



City Council Regular Meeting

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

August 18, 2026 at 6:00 PM

Agenda

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

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 August 4, 2026 Minutes
3. Approve Chaffee County Community Foundation Special Event Liquor License for Smalltown Gathering Salida
4. **Ordinance 2026-23** An Ordinance of the City of Salida, Colorado, Amending Chapter 18 of the Salida Municipal Code by Amending the Adoption by Reference of the 2021 International Energy Conservation Code Amendments. **Approve on first reading and set second reading and public hearing for September 15, 2026**

Citizen Comment—Three (3) Minute Time Limit

Unfinished Business / Action Items

5. **Ordinance 2026-21** An Ordinance of the City Council of the City of Salida, Colorado, Approving Amendments to Chapter 16, Land Use Code. **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.

New Business / Action Items

6. Chaffee Housing Trust Fee Transfer Request for 8 units Deed Restricted Units in Two Rivers Development
7. **Resolution 2026-23** 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.
8. **Resolution 2026-24** A Resolution of the City Council of the City of Salida, Colorado, approving Citizen Appointments to the Sustainability Committee Pursuant to Section 2-18-10 of the Salida Municipal Code.

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 and ACAC

Mayor Report

Mayor Critelli

Attorney Report

Treasurer Report

Department Updates

Adjourn



City Clerk | Deputy City Clerk

Mayor

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City Council Regular Meeting

448 E 1st Street, Room 190 Salida, Colorado 81201
August 4, 2026 at 6:00 PM

Minutes

Please register for Regular City Council Meeting

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 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 Suzanne Fontana
Council Member Aaron Stephens
Treasurer Ben Gilling
Mayor Justin Critelli

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.

Council Member Fontana requested that item #4 and item #5 be moved to new business. Council Member Pappenfort moved to combine and approve the remaining items on the consent agenda, seconded by Council Member Martin.

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

Approve Agenda

Approve July 21, 2026 Minutes

Approve the Financial Condition Monitoring and Revenue Response Policy

Motion Passed

Citizen Comment–Three (3) Minute Time Limit – Pam Hughes, Betsy Dittenber, Phil Phillips, Joyce Levine and Adam Martinez spoke during citizen comment.

Unfinished Business / Action Items

Ordinance 2026-19 An Ordinance of the City Council of the City of Salida, Colorado Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of Data Centers in the City of Salida, Colorado. **Second reading and public hearing**

Mayor Critelli opened the public hearing. Hearing no comments, the mayor closed the public hearing.

Council Member Martin moved to approve Ordinance 2026-19, seconded by Council Member Pappenfort.

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

MOTION PASSED

Ordinance 2026-20 An Ordinance of the City Council of the City of Salida, Colorado Enacting Section 2-2-90 of Chapter 2 of the Salida Municipal Code, Regarding Administration and Personnel, to add Removal and Sanction Procedures for Members of City Council. **Second Reading and Public Hearing**

Mayor Critelli opened the public hearing. Hearing no comments, the mayor closed the public hearing.

Council Member Pappenfort moved to approve Ordinance 2026-20, seconded by Council Member Schreiner.

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

MOTION PASSED

New Business / Action Items

Consent Agenda Item #4. Approve contract with Mid America Pool Renovation, Inc.

Council Member Martin moved to approve the contract with Mid America Pool Renovation, Inc., seconded by Council Member Stephens.

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

MOTION PASSED

Consent Agenda Item #5. Ordinance 2026-22 An Ordinance of the City Council of the City of Salida, Colorado, Amending Chapter 6, Article VI of the Salida Municipal Code Concerning Residency and Annual Active Use Requirements for Short Term Rental Licenses. Approve on first reading and set second reading and public hearing for September 1, 2026

Council Member Martin moved to approve Ordinance 2026-22 on first reading and set the second reading and public hearing for September 1, 2026. The motion was seconded by Council Member Pappenfort.

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

Mayor Critelli

Report was given.

Attorney Report

Report was given.

Treasurer Report

Department Updates

Report was given.

Adjourn Meeting adjourned at 7:37 pm



City Clerk | Deputy City Clerk

Mayor



July 23, 2026

RE: Small Town for a Cause

City Council Representatives,

Chaffee County Community Foundation is requesting an alcohol permit to be able to serve alcohol at the Small Town Gathering event taking place September 25th, 26th & 27th, 2026 to facilitate the charitable component of the event. Proceeds from the liquor sales will allow the event to support a key priority of CCCF - a resilient local community. The main music event is organized by Bonfire Entertainment and will feature music, yoga, youth programming, and more to highlight the things Salida has to offer. An estimated 2,000 people are anticipated attending.

CCCF has previously served as the charitable partner with Bonfire Entertainment on other events that have provided significant charitable support to both environmental causes and broad community capacity. We are excited to be the charitable partner on this event to be able to focus on supporting working lands initiatives and continue to offer capacity building programs to the local nonprofit sector.

Enclosed with this letter is the liquor permit application, CCCF certificate of good standing as a charitable organization, and event map.

The Chaffee County Community Foundation uses community philanthropy and collaboration to act as a catalyst to build a more connected and resilient Chaffee County. We seek to inspire positive change through the power of community philanthropy to enrich the lives of all people in Chaffee County. Under the goal of building nonprofit capacity we collaborate with and support nonprofits to make their strongest impact. Bonfire Entertainment's commitment to community through philanthropy and lifting up local causes strongly aligns with our mission.

In conclusion, thank you for considering this liquor permit request,

Sincerely,

A handwritten signature in black ink, appearing to read "Betsy Dittenber", with a long horizontal flourish extending to the right.

Betsy Dittenber
Executive Director
betsy@chaffeecommunity.org

Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- | | | |
|---------------------------------|--|--|
| ☐ Social | ☐ Athletic | ☒ Philanthropic Institution |
| ☐ Fraternal | ☐ Chartered Branch, Lodge or Chapter | ☐ Political Candidate |
| ☐ Patriotic | ☐ National Organization or Society | ☐ Municipality Owned Arts Facilities |
| ☐ Political | ☐ Religious Institution | ☐ Chamber of Commerce |

LIAB Type of Special Event Applicant is Applying for:

2110 ☒ Malt, Vinous And Spirituous Liquor \$25.00 Per Day

2170 ☐ Fermented Malt Beverage \$10.00 Per Day

Name of Applicant Organization or Political Candidate

Chaffee County Community Foundation

State Sales Tax Number (Required)

98188004

Mailing Address of Organization or Political Candidate

PO BOX 492

City

Buena Vista

State

CO

ZIP Code

81211

Address of Place to Have Special Event

Riverside Park

City

Salida

State

CO

ZIP Code

81201

Authorized Representative of Qualifying Organization or Political Candidate

Betsy Dittenber

Date of Birth (MM/DD/YY)

Phone Number

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

City

State

ZIP Code

Event Manager

Michael Welle

Date of Birth (MM/DD/YY)

Phone Number

Event Manager Home Address

City

State

ZIP Code

Email Address of Event Manager

1. Is the place to have the Special Event located on State-owned property?

☐ Yes ☒ No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

☒ No ☐ Yes, How many days?

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

☒ No ☐ Yes, License Number

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

☒ Yes ☐ No

5. For Chambers of Commerce - Each member who holds a retail establishment permit attests they are not exercising the privileges of the retail establishment permit for the duration of the SEP days.

☐ Yes ☐ No

6. For Chambers of Commerce - Please list all members participating in the SEP.

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date 9/25/26	To: 11:00 p	Date 9/26/26	To: 11:00 p
From: 12:00 p		From: 12:00 p	
Date 9/27/26	To: 4:00 p		
From: 12:00 p		From:	
Date	To:	Date	To:
From:		From:	
Date	To:	Date	To:
From:		From:	
Date	To:	Date	To:
From:		From:	
Date	To:	Date	To:
From:		From:	
Date	To:	Date	To:
From:		From:	

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title

Executive Director, Chaffee County Community Foundation

Signature



Date (MM/DD/YY)

07/23/2026

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)

☐ City ☐ County

Telephone Number of City/County Clerk

Title

Signature

Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number

Liability Date

State

Total

-750 (999) \$.00

Application Information and Checklist

The following supporting documents must be attached to this application for a permit to be issued:

- ☐ Appropriate fee.
 - ☐ Diagram of the area to be licensed (not larger than 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions. **Note:** If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
 - ☐ Copy of deed, lease, or written permission of owner for use of the premises.
 - ☐ Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; **or**
 - ☐ If not incorporated, a NONPROFIT charter; **or**
 - ☐ If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.
-
- ☐ Application must first be submitted to the Local Licensing Authority (city or county) at least thirty (30) days prior to the event.
 - ☐ Public notice of the proposed event and procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least (10) days before approval of the permit by Local Licensing Authority. (44-5-106 C.R.S.)
 - ☐ State Licensing Authority must be notified of approved applications by Local Licensing Authorities within ten (10) days of approval.
 - ☐ Check payable to the Colorado Department Of Revenue

Qualifications for Special Events Permit

(44-5-102 C.R.S.)

