



## City Council Regular Meeting

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

March 3, 2026 at 6:00 PM

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### Agenda

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Please register, **BY 4:30 pm the day of the meeting** for Regular City Council Meeting

[https://zoom.us/webinar/register/WN\\_IJlzcmlQTggcTEDomhRz5A](https://zoom.us/webinar/register/WN_IJlzcmlQTggcTEDomhRz5A)

After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:

<http://www.youtube.com/@cityofsalidacolorado>

#### Call to Order

Pledge of Allegiance

Roll Call

#### Amendment(s) to Agenda

#### Consent Agenda

All matters listed under the Consent Agenda, are considered to be routine business matters by the Council and will be enacted with a single motion and a single vote by roll call. There will be no separate discussion of these items. If discussion is deemed necessary by any member of the Council, that item should be removed from the Consent Agenda and considered separately.

1. Approve Agenda
2. Approve February 17, 2026 Minutes

#### Citizen Comment—Three (3) Minute Time Limit

#### Proclamations

3. Celebrating March 2026 as Women's History Month

#### Unfinished Business / Action Items

4. **Ordinance 2026-07** An Ordinance of the City Council of the City of Salida, Colorado Repealing and Reenacting Section 8-3-40 Entitled "Unregistered Vehicles on Public Property" of the Salida Municipal Code. **Second Reading and Public Hearing**
5. **Ordinance 2026-08** An Ordinance of the City Council of the City of Salida, Colorado, Amending Section 16-4-80 of the Salida Land Use Code to Implement State Requirements Related to the Prohibition of Nonfunctional Turf, Artificial Turf, and Invasive Plant Species Under Senate Bill 24-005. **Second Reading and Public Hearing**

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.

6. **Ordinance 2026-09** An Ordinance of the City of Salida, Colorado Zoning Certain Real Property Known as the 5-H LLC Annexation as R2 Medium-Density Residential Zone District. **Second Reading and Public Hearing**

**New Business / Action Items**

7. **Resolution 2026-08** A Resolution of the City Council of the City of Salida, Colorado, Approving Citizen Appointments to the Public Arts Commission Pursuant to Section 2-16-30 of the Salida Municipal Code.
8. **Resolution 2026-09** A Resolution of the City Council of the City of Salida, Colorado, Approving an Annexation Agreement with 5-H LLC for the Annexation of Certain Real Property into the City.

**Councilors, Mayor and City Treasurer Reports**

**Council Reports**

- Schreiner - Finance Committee and ACAC
- Rovinsky - PROST Board
- Martin - Sustainability Committee
- Pappenfort - CHA
- Stephens - Airport Board
- Fontana - Finance Committee and Greater Salida Recreation Corporation Board

Mayor Report

Attorney Report

Treasurer Report

Department Updates

**Adjourn**



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City Clerk | Deputy City Clerk

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Mayor

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## City Council Regular Meeting

448 E 1st Street, Room 190 Salida, Colorado 81201  
February 17, 2026 at 6:00 PM

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### Minutes

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After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:

<http://www.youtube.com/@cityofsalidacolorado>

**Call to Order** at 6:00 PM

**Pledge of Allegiance**

**Roll Call**

PRESENT

Council Member Joey Rovinsky  
Council Member Wayles Martin  
Council Member Shelley Schreiner  
Council Member Alisa Pappenfort  
Council Member Aaron Stephens  
Council Member Suzanne Fontana  
Treasurer Ben Gilling  
Mayor Justin Critelli

**Amendment(s) to Agenda**

**Consent Agenda**

Council Member Martin moved to combine and approve items on the consent agenda, seconded by Council Member Stephens.

Voting Yea: Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin, Council Member Schreiner

Voting Nay: Council Member Rovinsky

Approve Agenda

Approve February 3, 2026 Minutes

Approve Records Retention Policy

**Ordinance 2026-07** An Ordinance of the City Council of the City of Salida, Colorado Repealing and Reenacting Section 8-3-40 Entitled "Unregistered Vehicles on Public Property" of the Salida Municipal Code. **Approve on first reading and set second reading and public hearing for March 03, 2026**

**Ordinance 2026-08** - An Ordinance of the City Council of the City of Salida, Colorado, Amending Section 16-4-80 of the Salida Land Use Code to Implement State Requirements Related to the Prohibition of Nonfunctional Turf, Artificial Turf, and Invasive Plant Species Under Senate Bill 24-005. **Approve on first reading and set second reading and public hearing for March 03, 2026**

**Ordinance 2026-09** An Ordinance of the City of Salida, Colorado Zoning Certain Real Property Known as the 5-H LLC Annexation as R2 Medium-Density Residential Zone District. **Approve on first reading and set second reading and public hearing for March 03, 2026**

### **MOTION PASSED**

**Citizen Comment—Three (3) Minute Time Limit** Mike LeFever, Sue Sulley, Pete Poorman, TJ Hittle, Anne Mrie Holen, Liz Cornish, Kay Hutchings and Denise Wentz spoke during citizen comment.

### **Unfinished Business / Action Items**

**Ordinance 2026-06** An Ordinance of the City Council of the City of Salida, Colorado Amending Chapter 6 of Article VI of the Salida Municipal Code, regarding Short-Term Rental Business Licenses. **Second Reading and Public Hearing**

Mayor Critelli opened the Public Hearing. Tom Pokorny, Keith Kolar and John Wood spoke at the public hearing. Hearing no further comments, the mayor closed the public hearing.

Council Member Pappenfort moved to approve Ordinance 2026-06, seconded by Council Member Fontana.

Voting Yea: Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Schreiner,

Voting Nay: Council Member Martin, Council Member Rovinsky

### **MOTION PASSED**

### **New Business / Action Items**

**Resolution 2026-02** A Resolution of the City Council of the City of Salida, Colorado Approving Citizen Appointments to the Planning Commission Pursuant to Section 2-7-10 of the Salida Municipal Code.

Council Member Schreiner moved to approve Resolution 2026-02 appointing Sara Walsh and Don Reimer as Regular Members and Laura Pomerence as an Alternate Member of the Planning Commission, seconded by Council Member Fontana.

Voting Yea: Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin, Council Member Schreiner, Council Member Rovinsky

### **MOTION PASSED**

**Councilors, Mayor and City Treasurer Reports**

**Council Reports**

Pappenfort - CHA

Martin – Sustainability Committee

Stephens - Airport Board

Fontana - Finance Committee and Greater Salida Recreation Corporation Board

Rovinsky – PROST Board

Schreiner - Finance Committee

Reports were given.

**Mayor Report**

Report was given.

**Attorney Report**

**Treasurer Report**

Report was given.

**Department Updates**

**Adjourn** Meeting adjourned at 7:33 pm



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City Clerk | Deputy City Clerk

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Mayor



## Proclamation

### Celebrating March 2026 as Women's History Month

**Whereas**, women have played and continue to play critical economic, cultural and social roles in our county, state and community by constituting a significant portion of the labor force working inside and outside the home; and

**Whereas**, women have played a unique role throughout history by providing the majority of the volunteer labor force for our country, establishing early charitable, philanthropic and cultural institutions; and

**Whereas** every March Women's History Month provides an opportunity to honor the generations of trailblazing women and girls who have built our nation, shaped our progress, and, despite hardships, exclusion and discrimination strive and sacrifice for equity and equality in communities across our country; and

**Whereas**, women continue to achieve monumental labor reforms to help all workers and lead groundbreaking civil rights movements for social justice and freedom so everyone can realize the full promise of America; and

**Whereas**, currently there are women serving locally in leadership positions, inspiring the continued work in advancing the rights, opportunities and full participation of women and girls of all backgrounds; and

**Whereas**, women have served our country courageously in the military; and

**Whereas**, March 8, 2026 is International Women's Day and celebrates the collective power of women, pays tribute to their achievements and recognizes the remaining challenges to further efforts for women's rights in gender equality, encouraging and mobilizing all people to contribute for positive change.

**Now, therefore, the Salida City Council does hereby proclaim and declare** the month of March as Women's History Month in Salida, Colorado and further encourages all Salidans to observe this month with appropriate programs, ceremonies and activities.

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Justin Critelli, Mayor

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Date



# City Council Action Form

<b>Department</b> Police	<b>Presented By</b> Russ Johnson - Police Chief	<b>Date</b> March 3, 2026
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## **Agenda Item**

Ordinance 2026-07 An Ordinance of the City Council of the City of Salida, Colorado Repealing and Reenacting Section 8-3-40 Entitled “Unregistered Vehicles on Public Property” of the Salida Municipal Code.  
**Second Reading and Public Hearing**

## **Background**

Colorado Legislature passed House Bill 25-1112 during the 2025 legislative session to allow municipalities to issue tickets for expired plates and unregistered vehicles into municipal courts to allow for more streamlined enforcement of this offense. The City already has an ordinance within the Code that regulates unregistered vehicles, but it is now necessary to amend the Code to come in line with State law.

This will continue to allow the Salida Police Department to issue tickets for expired plates and unregistered vehicles into Municipal Court. One of the main changes is that upon proof that the owner of the motor vehicle or trailer was unregistered for no more than four months at the time of violation, and that the motor vehicle or trailer has been renewed prior to the owner’s first court date, the court may dismiss the citation if the owner pays a thirty dollar (\$30.00) administrative dismissal fee to the Municipal Court.

## **Recommendation**

Staff recommend Council approve the Ordinance change updating the municipal code.

## **Fiscal Impact**

The Fiscal Impact will be minimal. The city will either collect a fine for violations or the \$30.00 dismissal fee.

## **Motion**

A City Councilmember should state “I move to \_\_\_\_\_ Ordinance 2026-07 An Ordinance of the City Council of the City of Salida, Colorado Repealing and Reenacting Section 8-3-40 Entitled “Unregistered Vehicles on Public Property” of the Salida Municipal Code”, followed by a second and a roll call vote.

**City Of Salida, Colorado  
Ordinance No. 07  
(Series of 2026)**

**An Ordinance of the City Council of the City of Salida, Colorado  
Repealing and Reenacting Section 8-3-40 Entitled “Unregistered Vehicles on  
Public Property” of the Salida Municipal Code**

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

**WHEREAS**, C.R.S. § 31-15-103 authorizes the City Council of the City of Salida (“Council”) to adopt ordinances necessary to provide for the health, safety, and welfare of the City; and

**WHEREAS**, the Colorado Legislature passed House Bill 25-1112 during the 2025 legislative session to allow municipalities to issue tickets for expired plates and unregistered vehicles into municipal courts to allow for more streamlined enforcement of these offenses; and

**WHEREAS**, the City already has an ordinance within the Code that regulates unregistered vehicles, but it is now necessary to amend the Code to come in line with State law; and

**WHEREAS**, the City Council finds it desirable and appropriate, and in the best interest of the general health, safety, and welfare of its residents to amend Chapter 8 of the Code to allow Salida Police Department to issue tickets for expired plates and unregistered vehicles into municipal court.

**Now, therefore, be it ordained by the City Council of the City of Salida, Colorado, that:**

**Section 1.** The foregoing recitals are incorporated herein as conclusions, facts, determinations, and findings by Council.

**Section 2.** Section 8-3-40 of the Salida Municipal Code is repealed and reenacted to read in its entirety as follows:

**Sec. 8-3-40. – Registration required.**

It shall be unlawful for any person to:

- (a) Drive stop or park any motor vehicle, trailer, semitrailer or vehicle or for the owner or person in charge of any motor vehicle, trailer, semitrailer or vehicle to cause or knowingly permit such vehicle on any street or highway within the city/town or any property owned by the city unless

the vehicle's license plate or plates are for the current registration year are properly attached to and displayed on the vehicle in accordance with Colorado law.

- (b) Display license plates other than those of the registration period to which they pertain on any motor vehicle, trailer, semitrailer, or vehicle operated on any street or highway within the city.
- (c) Fail to display the number plates assigned to any motor vehicle, trailer, semitrailer, or vehicle operated on any street or highway within the city.
- (d) Upon proof that the owner of the motor vehicle, trailer, semitrailer, or vehicle was unregistered for no more than four months at the time of violation and that the motor vehicle, trailer, semitrailer, or vehicle registration has been renewed prior to the owner's first court date, the court may dismiss the citation if the owner pays a thirty dollar (\$30.00) administrative dismissal fee to the municipal court.

This Section does not apply to a bicycle, electrical assisted bicycle, electric scooter, or other human-powered vehicle, any vehicle specifically exempted by Section 42-3-104 of the Colorado Revised Statutes, or to any vehicle whose owner is permitted to operate it under provisions of this article concerning lienholders, manufacturers, dealers, nonresidents, and fleet owners.

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

Introduced on First Reading, on the 17<sup>th</sup> day of February, 2026, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City Council on the 20<sup>th</sup> day of February, 2026, and set for Second Reading and Public Hearing on the 3<sup>rd</sup> day of March, 2026.

Introduced on Second Reading, finally adopted and ordered published by Title only, by the City Council on the 3<sup>rd</sup> day of March, 2026.

City of Salida, Colorado

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Mayor

[SEAL]

ATTEST:

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City Clerk/Deputy Clerk

Published in Full in the Mountain Mail after First Reading on the 17<sup>th</sup> day of February, 2026, and by Title only, after final adoption on the 3<sup>rd</sup> day of March, 2026.

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City Clerk/Deputy City Clerk



# City Council Action Form

<b>Department</b> City Attorney	<b>Presented By</b> Michael Farrington – Law Clerk, City Attorney’s Office	<b>Date</b> March 3, 2026
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## **Agenda Item**

Consent Agenda: approve first reading of Ordinance 2026-08: An Ordinance of the City Council of the City of Salida, Colorado, Amending Section 16-4-80 of the Salida Land Use Code to Implement State Requirements Related to the Prohibition of Nonfunctional Turf, Artificial Turf, and Invasive Plant Species Under Senate Bill 24-005. **Second Reading and Public Hearing**

## **Background**

The City is updating its landscaping standards to comply with Colorado Senate Bill 24-005 and the implementing statutes in Article 99 of Title 37, C.R.S., which restrict the installation, planting, or placement of nonfunctional turf and artificial turf on “applicable property” beginning January 1, 2026.

The ordinance adds a new subsection within Sec. 16-4-80(c) (Landscaping Standards) establishing the restrictions and definitions consistent with state law, including the state definition of applicable property and functional versus nonfunctional turf.

The ordinance also clarifies applicability for redevelopment by adding an explicit cross-reference in the “Additions or Modifications” subsection, ensuring that redevelopment projects subject to landscaping review also comply with the nonfunctional turf restrictions. The ordinance does not require removal of existing turf installed prior to January 1, 2026, and maintenance is permitted, subject to state-law limits on expansion, replacement, or reinstallation.

## **Recommendation**

Staff recommend approving Ordinance 2026-08.

## **Fiscal Impact**

There is no fiscal impact. This ordinance is a code compliance update and will be administered through existing development review processes.

## **Motion**

A City Councilmember should state “I move to \_\_\_\_\_ Ordinance 2026-08 An Ordinance of the City Council of the City of Salida, Colorado, Amending Section 16-4-80 of the Salida Land Use Code to Implement State Requirements Related to the Prohibition of Nonfunctional Turf, Artificial Turf, and Invasive Plant Species Under Senate Bill 24-005”, followed by a second and a roll call vote.

**MEMORANDUM**

**To:** Planning Commission and City Council  
**From:** City Attorney's Office – Michael Farrington, Law Clerk  
**Date:** 12/30/2025  
**Re:** Update Local Ordinance for Compliance with State Law SB24-005

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**A. Introduction**

This memo provides a brief overview of the state requirements in SB24-005 and summarizes the attached draft ordinance prepared to bring the City's development standards into compliance, effective for applicable projects on and after January 1, 2026.

**B. Summary of State Law**

SB24-005 (now in Article 99 of Title 37, C.R.S.) requires local governments to regulate landscaping for certain projects and property types to reduce outdoor water use. The law has two key dates and effects:

1. Local adoption deadline. On or before January 1, 2026, each local entity must enact or amend ordinances, resolutions, regulations, or other local laws regulating new development projects and redevelopment projects on "applicable property" to conform to the state requirements.<sup>1</sup>
2. Project compliance date. On and after January 1, 2026, a local entity may not install, plant, or place, or allow any person to install, plant, or place, nonfunctional turf, artificial turf, or invasive plant species as part of a new development project or redevelopment project on any portion of applicable property within the local entity's jurisdiction.

For local implementation purposes, the statute's scope is driven by (1) the type of property and (2) the specific landscape area at issue. "Applicable property" includes categories such as commercial, institutional, or industrial property and common interest community uses, and it also captures certain typically nonfunctional landscape areas associated with development, including street rights-of-way, parking lots, medians, and transportation corridors.

The statute also includes practical limits and exceptions. It does not require removal of turf or landscaping installed before January 1, 2026, and it expressly exempts artificial turf on athletic fields of play from the prohibition. In addition, turf that qualifies as "functional turf" is not prohibited, and the law recognizes a limited allowance for turf used as part of a water quality treatment solution, subject to the statutory conditions.

**C. What the Ordinance Does**

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<sup>1</sup> We are required to abide this, even if this ordinance will end up being slightly after.

The attached ordinance adds a new Section 16-4-80 to Chapter 16 so the City can implement SB24-005 through its existing development review and permitting processes. It is written as a focused compliance overlay rather than a full rewrite of the landscaping chapter, so applicants and staff can continue using the existing standards while applying the state-law prohibitions where required.

First, the ordinance clarifies when the new requirements apply. It ties applicability to new development and redevelopment activity on “applicable property” within the City’s jurisdiction, with the operative compliance date of January 1, 2026.

Second, it provides an enforceable standard for plan review. The ordinance prohibits installation, planting, or placement of nonfunctional turf on applicable property where required by SB24-005, and it similarly addresses artificial turf and invasive plant species so staff have a clear basis to condition or deny landscape plans that do not comply.

Finally, the ordinance preserves what remains allowed under the statute. It confirms that functional turf is not prohibited and recognizes the limited statutory allowances, including civic, community, recreational, and water-quality-treatment uses to the extent allowed by law.

#### **D. What are the limits?**

The state law does not require the City, or private property owners, to remove or replace existing turf or landscaping that was installed before January 1, 2026. The restrictions operate prospectively and are intended to be applied through development approvals and permitting when covered work occurs.

The law also does not impose a blanket ban on all turf. “Functional turf” remains permissible, and the statute recognizes limited allowances for certain civic, community, and recreational use areas, as well as turf that is part of a water quality treatment solution, to the extent allowed by state law.

Finally, the ordinance is not intended to displace unrelated site design requirements in the Code. Standards for trees, screening, buffering, and similar development requirements still apply. The new section functions as a compliance overlay that prevents approval of prohibited materials in covered areas, while leaving the City’s broader landscaping framework in place.

#### **E. Recommendation**

Staff recommends Planning Commission approval of the attached ordinance and a recommendation that City Council adopt it to ensure local compliance with SB24-005 by January 1, 2026. Staff also recommends incorporating any final technical edits identified during review (including internal cross-reference corrections and definition cleanup) prior to final adoption.

