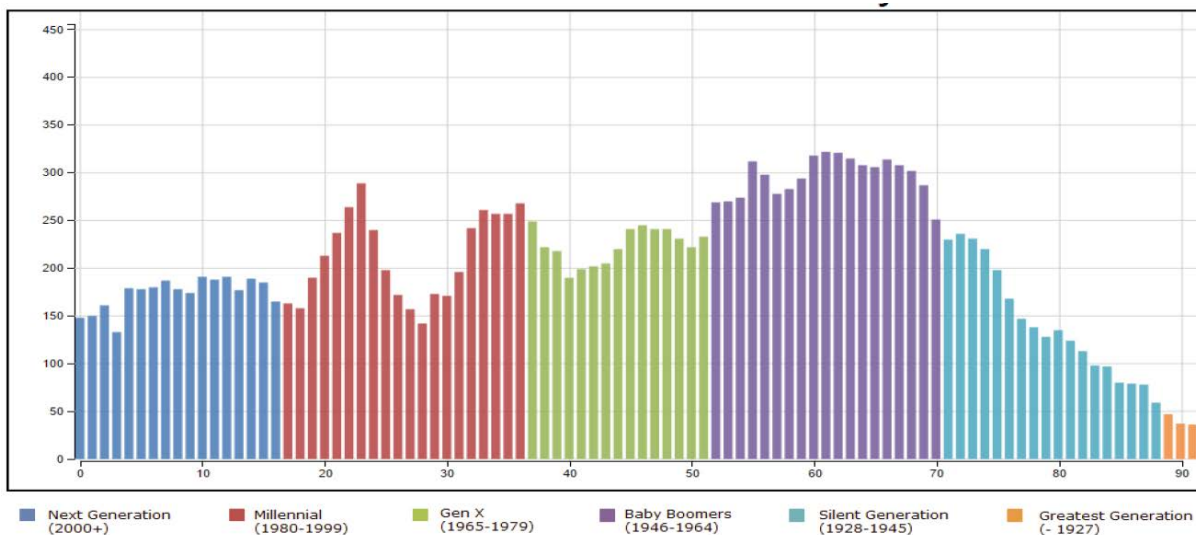
- i. The Comprehensive Plan should include a special area plan that addresses the community’s vision for what new development on Highway 50 could be; and the steps needed to get there. With Community Builders help the city could engage our citizens and business community in defining a shared vision. A charrette process that produced visualizations of ways to create communities within this busy auto oriented corridor would be a key aspect of the process.



Highway 50 Improvement Plan

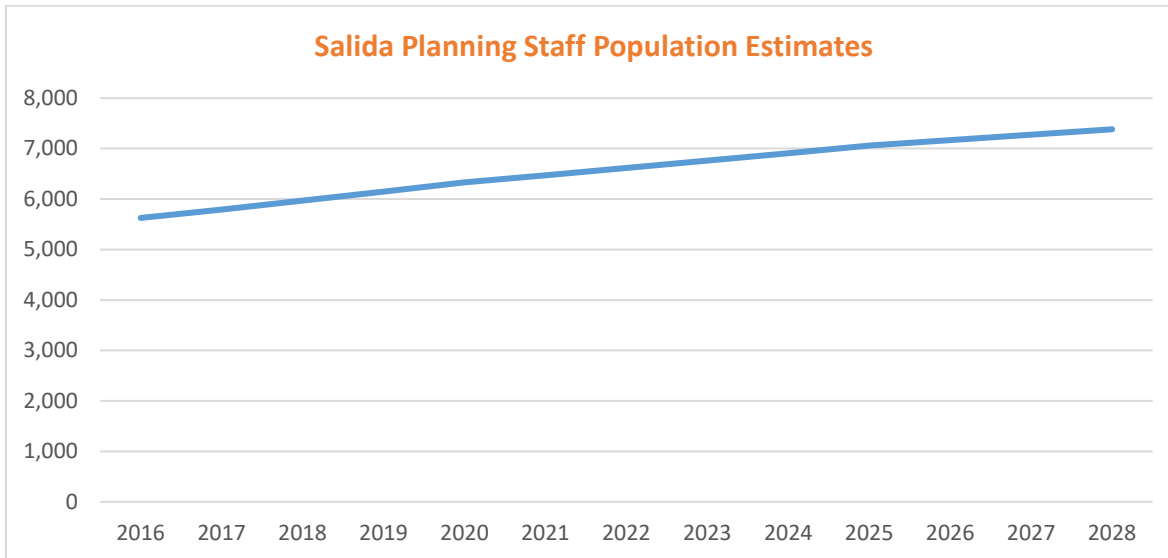
- ii. The high level demographic analysis for Chaffee County shows Salida paralleling the growth rate of the County as well as the other principal municipalities of Buena Vista and Poncha Springs. All have grown between .9 and 1.1% a year from 2010 to 2015. In the 1990's the Baby Boomers (born between 1946 and 1964) dominated the population of the County. Since then other boomers have moved here to retire. Today approximately 75% of the household population is at least 54 years old. But the Millenials and Gen-Xers are a substantial part of the total population and the future of the county.