A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 4 and 3 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.



VALID ONLY FOR THIS ORGANIZATION AT THIS LOCATION

**Chaffee County Community Foundation
Small Town Gathering Salida
Riverside Park
170 E Sackett Ave Salida, CO
81201**

**SPECIAL EVENTS PERMIT
MALT, VINOUS AND SPIRITUOUS LIQUOR**

FROM	Date September 25, 2026	Hour 12:00 PM	TO	Date September 25, 2026	Hour 11:00 PM
FROM	September 26, 2026	12:00 PM	TO	September 26, 2026	11:00 PM
FROM	September 27, 2026	12:00 PM	TO	September 27, 2026	4:00 PM

This permit is issued subject to the laws of the State of Colorado and especially under the provisions of Article 3, 4 & 5 of Title 44, Colorado Revised Statutes, as amended and the Ordinances of the City of Salida, insofar as the same may be applicable.

This permit is non-transferable. It is issued only for the specific location described above and must be conspicuously posted at that location.

In testimony whereof, The City Council has hereunto subscribed its name by its officers duly authorized this on (date).

ATTEST:

The City of Salida

Deputy City Clerk

City Clerk

THIS LICENSE IS TO BE POSTED IN A CONSPICUOUS PLACE

Smalltown Gathering

Riverside Park

Salida, CO



ALCOHOL MANAGEMENT PLAN

Event Dates – Sept 25 - Sept 27, 2026

THE EVENT OVERVIEW

Event Overview: The 2nd annual Smalltown Gathering is coming to Salida, Colorado on September 25th for two days of bluegrass, country and roots music, local foods, craft vendors and more.

Smalltown is a boutique, outdoor summer music festival highlighting excellent music and the beautiful setting that is Salida, Colorado.

The zero waste goal Festival takes place at the Riverside Park in downtown Salida and is within walking distance to hotels, condos, shops, and public transportation.

This year's Revel in the Park includes The California Honeydrops Fruition, Magoo, Bonfire Dub and more great acts.

The event will feature 3 days of music, yoga kids programming alongside food and craft vendors.

EXPERIENCE

Festival Producer **Scott Stoughton** is a 30-year Colorado resident with over 20 years of experience in the music and event production industry. Scott has worked on major festivals and concert events throughout Colorado and California and has spent 3 years as an

appointed member of the Vail Commission on Special Events, developing various town wide productions. Scott successfully produced the first WinterWonderGrass in Edwards, Colorado before moving to the bigger space in Avon for 2014.

Stoughton has successfully produced eleven Colorado WinterWonderGrass events, eight California WinterWonderGrass Festivals and two Vermont WinterWonderGrass Festivals. Scott has successfully produced and managed community outreach, non-profit coordination, emergency services coordination and talent buying plus marketing for the annual Campout for the Cause, currently in its twelfth year. Stoughton and his company Bonfire Entertainment produced the 2011 and 2012 musical pieces for the Town of Avon's Salute to the Fourth plus hundreds of Valley wide musical and fundraising endeavors including 2015 ASWC Apres Avon. Additionally, Stoughton produced the outdoor musical concerts for the 2015 Alpine World Cup in Vail/Beaver Creek.

Festival Director **Michael Welle**, of Steamboat Springs, Colorado is a twenty year resident of Colorado. He has nearly two decades of bar and restaurant management experience, successful involvement in all WinterWonderGrass shows, LA Food and Wine Festival, SnowBall Music Festival, SnowGlobe Music Festival, and South Park music festivals as well as State Bridge Amphitheater, Rancho Del Rio festivals, and many other events. He will be directing the alcohol management of the event.

LICENSED PREMISE

See attached map - perimeter outlined in red.

The festival perimeter will be secured using a combination of chain link fence and barricade.

ENTRANCE / EXITS

There will be one main public entrance for festival patrons located on the E. Sackett side of the park. Security, box office, first aid and an information booth will be located near the main entrance. All vendors, artists, security and event staff will enter through the northwest gate to load and unload gear. A hired security contractor will control the main gate along with Bonfire Entertainment staff.

The security contractor will staff all access points with staff assistance. Signage stating alcohol perimeters will be posted at the public entrance and exit gate.

STAFFING

Bonfire Entertainment will be onsite with a producer, operations manager, box office staff, bar manager, bar captains and waste management coordinator. Our medical tent will be staffed by Event Medical Specialists during show hours.

EDUCATION/TRAINING

Anyone pouring alcohol will be certified by TIPS or ServSafe. A complete and current list will be provided to the City of Steamboat upon request and kept current at all times 7 days prior to the event.

CONTROL OF THE PREMISES

Secured fencing, controlled access points, well lit signage and employee education will deal with the issue of controlling the flow of alcohol on and moving off the property. During the event we will have security personnel positioned at all entrance points and around the perimeter. Brightly colored "21+" wristbands will be applied to each patron upon inspection/approval of ID. ID checking staff will be trained to recognize false ID's and will contact a bar manager to assist on questionable ID's. No one without a wristband will be served alcohol. Bar staff will be trained to ID anyone that looks questionable whether or not they have a wristband. The staff will have access to the 2026/2027 ID-checking guide stationed throughout the id checking booths.

Venue wristbands will be distributed to persons that have government-issued identification that proves that they are twenty-one (21) years or older – general policy is to request identification from anyone wanting a wristband regardless of how old they appear to be. Such wristbands will not only be required to purchase alcohol, but will be required to hold alcohol. Security personnel and bar staff will be briefed on the wristband colors daily and will enforce wristband rules. Unique 21+ wristbands will be used each day with each patron over 21 needing to have their ID's rechecked daily. There will be a zero-tolerance policy for outside alcohol that is smuggled into the event, which will result in immediate ejection. Additionally, there will be a zero-tolerance policy for underage drinking.

General alcohol serving guidelines will state that patrons are only allowed to hold two (2) alcoholic beverages at a time – signs to this effect will be posted at all points of sale. Patrons that are caught holding more than two (2) alcoholic beverages will receive verbal warnings; repeated incidents with the same patrons may result in ejection from the event. Security personnel will assist personnel serving alcohol in enforcing the two (2)-drink policy.

Personnel serving alcoholic beverages have the right to refuse service to any patron – in such cases it is recommended that the patron's wristband be removed and that black a black "X" is placed on the top of each hand in permanent marker to prevent the patron from attempting to get another wristband. Patrons refusing to comply with the refusal of service or acting in contravention of a refusal of service may be subject to ejection from the event.

We have the right to refuse entry to anyone who is deemed intoxicated as we know that they are only destined to become a problem. Bags will be checked thoroughly and nothing in the form of liquid will be allowed in or out except sealed water bottles. Security will be positioned around the perimeter and will be patrolling the venue constantly, monitoring the customers. Security will be equipped with radios to keep in constant contact with each other and management.

Patrons that appear to be too intoxicated during security screening shall be denied entrance to the venue – depending on their level of intoxication and willingness to comply with instructions to leave, such patrons may have their tickets removed by security personnel to prevent their attempting to enter through another entrance at a later time. Should it become necessary, the gate Supervisors will involve local law enforcement and/or medical personnel to perform an evaluation on any patrons appearing to be too intoxicated that have made it to the gate and have been denied entry.

If we deem someone has had too much to drink we will take the following steps: STOP SERVING the person, contact management, offer free food and water, determine if the patron is driving, find them a friend that can safely take care of them and if necessary, alert local authorities.

Alcohol will be stored in lockable vending trucks onsite with overnight security posted.

DAYS AND HOURS OF OPERATION

Friday September 25th – 12:00 pm – 11:00 pm
Saturday September 26th – 12:00 pm – 10:30 pm
Sunday September 27th - 12:00 pm - 4:00 pm

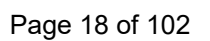
FOOD SERVICE

Approved and licensed Chaffee food vendors will be onsite to provide meals during events. Unique food vendors will be serving during all event hours both days.

INSURANCE

Insurance certificates will be provided upon request.

Alcohol Boundary Map



Office of the Secretary of State
of the State of Colorado
Certificate of Registration

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

CHAFFEE COUNTY COMMUNITY FOUNDATION

is a **Charitable Organization** registered to solicit contributions in Colorado as required by the Colorado Charitable Solicitation Act, Title 6, Article 16, C.R.S.