**City Of Salida, Colorado  
Ordinance No. 08  
(Series of 2026)**

**An Ordinance of the City Council of the City of Salida, Colorado, Amending Section 16-4-80 of the Salida Land Use Code to Implement State Requirements Related to the Prohibition of Nonfunctional Turf, Artificial Turf, and Invasive Plant Species Under Senate Bill 24-005**

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

**WHEREAS**, pursuant to C.R.S. § 31-15-401 and other applicable provisions of state law, the City Council (“Council”) possesses the authority to adopt ordinances in furtherance of the public health, safety, and welfare; and

**WHEREAS**, the City has adopted a comprehensive Land Use Code, effective December 22, 2025, which establishes landscaping, screening, and fencing standards within § 16-4-80; and

**WHEREAS**, the Colorado General Assembly enacted Senate Bill 24-005, codified at C.R.S. § 37-99-101 et seq., requiring local governments to prohibit the installation of nonfunctional turf, artificial turf, and invasive plant species on specified property types beginning January 1, 2026; and

**WHEREAS**, the City Council finds that it is in the best interests of the City and its residents to amend the new Land Use Code to ensure consistency with state law, promote water conservation, and clarify landscaping standards accordingly;

**Now, therefore, be it ordained by the City Council of the City of Salida, Colorado, that:**

**Section 1.** The foregoing recitals are incorporated herein as conclusions, facts, determinations, and findings by Council.

**Section 2.** Section 16-4-80 of the Land Use Code of the City of Salida, Colorado (effective December 22, 2025) is hereby amended by adding a new subsection (c)(1)(c) Restrictions on Nonfunctional Turf, to read in full as follows:

Sec. 16-4-80. Landscaping, Screening, and Fencing.

(c) Landscaping Standards.

(1) General.

(c) Restrictions on Nonfunctional Turf

Beginning January 1, 2026, the installation, planting, or placement of nonfunctional turf, artificial turf, or invasive plant species as part of a new

development project or redevelopment project is prohibited on all applicable property, as defined in C.R.S. § 37-99-102, and consistent with C.R.S. § 37-99-101 et seq. For purposes of this section:

1. Applicable property has the meaning set forth in C.R.S. § 37-99-102(1) and includes:
  - a. Commercial, institutional, or industrial uses;
  - b. Common interest community uses; or
  - c. A street right-of-way, parking lot, median, or transportation corridor.

Applicable property does not include residential property and uses.

2. Artificial turf means an installation of synthetic materials developed to resemble natural grass, consistent with C.R.S. § 37-99-102(2).

3. Functional turf means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include playgrounds, sports fields, picnic grounds, amphitheaters, portions of parks, and golf course play areas, as described in C.R.S. § 37-99-102(7).

4. Nonfunctional turf means turf that is not functional turf and includes turf located in a street right-of-way, parking lot, median, or transportation corridor, as defined in C.R.S. § 37-99-102(13).

5. Maintenance of turf or artificial turf installed prior to January 1, 2026, is permitted; however, expansion, replacement, or reinstallation must comply with this subsection.

**Section 3.** Section 16-4-80 of the Land Use Code of the City of Salida, Colorado (effective December 22, 2025) is hereby amended by adding a new subsection (b)(2)(d) Redevelopment and Nonfunctional Turf, to read in full as follows:

Sec. 16-4-80. Landscaping, Screening, and Fencing.

(b) Applicability.

(2) Additions or Modifications.

(d) Redevelopment and Nonfunctional Turf.

Any redevelopment subject to subsection (b)(2) that includes

installation, planting, placement, expansion, replacement, or reinstallation of turf, artificial turf, or landscape materials shall comply with Section 16-4-80(c)(1)(c) (Restrictions on Nonfunctional Turf).

**Section 4.** Severability: The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause, or portion of this Ordinance as determined by a Court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

**Section 5.** Typographical changes and renumbering. Upon adoption, this Ordinance shall be codified in the Salida Municipal Code. The City Clerk is authorized to make non-substantive edits necessary for codification, including renumbering, re-lettering, updating internal cross-references, and correcting typographical, formatting, and grammatical errors, provided such edits do not alter the substance or intent of this Ordinance.

Introduced on First Reading, on the 17th day of February, 2026, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City Council on the 20th day of February, 2026, and set for Second Reading and Public Hearing on the 3rd day of March, 2026.

Introduced on Second Reading, finally adopted and ordered published by Title only, by the City Council on the 3rd day of March, 2026.

City Of Salida, Colorado

\_\_\_\_\_  
Mayor

[SEAL]

ATTEST:

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

Published in Full in the Mountain Mail after First Reading on the 17th day of February, 2026, and by Title only, after final adoption on the 3rd day of March, 2026.

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



# City Council Action Form

Department	Presented By	Date
Community Development	Bill Almquist - Community Development Director	March 3, 2026

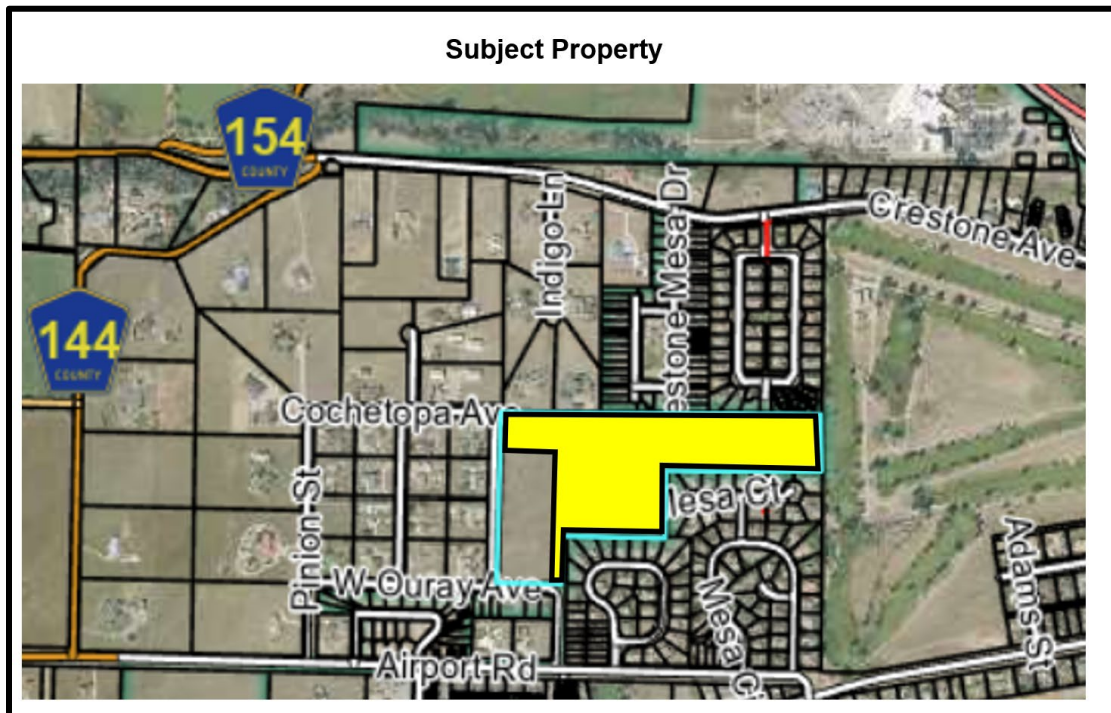
## Agenda Item

Ordinance 2026-09: Second reading and public hearing on the proposed zoning of R2 Medium-Density Residential for the 5-H LLC property

## Background

Following annexation of their 15.06-acre property (Parcel No. 368131400015) into the City of Salida, the applicants, 5-H LLC represented by Walt Harder, Dustin Hughes, and Britt Hughes initially requested to zone the property to R3 Higher-Density Residential. That zoning was initially approved by City Council via Ordinance 2025-15 but then the approval was subsequently repealed by City Council via Ordinance 2025-22 following the filing of a successful petition by adjacent neighbors. Properties are required by state statute to be zoned within 90 days of annexation, and therefore the applicant returned with a request to zone the property with the less intensive R2 Medium-Density Residential district. The request is being processed via the (previous) land use code that was in effect as of 12/15/25.

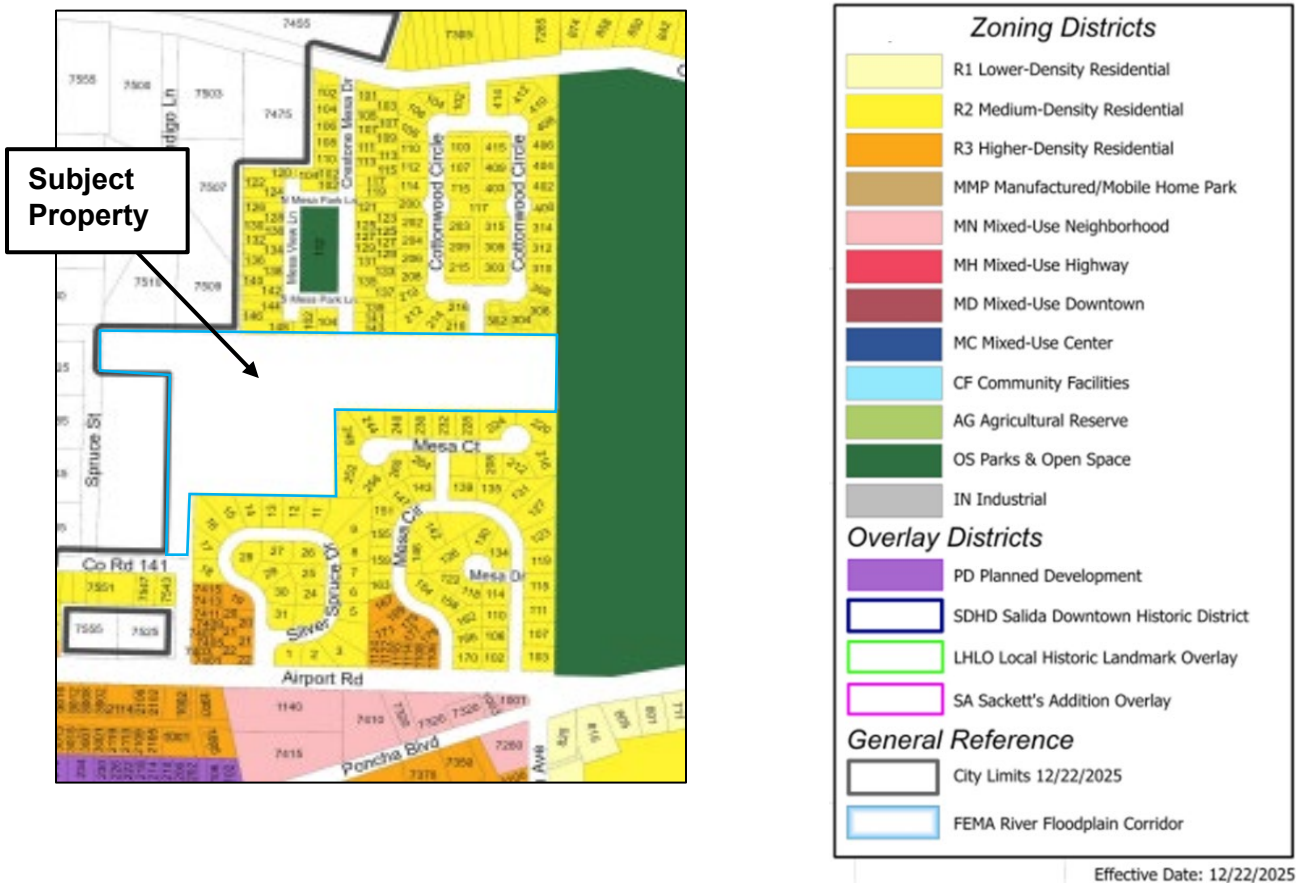
The property is located east of Spruce Street and north of West Ouray Avenue and highlighted in yellow below:



## Surrounding Land Use and Zoning

Surrounding properties to the north and south are primarily residential in nature and are zoned primarily R2 Medium-Density Residential, along with some R3 Higher-Density Residential and MN Mixed-Use Neighborhood. The property immediately to the east is owned by the City of Salida, zoned OS Parks & Open Space, and is the location of the Salida Golf Club. Properties to the west remain in Chaffee County and are residential in nature. The map shown below shows current zoning (under the existing/new code), even though the request will be processed under the previous code.

**City of Salida Zoning Map Excerpt**

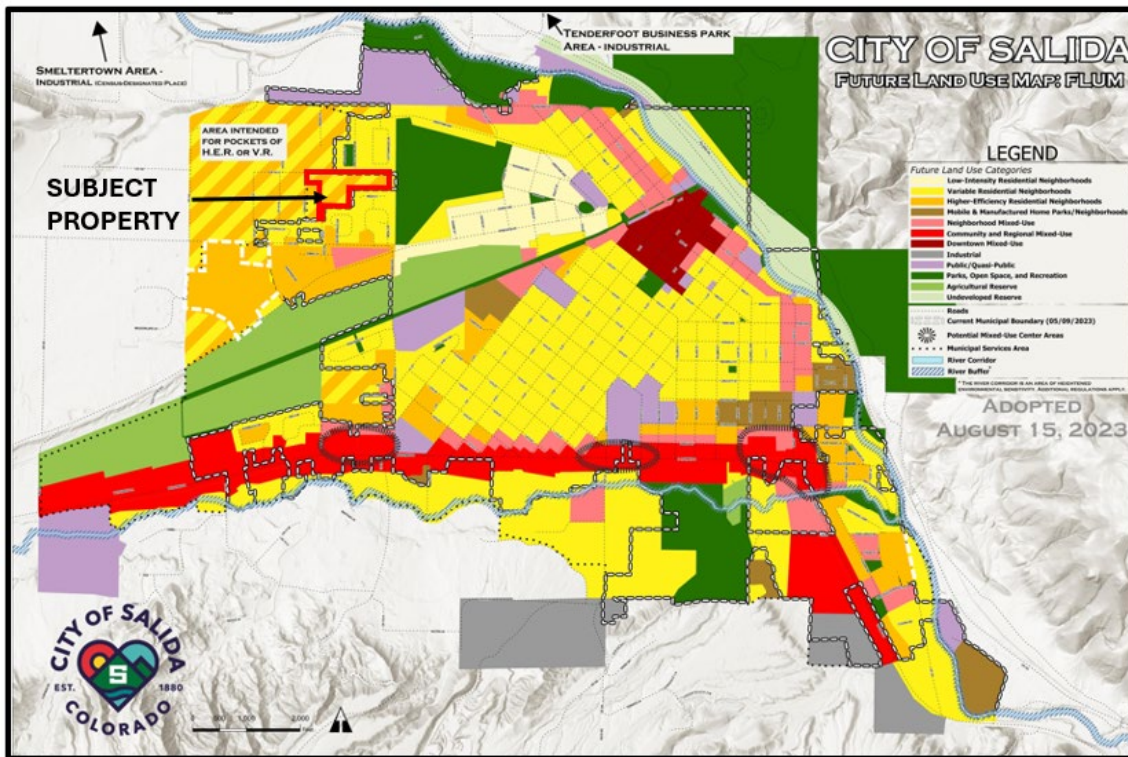


## Review Standards For Zoning Map Amendments (Section 16-4-210):

- 1. Consistency with the Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
  - Relevant Comprehensive Plan Policies and Actions Include:

- *Action LU&G-I. 1.a – Amend Salida’s Land Use Code and Zoning Map to advance the objectives of this plan and consider appropriate zoning designations, densities and overlays that utilize setbacks and promote the traditional historic built environment.*
  - The proposed R2 zoning would allow for uses and densities (Variable Residential and Higher-Efficiency Residential) envisioned in the Future Land Use Map as shown in the graphic below.
- *Action LU&G-I. 1.b. – New development should complement the neighborhood’s mass and scale.*
  - R-2 zoning would be consistent with the existing surrounding zoning.

**Future Land Use Map – Adopted August 15, 2023**



- *Action LU&G-I.2.a - Encourage projects to use maximum density allowances to make the best use of the available infrastructure.*
  - R2 zoning would allow a reasonable amount of density and more efficient use of available infrastructure than R1 zoning.
- *Action LU&G-I.2.c – Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.*

- R2 zoning would allow housing demand to be more easily met within City limits/MSA so as to put less pressure on surrounding rural County lands.
- *Action LU&G-II.1.b – Any proposal for annexation will be evaluated with an expectation of urban density levels, inclusion of connections to pedestrian and bicycle corridors, water availability, and promotion of innovative, creative and energy efficient design.*
  - The property has already been annexed and R2 zoning would allow for urban density levels, inclusion of connections to pedestrian and bicycle corridors. The MSA analysis indicated ample water availability for densities allowed by R2, and such densities would also allow for innovative energy efficient design.

**2. Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.

- Per the land use code, the purpose of the R2 Medium-Density Residential zone district is to provide for medium-density residential neighborhoods with a variety of single-family dwelling forms and smaller multi-family residences.
  - The proposed zoning has the capability for creating a medium-density residential neighborhood. Therefore, staff supports the request to zone the subject property R2 Medium-Density Residential.

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

- As shown in the zoning map above, the proposed zoning classification of R2 Medium-Density Residential is consistent and compatible with the zoning, uses, and densities of the vast majority of adjacent properties also within City limits.

**4. Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.

- The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

### **Planning Commission Recommendation**

Planning Commission held a public hearing on January 26<sup>th</sup>, 2026 and recommended unanimously (7-0) that City Council approve the proposed zoning of the property to R2 Medium-Density Residential as it is consistent with the Comprehensive Plan and other review standards and will accommodate appropriate development densities to support the housing goals of the city.

## **Fiscal Impact**

There is no direct fiscal impact.

## **Recommended Motion:**

A Councilmember should state, "I move to \_\_\_\_\_ Ordinance 2026-09, an ordinance of the City of Salida, Colorado, zoning certain real property known as the 5-H LLC Annexation as R2 Medium-Density Residential, as it meets the applicable review standards and policy goals of the city," followed by a second and a roll call vote.

Attachments: Ordinance 2026-09  
Application Materials  
Public Comment Letters Received  
Proof of Notice

**City of Salida, Colorado  
Ordinance No. 09  
Series of 2026**

**An Ordinance of the City of Salida, Colorado Zoning Certain Real Property Known as the 5-H LLC Annexation as R2 Medium-Density Residential Zone District**

**WHEREAS**, on June 23, 2025, representatives of 5-H LLC, filed a General Development Application (the "Petition") to commence proceedings to annex to the City of Salida (the "City") a certain unincorporated tract of land comprised of a total of 15.06 acres in the County of Chaffee, State of Colorado (the "Property"), and being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference; and

**WHEREAS**, by Ordinance No. 14, Series of 2025 the City of Salida approved the 5-H LLC Annexation to the City; and;

**WHEREAS**, Petitioner has filed an application to zone the Property within the R2 Medium-Density Residential zone district, and on January 26, 2026 the City of Salida Planning Commission considered the zoning application for the Property at a duly noticed public hearing and recommended that the City Council zone it as R2 Medium-Density Residential; and

**WHEREAS**, as required by the Salida Municipal Code, the public hearing on the zoning application for the 5-H LLC Annexation was held on March 3, 2026 at a regularly scheduled meeting of the Salida City Council.