**Chaffee County Community Profile, Colorado State Demography Office**



According to the Chaffee County Housing Needs Assessment and Strategy report prepared by Economic & Planning Systems, Inc. for Salida, Buena Vista, Poncha Springs and Chaffee County, Salida’s economy is very similar to Colorado’s major mountain destination communities. Those economies, like ours, are attracting second home buyers and investors, retirees and others who are not tied to the local economy. This is driving up the cost of housing for local employees and keeping the Millennial and Gen-X generations from staying in Salida.

Salida’s population has historically tracked along with the growth rate of the county. Using the State Demographer Office growth rate estimates, staff estimates Salida will grow between 1 to 3% over the next ten years. We expect approximately 7,382 folks will call Salida home in 2028.



- iii. One of Salida's attractions is our burgeoning downtown with its vibrant restaurant and bar scene, the Arkansas River and historic hotels and residences. Though there are some newer single-residence subdivisions under construction, they are expensive and the urban environment is in demand. There is no land available in the downtown and the restriction on growth is pushing the demand to other places, like Highway 50. The corridor has opportunities for redevelopment for smarter growth and affordable neighborhoods. This has raised a number of concerns / opportunities:
- How do you transform a car oriented commercial corridor into a walkable place with mixed-uses at a pedestrian scale?
  - How to connect Highway 50 with the downtown without a transportation system?
  - The city relies on sales tax as a revenue source as there is no property tax. The resulting plan cannot reduce the city's cash flow.
  - Will redevelopment help calm traffic speeds and increase safety of highway? Will the urban change help reduce the speeds?
  - The north side of Highway 50 has a natural connection to the rest of the community; whereas the south side is cut off by the highway. Some properties on the south side are blessed with South Arkansas River frontage. Much of the property on the south side of the highway remain under county jurisdiction.
  - The current zoning allows commercial, lodging, retail, residential and industrial uses separately or in combination. What incentives could there be for owners to follow a new vision?
  - Salida, like most communities, has a vocal minority that is against change.
  - There is a growing 'creative class' that will advocate for positive change.



- iv. Updating the Comprehensive Plan is on staff's "to do" list from the City Council, as well as a new look at the Highway 50 corridor. The Community Development Department consists of only three staff members who are currently buried by current development requests. Public hearings regarding a request to redevelop a former car dealership in the corridor for a mixed-use development has gotten the community involved and started the discourse about the possibilities for Highway 50. Our current zoning code does have an overlay zone for the corridor which could be useful for implementing the recommendations of the future plan.