This organization has been assigned a registration number of 20193008219

The status of its registration is **Good**, and this status has been in effect since 08/05/2026

The organization's registration expired on 08/15/2027

Registrants may legally solicit contributions, provide consulting services in connection with a solicitation campaign, and conduct solicitation campaigns in Colorado until the registration expires or is withdrawn, suspended, or revoked.

This certificate reflects facts established or disclosed by documents delivered to this office electronically through 08/10/2026

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the Great Seal of Colorado, at the City of Denver on Monday, August 10, 2026 12:53:59 PM



Jena Griswold

Secretary of State of the State of Colorado

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective.



PUBLIC NOTICE

(Pursuant to § 44-5-106(2), C.R.S.)

DATE/TIME POSTED: August 6, 2026, 20 26 at 4:00 a.m./p.m.

PROPOSED SPECIAL EVENT LIQUOR PERMIT

Chaffee County Community Foundation (Small Town), has filed an Application for a
SPECIAL EVENT LIQUOR PERMIT to be held on Sept. 25 thru Sept. 27, 20 26, from
12:00 p.m. a.m./p.m. to 11:00 a.m./p.m. at the following address:

Riverside Park

170 E. Sacrament Ave.

Salida, CO 81201

PROTEST PROCEDURE

Any affected person who wishes to protest the issuance of the permit must file a WRITTEN PROTEST within ten (10) days of the date and time posted as set forth above, stating the grounds for the protest and the name, address, email address (if any), and telephone number of the person filing the protest. A written protest will be considered filed upon receipt. Written protests may be filed by sending them to the U.S. Mail or Email address set forth below:

U.S. Mail Address:

City of Salida

City Clerk

449 E. First Street, Ste. 112

Salida, CO 81201

E-Mail Address:

clerk@cityofsalida.com

HEARING

The local licensing authority, or its assigned administrative officer (which may be the Colorado Liquor Enforcement Division), shall cause a hearing to be held if, after investigation and upon review of the contents of any timely written protest(s) filed by any affected person(s), sufficient grounds appear to exist for the denial of the special event permit. Any hearing required pursuant to § 44-5-107(3), C.R.S., Regulation 47-1002 1 CCR 203-2, or any hearing held at the discretion of the local licensing authority, or its assigned administrative officer, shall be held at least ten (10) days after the date of posting of the public notice, shown above, and notice of the hearing shall be provided to the Applicant and any person who has filed a written protest.



City Council Action Form

Department	Presented By	Date
Community Development	Tommy Sherwood - Assistant Planner	August 18, 2026

Agenda Item

Ordinance 2026-23: An Ordinance of the City Council of the City of Salida, Colorado, Adopting Chaffee County Board of County Commissioners Ordinance No. 2026-01, an ordinance amending the 2021 International Energy Conservation Code. Approve on first reading and setting the second reading and public hearing date for September 15, 2026.

Background

The 2021 International Energy Conservation Code (IECC) was initially adopted by Chaffee County on December 12th 2023, followed by the City of Salida on May 20th 2024. The Chaffee County Board of County Commissioners recently adopted Ordinance No. 2026-01 on May 19th 2026. This ordinance adopts amendments to the 2021 IECC, commonly referred to as “electric preferred”. Per City of Salida Resolution No. 82 (series of 2013) (the IGA that states the Chaffee County building department will serve as the City’s building inspector) the City is required to adopt any changes to the building code within 90 days.

The driving factor for these amendments and the IECC in general is that buildings are responsible for 40% of greenhouse gas emissions within the United States. This regulatory framework encourages the reduction of these emissions. This amendment specifically targets the reduction of equipment that utilizes natural gas and propane, noting that combustibles also pose a health risk to inhabitants. In the case of these amendments, the IECC incentivizes the use of electricity as the primary fuel source for buildings by;

- Specifies minimum dimensions for water heaters with combustion equipment spaces
- Outlaws gas lighting
- Increases the amount of energy credits awarded when utilizing heat-pump (electric) water heaters
- Increases the amount of energy credits and additional efficiency packages a mixed fuel building must achieve
- Updates the information that, already mandatory, certificates of buildings must display to include fuel sources
- Updates electrical requirements for combustion equipment
- Updates or adds various definitions

The aim of these amendments is to encourage electricity as a fuel source while simultaneously disincentivizing other fuels sources such as propane or natural gas. These IECC amendments do not outlaw these alternative fuel sources.

Recommendation

Staff recommends Council approve this Ordinance.

Fiscal Impact

There is no fiscal impact.

Motion

A Councilmember should make a motion to “move to combine and approve the items on the consent agenda setting a second reading and public hearing for Ordinance 2026-23 for September 15, 2026”, followed by a second and a roll call vote.

CITY OF SALIDA, COLORADO
ORDINANCE NO. 2026-23
(Series of 2026)

An Ordinance of the City of Salida, Colorado, Amending Chapter 18 of the Salida Municipal Code by Amending the Adoption by Reference of the 2021 International Energy Conservation Code Amendments

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, C.R.S. Article 16, Part 2 authorizes the Council to adopt codes by reference; and

WHEREAS, pursuant to this authority, the Council previously adopted by reference and made local amendments to prior additions of several International and National Codes and codified such Codes and amendments within Chapter 18 of the Salida Municipal Code (“Code”); and

WHEREAS, in 2018, the City of Salida (“City”), adopted by reference the 2021 International Energy Conservation Code (“IECC”) under Chapter 18, Article XIII; and

WHEREAS, in August 2024, the IECC was updated with changes and amendments to improve energy efficiency in building design; and

WHEREAS, the Chaffee County Board of Commissioners has previously adopted the amendments, and the Chaffee County Building Department and the City’s Sustainability Committee are recommending these further amendments to the IECC; and

WHEREAS, pursuant to the intergovernmental agreement dated January 7, 2014, the Chaffee County Building Department serves as the City’s building official; and

WHEREAS, the first reading was August 18th, 2026, and second reading and a public hearing on this Ordinance was September 15th, 2026, and proper notice thereof was provided pursuant to C.R.S. § 31-16-203; and

WHEREAS, the Council recognizes the value of the various International and National Codes as providing commonly adopted uniform standards for public health, safety, and welfare issues relating to the subject matter of each and finds it in the best interest of the City to adopt these related amendments.

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

Section 1: Code Section 18-13-30, concerning the amendments of the International Energy Conservation Code by reference, is hereby amended by the addition of the following subsections:

The following chapters, sections, subsections, paragraphs, and appendices of the IECC are hereby amended as follows:

Section 18-13-30 – Amendments.

...

(5) Section C202 is amended to read:

C202 General Definitions.

ALL-ELECTRIC BUILDING. A *building* and building site that contains no *combustion equipment*, or plumbing for *combustion equipment*, and that uses radiant electric heating or heat pump technology as the primary supply for heating, cooling, and service water heating loads.

MIXED-FUEL BUILDING. A *building* and building site that contains *combustion equipment*, or plumbing for *combustion equipment*, for space heating, cooling, water heating (including pools and spas), cooking, or clothes drying.

(6) Section C401.2.1 is amended to read:

C401.2.1(2). Total Building Performance. The Total Building Performance option requires compliance with Section C407 and, for *mixed fuel buildings*, 10 credits from Tables C406.1(1) through C406.1(5).

(7) Section C401.2.2 is amended to read:

C401.2.2 ASHRAE 90.1. Commercial buildings shall comply with the requirements of ANSI/ASHRAE/IESNA 90.1 and, for *mixed fuel buildings*, 10 credits from Tables C406.1(1) through C406.1(5).

(8) C404.2.1 is amended to read:

C404.2.1 High input service water-heating systems.

1. Where not less than 50 percent of the annual *service water heating* requirement is provided by *on-site renewable energy* or site-recovered energy not including any capacity used for compliance with Section C406 of this code, the minimum thermal efficiency requirements of this section shall not apply.

(9) Section C404.10 is added to read in its entirety:

C404.10 Water heating equipment location. Water heaters with *combustion equipment* shall be located in a space with the following characteristics:

1. Minimum dimensions of 3 feet by 3 feet by 7 feet high.
2. Minimum volume of 760 cubic feet, or the equivalent of one 16-inch by 24-inch grill to a heated space and one 8-inch duct of no more than 10 feet in length for cool exhaust air.
3. Contains a condensate drain that is no more than 2 inches higher than the base of the installed water heater and allows natural draining without pump assistance, installed within 3 feet of the water heater.

Exceptions:

1. Instantaneous water heaters located within 10 feet of the point of use.
2. Water heaters with an input capacity of more than 300,000 Btu/h.

(10) Section C405.5.3 is amended to read:

C405.5.3. Gas lighting. Gas fired lighting appliances ~~shall not be equipped with continuously burning pilot ignition systems~~ are not permitted.