**Now, therefore, be it ordained by the City Council of the City of Salida, Colorado, that:**

**Section 1.** The aforementioned recitals are hereby fully incorporated herein.

**Section 2.** The Property described on Exhibit A is hereby zoned R2 Medium-Density Residential.

**Section 3.** Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-8-40 of the Salida Municipal Code. City staff is further directed to comply with all provisions of the Salida Land Use Regulations, SMC §16-1-10, et seq., to implement the provisions of this Ordinance.

Introduced on First Reading, on the 17<sup>th</sup> day of February, 2026, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City Council on the 20<sup>th</sup> day of February, 2026, and set for Second Reading and Public Hearing on the 3<sup>rd</sup> day of March, 2026.

Introduced on Second Reading, finally adopted and ordered published by Title only, by the City Council on the 3<sup>rd</sup> day of March, 2026.

CITY OF SALIDA, COLORADO

\_\_\_\_\_  
Mayor

[SEAL]

ATTEST:

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

Published in Full in the Mountain Mail after First Reading on the 17<sup>th</sup> day of February, 2026, and by Title only, after final adoption on the 3<sup>rd</sup> day of March, 2026.

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

## **EXHIBIT A**

### **5H LLC ANNEXATION DESCRIPTION**

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$ ) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows:

Commencing at the Southeast corner (5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped 'LS 16117) of Shavano Vista Subdivision (Reception No. 122596), from whence the witness corner (5/8-inch rebar with 2 $\frac{1}{2}$ -inch aluminum cap stamped "1/4 R9E T50N S31 over S6 T49N, 1997, 14.8 RM LS 16117) to the South  $\frac{1}{4}$  corner of said Section 31 bears South 38°29'22" East 522.00 feet (South  $\frac{1}{4}$  corner is South 14.8 feet from witness corner);

Thence South 88°50'17" East along the North boundary of Chaffee County Road No. 141, a distance of 266.08 feet to the point of beginning of the tract herein described, said point being marked by a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117;

Thence proceeding around said tract, continuing South 88°50'17" East along said North county road boundary, 60.0 feet to a point on the West boundary of Cochetopa Estates, a subdivision located within the City of Salida, said point being marked by a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117;

Thence North 01°03'10" East 258.69 feet to another 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117 at the Northwest corner of said subdivision;

Thence South 88°55'28" East along the North boundary of Cochetopa Estates 528.84 feet to a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117 at the Southwest corner of Mesa Village No. 2, a subdivision located within the City of Salida;

Thence North 00°55'07" East along the West boundary of said Mesa Village No. 2 and a projection northerly, a distance of 399.31 feet to a 5/8-inch rebar with a 1 $\frac{3}{4}$ -inch steel disc stamped '6753' at the Northwest corner of that certain tract of land described in Quiet Title Decree recorded in Book 473 at Page 570 of the Chaffee County records.

Thence South 89°56'32" East along the monumented north boundary of said tract described in quiet title decree a distance of 798.67 feet to a 1 $\frac{1}{2}$ -inch pipe, being a point on the monumented East boundary of the said SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 30;

Thence North 00°01'18" East along said monumented east boundary, a distance of 290.96 feet to a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117 at the Southeast corner of Cottonwood Green, a subdivision located within the City of Salida;

Thence along the monumented north boundary of the said SW $\frac{1}{4}$  SE $\frac{1}{4}$  and SE $\frac{1}{4}$  SW $\frac{1}{4}$  the following:

First North 89°48'00" West 583.15 feet to a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped '487' at the Southwest corner of said Cottonwood Green, being common with the Southeast corner of Crestone Mesa, a subdivision located within the City of Salida.

Thence North 89°58'51" West 558.04 feet to another 5/8-inch rebar with a 1½-inch aluminum cap stamped '487' at the Southwest corner of said Crestone Mesa, said corner being common with the Southeast corner of Rainbow Ridge, a subdivision located within Chaffee County;

Thence North 89°43'49" West 500.83 feet to another 5/8-inch rebar with a 1 ½-inch aluminum cap stamped '487' at the Southwest corner of said Rainbow Ridge, being common with the Southeast corner of Vista Grande, a subdivision located within Chaffee County;

And thence North 89°31'25" West 10.75 feet to a 5/8-inch rebar with a 1½-inch aluminum cap stamped LS 16117 at the Northeast corner of said Shavano Vista Subdivision;

Thence leaving the north monumented boundary of the SE¼ SW¼, South 00°43'05" West along the East boundary of Spruce Street in said Shavano Estates, a distance of 140.20 feet to a 5/8-inch rebar with a 1½-inch aluminum cap stamped LS 16117;

Thence South 89°16'55" East 266.07 feet to another 5/8-inch rebar with a 1½-inch aluminum cap stamped LS 16117;

Thence South 00°43'05" West 737.75 feet to the point of beginning.  
Containing 15.06 Acres, more or less.

Subject to easements of records or existing, including the rights of others to operate, repair and maintain the irrigation ditch crossing the tract.

*Property description prepared by: Michael K. Henderson, Licensed Surveyor  
June 17, 2025*

## Zoning Request Application Materials

12/15/2025

Bill Almquist  
City of Salida, Community Development  
448 E. First Street, Suite 112  
Salida, CO 81201

Dear Mr. Almquist,

I am submitting this application for R2 Zoning in order to create a pedestrian-oriented neighborhood containing a diverse mixture of housing types.

The items included with this application are as required in the Major Impact Review form. Items left unchecked on the Major Impact Review form will be submitted with a later Major Impact for Planned Development and subdivision. Current submittal items:

B. Major Impact Review Form

1. General Development Application
2. Current Survey
3. This description
4. Special Fee and Cost Reimbursement Agreement – not included, still in effect from earlier zoning application.
5. Addresses for public notice
6. Construction plans – n/a
7. Zoning action – R2 requested
8. Subdivision Plat – n/a
9. Other requirements – n/a
10. CDOT Access Permit – n/a
11. Street lights, signs, and traffic control plan – n/a

Please contact me if you have questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hughes", is written over a light blue circular stamp.

Owner, 5H, LLC



# GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 Fax: 719-539-5271

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

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

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

### A. Applicant Information

Name of Applicant: 5H, LLC

Mailing Address: 130 W 2nd St, Suite 1, Salida, CO 81201

Telephone Number: 719-539-2000 FAX: \_\_\_\_\_

Email Address: walt@hred.co

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

### B. Site Data

Name of Development: 5H Annexation

Street Address: Unaddressed, see attached Annexation Plat

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

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

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

Signature of applicant/agent:  Date: 20251215

Signature of property owner:  Date: 20251215



## 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
3. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
4. Public Notice
5. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
6. Public Notice
7. Hearing Conducted by City Council (Major Impact Review)

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

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

6. 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).

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

8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
9. 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;

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

11. 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.

R2 zoning of the 5H parcel will allow for a pedestrian-oriented development with a diverse range of housing types. Future development will meet the city's inclusionary housing ordinance via rental units. The development will also provide natural affordability through its inclusion of smaller units and rental units. Infill is the most efficient, cost-effective type of development, and it is prioritized by the comprehensive plan. The city's adopted FLUM designates the parcel R2 or R3. Note that a future development plan will likely include a Planned Development application.

- 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.

A future development application will address this.

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

A future development application will address this.

- 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.

A future development application will address this.

**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.

No nuisance conditions are anticipated.

**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.

No deficiencies have been noted in meetings with city staff.

**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.

No significant deterioration anticipated.



5-H LLC  
130 W 2ND ST SUITE 1  
SALIDA, CO 81201

ANDERSON MARY ELLEN  
216 MESA CT  
SALIDA, CO 81201

ARTHUR PATRICIA J, ARTHUR STEPHE  
11 SILVER SPRUCE DR  
SALIDA, CO 81201

BAKER LINDA S  
PO BOX 1083  
SALIDA, CO 81201

BANGHART KIRK L, BANGHART ARIKA /  
PO BOX 1088  
SALIDA, CO 81201

BARKER MEGHAN NKA WILSON MEGHA  
10 SILVER SPRUCE DR  
SALIDA, CO 81201

BARRICK RONALD E, BARRICK RUTH A  
302 COTTONWOOD CIR UNIT B  
SALIDA, CO 81201

BAVARIA MARY ANN 50 INT, RIVER VALL  
9081 RANGE LN  
SALIDA, CO 81201

BAVARIA MARY ANN 50 INT, RIVER VALL  
PO BOX 367  
SALIDA, CO 81201

BELYEA CLARK R, BELYEA KATHLEEN  
148 MESA VIEW LN  
SALIDA, CO 81201

BLISS ROBERT MARK JR, BLISS JUREE  
212 COTTONWOOD CIR  
SALIDA, CO 81201

BREMER KIRK D, BORMES WILLIAM C  
PO BOX 519  
SALIDA, CO 81201

BROWN FAMILY TRUST, BROWN FRANK  
7474 W LAYTON WAY  
LITTLETON, CO 80123

CHARITON NICK JORDAN, CHARITON JI  
8105 SPRUCE ST  
SALIDA, CO 81201

CUNNINGHAM MARK A  
306 COTTONWOOD CIR UNIT A  
SALIDA, CO 81201

DANIELS CASEY TALBOTT, GOEHL HOL  
146 MESA VIEW LN  
SALIDA, CO 81201

ECKSTEIN DAVID E, ECKSTEIN LESLY J  
256 MESA CT  
SALIDA, CO 81201

EDWARDS JAMES PERRY, PUTZ MICHE  
151 MESA CIRCLE  
SALIDA, CO 81201

FARNEY RODNEY JR, FARNEY LORENE  
1115 J ST  
SALIDA, CO 81201

FERGUSON JOHN KIM, FERGUSON JAN  
7642 DEERTRAIL DR  
PARKER, CO 80138

FISHER JESS FILBY  
244 MESA CT  
SALIDA, CO 81201

FRANKE TOM, FRANKE GAIL  
141 CRESTONE MESA DR  
SALIDA, CO 81201

FRENCH DONALD E LIVING TRUST  
212 MESA CT  
SALIDA, CO 81201

FRIDAY STEPHANIE G, FRIDAY MELISSA  
2849 N LAFAYETTE ST  
DENVER, CO 80205

GAFFNEY MAUREEN E  
260 MESA CT  
SALIDA, CO 81201

GOBIN JASON P, GOBIN TAMRA M  
PO BOX 142  
SALIDA, CO 81201

GRIFFIN KIMBERLY, GRIFFIN NICHOLAS  
142 MESA VIEW LN  
SALIDA, CO 81201

GROOM BRADLEY WARREN, GROOM A  
13 SILVER SPRUCE DR  
SALIDA, CO 81201

HARTMAN HANS H, HARTMAN LANETTE  
147 MESA CIR  
SALIDA, CO 81201

HUHN M&S 2005 REVOCABLE TRUST TI  
20 RIDGE LN  
ORINDA, CA 94563

JAFFE NANCY ODDI  
7547 COUNTY ROAD 141  
SALIDA, CO 81201

KANE DOUGLAS, KANE MARGARET  
104 S MESA PARK LN  
SALIDA, CO 81201

KERSS MERNA A  
PO BOX 835  
SALIDA, CO 81201

KRIEBEL JEFFREY, KRIEBEL STACIA  
7543 COUNTY ROAD 141  
SALIDA, CO 81201

KYLE CHARLES B, KYLE SUSAN  
12 SILVER SPRUCE DR  
SALIDA, CO 81201

LESTER DELWIN OTTIS, HOLMES TERR  
7514 INDIGO LN  
SALIDA, CO 81201

LEWIS JILL E, LEWIS LEROY K  
8145 SPRUCE ST  
SALIDA, CO 81201

LOCKHART LEANNE TRUST THE 50 INT,  
155 MESA CIR  
SALIDA, CO 81201

LOWTHER ANDREW W  
19 SILVER SPRUCE DR  
SALIDA, CO 81201

LUCHETTA MICHAEL L  
3245 ORION DR  
COLORADO SPRINGS, CO 80906

MESSA TYLER, MESSA CATHIE E  
216 COTTONWOOD CIR UNIT B  
SALIDA, CO 81201

MYERS ADAM MATTHEW III, MYERS JIR  
17 SILVER SPRUCE DR  
SALIDA, CO 81201

MYERS JUDITH A TRUST, MYERS JUDIT  
14 SILVER SPRUCE DR  
SALIDA, CO 81201

NICOLLS DANIEL C  
139 CRESTONE MESA DR  
SALIDA, CO 81201

OLSON JERRY A, OLSON PAULA M  
224 MESA CT  
SALIDA, CO 81201

OUBRE WILLIAM, OUBRE NICOLE KRIS  
9 SILVER SPRUCE DR  
SALIDA, CO 81201

PAHNKE THOMAS G  
264 MESA CT  
SALIDA, CO 81201

PEKALA PHILLIP H, PEKALA SHIRLEY A  
306 COTTONWOOD CIR UNIT C  
SALIDA, CO 81201

PILGRIM RICHARD D, PILGRIM CAROLIN  
5191 BOW MAR DR  
LITTLETON, CO 80123

POSER PAUL, WEINKE POSER BONITA I  
8185 SPRUCE ST  
SALIDA, CO 81201

REINAN JEROME MARK, REINAN NICOL  
4501 E ELLSWORTH AVE  
DENVER, CO 80246

RUSSELL DONALD K, RUSSELL CHERYL  
232 MESA CT  
SALIDA, CO 81201

SADEIK CATHERINE  
28 SILVER SPRUCE DR  
SALIDA, CO 81201

SALIDA CITY OF  
448 E 1ST ST #112  
SALIDA, CO 81201

SENNE DUFF BETH  
215 RUA DE MATTA ST  
HOLLYWOOD PARK, TX 78232

SGP LLC  
2112 ANN ARBOR AVE  
AUSTIN, TX 78704

SMITH CARY PHILIP, SMITH JEANINE ZII  
18 SILVER SPRUCE DR  
SALIDA, CO 81201

SNOW CAROL J  
236 MESA CT  
SALIDA, CO 81201

STEWART ROBERT LEWIS 50 INT, TEST,  
7983 S CLAYTON CIR  
CENTENNIAL, CO 80122

SULLEY SUSAN E  
304 COTTONWOOD CIR UNIT C  
SALIDA, CO 81201

THOMAS THOMAS MOTT LLC, THOMAS  
1541 FRONT NINE DR  
FORT COLLINS, CO 80525

TIERNAN DONALD E  
306 COTTONWOOD CIR UNIT B  
SALIDA, CO 81201

TIERNEY CRAIG, GOLDSBERRY KARAN  
8321 W 70TH AVE  
ARVADA, CO 80004

VIETH SUZANNE R  
7510 INDIGO LN  
SALIDA, CO 81201

VOLK ANN KATHERINE, VOLK JOACHIM  
7909 S JASMINE CIR  
CENTENNIAL, CO 80112

WALTERS MARGARET R  
1024 BARTON CT  
GLENVIEW, IL 60025

WEBBER FAMILY REVOCABLE TRUST  
208 MESA CT  
SALIDA, CO 81201

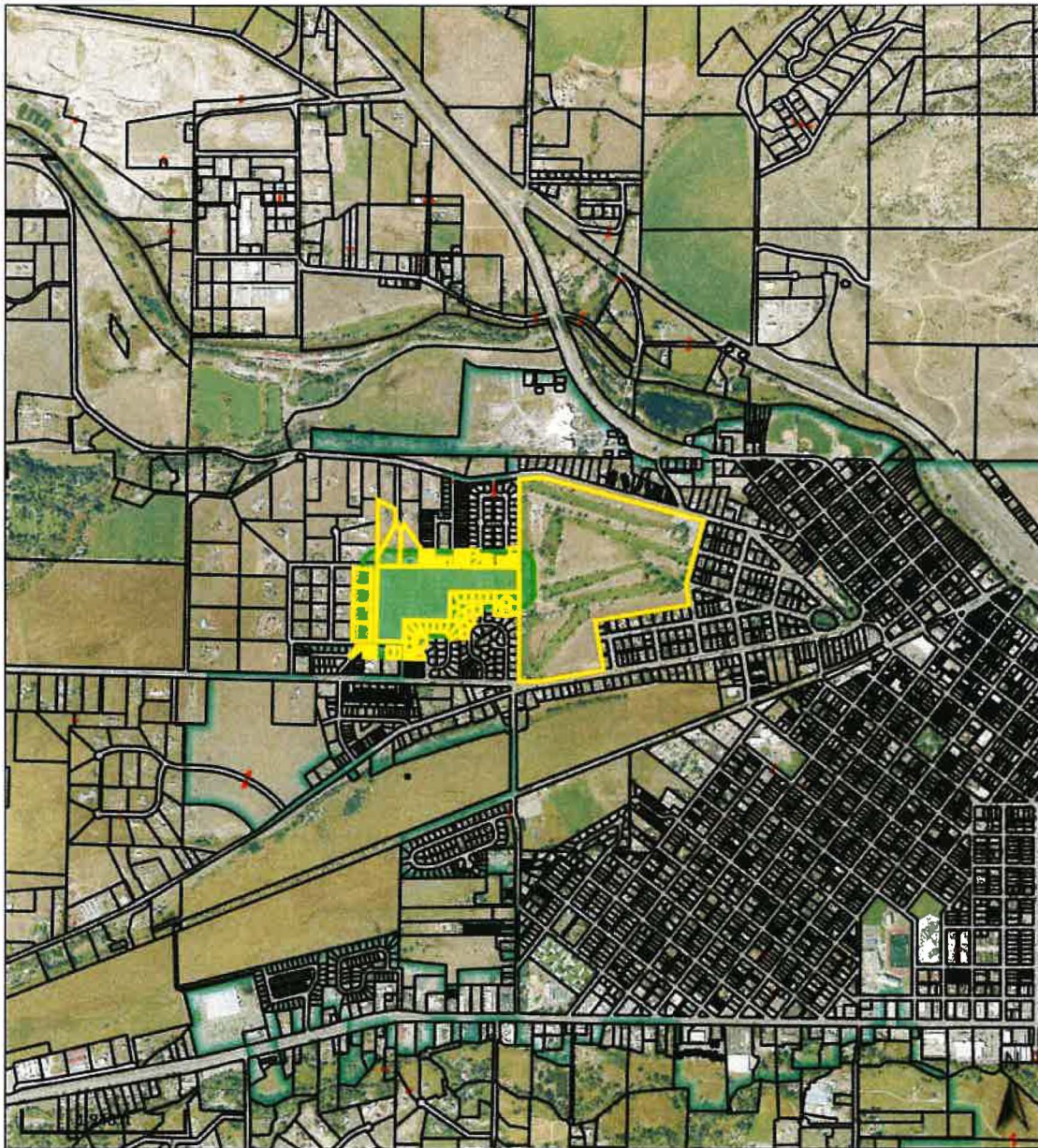
WEBER WALTER K, WEBER DONNA J  
4437 NW CLAYMONT WOODS DR  
KANSAS CITY, MO 64116

WENTZ RALPH, WENTZ DENISE  
220 MESA CT  
SALIDA, CO 81201

WHITE ROBERT J  
6770 COUNTY ROAD 110A  
SALIDA, CO 81201

WINGER WENDELL D  
7551 COUNTY ROAD 141  
SALIDA, CO 81201

WOOL KENNETH J, WOOL CELIA  
252 MESA CT  
SALIDA, CO 81201



Overview



Legend

-  Parcels
-  Parcel Joins
- Roads**
-  Highway
-  County Road (Paved)
-  County Road (Unpaved)
-  Other Road (Paved)
-  Other Road (Unpaved)

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For questions or to report errors please contact the GIS Coordinator at [elubell@chaffeecounty.org](mailto:elubell@chaffeecounty.org)

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GEOSPATIAL

## Public Comment Letters Received

Letter of Concern  
Proposed 5H development  
01.26.2026

I am speaking at this planning commission meeting as a concerned resident of the city of Salida. I agree, there is a need for the conscientious development of more housing in Salida.