## 2. PARTNERSHIP VERIFICATION

*Successful projects require strong partnerships. Please describe existing support or partnerships for this project, including demonstrated support from the key decision-makers affiliated with the project.*

The City of Salida decision-makers and staff will be strong partners in the effort. The deliverable of the project will be the Highway 50 Opportunity Corridor special area plan of the Salida Comprehensive Plan. The Planning Commission will participate, review and make a recommendation to the City Council on its adoption. The City Council pledged support of the effort through the adoption of Resolution 2018-11 on February 20, 2018.

Opposition to the effort may come from a portion of the community that fear Salida is losing its unique identity and will evolve into another mountain town destination. "Don't Breck Salida" is one of the rallying cries of this discontent. Property owners within the corridor may see the effort as resulting in a restriction on their current property rights.

## 3. CAPACITY STATEMENT

*Describe the community's readiness to take on the project and implement the recommended actions. Please include an explanation of the level of need for the assistance. In addition, describe the length of time you believe it would take to achieve a successful outcome absent our assistance.*

Last November the city elected a new Mayor and three new Councilmembers. Their campaigns focused on setting a higher level of inclusiveness, civility and a desire to engage with our citizens to make Salida even better. It was a message that voters were hungry for as each won their seat by 66 to 70% of the vote. The incumbents share these aspirations and bring experience to decision making. Since then the new Council has used their new found cohesiveness to solve

some lingering issues in the community. However, the Highway 50 Opportunity Corridor will be their first chance to lead the city in creating an important vision of our future.

Salida is in a development boom. However our sales tax revenues are expected to remain flat, growing less than 4%. In 2016 the city created an Economic Development Fund to be made up of 2% of our 3% sales tax rate. The fund is devoted to

“...the creation of jobs, the support of innovation and new ideas, the creation of greater net wealth; and the improvement to quality of life.”

Competition for the use of the limited fund is great, particularly from advocates for affordable housing. But the Council sees the potential in the Highway 50 corridor to address most of the above goals. Staff estimates the plan to be a \$50,000 effort, so Salida is devoting \$25,000 as a match.

The planning staff's time is limited, so this effort would probably not occur until the boom slows, which may be too late. Without Community Builders granting of their urban design knowledge and expertise in executing an inclusive public participation process at this time, the full possibilities of the corridor will not be realized.



### Highway 50 Corridor

The process should take no longer than six to eight months. The corridor above was defined by the existing developed area between Oak Street (Highway 291) on the east and WalMart on the west side of town. The process could include a brief Strengths, Weaknesses, Opportunities and Threats analysis of the overall corridor; and then a more specific analysis of key gateway or village redevelopment sites.

#### 4. LETTERS OF SUPPORT

Attached are two letters of support. The first is from our local Chamber of Commerce whose membership will include many of the business owners within the corridor. The second letter is from Chaffee County Economic Development Corporation who is charged with strengthening the County and our local economies.

#### 5. FINANCIAL CONTRIBUTION

Resolution 2018-11, passed by the City Council on February 20, 2018 commits \$25,000 in Economic Development funds to the project.

#### ATTACHMENTS

- Resolution 2018-11: A Resolution of the City Council for the City of Salida Supporting a Grant Request to Community Builders for the Highway 50 Corridor Plan
- Letter of Support from Lori Roberts, Executive Director of the Salida Chamber of Commerce
- Letter of Support from Jeff Post, Chair of the Chaffee County Economic Development Corporation

**CITY OF SALIDA, COLORADO  
RESOLUTION NO. 11  
(Series 2018)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO SUPPORTING A GRANT REQUEST TO COMMUNITY BUILDERS FOR A PLAN FOR THE HIGHWAY 50 CORRIDOR AND APPROPRIATING A MATCHING AMOUNT FROM THE ECONOMIC DEVELOPMENT FUND FOR THE 2018 BUDGET FOR SAID GRANT.**

**WHEREAS**, because of the opportunities within the Highway 50 corridor for the reuse of existing sites for housing and economic development activities, and the desire to keep this important corridor a viable retail generator for Salida, the Council requested staff to create a plan for the potential of the corridor; and