(11) Section C406.1 is amended to read:

C406.1 Additional energy efficiency credit requirements. New *all-electric buildings* shall achieve a total of 10 credits and new *mixed-fuel buildings* shall achieve a total of 15 credits from Tables C406.1(1) through C406.1(5) where the table is selected based on the use group of the building and from credit calculations as specified in relevant subsections of C406.

(12) TABLE C406.1(2) is amended to read:

TABLE C406.1(2)
ADDITIONAL ENERGY EFFICIENCY CREDITS FOR GROUP R AND I
OCCUPANCIES

SECTION	CLIMATE ZONE 6B
C406.7.3: Efficient fossil fuel water heater ^b	9
C406.7.4: Heat pump water heater ^b	5 <u>9</u>

(13) TABLE C406.1(3) is amended to read:

TABLE C406.1(3)
ADDITIONAL ENERGY EFFICIENCY CREDITS FOR GROUP E OCCUPANCIES

SECTION	CLIMATE ZONE 6B
C406.7.3: Efficient fossil fuel water heater ^a	3
C406.7.4: Heat pump water heater ^a	4 <u>3</u>

a. For schools with showers or full-service kitchens.

(14) TABLE C406.1(5) is amended to read:

TABLE C406.1(5)
ADDITIONAL ENERGY EFFICIENCY CREDITS FOR OTHER^a OCCUPANCIES

SECTION	CLIMATE ZONE 6B
C406.7.3: Efficient fossil fuel water heater ^b	9
C406.7.4: Heat pump water heater ^b	5 <u>9</u>

a. Other occupancies include all groups except Groups B, E, I, M, and R.

b. For occupancy groups listed in Section 406.7.1

(15) TABLE C407.2 is amended to read:

TABLE C407.2
REQUIREMENTS FOR TOTAL BUILDING PERFORMANCE

SECTION	TITLE
Envelope	
<u>C401.3</u>	<u>Thermal envelope certificate</u>
<u>C402.2.4</u>	<u>Slabs-on-grade</u>
<u>C402.2.6</u>	<u>Insulation of radiant heating system</u>

(16) Section R103.2 is amended to read:

R103.2(6) Information on construction documents. Mechanical and service water heating systems and equipment types, sizes, fuel sources, and efficiencies.

- (17) Section R202 is amended to read:

R202 General Definitions.

ALL-ELECTRIC BUILDING. A *building* and building site that contains no *combustion equipment*, or plumbing for *combustion equipment*, and that uses radiant electric heating or heat pump technology as the primary supply for heating, cooling, and service water heating loads.

MIXED-FUEL BUILDING. A *building* and building site that contains *combustion equipment*, or plumbing for *combustion equipment*, for space heating, cooling, water heating (including pools and spas), cooking, or clothes drying.

- (18) Section R401.2.5 is amended to read:

R401.2.5 Additional energy efficiency. This section establishes additional requirements applicable to all compliance approaches to achieve additional energy efficiency.

1. For buildings complying with Section R401.2.1, ~~one of the additional efficiency package options shall be installed according to Section R408.2~~ the building shall meet one of the following:
 - 1.1. For *all-electric buildings*, one of the additional efficiency package options shall be installed according to Section R408.2.
 - 2.2. For *mixed-fuel buildings*, two of the additional efficiency packages shall be installed, at least one of which addresses the envelope.
2. For buildings complying with Section R401.2.2, the building shall meet one of the following:
 - 2.1. For *all-electric buildings*, one of the additional efficiency package options in Section R408.2 shall be installed without including such measures in the proposed design under Section R405.
 - 2.2. For *all-electric buildings*, the proposed design of the building under Section R405.3 shall have an annual energy cost that is less than or equal to 95 percent of the annual energy cost of the standard reference design.
 - 2.3 For *mixed-fuel buildings*, three of the additional efficiency packages shall be installed, at least one of which addresses the envelope, without including such measures in the proposed design under Section R405.
 - 2.4. For *mixed-fuel buildings*, the proposed design of the building under Section R405.3 shall have an annual energy cost that is less than or equal to 80 percent of the annual energy cost of the standard reference design.
3. For buildings complying with the Energy Rating Index Alternative Section R401.2.3, the Energy Rating Index value shall be at least 5 percent less than the Energy Rating Index target specified in Table R406.5.

The options selected for compliance shall be identified in the certificate required by Section R401.3.

(19) Section R401.3 is amended to read:

R401.3 Certificate.

4. The types, sizes, fuel sources, and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces and electric baseboard heaters.
8. The fuel sources for cooking and clothes drying equipment.
9. Where combustion equipment is installed, the certificate shall indicate information on the installation of additional electric infrastructure including which equipment and/or appliances include additional electric infrastructure, capacity reserved on the electrical service panel for replacement of each piece of combustion equipment and/or appliance.

(20) Section R403.5 is amended to read:

R403.5 Service hot water systems. Energy conservation measures for service hot water systems shall be in accordance with Sections R403.5.1 through R403.5.3 R403.5.4.

(21) Section R403.5.4 is amended to read:

R403.5.4 Water heating equipment location. Water heaters with *combustion equipment* shall be located in a space with the following characteristics:

1. Minimum dimensions of 3 feet by 3 feet by 7 feet high.
2. Minimum volume of 760 cubic feet, or the equivalent of one 16-inch by 24-inch grill to a heated space and one 8-inch duct of no more than 10 feet in length for cool exhaust air.
3. Contains a condensate drain that is no more than 2 inches higher than the base of the installed water heater and allows natural draining without pump assistance, installed within 3 feet of the water heater.

Exceptions:

1. Instantaneous water heaters located within 10 feet of the point of use.
2. Water heaters with an input capacity of greater than 300,000 Btu/h that serves multiple *dwelling units* or *sleeping units*.

(22) Section R404.1.1 is amended to read:

R404.1.1. Fuel gas lighting. Fuel gas lighting systems ~~shall not have continuously burning pilot lights~~ are prohibited.

(23) Section R404.4 is added to read in its entirety:

R404.4 Additional electric infrastructure. All *combustion equipment* shall be installed in accordance with Section R403.5.4 and shall be provided with a junction box that is connected to an electrical panel by continuous raceways and or conductors that meet the following requirements:

1. The junction box, raceway, and bus bar in the electric panel and conductors serving the electric panel and future equipment shall be sized to accommodate electric equipment sized to serve the same load as the *combustion equipment*.
2. The panel shall have reserved physical space for a dual-pole circuit breaker.
3. The junction box and electrical panel directory entry for the dedicated circuit breaker space shall have labels stating, "For future electric equipment."
4. The junction box shall allow for the electric equipment to be installed within the same place of the *combustion equipment* that it replaces.

Exceptions:

1. Fossil fuel space heating equipment where a 208/240-volt electrical circuit with a minimum capacity of 40 amps exists for space cooling equipment.
2. Water heating equipment with an input capacity greater than 300,000 Btu/h that serves multiple dwelling units or sleeping units.

(24) Table R405.2 is amended to read:

TABLE R405.2 REQUIREMENTS FOR TOTAL BUILDING PERFORMANCE

SECTION	TITLE
Mechanical	
R403.5.4	Water heating equipment location

(25) Table R406.2 is amended to read:

TABLE R406.2 REQUIREMENTS FOR ENERGY RATING INDEX

SECTION	TITLE
Mechanical	
R403.5.4	Water heating equipment

(26) Section R406.5 is amended to read:

R406.5 ERI-based compliance. Compliance based on an ERI analysis requires that the rated proposed design and confirmed built dwelling be shown to have an ERI less than or equal to the appropriate value for the proposed all-electric or mixed-fuel building as indicated in Table R406.4 when compared to the ERI reference design.

TABLE R406.5 MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ALL-ELECTRIC BUILDING	<u>MIXED FUEL BUILDING</u>
6	54	50

Section 2: Severability. The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Introduced on First Reading, on the 18th day of August, 2026, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City Council on the 27th day of August, 2026, and set for Second Reading and Public Hearing on the ____ day of _____, 20__.

Introduced on Second Reading, finally adopted and ordered published by Title only, by the City Council on the ____ day of _____, 20__.

City Of Salida, Colorado

Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

Published in Full in the Mountain Mail after First Reading on the 18th day of August, 2026,
and by Title only, after final adoption on the ____ day of _____, 20__.

City Clerk/Deputy City Clerk



City Council Action Form

Department	Presented By	Date
Community Development	Kristen Hodges - Senior Planner	August 4, 2026

Agenda Item

Ordinance 2026-21: An Ordinance of the City Council of the City of Salida, Colorado, Approving Amendments to Chapter 16, Land Use Code. Approve on first reading and set second reading and public hearing for August 18, 2026.