I object to the 5H LLC R-2 zoning application for the annexed property known as 5H. From reading the code, I believe this rezoning request shows the 5H proposal is incompatible with the surrounding neighborhoods and fails to meet key approval criteria required by our newly adopted code.

The communities immediately surrounding the property (e.g., Mesa Ct., Cochetopa, Cottonwood Greens) were zoned R-2 under the prior code but now function and appear more like the updated R-1 (Low-Density Residential) district under the 2025 LUC revisions (larger minimum lot sizes, lower overall unit counts per acre, and a focus on single-family detached homes with greater setbacks).

The proposed R-2 zoning under the newly adopted Code for the 5H development allows for: a harsh mismatch in scale, character, and intensity compared to the existing low-density, larger-lot residential neighborhoods surrounding the proposed 5H development. Approving R-2 here under the new code would disrupt the surrounding neighborhoods' harmony, deteriorate the environment of surrounding communities and damage those communities' character and appeal.

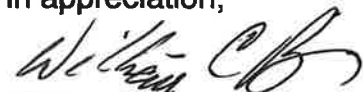
The developer wants to defer studies related to the proposed subdivision's affects on our city's current limited resources, such as: traffic, emergency services, water/sewer, floodplain/stormwater mitigation, etc., that the proposed increased density would exacerbate. My understanding: LUC criteria require the developer to demonstrate that no deficiencies exist in public facilities. This application's deferral of the needed studies clearly does not meet this requirement.

This developer's team spoke publicly at hearings in 2025, issuing comments that were perceived as threats of them doing worse outcomes on the citizens of Salida if we didn't go along with their proposal. I ask that you also remember, in September 2025, a petition for referendum gathered, in less than two weeks, signatures from nearly ten percent of Salida's voters, all against the previous zoning proposal from the 5H group.

As a homeowner and Salida resident, I respectfully request that our city's planning commission and City Council deny the current 5H application. If rezoning is considered, I believe, as per my reading of the new LUC, it should be limited to R-1 or similar low-density standards. I also believe the developer should be required to first do the key approval criteria studies needed for the proposed development.

I thank every member of this planning commission for your dedication and hard work on our behalf, the citizens of Salida. I recognize that you, too, support Salida's citizens' vision of sustainable and harmonious growth.

In appreciation,



William Bormes, homeowner

## 5H Proposal Comments

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**From** allison.groom@verizon.net <allison.groom@verizon.net>

**Date** Mon 1/26/2026 10:14 AM

**To** justin.critelli@salidaelected.com <justin.critelli@salidaelected.com>; Bill Almquist <bill.almquist@cityofsalida.com>; Kristi Keller <kristi.keller@cityofsalida.com>

You don't often get email from allison.groom@verizon.net. [Learn why this is important](#)

Hello, I'm emailing you regarding the 5H zoning proposal recently submitted by Walt Harder. My home in Cochetopa Estates is adjacent to the property. I will attend the public meetings of the Planning Commission and the City Council, but wanted to contact you directly with my comments.

1) I would like clarification regarding the proposed zoning of R2 with a Planned Development Overlay. Can you explain how the overlay affects the R2 zoning? Would that result in a density similar to R3 which has been rejected?

2) I urge the City to conduct detailed impact studies regarding traffic, water/sewage capacity, drainage, gas/electric usage, and emergency access to ensure that the City has the resources to support the proposed development, as well as the adjacent existing subdivisions.

Thank you for the work you all do for the City.

Thank you,  
Allison Groom  
13 Silver Spruce Drive

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## 5H proposed rezoning and development

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From Amy Turner <amymarieturner@gmail.com>

Date Sat 1/24/2026 10:17 AM

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

You don't often get email from amymarieturner@gmail.com. [Learn why this is important](#)

Hello Bill,

I'm writing as a resident of the area near the proposed rezoning. I'm aware that this is the second time this has been heard and I attended the hearing this summer when the previous application was rejected. However, the concerns remain the same. As someone who lives in the neighborhood and almost daily walks the social trails, I'm concerned with how the proposed designation and development will affect the neighborhood. I'm aware of our need for housing in the county. As someone who has lived the Salida rental shuffle and then chose to purchase a new home in the West End development, I'm aware of the limited options and the outrageous cost. I was also one of the writers of the Home in Paradise documentary, so these are issues I am deeply informed on. Our West End development, which has been scaled appropriately and with an interest rate buy down for locals, still only has two full-time residents, the other units have been purchased as second homes.

I think as we move forward with housing development, we need to not only supply better financial options, but also do our best to preserve some open space and trails. I know this is not a new conversation, but the 5H area is our only social trails in this part of the mesa. At least if the designation preserved enough space to integrate that usage by allowing less units to be built, I would be more in favor. However, that is still not addressing real concerns about access through neighborhood roads, or waste mitigation. I don't believe enough information has been gathered based on the potential plan to justify a change in zone designation.

Thanks,  
Amy Turner  
102 Cotopaxi Ln #B

--

Amy Marie Turner : Writer / Editor  
[amymarieturner@gmail.com](mailto:amymarieturner@gmail.com)  
<https://linktr.ee/amymarieturner>

## 5H LLC Development

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**From** Carolyn Kuchinsky <thirstyck@gmail.com>

**Date** Sun 1/25/2026 1:13 PM

**To** Bill Almquist <bill.almquist@cityofsalida.com>; justin.critelli@salidaelected.com <justin.critelli@salidaelected.com>; Kristi Keller <kristi.keller@cityofsalida.com>; City of Salida Planning <planning@cityofsalida.com>

You don't often get email from thirstyck@gmail.com. [Learn why this is important](#)

January 21, 2026

**To:** Salida Planning Dept c/o Bill Almquist  
City of Salida c/o Justin Critelli, Mayor  
**Cc:** Kristi Keller

**Re:** 5H LLC Development

Dear City Council and Planning Department Members

I am writing to formally express my concerns regarding the proposed 5H LLC development. I, along with many others in Cottonwood Greens and neighboring developments, have deliberately chosen to live here because of the peaceful environment it offers. We have invested both emotionally and financially in our homes, drawn by the quality of life this neighborhood provides.

I am also deeply concerned about the overall negative impact to the City of Salida's long term health. Reputable studies from economic development institutions, such as the Colorado Small Business Development Center, demonstrate consistent patterns in which jurisdictions respond to housing challenges with excessive or poorly calibrated interventions. These overcorrections have been shown to produce measurable long-term harm, undermining overall economic vitality, fiscal stability, and the jurisdiction's attractiveness to residents, employers, and investors.

With that in mind, there are several key questions that have gone unanswered such as:

- **Where are we in regard to the Chaffee County housing study that said “we need 1,700 new units by 2025?”**
- **Have Poncha Springs and Buena Vista provided their recent “numbers” with everything in the pipeline, e.g., are/will the municipalities cooperate and share?**
- **Will the 5H development property exceed that goal?**
- **Are we truly meeting low-income housing needs?**
- **What will be the impact over 5-7 years of the current severe drop in the housing market?**

I strongly urge that the Planning Commission in concert with the City of Salida NOT approve this development until thorough due diligence studies are performed and communicated in light of the current approved developments.

I sincerely hope that my objections and the objections of my many concerned neighbors will be taken into account.

Respectively,

Carolyn Kuchinsky  
403 Cottonwood Circle  
Salida, CO 81201  
[thirstyck@gmail.com](mailto:thirstyck@gmail.com)  
435-503-0551

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## 5H Proposed Zoning

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**From** DENISE WENTZ <d95wentz@gmail.com>

**Date** Tue 1/20/2026 8:04 AM

**To** Bill Almquist <bill.almquist@cityofsalida.com>; justin.critelli@salidaelected.com <justin.critelli@salidaelected.com>; Kristi Keller <kristi.keller@cityofsalida.com>

**Cc** Ralph Wentz <d.wentz@bresnan.net>

You don't often get email from d95wentz@gmail.com. [Learn why this is important](#)

I am writing as a concerned resident/neighbor to formally object to the 5H LLC R-2 (Medium Density Residential) zoning application submitted on December 15, 2025, for the annexed property known as 5H. While I recognize the need for thoughtful housing growth in Salida, this rezoning request is incompatible with the surrounding neighborhoods and fails to meet key approval criteria under the City's newly adopted Land Use Code (LUC, effective December 22, 2025). Below are the primary reasons for objection:

### **Incompatibility with Adjacent Neighborhoods and the New LUC Standards**

The areas immediately surrounding the property (e.g., Mesa Ct., Cochetopa, Cottonwood Greens) were zoned R-2 under the prior code but now function and appear more like the updated R-1 (Low-Density Residential) district under the 2025 LUC revisions (larger minimum lot sizes, lower overall unit counts per acre, and a focus on single-family detached homes with greater setbacks). In contrast, the proposed R-2 allows for:

- Smaller minimum lot sizes (e.g., 3,000–5,625 sq ft for attached/detached units),
- Higher potential density (~14–17 units/acre base, with incentives),
- Reduced frontage and setbacks, and
- Greater building coverage/height allowances (up to 35 ft with setbacks).

This creates a stark mismatch in scale, character, and intensity compared to the existing low-density, larger-lot residential neighborhoods nearby. Approving R-2 here would introduce a higher-intensity development that disrupts neighborhood harmony, as required by LUC review standards (e.g., Section 16-3-90: compatibility with adjacent uses, no significant nuisances or deterioration of environment/community character).

### **Infrastructure Strains and Public Facilities Concerns**

The application defers detailed assessments (e.g., traffic, water/sewer capacity, drainage, emergency access) to a future Planned Development/subdivision phase. However, the site's location on the outskirts of Salida already raises questions about adequate facilities. Even at base R-2 levels, increased density could exacerbate traffic on local roads, strain limited water resources, and impact stormwater/floodplain management without upfront mitigation. LUC criteria require demonstration that no deficiencies exist in public facilities. This application's vague deferral does not meet this requirement.

### **Lack of Trust in the Applicant Due to Historical Conduct**

The applicant (5H LLC, represented by Walt Harder) has a documented history of contentious interactions with the community, including public statements during prior proceedings (e.g., the R-3 zoning process) perceived as threats of worse outcomes if approvals were not granted. This and other actions have severely eroded community trust. Allowing this applicant to proceed without addressing these concerns risks further division and distrust in Salida. Past behavior is relevant to assessing whether the proposal serves the public interest.

### **In Summary**

I respectfully request that the Planning Commission recommend denial of the R-2 zoning, and that the City Council deny the application. If any rezoning is considered, it should be limited to R-1 or similar low-density standards to ensure true compatibility.

Thank you for your careful consideration of these objections in light of Salida's vision for sustainable, harmonious growth. I am available for any questions and appreciate your service to our community.

Respectfully,  
Denise Wentz

To: **Salida City Council**  
From: **Greg Reed-Cottonwood Green Resident**  
Date: **01/21/26**

## **Plans for the 5H-LLC property**

The proposed annexation and development plan for the 5H-LLC property was posted 07/06/25 and within weeks of this posting, members of the surrounding neighborhoods reached out to the City Planning Department, the City Council, and the developer to voice our concerns regarding housing densities, traffic patterns, and zoning in the proposed development plan of the 5H-LLC property. At that time, we had constructive conversations with the developer but as I'm sure you are aware, the R-3 zoning approved by City Council resulted in a citizens referendum that halted the proposed development of the property and reversed the properties zoning back to R-2.

So here we are again, months later, starting over with the same conversations and the same concerns.

Specifically, as a resident of Cottonwood Green (a neighborhood which will be impacted by the 5H-LLC development), I am hopeful that this time, the City Council and Planning Commission ensure that any proposed development of the 5H-LLC property follows the City Council Land Use Codes (**LUC**) adopted in by City Council in December 2025. These codes address many (but not all of our concerns). Specifically;

- i. **Page 93, Purpose: 3b**, states, streets within the city... mitigate traffic impacts of new developments
- ii. **Page 96. Purpose 1**: states, street and block patterns should... distribute traffic over multiple streets and avoid traffic congestion...
- iii. **Page 131-e** states, any proposed subdivision shall be designed to maximize compatibility with surrounding land uses and limit impacts of noise, odors, vibrations, glare and similar conditions.
- iv. **Page 131-f** states, the new property use shall not cause significant deterioration to water resources, wetlands, **wildlife habitat, scenic characteristics** or other natural features.

My hope is that by following these codes when developing the 5H-LLC property the end result will be;

- a. the new development blends into the surrounding neighborhoods (style, density, etc).
- b. the new development enhances rather than detracts aesthetically and economically from the surrounding neighborhood residences.
- c. traffic patterns created by the new development do not negatively impact residents in the surrounding neighborhoods with traffic and safety concerns.

In closing, as a resident living in a neighborhood that will be directly impacted by any development of the proposed 5H-LLC property. I respectfully request that when creating a development plan for the the Property, those of us the living in the surrounding neighborhoods are included in the planning process and **our input is reflected in any proposed development plan for the property BEFORE the plan is submitted to the City Council for adoption.**

Greg Reed ([gregorireed@gmail.com](mailto:gregorireed@gmail.com), 720-323-2116)  
408 Cottonwood Circle

**Date:** January 23, 2026

**To:** Mayor Justin Critelli, Bill Almquist, Kristi Keller

**From:** Thomas and Debra Mafera

**Address:** 410 Cottonwood Circle, Salida, CO 81201

**RE: Opposition to 5H LLC R-2 Rezoning & Planned Development Application**

We are writing to formally object to the R-2 rezoning and the anticipated Planned Development (PD) application for the 15-acre 5H LLC parcel. As noted in the application, it appears the developer intends to use an R-2 zoning with a future PD overlay to achieve high density through "smaller units" and "rental units." This proposal is essentially comparable to the old R-3 zoning application that was **repealed by City Council on October 21, 2025**, following a successful citizen-led referendum. In essence, this PD overlay is likely to lead to requests for more units per acre, smaller lot sizes, reduced setbacks, alternative building types, and height and design waivers. This is not consistent nor compatible with the Cottonwood Green, Mesa Village, Cochetopa Estates, and Crestone Mesa subdivisions, nor the adjacent Golf Course (Open Space and Parks) surrounding this parcel.

To protect the character of the community, we request that the following be addressed:

- **Architectural Compatibility:** Any development must fit the "built environment" of the existing neighborhoods. This means a **strict two-story height limit and pitched roofs only**. Flat-roofed, higher-density apartment blocks are entirely out of character for this area. Custom rules through a PD overlay should not be granted for this area as it would render the area incompatible with the existing neighborhoods.
- **Infrastructure & Impact Studies:** The city has failed to perform or provide detailed impact studies regarding **traffic, water/sewer capacity, drainage, gas/electric usage, and emergency access**. It is irresponsible to approve increased density without verifying that our current infrastructure can handle a subdivision of this size.
- **Parking & Open Space:** The developer must provide **sufficient off-street parking** for all units. On-street parking creates traffic congestion and will hinder the access of emergency vehicles to 5H and the surrounding subdivisions. The developer must also provide and maintain **significant open space** to transition between the new homes and the existing Parks and Open Space zoning of the golf course.

The City's Comprehensive Plan prioritizes infill, but it also demands that such development be "compatible" with existing subdivisions in the area. This application, as written, ignores the community's recent referendum and fails to address the fundamental infrastructure concerns previously raised by the community. We respectfully request that a decision on the R-2 zoning be deferred until you have full understanding of what the developer is requesting in the PD application.

Sincerely,  
/s/ Thomas Mafera /s/ Debra Mafera

## Future Development in Salida

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**From** Lesly Eckstein <leseck1@icloud.com>

**Date** Tue 1/20/2026 5:05 PM

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

[You don't often get email from leseck1@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Does our city council not care about Salida?

Is it all about the almighty buck?

As a resident of Mesa Vilkgage my husband and I are deeply concerned about the proposed building to be taken place of approved.

Not only will it change the character of our sub division and also of others it will change the whole character of Salida.

We do know that building and influx of people need to happen to have Salida grow and prosper. However, it can be dove tastefully with green space and keeping the character and charm of the city that we know and love.

Please hear our voices and concerns .

Lesly Eckstein

Sent from my iPhone

Sent from my iPhone

## Proof of Noticing

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARINGS BEFORE  
THE  
PLANNING COMMISSION & CITY COUNCIL**

**FOR THE CITY OF SALIDA CONCERNING  
A ZONING APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC AND  
INTERESTED PERSONS: PLEASE TAKE  
NOTICE** that on **Monday, January 26th,  
2026** 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 and online at the  
following link: [https://zoom.us/webinar/register/WN\\_xix49yp6TRKd4wWX5LzyUw](https://zoom.us/webinar/register/WN_xix49yp6TRKd4wWX5LzyUw)

The hearing is regarding a zoning request for a 15.06-acre parcel (Parcel No. 368131400015) located east of Spruce Street and north of West Ouray Avenue. The applicant, 5-H LLC, is requesting to zone the property R2 Medium Density Residential. This property was annexed into the City via Ordinance 2025-14 on August 19, 2025. The property was initially approved for R3 High-Density Residential zoning via Ordinance 2025-15; however, that zoning was subsequently repealed by City Council via Ordinance 2025-22 on October 21, 2025 following a sufficiently filed petition. Ordinance 2025-14 (the Annexation) remains effective. The general purpose of the hearing is to review the supportive information and consider the applicant's request to zone the property R2 Medium-Density Residential.

Any recommendation by the Planning Commission for the zoning shall be forwarded to the **City Council for review at a public hearing currently scheduled for Tuesday, March 3rd, 2026** at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: [https://zoom.us/webinar/register/WN\\_IJlzcmlQT-gqcTEDomhRz5A](https://zoom.us/webinar/register/WN_IJlzcmlQT-gqcTEDomhRz5A)

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the Community Development Department at [planning@cityofsalida.com](mailto:planning@cityofsalida.com) or 719-530-2638.

\*Please note that it is inappropriate to personally contact individual Planning Commissioners or City Councilors, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff or present your concerns at the public meeting via the above link so your comments can be made part of the record.