**WHEREAS**, the 2013 Salida Comprehensive Plan does not directly address the issues or potential of the aging corridor; and

**WHEREAS**, Chapter 16 of the Salida Municipal Code does contain an overlay zoning district for certain properties along the corridor, but only addresses aesthetic issues; and

**WHEREAS**, Community Builders is a nonprofit 501.C.3 organization that provides technical assistance to help communities make tangible progress on specific livability goals and build local capacity to advance livability solutions on their own; and create models and success stories that may benefit other communities; and

**WHEREAS**, one way Community Builders implements these goals is by providing Community Assistance grants to fund subject area experts to assist the community in defining the vision for an area and develop a strategic plan to realize the vision; and

**WHEREAS**, this strategic plan may become a special area plan of the Salida Comprehensive Plan that may be implemented through a revised Highway 50 Overlay Zone District; and

**WHEREAS**, an emphasis in the grant program is a partnership with the local community through participation and sharing of resources; and

**WHEREAS**, Section 4-2-30 (a) (6) of the Municipal Code of the City of Salida describes the purposes of the Economic Development Fund to support economic development purposes such as “the creation of affordable and sustainable housing; and to the support of efforts to improve the standard of living of the community through the creation of jobs, the support of innovation and new ideas, the creation of greater net wealth and the improvements to quality of life”; and

City of Salida, Colorado  
Resolution No.11, Series of 2018  
Page 2 of 2

**WHEREAS**, the City Council finds providing matching funds for the Community Builders Community Assistance Grant as within the above goals of the Economic Development Fund.


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

Section 1. City Council support the effort to create a special area plan for the Highway 50 corridor and direct staff to make an application to Community Builders for a Community Services Grant to complete the plan for the Highway 50 corridor.

Section 2. That the total appropriation for the 2018 budget in the Economic Development Fund expenditures be \$25,000 as a match for said grant if approved.

**RESOLVED, APPROVED AND ADOPTED on this 20th day of February, 2018.**

CITY OF SALIDA, COLORADO

  
\_\_\_\_\_  
Mayor P.T. Wood

(SEAL)

ATTEST:

  
\_\_\_\_\_  
City Clerk



## Heart of the Rockies Chamber of Commerce

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406 W. Hwy. 50 ~ Salida, CO 81201 ~ (719) 539-2068 ~ Fax (719) 539-7844  
[www.salidachamber.org](http://www.salidachamber.org) ~ email: [info@salidachamber.org](mailto:info@salidachamber.org)

February 13, 2018

To whom it may concern,

The Salida Chamber of Commerce enthusiastically supports the City of Salida's effort to work with Community Builders to develop strategic planning concepts in our major corridors. It is exciting to see the growth our community is experiencing and important that this growth is handled through a well-planned process.

Moving forward, we are happy to keep our members informed about the process via notices from the City. Please reach out if you care to discuss further.

Sincerely,

*Lori Roberts*  
Executive Director  
Salida Chamber of Commerce



February 19, 2018

Community Builders  
817 Colorado Ave. #200  
Glenwood Springs, CO 81601

To Whom It May Concern,

It is our understanding the City of Salida is requesting a grant from Community Builders to take a more in depth look at an important transportation and business corridor, Highway 50. The mission of our organization, the Chaffee County Economic Development Corporation, is to "Assure that Chaffee County is Open for Business, and promote the retention, expansion, and creation of jobs". As a member of the Corporation, the City has been supportive of our mission and performs a key role in the economic vitality of the area, especially in the Southern end of the County.

Salida is one of the first Certified Creative Districts in the State, is the County seat, and is experiencing significant development and growth. We feel it is not only timely but prudent that the City seek support for its ongoing development efforts.

We applaud their interest in seeking outside assistance and wholeheartedly support their grant application to Community Builders. Please let us know if you have any questions and how we may continue to support the City in its efforts for responsible growth and development.

Sincerely,

Jeff Post, Chair  
Chaffee County Economic Development Corporation