Request Overview

The request is to amend Chapter 16, Land Use Code, of the Municipal Code of the City of Salida. The proposed amendments affect multiple articles of the Land Use Code (LUC), which became effective December 22, 2025 via Ordinance 2025-17.

The amendments are primarily intended to correct errors identified during implementation of the new code, clarify ambiguous or confusing language, address procedures or standards that are not functioning as intended, and incorporate missing or recently adopted code provisions. The attached change summary identifies the proposed amendments organized into three categories: substantive policy and process amendments, minor policy and process amendments, and administrative corrections.

Process

An application for an amendment to the text of this Chapter shall comply with the following standards: (1) Consistency With Purposes—the proposed amendment shall be consistent with the purposes of this Chapter; (2) No Conflict With Other Provisions—the proposed amendment shall not conflict with any other applicable provisions of this Chapter, or shall repeal or amend provisions of this Chapter which are inconsistent, unreasonable or out-of-date; (3) Consistency With Comprehensive Plan—the proposed amendment shall be consistent with the Comprehensive Plan, shall implement a new portion of the Comprehensive Plan or shall implement portions of the Comprehensive Plan which have proven difficult to achieve under the existing provisions of this Land Use Code; (4) Public Health, Safety and Welfare—the proposed amendment shall preserve the public health, safety, general welfare and environment and contribute to the orderly development of the City.

Background

The City adopted a new Land Use Code in fall of 2025, which became effective December 22, 2025. As with any comprehensive code adoption, implementation has identified several items that need cleanup or clarification. Some edits are purely administrative, such as correcting numbering,

cross-references, spelling, or formatting. Other edits are policy or process refinements that became apparent once staff began administering the new code.

This code update also incorporates provisions that were missing from the adopted code or adopted separately after the new LUC was completed. The goal is to make the code more internally consistent, easier to administer, and better aligned with current City practice and applicable state law.

The proposed amendments consist of three main categories: substantive policy and process amendments; minor policy and process amendments; and administrative corrections. The most significant changes are summarized first. Appendix A provides a complete staff-report summary table of the proposed changes.

All figure and table numbering and linked references will be refreshed after the first City Council reading to avoid repeating the intensive update process if content is moved or revised.

Planning Commission Discussion and Changes

The City of Salida Planning Commission reviewed the proposal in a public hearing held on June 22, 2026. The following changes were made in response to comments and concerns of the Planning Commission. These changes are also reflected in the change summaries below, and in Appendix A.

Nonconforming Site Features:

Commercial, mixed-use, and multi-family structures with nonconforming site features must now bring those features into compliance to the maximum extent practicable when an addition or modification increases the existing building footprint by at least 20 percent or 2,000 square feet, whichever is greater. The revised language also expressly authorizes the Director to determine, on a case-by-case basis, what constitutes the “maximum extent practicable.” These changes have been carried forward, as applicable, into other sections of the Code, including the Minor Site Plan provisions.

Cottage and Co-Housing:

Cottage housing and co-housing have been separated into two distinct dwelling uses. This change is reflected in the Use Table, Use-Specific Standards, and Definitions sections of the LUC. The Planning Commission and staff identified the need for further discussion regarding these uses and intend to bring the matter forward at a future work session.

Sidewalk Fee in Lieu:

The provisions governing the applicability of the sidewalk fee in lieu have been expanded and clarified. The revised language includes a provision requiring payment of the fee when an existing sidewalk was constructed more than 20 years before the date of application.

Parks, Trails, and Open Space Dedication Applicability:

The phrase “results in the creation of an additional dwelling unit” has been removed to eliminate ambiguity and internal inconsistencies regarding the applicability of the dedication requirements.

Other Changes Since Planning Commission

The following errors were discovered and corrected after the Planning Commission meeting. These are small grammatical fixes and do not meaningfully impact policy:

- “Mixed-Use Highway Center (MC)” was changed to “Mixed-Use Center (MC).” The former name was an unintended misnomer introduced during the initial drafting process and was not previously corrected.
- The phrase “unless a greater setback is required by the applicable zone district” was deleted from the corner-lot, street-facing side setback measurement provisions because no zone district requires a side setback greater than 10 feet.
- In the Large-Scale Development applicability section, the phrase “large retail, mixed-use, and multi-family developments” was revised to “large commercial, mixed-use, and multi-family developments.”
- The easement standards were moved from Article 16-2 to §16-4-50, Streets, Utilities, and Services, because that section is a more appropriate location for those provisions.
- A stray drafting note reading “PD?” was deleted from the preliminary plat concurrent-review provisions.

Additional Administrative Changes Since First Reading

The following errors and omissions were discovered and corrected after the first reading:

- Open Space was incorrectly included in the list of zone districts required to follow certain sign standards, as set forth in Table 6-A. All land zoned Open Space is City-owned, and it was not the intent of the code to apply these restrictions to the Parks & Open Space (OS) zone district.
- An inconsistency was discovered in the definition of Multiple Principal Structures, which implied that two was the maximum number of structures permitted for this use type. This is inconsistent with other regulations and staff’s understanding of the intended standard.

Category 1: Substantive Policy and Process Amendments

These amendments clarify or modify requirements with substantive policy, procedural, financial, or operational impacts.

Corner Lot Setbacks / Primary Block Face (16-2-30 Measurements and Exceptions, pp. 15–16)

The current corner lot standards rely heavily on a front-lot-line determination and can be difficult to apply where the apparent front, rear, and side yards do not match the surrounding block pattern, possibly resulting in setbacks that heavily restrict development. The amendment allows the Director to determine the front and rear lot lines using the assigned address, primary entrance, lot orientation, and/or the primary block face, allowing for a case-by-case determination of lot frontage that makes the most sense for the individual instance.

Height on Uneven Lots (16-2-30 Measurements and Exceptions, p. 17)

The current height measurement standards are confusing and difficult for staff to administer in a fair and objective way, and they do not precisely regulate height and massing as intended. The amendment adds exposed wall height standards, including a definition of exposed wall height and limits tied to the district maximum building height. This is intended to provide clearer height administration and avoid large wall massing near setbacks while still allowing development on uneven sites. The current graphic does not match the text and would not accurately reflect the amendments; it will be removed and may be replaced with an updated image later.

Outdoor Vendors (16-3-30 Use-Specific Standards, pp. 84–85)

The current outdoor vendor standards distinguish between singular and multiple vendors, with a Conditional Use Permit required for multiple vendors. The amendment separates outdoor vendors into “up to two” and “three or more” vendors, and updates the use-specific standards to differentiate between vendors on publicly and privately owned property.

Sidewalk Construction and Maintenance Fee in Lieu (16-4-60 Access, Connectivity, and Circulation, p. 112)

The amendment requires sidewalk construction or payment of a sidewalk construction and maintenance fee in lieu for development of vacant lots and for major subdivisions, planned developments, and similar developments creating new lots or development sites. No fee is required for condominiumization of existing development, lot-line or plat adjustments, or lots where the requirement was satisfied through the original development. A fee is required when no sidewalk exists and when an existing sidewalk was constructed more than 20 years before the date of application. Where a fee is required, it is calculated per linear foot of the front lot line and paid 50 percent at building permit and 50 percent at Certificate of Occupancy.

Visibility Triangle (16-4-60 Access, Connectivity, and Circulation, p. 114)

The current visibility triangle standard measures from the property line, which can create overly restrictive triangles in denser development patterns, particularly for corner lots. The amendment changes the measurement from the edge of roadway and adds a definition of “edge of roadway.”

Murals (16-6-40 Specific Sign Type Standards, p. 160)

The current mural process contains a lot of ambiguity and subjective review and could potentially lead to future issues regarding content-neutral signage, free speech, and review of proposed murals based on “artist merit” per the judgment of the ACAC, as opposed to objective criteria. It also does not differentiate between murals used to promote a business versus murals without business promotion. The amendment replaces that approach with regulations based on property type and whether the mural contains business promotion, as newly defined in the Code. Murals with business promotion are treated as signs and subject to sign area limits; murals on private residential property without business promotion are not regulated and require no permit; non-business-promotion murals on nonresidential private property require a permit but are not treated as signs for size limits; and murals in the SDHD overlay require a Certificate of Approval. Murals on private property will no longer be reviewed by ACAC. This is intended to provide an objective review path for murals while preserving a path for noncommercial/public art murals.

Creative Signs (16-6-70 Creative Signs, p. 164)

The Arts and Culture Advisory Commission is currently an optional approval authority for creative signs, as opposed to the Planning Commission. This amendment removes the ACAC as an approval authority for creative signs.

Location, Character, and Extent Review (16-8-50 Development Permits and Approvals, pp. 205–206)

The Code did not include a complete local procedure for Location, Character, and Extent Review. The amendment adds a new procedure to implement C.R.S. §31-23-209 for Planning Commission review of specified public facilities, public spaces, public structures, and public utilities. This review evaluates the proposed location, character, and extent of these public improvements and is required by State statute.