Published in The Mountain Mail January 9, 2026.



# City Council Action Form

<b>Department</b> Arts, Parks, Recreation and Culture	<b>Presented By</b> Diesel Post - APRC Director	<b>Date</b> March 3, 2026
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## Agenda Item

2026-08: A Resolution of the City Council for the City of Salida, Colorado, appointing members to the Arts and Culture Advisory Commission

## Background

### **Interview Committee:**

- Reed Govert – ACAC Board Chair
- Lindsey Scot Ernst – ACAC Board Member
- Shelley Schreiner – City Council Board Representative
- Kathryn Wadsworth – Arts & Culture Manager

**Applicants:** Eight applications accepted. Based on review of applications six applicants invited to interview process.

- Maggie Bernard
- Naters Colderone
- Ashley Fant
- Rebecca Heath
- Dania Pettus
- Leslie Matthews

**Interview:** Each applicant was asked the same five questions related to their interest in serving, experience serving on an advisory committee, arts & culture interest of focus, superpower they would bring to the commission, and confirmation of availability to attend meetings. Following the direct question, the interview was concluded with an open discussion Q&A period.

## Recommendation

### **Recommendations for appointments to the ACAC:**

- Maggie Bernard – Focus on facilities management, business owner, diverse arts background, working as a programmer at an arts facility, glass blower.
- Leslie Matthews – Focus on theater, served on many boards, non-profit work, wants outreach to greater community.
- Dania Pettus – Focus on concerts, creative writing, current board member, wanting to and qualified to stay on, SCFTA Boa

## Fiscal Impact

There is no fiscal impact.

## **Motion**

A City Councilmember should state, "I move to \_\_\_\_\_ Resolution 2026-08, a resolution of the City Council for the City of Salida, Colorado approving the following appointments to the Arts and Culture Advisory Commission," (per below) followed by a second and a roll call vote:

1. Appoint Maggie Bernard, Leslie Matthews, and Dania Pettus for two (2) year terms to expire 3/1/28.

**City of Salida, Colorado  
Resolution No. 08  
(Series of 2026)**

**A Resolution of the City Council of the City of Salida, Colorado, Approving Citizen Appointments to the Public Arts Commission Pursuant to Section 2-16-30 of the Salida Municipal Code.**

**WHEREAS**, in accordance with Section 2-16-30 of the Salida Municipal Code (“SMC”), the City Council shall appoint person(s) to serve as members of the Public Arts Commission; and

**WHEREAS**, 3 vacancies for regular members need to be filled; and

**WHEREAS**, eight applications were received, and all eight applicants were interviewed by a selection committee, which has provided recommendations for the appropriate appointments; and

**WHEREAS**, the City Council appreciates the service members of the community have devoted to bettering Salida through participation on the Arts and Culture Art Commission; and

**WHEREAS**, in accordance with Section 2-16-30 of the Salida Municipal Code (“SMC”), the City Council shall confirm appointments by majority vote.

**Now Therefore, be it Resolved by the City Council of the City of Salida, Colorado that:**

The City Council hereby appoints the following individuals to serve on the Public Art Commission in the following capacity and term:

Appoint Maggie Bernard, Leslie Matthews, and Dania Pettus for two (2) year terms to expire 3/1/28.

**RESOLVED, APPROVED AND ADOPTED** this 3rd day of March, 2026.

CITY OF SALIDA, COLORADO

By \_\_\_\_\_  
Mayor

[SEAL]

[ATTEST] \_\_\_\_\_  
City Clerk/Deputy City Clerk



# City Council Action Form

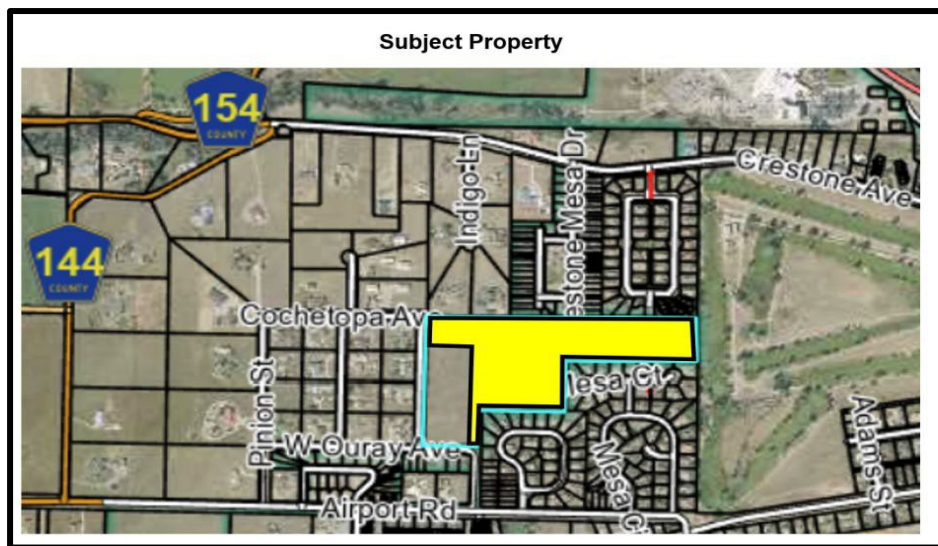
<b>Department</b> Community Development	<b>Presented By</b> Bill Almquist – Community Development Director	<b>Date</b> March 3, 2026
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## Agenda Item

Resolution 2026-09: A Resolution of the City Council of the City of Salida, Colorado, Approving an Annexation Agreement with 5-H LLC for the Annexation of Certain Real Property into the City

## Background

The subject property, a 15.06-acre parcel owned by 5-H LLC, was annexed into the City of Salida via Ordinance 2025-14, which was approved on August 19, 2025. The property owners subsequently engaged in a voluntary Annexation Agreement with the City which was approved via Resolution 2025-41; however, that Agreement was invalidated by the repeal of the initial R3 High-Density Residential zoning via Emergency Ordinance 2025-22 which was approved on October 21, 2025. Since then, the property owners have submitted a new zoning request for R2 Medium-Density Residential and have also requested a new Annexation Agreement to establish a contractual relationship between the parties with respect to annexation and development of the property (including its form and intensity) and the service requirements of the City.



## Proposed Conditions

Although the property was already limited to a maximum of 96 primary dwelling units in the approved annexation (Ordinance 2025-14), the applicant has voluntarily agreed to establish additional parameters around future development, based upon a maximum 72-unit conceptual plan that has been included in the Council packet. The concept plan, which will still need to follow the typical Major Subdivision process and public hearing prior to approval, was developed to address

the concerns of residents of neighboring subdivisions. City Council and staff have expressed interest in working with the developer by including additional conditions in an annexation agreement which would be binding upon the effectiveness of the related R2 Medium-Density Residential zoning (Ordinance 2026-09). The proposed conditions are provided in the Staff Recommendation below and are included in the attached annexation agreement.

**Fiscal Impact**

There is no fiscal impact at this time, however, demands upon city services will be affected upon development as is common of any residential development.

**Staff Recommendation**

Staff recommends approval of the proposed annexation agreement to accompany and supplement annexation of the property via Ordinance 2025-14, with the following conditions:

1. All proposed development at the Property shall comply with the provisions of the City Code.
2. Park dedication and development shall be in compliance with City requirements as approved by City Council;
3. Street connectivity shall be provided through any future proposed subdivision pursuant to City standards;
4. Pedestrian connectivity shall be provided to accommodate existing and potential future public sidewalks, shared-use paths and trail networks, and access to existing or future Parks and Open Space lands; and
5. The number of primary residential dwelling units on the Property shall not exceed a total of seventy-two (72).
6. Annexor agrees to develop the Property in general conformance with the 5H Concept Plan attached herein at Exhibit B, including the following elements: mix of housing types; dispersed traffic circulation; approximate location and size of the public park; and multi-family housing.
7. The number of deed-restricted Inclusionary Housing units provided shall be consistent with the City’s Inclusionary Housing requirements in effect at the time of initial subdivision or any other development of the property. Affordability levels of such units will be further described in a subsequent Subdivision Improvement/Development Improvement and Inclusionary Housing Agreement, to be approved by City Council.

**Recommended Motion**

A Councilmember should state “I move to \_\_\_\_\_ Resolution 2026-09 approving the 5-H LLC Annexation Agreement,” followed by a second and a roll call vote.

Attachments:

Resolution 2026-09

Exhibit A: 5-H LLC Annexation Agreement

Exhibit B: 5H Concept Plan

Ordinance 2025-14: Approval of 5-H LLC Property Annexation

**City of Salida, Colorado  
Resolution No. 09  
(Series of 2026)**

**A Resolution of the City Council of the City of Salida, Colorado, Approving an Annexation Agreement with 5-H LLC for the Annexation of Certain Real Property into the City**

**WHEREAS**, 5-H LLC is the “Owner” of certain real property described as per the legal description (**Exhibit A** of the attached annexation agreement) in unincorporated Chaffee County, Colorado (the “Property”); and

**WHEREAS**, the Property was eligible for annexation under C.R.S. § 31-12-104, and the Owners desired to annex the Property into the City of Salida (the “City”); and

**WHEREAS**, on August 19, 2025 the City Council adopted Ordinance No. 2025-14 annexing the Property to the City; and

**WHEREAS**, on March 3, 2026 adopted Ordinance No. 2026-09, zoning the Property as R2 Medium-Density Residential; and

**WHEREAS**, the City and the Owners desire to enter into an Annexation Agreement, attached as **Attachment A** and incorporated herein by this reference, pursuant to C.R.S. §31-12-101 *et seq.* to set forth the terms and conditions of the Property’s annexation into the City.

**Now Therefore, be it Resolved by the City Council of the City of Salida, Colorado that:**

1. Incorporation of Recitals. The City incorporates the foregoing recitals as findings and determinations by the City Council.
2. Enactment. The City Council finds it is in the best interests of the City, approves the attached Annexation Agreement, and authorizes the Mayor to sign it.

RESOLVED, APPROVED AND ADOPTED this 3<sup>rd</sup> day of March, 2026.

CITY OF SALIDA, COLORADO

\_\_\_\_\_  
Mayor

[SEAL]

ATTEST:

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

**ATTACHMENT A**  
**5-H LLC ANNEXATION AGREEMENT**

THIS ANNEXATION AGREEMENT ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the CITY OF SALIDA, COLORADO, a Colorado statutory city ("City"), and 5-H LLC ("Annexor"), each a "Party" and together the "Parties."

**Section 1 - Recitals**

- 1.1 The Annexor is the fee title owner of 100% of the property known as the "5-H LLC Annexation" and more particularly described on attached **Exhibit A**, which is incorporated herein by this reference (the "Property").
- 1.2 The Property is contiguous to the current municipal boundaries of the City and contains approximately 15.06 total acres, more or less, in unincorporated Chaffee County, Colorado.
- 1.3 The Annexor desired to have the Property annexed to the City, and the City desired to annex the Property including the terms and conditions set forth herein.
- 1.4 Under Colorado law, the City may not annex the Property without the consent of the Annexor.
- 1.5 On June 23, 2025, the Annexor filed with the City Clerk a petition for annexation of the Property ("Annexation Petition").
- 1.6 The City determined that the Annexation Petition complied with the Colorado Municipal Annexation Act of 1965, as amended, Colorado Revised Statutes sections 31-12-101 through -123 (the "Annexation Act"), and Article IX of the City's Land Use and Development Code in effect at the time.
- 1.7 The City accepted the Annexation Petition, gave all notices and conducted all hearings required by the Annexation Act, determined that the Property was eligible for annexation to the City, and made all necessary findings in support of the annexation of the Property.
- 1.8 On July 28, 2025 the Salida Planning Commission held a public hearing and reviewed the annexation plat and all required supportive information and submitted a written recommendation to the City Council to approve the proposed annexation.
- 1.9 On August 19, 2025 the City Council adopted Ordinance No. 2025-14 annexing the Property to the City; and on March 3, 2026 adopted Ordinance No. 2026-09, zoning the Property as R2 Medium-Density Residential.
- 1.10 The City and the Annexor desire to enter into this Agreement to set forth their agreements concerning the terms and conditions of the annexation of the Property to the City and the development of the Property.
- 1.11 The City and the Annexor acknowledge that the terms and conditions hereinafter set forth are reasonable; within the authority of each to perform; necessary to protect, promote, and enhance the health, safety, and general welfare of the residents and property owners of the City; and mutually advantageous.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Annexor agree as follows:

## **Section 2 – Definitions**

As used in this Agreement, the following terms have the following meanings:

- 2.1 “Agreement” means this Annexation Agreement. The Recitals in Section 1 above are fully incorporated into this Agreement and made a part hereof by this reference.
- 2.2 “Annexation Act” means sections 31-12-101 through -123, Colorado Revised Statutes.
- 2.3 “Annexation Petition” means the Petition for Annexation of the Property filed of record with the City Clerk on June 23, 2025.
- 2.4 “Annexor” means 5-H LLC, and the successor(s), assigns and agent(s).
- 2.5 “City” means the City of Salida, a Colorado statutory City.
- 2.6 “City Code” means the City of Salida Municipal Code.
- 2.7 “City Council” means the City Council of the City of Salida, Colorado.
- 2.8 “Effective Date” means the date on which City Council adopted a resolution approving the execution of this Agreement. On the Effective Date, this Agreement will become binding upon and enforceable by the City and the Annexor.
- 2.9 “Final Approval” means that all of the following have occurred:
  - 2.9.1 City Council has adopted a resolution approving the execution of this agreement;
  - 2.9.2 The effective date of Ordinance No. 2025-14 annexing the Property to the City, has occurred; and
  - 2.9.3 The effective date of Ordinance No. 2026-09, zoning the Property as R2 Medium-Density Residential has occurred.
- 2.10 “Property” means the land that is described as the 5-H LLC Annexation in the Annexation Petition and that is legally described in attached **Exhibit A**.
- 2.11 “Reimbursable Costs and Fees” means all fees and costs incurred by the City in connection with the City’s processing and review of the proposed annexation, including without limitation processing and review of the Annexation Petition, zoning applications, and development proposals; and the City’s drafting, review, and execution of this Agreement.

### **Section 3 – Purpose of Agreement and Binding Effect**

- 3.1 The purpose of this Agreement is to establish a contractual relationship between the City and the Annexor with respect to the annexation of the Property, and to establish the terms and conditions upon which the Property is annexed, zoned, and developed. The terms, conditions, and obligations described herein, including without limitation restrictions upon the development of the Property, are contractual obligations of the Parties, and the Parties waive any objection to the enforcement of the terms of this Agreement as contractual obligations.
- 3.2 This Agreement benefits and is binding upon the City, the Annexor, and the Annexor's successor(s). Unless otherwise specified herein, the Annexor's obligations under this Agreement constitute a covenant running with the Property. As described in Section 9.13 below, the Annexor shall record this Agreement with the Clerk and Recorder of Chaffee County, Colorado.

### **Section 4 – Annexation of Property**

- 4.1 The Annexor agreed to the Annexation of the Property, and the City agreed to the annexation of the Property, only in accordance with the terms and conditions of this Agreement.

### **Section 5 – Terms and Conditions for Annexation of Property**

- 5.1 All terms and conditions imposed by this Agreement are in addition to and not in place of any and all requirements of the City Code, the Annexation Act, and all other applicable laws and regulations.
- 5.2 (Reserved)
- 5.3 Zoning of Property.
- 5.3.1 On January 26, 2026, the Salida Planning Commission recommended zoning the Property as R2 Medium-Density Residential.
- 5.3.2 At its March 3, 2026 meeting, the City Council approved zoning the Property as R2 Medium-Density Residential.
- 5.3.3 Nothing in this Agreement limits, restricts, or abrogates in any way, and this Agreement is not to be construed to limit, restrict, or abrogate in any way, the power or authority of the City to rezone the Property or any portion thereof at any time after annexation, either on the City's own motion or in response to a zoning petition.
- 5.4 Development of Property; Conditions of Annexation.
- 5.4.1 All proposed development at the Property shall comply with the provisions of the City Code.
- 5.4.2 Park dedication and development shall be in compliance with City requirements as

approved by City Council;

5.4.3 Street connectivity shall be provided through any future proposed subdivision pursuant to City standards;

5.4.4 Pedestrian connectivity shall be provided to accommodate existing and potential future public sidewalks, shared-use paths and trail networks, and access to existing or future Parks and Open Space lands; and

5.4.5 The number of primary residential dwelling units on the Property shall not exceed a total of seventy-two (72).

5.4.6 Annexor agrees to develop the Property in general conformance with the 5H Concept Plan attached herein at **Exhibit B**, including the following elements: mix of housing types; dispersed traffic circulation; approximate location and size of the public park; and multi-family housing.

5.4.7 The number of deed-restricted Inclusionary Housing units provided shall be consistent with the City's Inclusionary Housing requirements in effect at the time of initial subdivision or any other development of the property. Affordability levels of such units will be further described in a subsequent Subdivision Improvement/Development Improvement and Inclusionary Housing Agreement, to be approved by City Council.

5.5 Utilities and Municipal Services. The City shall provide the Property the usual and customary municipal services provided by the City within its municipal limits generally, in accordance with the City Code and City policies. Limitations upon the availability of City utility service may exist from time to time. The Property is and will remain subject to all policies, ordinances, rules, regulations, platting restrictions, and permitting procedures currently in effect or enacted in the future to allocate or regulate the use of the City's utility resources generally throughout the City.

5.5.1 Water and Wastewater Service. The City shall provide water and wastewater treatment services to the Property upon the same basis as such services are provided to other properties within the City, subject to the rules and regulations given in Section 13 of the City Code, as it exists now and as it may be amended.

5.5.2 Fire Protection Services. The City shall provide fire protection services to the Property upon the same basis as such services are provided to other properties within the City.

5.5.3 Police Services. The City shall provide police services to the Property upon the same basis as such services are provided to other property within the City.

5.5.4 Electric, Natural Gas, Telephone, Cable TV, and Other Utility Services. The City does not provide electric, natural gas, telephone, or cable TV facilities or services. Such services are available within the City from private entities. The extension of such services to the Property is not the obligation or responsibility of the City.

5.5.5 Streets and Roads. Within its municipal boundaries, the City shall maintain any duly dedicated and accepted public streets and roads that serve the Property, both on- and off-site, upon the same basis as such services are provided to other properties within the City.

5.6 Fees. The Annexor shall pay to the City the fees described below at the time set forth below:

5.6.1 Unless otherwise approved by City Council, the Annexor shall reimburse the City for all fees and actual costs incurred by the City in connection with the City's processing and review of the proposed annexation, including without limitation processing and review of the Annexation Petition, zoning applications, and development proposals, and the City's drafting, review, and execution of this Agreement ("Reimbursable Costs and Fees"). The Reimbursable Costs and Fees include but are not limited to the City's costs incurred for engineering, surveying, and legal services, including the services of outside City consultants and/or counsel; recording fees; printing and publication costs; and any and all other reasonable costs incurred by the City. Interest will be imposed at rate of 1.5% per month on all balances not paid to the City within thirty (30) days of the effective date of the City's invoicing of the Annexor for the Reimbursable Costs and Fees, with that effective date determined in accordance with Section 9.8 below. In addition to any and all remedies available to the City and in the event the City is forced to pursue collection of any amounts due and unpaid under this provision or under this Agreement, the City shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

5.6.2 Payment of Currently Existing Fees as a Condition of Annexation. The Annexor shall pay to the City any remaining fees required to be paid under this Agreement or the currently existing City Code, regardless of whether the relevant provisions of the City Code are later amended, repealed, or declared to be invalid. Payment of such fees pursuant to this Agreement is agreed to by and between the Parties as a condition of the annexation, and as a pre-condition to any development review. The Annexor further agrees not to contest any ordinance imposing such fees as they pertain to the Property.