HOME Act / Qualifying Properties (16-8-110 Residential Development on Qualifying Properties, pp. 223–226)

The Code did not include a local section implementing the state HOME Act requirements for residential development on qualifying properties. The amendment adds a new Residential Development on Qualifying Properties section implementing C.R.S. §29-35-501 et seq., including qualifying property and qualifying entity provisions, exempt parcels, administrative review through Minor Site Plan Review, height and site design standards, preserved local requirements, and allowed accessory/community-serving uses. This amendment is intended to bring the Code into alignment with state law.

Cottage Housing and Co-Housing (16-3-20 Table of Allowed Uses; 16-3-30 Use-Specific Standards; and 16-10-20 Definitions of Use Categories and Use Types, various pages)

The amendment separates cottage housing and co-housing into two distinct dwelling uses in the Table of Allowed Uses, use-specific standards, and definitions. Cottage housing must consist of smaller detached dwelling units located on individual lots within a subdivision, while co-housing may

use other ownership and development configurations allowed by state law. Planning Commission and staff identified the need for further discussion of these uses and intend to bring the matter forward at a future work session.

Category 2: Minor Policy and Process Amendments

These amendments clarify existing language, resolve minor inconsistencies, or make limited adjustments to standards without substantially changing the overall intent of the Code.

Nonconforming Site Features (16-1-60 Nonconformities, p. 5)

The current Code does not establish a threshold for requiring nonconforming site features to be brought into compliance. The amendment requires any addition or modification to a commercial, mixed-use, or multi-family structure that increases the existing building footprint by at least 20 percent or 2,000 square feet, whichever is greater, to bring all site features into compliance with the Code to the maximum extent practicable, as determined by the Director. Minor Site Plan Review is required to determine compliance.

Institutional Building Height (16-2-30 Measurements and Exceptions, p. 19)

The amendment adds a height exception for buildings used entirely for institutional uses, allowing such buildings to reach up to 53 feet regardless of the maximum building height in the underlying district. This provision was included in the previous code and was unintentionally omitted.

Mixed-Use Center (MC) Standards (16-2-50 Mixed-Use Districts, p. 31)

The amendment revises the Mixed-Use Center district standards and clarifies that MC setbacks apply along the site perimeter where abutting a public right-of-way or non-MC property, rather than to internal pads or lots located wholly within the site. This better reflects how larger mixed-use sites are actually developed and reviewed and also fixes some formatting issues and typos.

Long-Term RVs and Tiny Homes (16-3-20 Table of Allowed Uses, p. 58)

The amendment updates Table 3-A/Table of Allowed Uses to clarify the treatment of recreational vehicles, tiny homes, and tiny houses. It clarifies the distinction between tiny homes used as temporary or accessory structures and tiny houses placed on a permanent foundation, updates permissions so RVs and tiny homes are treated consistently, removes RVs and tiny homes as a permitted use in the MH district, and relocates RV long-term occupancy from residential to accessory uses within the table.

Outdoor Vendor Use Table (16-3-20 Table of Allowed Uses, p. 58)

The amendment changes the Outdoor Vendor use table entry from “Singular” and “Multiple” to “Up to Two” and “Three or More.” This aligns the table with the updated outdoor vendor standards.

Recreational Vehicle Long-Term Occupancy (16-3-30 Use-Specific Standards, pp. 82–83)

The amendment revises and relocates recreational vehicle long-term occupancy standards, including removal of prior standards from the residential use section and updated references in

accessory use standards. This consolidates related standards and keeps the document internally consistent with the Use Table changes.

Accessory Dwelling Units / Tiny Houses (16-3-30 Use-Specific Standards, p. 79)

The amendment clarifies that a tiny house may be used as an accessory dwelling unit when it complies with all other applicable ADU standards. This, along with other changes around RVs and tiny homes, clarifies when these types of structures do and do not qualify as an ADU.

Off-Street Parking of Long Vehicles (16-3-20 Table of Allowed Uses, p. 58; 16-3-30 Use-Specific Standards, p. 84; 16-10-20 Definitions of Use Categories and Use Types, p. 243)

Use-specific standards for off-street parking of long vehicles previously existed under accessory uses, but the use was omitted from Table 3-A. The amendment relocates the standards to temporary uses, adds the use to Table 3-A as permitted wherever single-family detached dwellings are allowed, expands the standards to include tiny homes, and adds the missing definition.

Easements (16-4-50 Streets, Utilities, and Services, p. 107)

The amendment adds standards prohibiting buildings, structures, projections, and other vertical encroachments within easements unless expressly permitted, and clarifies removal obligations for improvements placed in easements. This reflects current practice and provides clearer administration for easement conflicts.

Discretionary Parking Requirements (16-4-70 Off-Street Parking, p. 118)

The amendment changes the minimum parking requirement for Public Outdoor Recreation from a fixed 10 spaces per acre to a discretionary standard. This allows for more flexible parking standards based on the actual nature, scale, and intensity of the use. This is particularly important for parks, which may contain a lot of acreage but consist of mostly open space, drawing fewer visitors than a smaller park with lots of programming anticipated to draw more visitors.

Discretionary Footnote (16-4-70 Off-Street Parking, p. 121)

The amendment adds a footnote explaining how discretionary parking minimums are applied. The Director determines the required parking based on the nature, scale, intensity, and anticipated parking demand of the use. This provides clearer direction where a fixed parking ratio is not appropriate.

Landscape Area / Ordinary High Water Line (16-4-80 Landscaping, Screening, and Fencing, p. 126)

The amendment clarifies that required landscaped area is calculated using only the portion of a lot located above the ordinary high-water line. Lot area below the ordinary high-water line is excluded from the minimum landscape area calculation, so that the City is not including area unsuitable for planting when determining the required landscape area.

Landscape Variety (16-4-80 Landscaping, Screening, and Fencing, p. 128)

The amendment revises language for coniferous trees from a standard based on whether trees could create icing issues to a clearer location-based restriction. Coniferous trees may not be planted within a parkway or within 10 feet of a public right-of-way. This makes the standard easier to administer and enforce.

Landscape and Irrigation Deposit (16-4-80 Landscaping, Screening, and Fencing, p. 131)

The amendment allows an applicant to submit a security deposit in lieu of installing all required landscaping and irrigation before Certificate of Occupancy. Installation and City inspection must be completed within one year of the deposit, or the deposit is forfeited.

Large-Scale Development Applicability (16-4-90 Site and Building Design, p. 138)

The amendment requires an existing commercial, mixed-use, or multi-family structure with a footprint greater than 10,000 square feet to comply with the large-scale development standards to the maximum extent practicable when an addition or modification increases the existing footprint by at least 20 percent or 2,000 square feet, whichever is greater. This aligns the applicability threshold with the updated nonconforming site feature provisions.

Open Space Dedication Applicability (16-4-110 Parks, Trails, and Open Space Dedication, p. 144)

The amendment clarifies that the parks, trails, and open space dedication requirements apply to residential or mixed-use planned developments, major subdivisions, minor subdivisions, condominium plats of any size, and major or minor site plans that include at least five residential units. The phrase “results in the creation of an additional dwelling unit” was removed to eliminate ambiguity and internal inconsistencies. The requirements do not apply to applications that only change the ownership form or lot configuration of existing dwelling units.

Sign Face / Copy Replacement (16-6-50 Sign Permit, p. 162)

The amendment adds a sign permit exemption for changing the sign face, copy, message, panel, or insert of an existing lawful sign where the change does not alter regulated physical characteristics. This keeps routine sign-face changes from requiring a permit when the physical sign is not changing.

Minor / Major / Exempt Historic Activities (16-7-60 Certificates of Approval, p. 171)

The amendment revises Certificate of Approval applicability for windows, doors, and replacement signs. The amendment clarifies that the replacement of windows or doors that make no alteration to the frame or structure shall constitute a minor activity. Additionally, the replacement of a sign with another sign of approximately the same size and weight, which uses existing attachment points, does not require a CA. The revisions were discussed with the Historic Preservation Commission, who expressed their support for the changes, and are intended to ensure the appropriate level of review for the suggested work.

Minor Site Plan Review Applicability (16-8-50 Development Permits and Approvals, p. 198)

The amendment rewrites Minor Site Plan Review applicability to identify uses requiring minor site plan approval in Table 3-A, additions or modifications to commercial, mixed-use, or multi-family structures that increase the existing footprint by at least 20 percent or 2,000 square feet, whichever is greater, and residential development on qualifying properties. This brings the section into compliance with the proposed code amendments and clarifies when Minor Site Plan Review is required.