## **Section 6 – Zoning**

6.1 The Annexor requests and consents to the R2 Medium-Density Residential Zone District. Upon Final Approval, the Property will be subject to and must adhere to all applicable zoning regulations of the City, as those regulations may be amended. The Annexor shall cease and desist from any non-conforming uses on the Property within one (1) year from the date of Final Approval. In that one (1) year period, there must be no expansion of any non-conforming use.

## **Section 7 – Breach by Annexor and City's Remedies**

7.1 In the event of a breach of any of the terms and conditions of this Agreement by the Annexor, the City may take any action necessary or appropriate to enforce its rights, including without limitation any or all of the following:

7.1.1 The refusal to issue any building permit or Certificate of Occupancy to the Annexor; provided, however, that this remedy will be unavailable to the City until after the

affidavit described in Section 7.1.2 below has been recorded; and provided further that this remedy will not be available against a bona fide third party.

7.1.2 The recording with the Chaffee County Clerk and Recorder of a first affidavit approved in writing by the City Attorney and signed by the City Administrator or the City Administrator's designee, declaring that the terms and conditions of this Agreement have been breached by the Annexor. At the next regularly scheduled City Council meeting following recording of such first affidavit, the City Council shall either approve the filing of said first affidavit or direct the City Administrator to file a second affidavit declaring that the default has been cured and nullifying the first affidavit. Upon the recording of a first affidavit, no parcels or portions thereof on the Property may be sold until the default has been cured. An affidavit signed by the City Administrator or the City Administrator's designee and approved by the City Council declaring that the default has been cured will remove this restriction and be sufficient evidence when recorded that the default has been cured.

7.1.3 The refusal to allow further development review for the Property.

7.1.4 Any other remedy available in equity or at law.

7.2 Unless immediate action is necessary to protect the health, safety, or welfare of the City's residents, the City shall give the Annexor ten (10) days' written notice of the City's intent to take any action under this Section 7, during which 10-day period the Annexor may cure the breach described in said notice and prevent further remedial action by the City. In the event the breach is not cured within the 10-day period, the City will consider whether the Annexor has undertaken reasonable steps to timely complete the cure if additional time is required.

7.3 The District Court of the County of Chaffee, State of Colorado, will have exclusive jurisdiction to resolve any dispute over this Agreement.

7.4 Any waiver by the City of one or more terms of this Agreement will not constitute, and is not to be construed as constituting, a waiver of other terms. A waiver of any provision of this Agreement in any one instance will constitute, and is not to be construed as constituting, a waiver of such provision in other instances.

## **Section 8 – Indemnification and Release**

8.1 Release of Liability. The Annexor acknowledges that the City cannot be legally bound by the representations of any of its officers or agents or their designees except in accordance with the City Code, City ordinances, and the laws of the State of Colorado. The Annexor further acknowledges that it acts at its own risk with respect to relying or acting upon any representation or undertaking by the City or its officers or agents or their designees, which representation or undertaking subsequently is held unlawful by a court of competent jurisdiction. Accordingly, the Annexor expressly waives and releases any current or future claims related to or arising from any such representation or undertaking by the City or its officers or agents or their designees.

8.2 Indemnification.

8.2.1 The Annexor shall release the City, and the City's officers, agents, employees, and their designees, from and against any and all claims, damages, losses, and

expenses, including but not limited to attorneys' fees and costs, arising from or in connection with the following: (a) the City's approval of the proposed annexation, (b) the City's approval of the proposed zoning, (c) any approval given during development review of the Property; (d) except to the extent of any actual negligence on the part of the City, and the City's officers, agents, employees, and their designees, any road or sidewalk enlargement, extension, realignment, improvement, or maintenance, or approval thereof; or (e) any other item contained in this Agreement.

8.2.2 Nothing in this Agreement obligates or compels the City to proceed with any action or referendum position, other than as the City Council, in its sole discretion, directs.

## **Section 9 – General Provisions**

- 9.1 **Waiver of Defects.** In executing this Agreement, the Annexor waives all objections it may have to any defects in the form or execution of this Agreement concerning the power of the City to impose conditions on the Annexor as set forth herein. The Annexor further waives all objections it may have to the procedure, substance, and form of the ordinances or resolutions adopting this Agreement.
- 9.2 **Final Agreement.** This Agreement supersedes and controls all prior written and oral agreements and representations of the Parties with respect to the subject matter hereof and is the total integrated agreement between the Parties.
- 9.3 **Modifications.** This Agreement may be modified only by a subsequent written agreement executed by both Parties.
- 9.4 **Voluntary Agreement.** The Annexor agrees to comply with all of the terms and conditions of this Annexation Agreement on a voluntary and contractual basis, as a condition of annexation of the Property to the City.
- 9.5 **Election.** The Annexor represents and submits that to the extent an election would be required by the Annexation Act to approve the annexation or impose terms and conditions upon the Property to be annexed, the Annexor owns one hundred percent (100%) of the Property to be annexed and would vote to approve the annexation and all terms and conditions as set forth herein. Thus, any election necessarily would result in a majority of the electors' approval to the annexation and the terms and conditions.
- 9.6 **Annexor's Representations.** All representations of the Annexor, either oral or as set forth in the Annexation Petition and zoning application, and all documents previously or subsequently submitted with reference thereto, are to be considered incorporated into this Annexation Agreement as if set forth in full herein.
- 9.7 **Survival.** The City's and the Annexor's representations, covenants, warranties, and obligations set forth herein, except as they may be fully performed before or on the Effective Date, will survive the Effective Date and are enforceable at law or in equity.
- 9.8 **Notice.** All notices required under this Agreement must be in writing and must be hand-delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the Parties as set forth below. All notices so given will be considered effective immediately upon hand-delivery, and seventy-two (72) hours after deposit in the

United States Mail with the proper address as set forth below. Either Party by notice so given may change the address to which future notices are to be sent.

Notice to the City: City of Salida  
Attn: City Administrator and City Attorney  
448 East First Street, Ste. 112  
Salida, CO 81201

Notice to the Annexors: 5-H LLC  
L. Britt Hughes, Manager  
130 E. 2<sup>nd</sup> Street #1  
Salida, CO 81201

- 9.9 Terms and Conditions as Consideration for Annexation. The Annexor acknowledges that the City's decision to annex the Property is and was at the City's sole discretion. In consideration for the City's agreement to annex, the Annexor agrees to be bound by all of the terms and conditions of such annexation contained herein. The Annexor further agrees and acknowledges that its decision to proceed with annexation is a voluntary act of the Annexor.
- 9.10 Applicable Laws, Ordinances, and Regulations. The Annexor understands and agrees that the Property, and all subsequent development of the Property, will be subject to and bound by the applicable provisions of laws, ordinances, resolutions, regulations, and policies of the City or the State as they exist and as they may from time to time be amended or adopted. Nothing in this Agreement constitutes or is to be construed as constituting a repeal of existing ordinances or regulations, or as a waiver or abnegation of the City's legislative, governmental, or police powers to protect the health, safety, and general welfare of the City and its inhabitants.
- 9.11 (Reserved)
- 9.12 Severability. The terms of this Agreement are severable. If a court of competent jurisdiction finds any provision hereof to be invalid or unenforceable, the remaining terms and conditions of the Agreement will remain in full force and effect.
- 9.13 Recording. The Annexor shall record this Agreement with the Clerk and Recorder of Chaffee County, Colorado.
- 9.14 No Third-Party Beneficiaries. Nothing in this Agreement, express or implied, confers or is intended to confer any rights or remedies whatsoever upon any person or entity other than the City, the Annexor, and the Annexor's successor(s).

**WHEREFORE**, the parties hereto have executed duplicate originals of this Agreement on the day and year first written above.



**EXHIBIT A**  
**5H LLC ANNEXATION – LEGAL DESCRIPTION**

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$ ) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows: Commencing at the Southeast corner (5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped 'LS 16117) of Shavano Vista Subdivision (Reception No. 122596), from whence the witness corner (5/8-inch rebar with 2 $\frac{1}{2}$ -inch aluminum cap stamped "1/4 R9E T50N S31 over S6 T49N, 1997, 14.8 RM LS 16117) to the South  $\frac{1}{4}$  corner of said Section 31 bears South 38°29'22" East 522.00 feet (South  $\frac{1}{4}$  corner is South 14.8 feet from witness corner);

Thence South 88°50'17" East along the North boundary of Chaffee County Road No. 141, a distance of 266.08 feet to the point of beginning of the tract herein described, said point being marked by a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117;

Thence proceeding around said tract, continuing South 88°50'17" East along said North county road boundary, 60.0 feet to a point on the West boundary of Cochetopa Estates, a subdivision located within the City of Salida, said point being marked by a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117;

Thence North 01°03'10" East 258.69 feet to another 5/8-inch rebar with a 1  $\frac{1}{2}$ -inch aluminum cap stamped LS 16117 at the Northwest corner of said subdivision;

Thence South 88°55'28" East along the North boundary of Cochetopa Estates 528.84 feet to a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117 at the Southwest corner of Mesa Village No. 2, a subdivision located within the City of Salida;

Thence North 00°55'07" East along the West boundary of said Mesa Village No. 2 and a projection northerly, a distance of 399.31 feet to a 5/8-inch rebar with a 1 $\frac{3}{4}$ -inch steel disc stamped '6753' at the Northwest corner of that certain tract of land described in Quiet Title Decree recorded in Book 473 at Page 570 of the Chaffee County records.

Thence South 89°56'32" East along the monumented north boundary of said tract described in quiet title decree a distance of 798.67 feet to a 1 $\frac{1}{2}$ -inch pipe, being a point on the monumented East boundary of the said SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 30;

Thence North 00°01'18" East along said monumented east boundary, a distance of 290.96 feet to a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117 at the Southeast corner of Cottonwood Green, a subdivision located within the City of Salida;

Thence along the monumented north boundary of the said SW $\frac{1}{4}$  SE $\frac{1}{4}$  and SE $\frac{1}{4}$  SW $\frac{1}{4}$  the following:

First North 89°48'00" West 583.15 feet to a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped '487' at the Southwest corner of said Cottonwood Green, being common with the Southeast corner of Crestone Mesa, a subdivision located within the City of Salida.

Thence North 89°58'51" West 558.04 feet to another 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped '487' at the Southwest corner of said Crestone Mesa, said corner being common with the Southeast corner of Rainbow Ridge, a subdivision located within Chaffee County;

Thence North 89°43'49" West 500.83 feet to another 5/8-inch rebar with a 1  $\frac{1}{2}$ -inch aluminum cap stamped '487' at the Southwest corner of said Rainbow Ridge, being common with the Southeast corner of Vista Grande, a subdivision located within Chaffee County;

And thence North 89°31'25" West 10.75 feet to a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117 at the Northeast corner of said Shavano Vista Subdivision;

Thence leaving the north monumented boundary of the SE $\frac{1}{4}$  SW $\frac{1}{4}$ , South 00°43'05" West along the East boundary of Spruce Street in said Shavano Estates, a distance of 140.20 feet to a 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117;

Thence South 89°16'55" East 266.07 feet to another 5/8-inch rebar with a 1 $\frac{1}{2}$ -inch aluminum cap stamped LS 16117; Thence South 00°43'05" West 737.75 feet to the point of beginning.

Containing 15.06 Acres, more or less.

Subject to easements of records or existing, including the rights of others to operate, repair and maintain the irrigation ditch crossing the tract.

Property description prepared by: Michael K. Henderson, 203 G Street, Salida, CO 81201 June 17, 2025

BUILDING TYPE	# OF UNITS
Front-Loaded Single Family	34
Alley-Loaded Street-Facing Single Family	14
Alley-Loaded Green-Facing Single Family	6
Walk-up Apartment	12
<b>TOTAL</b>	<b>66</b>

A diverse mix of single-family homes and walk-up apartments provide 66 units on the site. The building types are sited to respond to the adjacent existing context with the proposed highest density concealed at the center of the site. A variety of outdoor spaces give residents and neighbors options for outdoor activities. A 1.5-acre park creates a meaningful center to this compact and walkable neighborhood. Common greens allow permeability throughout the site and provide additional open space for users to enjoy. Homes either have private outdoor space in the form of backyards or face onto common greens.



Alleys are designed to stub off of the primary road yet terminate before the property line allowing for adequate backup for the residents and a landscape buffer between hard surface and properties to the north.

Two-story walk-up apartments face onto green space and have parking hidden in the rear.

A 1.5-acre neighborhood park is central to the plan and is adjacent to the highest density building types.

Tree-lined streets help to slow cars and create a welcoming and safe entrance to the neighborhood and allows for future development to the west.

Alley-loaded homes have front porches that face the street and park vehicles at the rear. This design strategy prioritizes the pedestrian and public realm between the sidewalk and front door.

A multi-use trail runs along Cottonwood Drive connecting to the city-planned multi-use trail at the western edge of the golf course.

Crestone Mesa Drive connects to the proposed neighborhood.

Backyard homes have private outdoor space between the garage and back door.

Green court homes face onto common greens that are shared with immediate neighbors and provide connectivity through the site.

Cottonwood Drive extends into the proposed neighborhood and "T"s into the primary east-west road on the neighborhood plan.

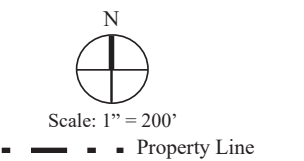
A cul-de-sac at the eastern and western edge of the property is surrounded by front-loaded single-family homes.

A detention pond sits at the low point of the site.

Front-loaded single-family homes line the northwestern, eastern and southern edges of the property with their backyards facing onto backyards of existing neighborhoods.

Trees buffer the backs of buildings from existing residential uses.

All single family buildings have a minimum of 2 parking stalls on their lots.



**City of Salida, Colorado  
Ordinance No. 14  
Series of 2025**

**An Ordinance of the City of Salida, Colorado Annexing to the City of Salida a Certain Tract of Land in Unincorporated Chaffee County Known as the 5-H LLC Annexation**

**WHEREAS**, on June 23, 2025, representatives of 5-H LLC, filed a General Development Application (the "Petition") to commence proceedings to annex to the City of Salida (the "City") a certain unincorporated tract of land comprised of a total of 15.06 acres in the County of Chaffee, State of Colorado (the "Property"), and being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference; and

**WHEREAS**, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 27, Series of 2025 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on August 19, 2025 commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado; and

**WHEREAS**, pursuant to C.R.S. §31-12-108 to -110, the City Council on August 19, 2025 held a duly-noticed public hearing to consider the proposed annexation; and

**WHEREAS**, notice of such hearing was published on July 11, 2025, July 18, 2025, July 25, 2025, and August 1, 2025 in *The Mountain Mail* newspaper; and

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

**WHEREAS**, the City hereby sets forth its Findings of Fact, Determinations, and Conclusions with regard to annexation to the City of the 5-H LLC Annexation; and

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

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

**Section 1.** The City incorporates the foregoing recitals as findings and determinations by the City Council.

**Section 2.** The City hereby approves the annexation of the Property described on Exhibit A, attached hereto with the following conditions of approval, and such real Property is hereby annexed to and made a part of the City of Salida:

1. All proposed development shall meet the requirements of the Municipal Code.
  2. The City shall serve the property with appropriate public utilities;
  3. Park dedication shall be in compliance with city requirements as approved by City Council;
  4. Street connectivity shall be provided through any future proposed subdivision to accommodate appropriate emergency access and as per city standards;
  5. Pedestrian connectivity shall be provided to accommodate existing and potential future public sidewalks, shared-use paths and trail networks; and
  6. The total number of primary residential dwelling units on the annexed Property shall not exceed a total of ninety-six (96).
3. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Salida, Colorado, on behalf of the City shall:
- A. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;
  - B. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Plat, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Chaffee County, Colorado, with directions to the Chaffee County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and
  - C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

INTRODUCED ON FIRST READING, on the 5th day of August, 2025, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the 8<sup>th</sup> day of August, 2025, and set for second reading and public hearing on the 19th day of August, 2025.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED  
PUBLISHED BY TITLE ONLY, by the City Council on the 19<sup>th</sup> day of August,  
2025.