Change of Use Approval (16-8-50 Development Permits and Approvals, p. 203)

The amendment adds an exemption stating that conversion of an accessory structure built before the effective date of the Code to an accessory dwelling unit does not require Change of Use Approval. This avoids an unnecessary process step for certain ADU conversions.

Variance (16-8-90 Modifications and Appeals, p. 217)

The amendment adds lot frontage as a standard that may qualify for a variance.

Recreational Vehicle and Tiny Home Definitions (16-10-20 Definitions of Use Categories and Use Types, p. 243)

The amendment updates the Recreational Vehicle (Long-Term Occupancy) definition and clarifies that a tiny home is not placed on a permanent foundation. This supports the revised use table and use-specific standards for RVs, tiny homes, and tiny houses.

Ordinary High Water Mark (16-10-30 Floodplain-Related Definitions, p. 248)

The amendment adds a definition entry for Ordinary High Water Mark by referencing the U.S. Army Corps of Engineers definition. This supports the river protection and landscape area standards that rely on that term.

Business Promotion (16-10-40 Other Terms Defined, p. 250)

The amendment adds a definition of Business Promotion to distinguish business-identifying text or marks from general artistic imagery, supporting the new regulations surrounding murals and signage.

Primary Block Face (16-10-40 Other Terms Defined, p. 254)

The amendment adds a definition of Primary Block Face based on the street-facing side of a block toward which most lots are oriented, as indicated by front-yard pattern, primary entrances, or assigned street addresses. This supports the revised corner lot setback standards.

Category 3: Administrative Corrections

This category includes minor grammatical, spelling, formatting, numbering, cross-reference, and similar corrections that do not substantively change the meaning or effect of the Code. It also includes provisions that have already been adopted by City Council but were not included in the previous Code adoption. These edits are included so the amended Code is cleaner and easier to administer, but they are not intended to create policy changes.

Page	Code Section	Topic	Summary
3	16-1-60 Nonconformities	Nonconforming Lots	Moves nonconforming lot standards into the Nonconformities section and clarifies that nonconforming lots may be developed if other dimensional standards are met or a variance is obtained.
12–13	16-2-20 Summary of Dimensional Standards	Dimensional Standards Table	Dimensional Table Changes: Lot frontage minimum in R2 clarified to reflect Inclusionary Housing policy, setback note added, small formatting corrections like adding missing spaces and units
15–16	16-2-30 Measurements and Exceptions	Corner-Lot Street-Facing Side Setback	Deletes the phrase “unless a greater setback is required by the applicable zone district” because no zone district requires a street-facing side setback greater than 10 feet.
21–25	16-2-40 Residential Districts	Residential District Wording	Replaces references to “subdivision” with “development” in multiple residential district dimensional standards. Keeps terminology consistent across district standards.
31	16-2-50 Mixed-Use Districts	Mixed-Use Center (MC) Name	Corrects “Mixed-Use Highway Center (MC)” to “Mixed-Use Center (MC)” throughout the Code.
47	16-2-70 Overlay Districts	Sackett’s Addition Overlay	Revises the height standard in the Sackett’s Addition Overlay from “1 ½ stories” to “20 feet in height.” Other height restrictions are in feet, changing from stories to feet keeps this consistent and removes ambiguity in measuring half of a story.
65	16-3-30 Use-Specific Standards	Short-Term Rental Parking Reference	Corrects the parking table reference for short-term rentals.
70	16-3-30 Use-Specific Standards	Natural Medicine Healing Centers	Replaces the list of zoning districts where natural medicine healing centers are allowed with a reference to Table 3-A/Table of Allowed Uses, while retaining the distance, time, manner, and place requirements.
96	16-4-20 Natural Resource Protection	Floodplain Standards	Updates floodplain recreational vehicle standards to also address tiny homes.
107	16-4-50 Streets, Utilities, and Services	Easement Standards Location	Moves the easement standards from Article 16-2 to §16-4-50, Streets, Utilities, and Services, where the provisions are more appropriately located.
117	16-4-70 Off-Street Parking	Dwelling, Multi-Family	Change of “3+” to “3 or more” for clarity
126, 128	16-4-80 Landscaping, Screening, and Fencing	Nonfunctional Turf	Adds restrictions on installation, planting, or placement of nonfunctional turf, artificial turf, and invasive plant species for applicable new development and redevelopment projects beginning January 1, 2026. Regulation already adopted by Council to comply with State requirements
138	16-4-90 Site and Building Design	Large-Scale Development Terminology	Revises “large retail, mixed-use, and multi-family developments” to “large commercial, mixed-use, and multi-family developments.”
142	16-4-100 Outdoor Lighting	Figure / Numbering Cleanup	Updates figure or numbering references in the outdoor lighting section.
158	16-6-30 General Sign Standards	Sign Code Cleanup	Corrects sign code typos and cross-references, including digital display and moving sign references. Includes correction of aesthetics to aesthetics, unnecessary to unnecessary, mutiple to multiple, requird to required, handing to handling, politial to political.
179, 189–220	Article 16-8 Administration and Procedures	Procedure Figures / Cross-References	Updates figure numbering and cross-references throughout administration and procedure sections. Includes procedure figures for rezoning, PD rezoning, code text amendments, annexation, site plan review, subdivision approvals, minor modifications, variances, and appeals.
191, 198	Article 16-8 Administration and Procedures	Typo Corrections	Corrects “feel simple” to “fee simple” in the planned development overlay applicability standards, corrects “plat” to “plan” in Summary of Minor Site Plan Review Procedure.
215	16-8-70 Subdivision Approvals	Preliminary Plat Drafting Note	Deletes the stray drafting note “PD?” from the preliminary plat concurrent-review provisions.
250	16-10-40 Other Terms Defined	Conditioned Living Space	Adds a definition of Conditioned Living Space. Definition missing, added from old code

Planning Commission Recommendation

Planning Commission recommended City Council approve the proposed amendments (not including those added since their meeting) on a vote of 6-0. Planning Commission draft minutes are attached for further reference.

Fiscal Impact

The proposed amendments clarify the applicability of the Sidewalk Construction and Maintenance Fee in Lieu, allowing the fee to be assessed more consistently on eligible development projects. While the overall fiscal impact is anticipated to be modest and will vary based on the amount and location of future development, the amendment is expected to generate additional revenue for the Streets Fund. The fee is assessed at \$55 per linear foot of street frontage.

The proposed amendments also clarify the applicability of open space dedication and fee-in-lieu requirements to ensure they are assessed consistently based on whether a development creates additional demand for parks and open space. The amendment is not expected to result in a significant change in overall fee revenue, as it primarily clarifies existing intent rather than modifying the fee structure or amount collected.

Motion

A City Councilmember should make a motion to “Approve Ordinance 2026-21 approving amendments to Chapter 16, Land Use Code.” followed by a second and a roll call vote.

Attachments:

- A. Appendix A: Staff Report Summary Table of Proposed Amendments
- B. Public Notice / Proof of Publication
- C. Ordinance 2026-21 (with Exhibit A)

APPENDIX A: STAFF REPORT SUMMARY TABLE OF PROPOSED AMENDMENTS

The table below summarizes the proposed amendments in document order. The narrative staff report sections above discuss substantive policy and process amendments and minor policy and process amendments in greater detail.