[SEAL]

ATTEST:

Kristi Keller  
City Clerk/Deputy Clerk

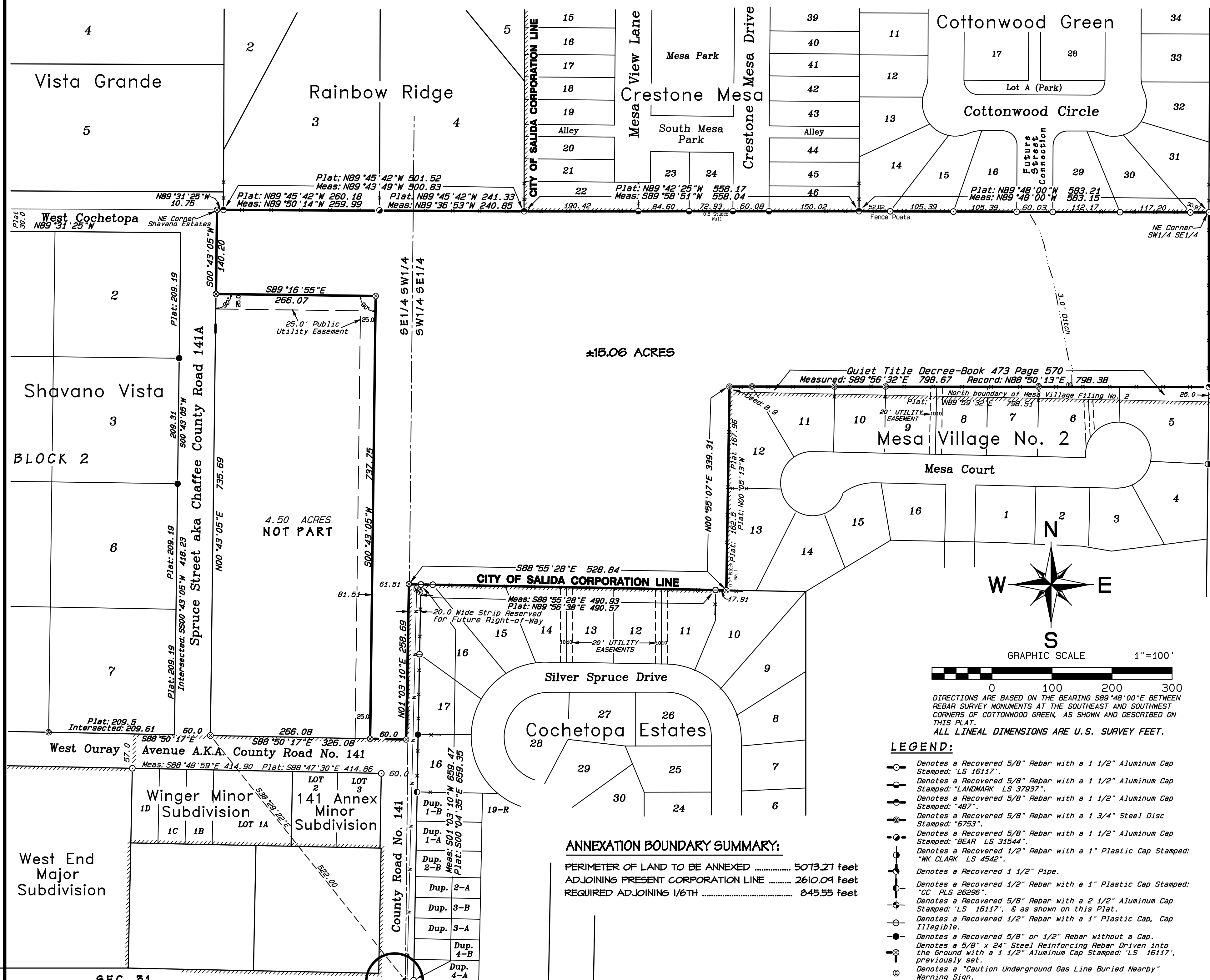
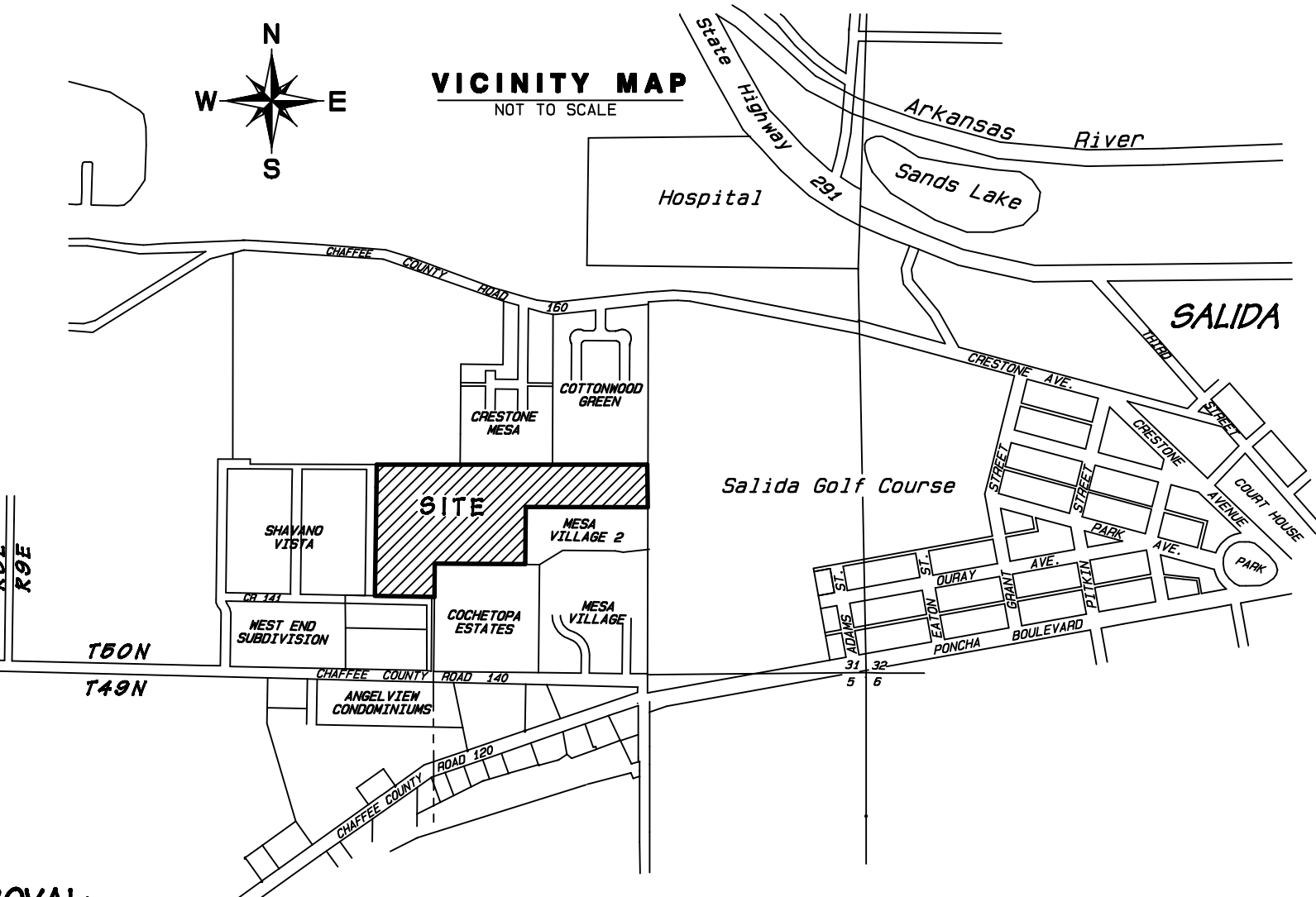
CITY OF SALIDA, COLORADO  
[Signature]  
Mayor

PUBLISHED IN FULL in the Mountain Mail after First Reading on the 5<sup>th</sup> day of  
August, 2025, and BY TITLE ONLY, after final adoption on the 19<sup>th</sup> day of  
August, 2025.

Kristi Keller  
City Clerk/Deputy City Clerk

5-H LLC ANNEXATION PLAT

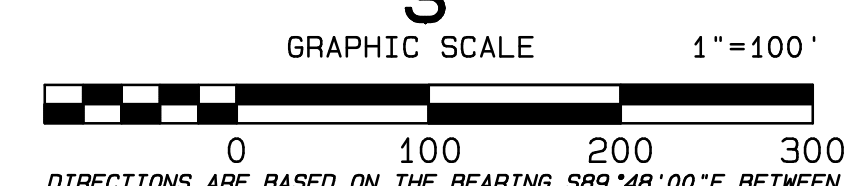
FOR A TRACT LOCATED IN THE SW1/4 SE1/4 & SE1/4 SW1/4 OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN CHAFFEE COUNTY, COLORADO



SALIDA GOLF COURSE

CITY COUNCIL APPROVAL:

WHEREAS THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX THE TERRITORY DESCRIBED HEREIN BY 5-H LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF 100% OF THE AREA TO BE ANNEXED; AND WHEREAS THE CITY COUNCIL BY RESOLUTION ADOPTED 2022, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIED WITH THE REQUIREMENTS OF SECTION 30-12-107(1), C.R.S.; AND WHEREAS, AFTER PUBLISHED NOTICE AND PUBLIC HEARING ON 2022, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NUMBER (SERIES OF 2022), DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 105, C.R.S., AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND WHEREAS, ON 2022, THE CITY COUNCIL ADOPTED ORDINANCE NUMBER (SERIES OF 2022), APPROVING AND ANNEXING 5-H LLC ANNEXATION TO THE CITY OF SALIDA. NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE 5-H LLC ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 15.06 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS: A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 31, Township 50 North Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows: Commencing at the southeast corner (5/8-inch rebar with a 1 1/2-inch aluminum cap stamped LS 16117) of Shavano Vista Subdivision (Reception No. 122546), from whence the witness corner (5/8-inch rebar with 2 1/2-inch aluminum cap stamped 1/4 T50N R9E S31 over 56 T49N 1947, 14.8 RM LS 16117) to the South 1/4 corner of Section 31 bears South 89°24'22" East 522.00 feet (South 1/4 corner from witness corner), thence South 89°50'17" East along the North boundary of Chaffee County Road No. 141, a distance of 266.08 feet to the point of beginning of the tract herein described, said point being marked by a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped LS 16117; thence proceeding around the tract, continuing South 89°50'17" East along said north county road boundary, 60.0 feet to a point on the West boundary of Cochetopa Estates, a subdivision located within the City of Salida; said point being marked by a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped LS 16117; thence North 01°03'10" East 258.64 feet to another 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped LS 16117 at the Northwest corner of said subdivision; thence South 89°55'28" East along the North boundary of Cochetopa Estates 528.84 feet to a 5/8-inch rebar with a 1 1/2-inch aluminum cap at the Southwest corner of Mesa Village No. 2, a subdivision located within the City of Salida; thence North 02°55'07" East along the West boundary of said Mesa Village No. 2 and a projection northerly, a distance of 349.31 feet to a 5/8-inch rebar with a 1 3/4-inch steel disc stamped 67531 at the Northwest corner of that certain tract of land described in Quiet Title Decree recorded in Book 473 at Page 570 of the Chaffee County records; thence South 84°56'32" East along the monumented north boundary of said tract; described in quiet title decree a distance of 148.61 feet to a 1 1/2-inch pipe, being a point on the monumented East boundary of the said SW1/4 SE1/4 of Section 30; thence North 00°01'18" East along said monumented east boundary, a distance of 240.46 feet to a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped LS 16117 at the Southeast corner of Cottonwood Green, a subdivision located within the City of Salida; thence along the monumented north boundary of the SW1/4 SE1/4 and SE1/4 SW1/4 the following: First North 84°48'00" West 583.15 feet to a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped 4871 at the South-west corner of said Cottonwood Green, being common with the Southeast corner of Crestone Mesa, a subdivision located in the City of Salida; thence North 84°58'51" West 558.04 feet to another 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped 4871 at the Southwest corner of said Crestone Mesa, said corner being common with the Southeast corner of Rainbow Ridge, a subdivision located within Chaffee County; thence North 84°43'44" West 500.83 feet to another 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped 4871 at the Southwest corner of said Rainbow Ridge, being common with the Southwest corner of Vista Grande, a subdivision located within Chaffee County; AND thence North 84°31'22" West 107.15 feet to a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped LS 16117 at the Northeast corner of Shavano Vista Subdivision; thence leaving said monumented north boundary of the SE1/4 SW1/4, South 00°43'05" West along the East boundary of Spruce Street in said Shavano Estates, a distance of 140.20 feet to a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped LS 16117; thence South 84°16'55" East 266.07 feet to another 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped LS 16117; thence South 00°43'05" West 131.35 feet to the point of beginning. Containing 15.06 Acres. SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE CHAFFEE COUNTY RECORDS. APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



DIRECTIONS ARE BASED ON THE BEARING S89°48'00"E BETWEEN REBAR SURVEY MONUMENTS AT THE SOUTHEAST AND SOUTHWEST CORNERS OF COTTONWOOD GREEN, AS SHOWN AND DESCRIBED ON THIS PLAT. ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

- LEGEND: Denotes a Recovered 5/8" Rebar with a 1 1/2" Aluminum Cap Stamped: "LS 16117". Denotes a Recovered 5/8" Rebar with a 1 1/2" Aluminum Cap Stamped: "LANDMARK LS 97937". Denotes a Recovered 5/8" Rebar with a 1 1/2" Aluminum Cap Stamped: "487". Denotes a Recovered 5/8" Rebar with a 1 3/4" Steel Disc Stamped: "67531". Denotes a Recovered 5/8" Rebar with a 1 1/2" Aluminum Cap Stamped: "BEAR LS 31544". Denotes a Recovered 1/2" Rebar with a 1" Plastic Cap Stamped: "MK CLARK LS 4542". Denotes a Recovered 1 1/2" Pipe. Denotes a Recovered 1/2" Rebar with a 1" Plastic Cap Stamped: "12" PLS 82696". Denotes a Recovered 5/8" Rebar with a 2 1/2" Aluminum Cap Stamped: "LS 16117", 6 as shown on this Plat. Denotes a Recovered 1/2" Rebar with a 1" Plastic Cap, Cap 11legible. Denotes a Recovered 5/8" or 1/2" Rebar without a Cap. Denotes a 5/8" x 24" Steel Reinforcing Rebar Driven into the Ground with a 1 1/2" Aluminum Cap Stamped: "LS 16117", previously set. Denotes a "Caution Underground Gas Line Buried Nearby" Warning Sign. Denotes Approximate Location of a Water Line. Denotes a Water Shut-off Valve. Denotes a Fence. Denotes City of Salida Corporation Line.

ANNEXATION BOUNDARY SUMMARY: PERIMETER OF LAND TO BE ANNEXED ..... 5073.27 feet ADJOINING PRESENT CORPORATION LINE ..... 2610.04 feet REQUIRED ADJOINING 1/6TH ..... 84555 feet

LAND SURVEYOR'S CERTIFICATE: I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON WERE RECOVERED AS INDICATED, AND THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH OF THE PERIMETER BOUNDARIES OF THE TRACT TO BE ANNEXED ARE ADJACENT TO THE PRESENT CITY OF SALIDA CORPORATION LINE. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

GENERAL LAND SURVEYOR'S NOTES: 1) ANNEXATION DESCRIPTION WAS PREPARED BY MICHAEL K. HENDERSON AND IS BASED ON EXHIBIT C OF CHAFFEE COUNTY DISTRICT COURT ORDER, JUDGMENT AND DECREE FOR PARTITION OF PROPERTY RECORDED AT RECEPTION NO. 484801. 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED HEREON AND ON THE RESULTS OF THIS SURVEY AS SHOWN ON THE 5-H LLC LAND SURVEY PLAT DEPOSITED WITH THE CHAFFEE COUNTY LAND SURVEY PLATS AS SUR.

BY: MAYOR OF THE CITY OF SALIDA

OWNERS: 5-H LLC, A COLORADO LIMITED LIABILITY COMPANY 130 WEST 2ND STREET, SUITE 1 SALIDA, CO. 81201

OWNERS CERTIFICATE: THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE OWNER OF 100% OF THE PROPERTY DESCRIBED AND APPROVE OF THE ANNEXATION OF SAID PROPERTY TO THE CITY OF SALIDA. 5-H LLC, A COLORADO LIMITED LIABILITY COMPANY

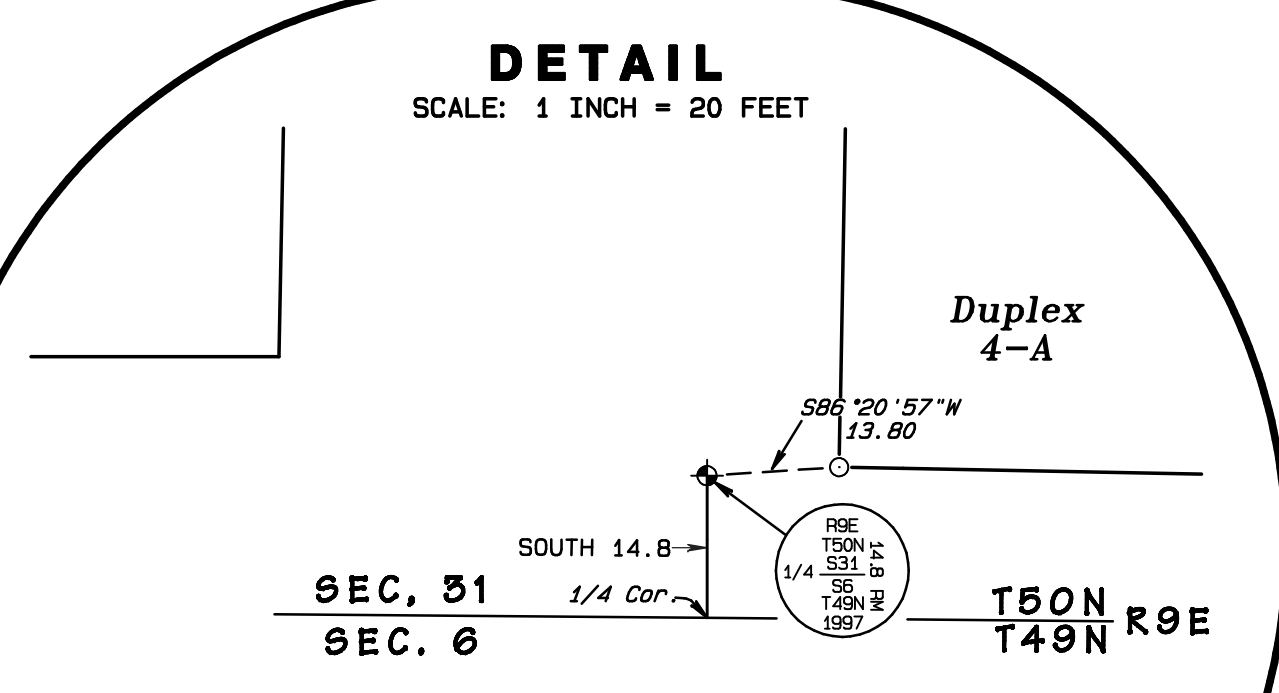
L. Britt Hughes, Manager STATE OF COLORADO | ss COUNTY OF CHAFFEE | ss THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC: ADDRESS: CITY OF SALIDA CLERK'S CERTIFICATE: I HEREBY CERTIFY THAT THIS EXECUTED ANNEXATION MAP, ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE 5-H LLC ANNEXATION WAS ACCEPTED FOR FILING IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY CLERK:

CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE: I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP AND A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE 5-H LLC ANNEXATION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, WERE ACCEPTED AND FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, UNDER RECEPTION NUMBER(S) \_\_\_\_\_

CHAFFEE COUNTY CLERK AND RECORDER



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

5-H LLC ANNEXATION PLAT In the SW1/4 SE1/4 & SE1/4 SW1/4 OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, CHAFFEE COUNTY, NEW MEXICO PRINCIPAL MERIDIAN, COLORADO Job Number: J-25-071 DESIGNED: B.S.H. DRAWN BY: TMO CAD M.K.H. CHECKED: DATE: 5/29/25 FIELD BOOK: 5346 Pages 62-65 HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO DRAWING NO. L-25-19



# DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	March 3, 2026

## Administration and Human Resources

- Sustainability-
  - Completed the Building Energy Assessment for the MUF, Touber Building, SteamPlant, Aquatic Center, Public Works, Water Treatment Plant and Wastewater Treatment Plant. We also completed our Fleet Electrification Assessment for all fleet vehicles excluding public safety. We should be receiving a report and roadmap in the next month or so. This service was free through our partnership with Xcel
  - Working with the County on three transportation surveys. Please share!
  - [Electric Vehicle Survey](#) (for EV and non-EV drivers!)
  - [Salida - Poncha Transit Survey](#) (weigh in on a potential bus route!)
  - [Safe Streets for All Survey](#) (bike, pedestrian & wildlife safety)
- Communications-
  - Serving as the city liaison to Downtown Business Group meetings, Whats Up Salida, as well as conducting biweekly interviews with KHEN to provide city and council updates
  - Working with CivicBrand to highlight our upcoming Arts and Culture Open House and start planning for communications for the F Street closure
- Human Resources
  - Turnover
    - (YTD 1/1/26 – 2/24/26): 5.81%
    - Prior Year YTD Comparison (1/1/25 – 2/24/25): 4.21%
    - Note: Excludes temporary and seasonal employees
    - Rolling 12-Month Turnover (3/1/25 – 2/24/26): 30.96%
  - Performance Management
    - Successfully completed the 2025 year-end performance review cycle in ADP for all full-time employees by the end of February, marking the City's first fully centralized review process in the system.
  - Recruitment & Staffing (February 2026)
    - Hires/Onboarding: 5 total (all part-time)
    - Departments: 4 Parks & Recreation; 1 Salida Fire Department (Reserve Firefighter)
    - Separations: 7 total
    - 6 Voluntary; 1 Involuntary
    - 3 Full-Time; 4 Part-Time
    - Departments: 1 Administration, 2 Salida Police Department, 4 Parks & Recreation (Aquatics Center)
- Working with DOLA Regional Manager to facilitate the next strategic planning session in March.
- Submitted a Rural Economic Development Grant for downtown amenities. The City will know in June if we are successful.
- As a Board Member of CIRSA (Colorado Intergovernmental Risk Sharing Agency), Christy participated in the board retreat.
- As the City's representative on the CML Policy Committee, Christy participated in the monthly policy committee meetings, reviewing legislation and recommending action to the CML Executive Board.
- Christy also testified in support of HB 26-1036, which did not make it out of committee.



## DEPARTMENT UPDATES

<b>DEPARTMENT</b>	<b>PRESENTED BY</b>	<b>DATE</b>
Administration	Christy Doon - City Administrator	March 3, 2026

- The City hosted Middle School Students during the Dream Summit. It was a fantastic opportunity to hear from youth regarding their values and how they would spend tax-payer dollars!

### Arts and Culture

- Steamplant/Annex/Scout Hut
  - Planning for Open House scheduled for March 28, 2026
  - Conducted a voice over/drone shoot for marketing purposes associated with Q1 marketing
  - Contracted with photographer to capture monthly events and activities for future promotion
  - Cleaned out basement closets at the Scout Hut to meet Fire Code.
  - Theater and curtain project wrapping up. Sorting electronics, lighting and sound equipment
  - Procured a spinnet piano for “Jazz Open Mic Night”
- Events and Engagement for month of January 2026
  - Thirty events with a total of thirteen group using the facilities.
  - Event breakdown: 4 public events, 6 private events, 18 City Sponsored events, 2 A&C Programs
  - 1,807 total event participants
  - Facilitated a First Friday planning meeting with downtown business owners and set all of the themes for 2026. The group discussed marketing and street activation ideas.
- Arts and Culture Programming
  - Held an 80's night with a screening of The Breakfast Club. Community members showed up in 80's dress and posed in front of the 80's photo booths.
  - Held First Friday heARTs & Chocolate in the Creative District, over 20 businesses representing over 60 artists participated in the festive night out for locals and visitors.
  - Held a Valentine's Arts & Craft Card Making Workshop for 15 children ages 7 and 8 at the Scout Hut. Students spent the morning painting and crafting.
  - Arts & Culture completed and submitted the mid year report to Colorado Creative Industries for the Salida Creative District program.
  - Attended Q3 call with Creative Districts statewide to hear updates and save the date for the 2026 CCI Conference to be held June 3-5 in the Trinidad Creative District.
  - The February art exhibit in the Paquette Gallery is entitled Traveling Lens featuring the work of photographers Greg Arguello, Michael Frankenfield, Cailey McDermott, and Mark Dean showing images of landscapes, architecture, people and more. Join us for the Artist Reception and Creative Mixer February 12.
  - Arts & Culture hosts a new monthly series called Jazz Musicians Wanted, an open mic night where jazz musicians backed by the house rhythm section can sign up to play and improvise. It will be a fun night of jazz in the Paquette. Wednesday, February 11, 7-9pm.
  - Hosting a Sip & Paint Creativity Night for adults on February 20 at the Scout Hut with artist Maren Miller, focusing on creativity, process art, and community.
  - Arts & Culture is excited to confirm the launch of the Met Opera Live in HD series at the Salida SteamPlant with the streaming of Cinderella on March 12 at 3:00pm.



## DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	March 3, 2026

### City Clerk

- With the Mountain Mail reducing the number of days the newspaper is printed, this will impact the effective dates of ordinances. After ordinances are approved, I submit them to the Mountain Mail for final publication. Ordinances take effect 30 days after the final publication date. Currently, I email the notices on Wednesday following the Council meeting for publication that Friday. Under the Mountain Mail’s new schedule, approved ordinances will still be uploaded on Wednesday after Council to the Mountain Mail publication site, but they will not be printed until the following Thursday, one week later than the current Friday publication.

For example, I previously submitted an ordinance on Wednesday, February 18<sup>th</sup>, for publication on Friday, February 20<sup>th</sup>, which will be effective on March 23<sup>rd</sup>. With the new schedule, that same ordinance would be effective March 30<sup>th</sup>.

This change also affects the Planning Department and their noticing requirements for Planning Commission meetings as well.

As a Statutory City, we are required to publish our notices in a newspaper of general circulation.

- Since the January update, we have received 15 additional CORA requests, bringing the total to 22 so far in 2026. This represents a 33% increase compared to the same period last year.
- We are updating our short-term rental software to incorporate the recently adopted amendments to Chapter 6, Article VI, which take effect on March 23. Once the ordinance is in effect, we will update each individual license by removing the area designation and adding the appropriate zone district.
- Municipal Court had 28 cases on the February docket.
- We are currently processing two new liquor license applications, along with several liquor license renewals. Two retail marijuana licenses were also renewed.

### Community Development

- **Building Permits:** Through Feb. 19, we have received a total of 29 building permits, including 8 new primary units and 1 new accessory dwelling unit. By the same date in 2025, we received 20 building permits, including 7 primary units, and 5 ADUs. By the same date in 2024, we received 27 building permits, including 9 new primary units and 7 ADUs.
- **Senior LIHTC Apartment Project-** After receiving minor site plan review approval for the project, Northpointe Development officially submitted an application for a Low Income Housing Tax Credit award to CHFA on February 2<sup>nd</sup> for 40 low-income senior apartment units with an adjoining public park at 507 Scott Street. A decision is anticipated from CHFA sometime late spring. Meanwhile, staff is submitting paperwork and working with contractors to schedule removal of the buildings (condemned house and a shed) that are currently on the site.
- **New Land Use Code/Zoning Map**—Now that the new land use code and zoning map are in effect, staff is busy learning both, responding to numerous inquiries, giving presentations to groups of interest, and already identifying areas that need to be further clarified or updated. It is, after all, a living document.



## DEPARTMENT UPDATES

<b>DEPARTMENT</b> Administration	<b>PRESENTED BY</b> Christy Doon - City Administrator	<b>DATE</b> March 3, 2026
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- **South Ark Neighborhood**—Owner’s rep (David Starnes, Civistruct) has been working diligently with CD and other departments to compile information relevant to development of Phase I to assist with his task of identifying developer(s) to build out Phase I residential. Potential pinch points of the PD modification have already been identified and proposed updates to the PD Modification will be presented to Planning Commission on Feb. 23rd for recommendations to go to Council in March and April.
- **Senior Planner Position**—Congratulations to Kristen Hodges who applied for and received a well-deserved promotion to the Senior Planner role. We will now be doing a search to replace Kristen’s previous role as Associate Planner and hope to bring someone on this spring.

### Finance

- The independent financial auditors are scheduled to arrive in a couple of weeks to begin their audit of the 2025 financial activity. Staff are nearing completion of year-end closeout and account reconciliations in preparation for the audit.
- We recently received notice from the Government Finance Officers Association that our 2024 Annual Comprehensive Financial Report (ACFR) met the criteria for the Excellence in Financial Reporting Award for the fourth consecutive year.
- Kristen Hussey has submitted her resignation to focus on her young family. We are grateful for her years of excellent service and wish her the very best.
- Abby Melia will be promoted and will assume the majority of Kristen’s responsibilities. Some duties will be redistributed within the finance office, and Abby’s former position—which included walk-in customer service and accounting functions—has been posted. The position has been restructured to provide additional administrative support to the City Administrator and City Council, as well as finance office administrative duties and counter support for City Hall inquiries.
- Key operating metrics are provided below, offering a snapshot of the Finance Office’s daily activities:.

Finance Office - Key Operating Metrics	Aug	Sep	Oct	Nov	Dec	Jan
Number of front desk customers served	188	203	149	163	195	186
Number of invoices paid	561	689	540	558	560	542
Number of utility bills processed	4,435	4,452	4,446	4,451	4,472	4,474
Number of utility bills emailed	1,655	1,668	1,720	1,744	1,786	1,807
Number of online utility payments received	3,077	3,011	3,152	3,195 <span style="color: green;">▲</span>	3,102 <span style="color: green;">▲</span>	3,186
Number of delinquent utility accounts processed	351	426	333	313 <span style="color: green;">▲</span>	266 <span style="color: green;">▲</span>	345
Number of journal entries prepared	40	65	39	38	38	40
Number of payroll checks processed	359	321	330	331	311	326
Number of utility service orders processed	138	91	56	59	28	46
Number of new construction utility accounts set up	9	5	7	2	9	5
Number of Accounts Receivable billings	43	27	43	42	51	39
<i>Percent of Utilities customers paying via digital payment methods</i>	69.4%	67.6%	70.9%	71.8%	69.4%	71.2%
<i>Percent of utility bills emailed versus printed and mailed</i>	37.3%	37.5%	38.7%	39.2%	39.9%	40.4%



## DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	March 3, 2026

### Fire

- **Local Fire Restrictions – Gearing up for Fire Season**

As we approach fire season, the Salida Fire Department (SFD) would like to remind our community to remain vigilant and prepared.

Chaffee County has already experienced numerous Red Flag and No Burn Days due to persistent high winds and dry conditions. With Colorado’s snowpack levels significantly below average this year, vegetation is drying out earlier than usual, increasing the potential for wildfire activity across our region.

Several surrounding counties, including Fremont County and unincorporated Jefferson County, are currently under Stage I Fire Restrictions because of ongoing weather conditions. These measures reflect the heightened fire danger throughout central Colorado and serve as an important reminder that conditions can change rapidly. SFD strongly urges all residents and visitors to:

- Adhere strictly to local burn ordinances and fire restrictions
- Avoid any outdoor activities that could spark a fire during Red Flag conditions
- Properly dispose of smoking materials
- Secure trailer chains and equipment that could create sparks
- Stay informed on current restrictions through official county channels

Wildfire risk is a shared responsibility. Your caution and cooperation play a critical role in protecting lives, property, and our beautiful public lands.

As always, if you see smoke or signs of fire, call 911 immediately. Early reporting can make all the difference. We appreciate the community’s continued support in keeping Chaffee County safe this fire season.

- **Lieutenant Testing**

Lieutenant testing was held on Wednesday, February 18th. We are pleased to announce the selection of two new Lieutenants: **Andy Majeski and Brian Jefferson.**

We are proud to see these dedicated members progress within SFD and take the next step in their careers. Their commitment, leadership, and professionalism throughout the process reflect positively on the department as a whole. We look forward to the experience, perspective, and leadership they will bring to the table in their new roles.

Please join us in congratulating Lieutenant Majeski and Lieutenant Jefferson on this well-earned achievement.



## DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	March 3, 2026



- **Salida Middle School Dream Summit – SFD Gear Try On**

C Shift had the pleasure of visiting Salida Middle School for their second annual Dream Summit event, where students had the opportunity to explore a variety of career paths and engage with professionals from different fields.

C Shift brought Engine 11 for the 8th grade students to tour and provided firefighting gear for them to try on, giving them a firsthand look — and feel — at the full weight and responsibility of being a firefighter. The hands-on experience allowed students to ask questions, learn about the fire service, and better understand the dedication and teamwork the profession requires.

We appreciate the opportunity to connect with students and inspire the next generation through events like Dream Summit.





## DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
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- **Mitigation in Action – South Arkansas Fire Protection District**

The **South Arkansas Fire Protection District (SAFPD)** is proud to announce continued progress in advancing wildfire mitigation and community resilience efforts across our district.

In August 2025, SAFPD was awarded the **Common Ground Grant**, which has already supported the successful completion of **96 acres of wildfire mitigation**. This work has significantly reduced hazardous fuels and improved defensible space in high-risk areas, strengthening protection for our residents and infrastructure. Building on that momentum, SAFPD was recently awarded the **FRWRM Grant**, which will allow the district to acquire new equipment to further enhance community-wide mitigation efforts. This investment will expand our operational capacity and improve our ability to respond proactively to wildfire risks.

Additionally, SAFPD received the **COSWAP Grant**, enabling **SWIFT crews** to assist with mitigation projects throughout the community. These crews will play a vital role in accelerating hazardous fuel reduction efforts and supporting landscape-scale resilience initiatives.

SAFPD continues to work closely with the Salida Fire Department to implement effective mitigation practices. Together, our departments are actively meeting with landowners, assessing property-specific risks, and mitigating properties as needed to reduce wildfire threats and promote long-term community safety. We remain committed to proactive wildfire preparedness and appreciate the continued support of our partners, grant programs, and community members.



- **Staffing Additions at SFD**

The Salida Fire Department (**SFD**) is taking proactive steps to strengthen staffing levels and ensure continued high-quality service to our community – especially to our Reserve Program.

To enhance operational readiness, SFD will be seeking to hire additional **Reserve Firefighters**. Expanding the reserve program will create a more robust staffing model and ensure more personnel are available during fire events and other emergencies. A stronger reserve force increases flexibility, improves response capabilities during peak demand, and supports full-time crews when incidents require additional resources.

In addition, SFD will be hiring **career firefighters** to fill vacancies created by recent **Lieutenant promotions**. These promotions reflect the department’s commitment to professional growth and leadership development, while the new hires will ensure that frontline staffing levels remain strong and consistent.

These staffing efforts demonstrate SFD’s continued commitment to preparedness, operational excellence, and the safety of the Salida community.

### Parks and Recreation

- Parks
  - Two new benches installed at Mountain Heritage Park
  - Finalizing bike park masterplan with SMT/IMBA
  - Two staff attended Progreen- Landscaping and Urban Forestry Conference
  - Park Seasonal jobs will be posted soon
  - City trail work in the Ark Hills trail system
  - All winter bunch grasses pruned up in landscaping beds



## DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	March 3, 2026

- Burn pile trail restoration work with SMT
- Aquatics
  - Montessori School grades 1<sup>st</sup>-3<sup>rd</sup> just finished up swim lessons – 58 kids participated
  - Learn to Swim lesson will be completed on February 11<sup>th</sup> - 50 kids participated
  - Alpine Achievers homeschool group is bringing kids from BV and Salida for swim lessons – 26 kids will participate
  - Window shades are up to help block the sun
  - Working on hiring a p&r rep for the front desk
  -
- Recreation
  - Strength class extended into March
  - Youth Basketball set to end March 8
  - Adult basketball added mondays starting February 9, going through May 4.
  - Learn to kayak course is half full with 6 kids. One more course in April.
  - Youth wrestling started February 9
  - Women’s league volleyball is full with 9 teams signed up. Starts March 12.
  - Cornhole is set to start February 24
  - Field Trip Friday starts at the end of February.
  - The baseball field received it’s first banner sponsorship.
- Facilities
  - Electrician scheduled to repair Tennis/Pickleball Lights
  - Steamplant theater had stage repainted and curtains rehung
  - Looking forward to more painting; gallery, Annex, ballroom, theater
  - MUF to get new lift station to fix sewage issues
  - New manual pool vacuum to clean up AFRs
- Events
  - **A Run Through Time**
    - **Date:** 3/14/26
    - **Time:** 8AM - 4PM
    - **Location:** The Scout Hut, Riverside Park, & S Mountain

### Police

- We are continuing with the work on the property located at 610 Walnut St. This property belongs to Mrs. Edelman. She was served a Notice of Demolition on November 4<sup>th</sup>, 2025. That notice contained 60-day demolition order for the residential structure on her property. She failed to have the property demolished by January 3<sup>rd</sup>, 2026. We issued her a 30-day notice to demolish and were planning to conduct demolition on 02/12/2026. Edelman reached out to the Building Department and asked about a appeal. The appeal deadline had already passed, however, the City Attorney and Building Department felt they should give Edelman the option to go in front of the Board of Review. They are requesting Mrs. Edelman to fill out the application and submit the \$50 fee in order to have her hearing scheduled. This is the standard process the Board follows, and a deviation could cause problems in the future with other people wanting special circumstances. Mrs. Edelman has until April 22 to submit the application with the fee. If Mrs. Edelman fails to fill out the application or is denied during the process, we will be looking at completing demolition shortly after April 22, 2026.



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- I just wanted to share a few positive emails I recently received from citizens regarding the quality police work our agency is doing.
  - “I called for a welfare check of a wayward employee. As an HR professional, this is something I have had to do many times in my career, and I have never had a police department ask so many questions and work so hard to try to locate my employee. Thank you!”
  - First of all, thank you so much for all your help last night during our break in! You all acted with the utmost in professionalism! I wish I had gotten everyone's names to thank them personally, but it was a bit hectic. Please share my gratitude with all the officers that were present last night.”

### Public Works

- Planning and Construction
  - Streets
    - Oak Street – Final closeout reporting with CDOT underway
    - SRTS CDOT Local Agency Project - Final FOR plans submitted to CDOT
    - 50-291 Intersection (CDOT Project) – CDOT design underway including landscape concepts
    - West 291 Entry (Mesa Ln to M St) – Constructor coordination underway for March 2026 start
    - S Ark River – River restoration adjacent to Old Stage Road planned for April 2026 start
  - Utilities
    - Poncha Sewer Line: Contractor working on CDOT permits
    - SCADA system being designed and coordinated with contractor
    - Mesa Tank – Design under review with CDPHE
    - Gallery Tank Rehabilitation –Tank rehab in progress.
    - 1<sup>st</sup> St and 6<sup>th</sup> St Utilities – Contracted and work to start in March
  - Other CIP Items
    - South Ark Neighborhood
      - Sanitary sewer construction (~80% complete)
      - Site grading work underway
      - Work related to water connections near highway/trails to start in the near future
- Operations
  - Streets
    - Met with CDOT staff to discuss maintenance coordination items
    - Sign maintenance – replacements and digital school and speed sign upgrades in progress
    - Pre-planning for F Street summer closure
    - Solar street light maintenance and upgrades
    - Radar sign upgrades
  - Utilities
    - WTP – gallery tank rehab and SCADA improvements underway
    - WWTP – digester compressor replacement project and air tank upgrades underway



## DEPARTMENT UPDATES

<b>DEPARTMENT</b>	<b>PRESENTED BY</b>	<b>DATE</b>
Administration	Christy Doon - City Administrator	March 3, 2026

- Support on utility development work at Angelview, Tailwinds, and S Ark subdivisions
- Sanitary sewer line cleaning and inspection underway
- Valve exercising and support for City capital projects ongoing