#	Change Type	Page	Code Section	Topic	Summary of Change	Notes
1	Administrative Corrections	3	16-1-60 Nonconformities	Nonconforming Lots	Moves nonconforming lot standards into the Nonconformities section and clarifies that nonconforming lots may be developed if other dimensional standards are met or a variance is obtained.	
2	Minor Policy and Process Amendments	5	16-1-60 Nonconformities	Nonconforming Site Features	Requires an addition or modification to a commercial, mixed-use, or multi-family structure that increases the existing building footprint by at least 20 percent or 2,000 square feet, whichever is greater, to bring all site features into compliance to the maximum extent practicable, as determined by the Director.	Minor Site Plan Review is required to determine compliance.
3	Administrative Corrections	12–13	16-2-20 Summary of Dimensional Standards	Dimensional Standards Table	Dimensional Table Changes: Lot frontage minimum in R2 clarified to reflect Inclusionary Housing policy, setback note added, small formatting corrections like adding missing spaces and units	
4	Substantive Policy and Process Amendments	15–16	16-2-30 Measurements and Exceptions	Corner Lot Setbacks / Primary Block Face	Revises corner lot setback measurement rules to allow the Director to determine front and rear lot lines based on address, primary entrance, lot orientation, and the primary block face.	Adds language to account for structures not addressed along the primary block face
5	Administrative Corrections	15–16	16-2-30 Measurements and Exceptions	Corner-Lot Street-Facing Side Setback	Deletes the phrase “unless a greater setback is required by the applicable zone district” because no zone district requires a street-facing side setback greater than 10 feet.	
6	Substantive Policy and Process Amendments	17	16-2-30 Measurements and Exceptions	Height on Uneven Lots	Adds exposed wall height standards for uneven lots, including a definition of exposed wall height and limits on exposed wall height relative to the district maximum building height.	The current graphic does not match the text and will not accurately reflect the amendments. It will be removed and may be replaced later.
7	Minor Policy and Process Amendments	19	16-2-30 Measurements and Exceptions	Institutional Building Height	Adds an exception allowing buildings with entirely institutional uses to reach up to 53 feet in height, regardless of the maximum building height of the underlying district.	
8	Administrative Corrections	21–25	16-2-40 Residential Districts	Residential District Wording	Replaces references to “subdivision” with “development” in multiple residential district dimensional standards, as well as in the Summary of Dimensional Standards table.	Keeps terminology consistent across district standards.
9	Minor Policy and Process Amendments	31	16-2-50 Mixed-Use Districts	Mixed-Use Center (MC) Standards	Revises MC district dimensional standards and clarifies that MC setbacks apply along the site perimeter where abutting a public right-of-way or non-MC property, not to internal pads or lots located wholly within the site.	Includes related table note renumbering and dimensional table edits.
10	Administrative Corrections	31	16-2-50 Mixed-Use Districts	Mixed-Use Center (MC) Name	Corrects “Mixed-Use Highway Center (MC)” to “Mixed-Use Center (MC)” throughout the Code.	
11	Administrative Corrections	47	16-2-70 Overlay Districts	Sackett’s Addition Overlay	Revises the height standard in the Sackett’s Addition Overlay from “1 ½ stories” to “20 feet in height.”	Other height restrictions are in feet, changing from stories to feet keeps this consistent and removes ambiguity in measuring half of a story.
12	Minor Policy and Process Amendments	58	16-3-20 Table of Allowed Uses	Long-Term RVs and Tiny Homes	Updates Table 3-A/Table of Allowed Uses to reflect revised treatment of recreational vehicles and tiny homes. Clarifies the difference between tiny homes used as temporary or accessory structures and tiny houses placed on permanent foundations. Updates permissions so RVs and tiny homes are treated consistently, removes RVs and tiny homes as permitted uses in the MH district, and moves RV long-term occupancy from Residential to Accessory uses.	
13	Minor Policy and Process Amendments	58	16-3-20 Table of Allowed Uses	Outdoor Vendor Use Table Entry	Changes Outdoor Vendors in Table 3-A/Table of Allowed Uses from Singular and Multiple to Up to Two and Three or More.	
14	Minor Policy and Process Amendments	82–83	16-3-30 Use-Specific Standards	Recreational Vehicle Long-Term Occupancy	Revises and relocates recreational vehicle long-term occupancy standards, including deletion of the prior use-specific standards from the residential use section and updated references in accessory use standards.	
15	Administrative Corrections	65	16-3-30 Use-Specific Standards	Short-Term Rental Parking Reference	Corrects the parking table reference for short-term rentals.	
16	Administrative Corrections	70	16-3-30 Use-Specific Standards	Natural Medicine Healing Centers	Replaces the list of zoning districts where natural medicine healing centers are allowed with a reference to Table 3-A/Table of Allowed Uses, while retaining the distance, time, manner, and place requirements.	

#	Change Type	Page	Code Section	Topic	Summary of Change	Notes
17	Minor Policy and Process Amendments	79	16-3-30 Use-Specific Standards	Accessory Dwelling Units / Tiny Houses	Adds that a tiny house may be used as an accessory dwelling unit if it complies with all other applicable ADU standards.	
18	Minor Policy and Process Amendments	58, 84, 243	16-3-20 Table of Allowed Uses; 16-3-30 Use-Specific Standards; 16-10-20 Definitions of Use Categories and Use Types	Off-Street Parking of Long Vehicles	Relocates the use-specific standards from accessory uses to temporary uses, adds the use to Table 3-A as permitted wherever single-family detached dwellings are allowed, and expands the standards to include tiny homes.	Adds the missing definition.
19	Substantive Policy and Process Amendments	84–85	16-3-30 Use-Specific Standards	Outdoor Vendors	Separates outdoor vendor standards into “up to two” and “three or more” vendors, and allows three or more vendors operating on the same site for 72 hours or less in association with a special event to be reviewed through a single Minor Site Plan Review rather than a Conditional Use Permit.	Three or more vendors operating for longer than 72 hours, or not associated with a special event, still require Conditional Use Permit approval. Clarification that vendor/TCA permits are always required.
20	Administrative Corrections	96	16-4-20 Natural Resource Protection	Floodplain Standards	Updates floodplain recreational vehicle standards to also address tiny homes.	
21	Minor Policy and Process Amendments	107	16-4-50 Streets, Utilities, and Services	Easements	Adds standards prohibiting buildings, structures, projections, and other vertical encroachments within easements, unless expressly permitted, and clarifies removal obligations for improvements placed in easements.	Adds explicit regulation regarding easements, in accordance with current practice
22	Administrative Corrections	107	16-4-50 Streets, Utilities, and Services	Easement Standards Location	Moves the easement standards from Article 16-2 to §16-4-50, Streets, Utilities, and Services, where the provisions are more appropriately located.	
23	Substantive Policy and Process Amendments	112	16-4-60 Access, Connectivity, and Circulation	Sidewalk Construction and Maintenance Fee in Lieu	Requires sidewalk construction or payment of a sidewalk construction and maintenance fee in lieu for development of vacant lots and for major subdivisions, planned developments, and similar developments creating new lots or development sites. A fee is required when no sidewalk exists and when an existing sidewalk was constructed more than 20 years before the date of application. The fee is calculated per linear foot of the front lot line and paid 50 percent at building permit and 50 percent at Certificate of Occupancy.	No fee applies to condominiumization of existing development, lot-line or plat adjustments, or lots where the requirement was satisfied through the original development.
24	Substantive Policy and Process Amendments	114	16-4-60 Access, Connectivity, and Circulation	Visibility Triangle	Revises visibility triangle measurement to use the edge of roadway rather than the property line, adds measurements for street intersections and driveway/alley intersections, and defines “edge of roadway.”	The current graphic does not match the text and will not accurately reflect the amendments. It will be removed and may be replaced later.
25	Administrative Corrections	117	16-4-70 Off-Street Parking	Dwelling, Multi-Family	Change of “3+” to “3 or more” for clarity	
26	Minor Policy and Process Amendments	118	16-4-70 Off-Street Parking	Discretionary Parking Requirements	Changes the minimum parking for Public Outdoor Recreation from 10 per acre to Discretionary	
27	Minor Policy and Process Amendments	121	16-4-70 Off-Street Parking	Discretionary Footnote	Footnote clarifying “discretionary” minimum in parking table	Added Definition: The Director shall determine the required parking based on the nature, scale, intensity, and anticipated parking demand of the use.
28	Minor Policy and Process Amendments	126	16-4-80 Landscaping, Screening, and Fencing	Landscape Area / Ordinary High Water Line	Clarifies that required landscaped area is calculated using only the portion of the lot located above the ordinary high-water line, excluding lot area below the ordinary high-water line.	
29	Minor Policy and Process Amendments	128	16-4-80 Landscaping, Screening, and Fencing	Landscape Variety	Changed language about coniferous trees, from “Coniferous trees shall not be planted in rows or groupings that will create issues with icing of sidewalks and streets” to “Coniferous trees shall not be planted within a parkway or within 10 feet of a public right-of-way”	Removes ambiguity around icing possibility
30	Minor Policy and Process Amendments	131	16-4-80 Landscaping, Screening, and Fencing	Landscape and Irrigation Deposit	Allows a security deposit in lieu of installing all required landscaping and irrigation before Certificate of Occupancy.	Installation and City inspection must be completed within one year of the deposit, or the deposit is forfeited.
31	Administrative Corrections	126, 128	16-4-80 Landscaping, Screening, and Fencing	Nonfunctional Turf	Adds restrictions on installation, planting, or placement of nonfunctional turf, artificial turf, and invasive plant species for applicable new development and redevelopment projects beginning January 1, 2026.	Regulation already adopted by Council to comply with State requirements
32	Minor Policy and Process Amendments	138	16-4-90 Site and Building Design	Large-Scale Development Applicability	Requires an existing commercial, mixed-use, or multi-family structure with a footprint greater than 10,000 square feet to comply with the large-scale development standards to the maximum extent practicable when an addition or modification increases the existing footprint by at least 20 percent or 2,000 square feet, whichever is greater.	Aligns the applicability threshold with the nonconforming site feature provisions.
33	Administrative Corrections	138	16-4-90 Site and Building Design	Large-Scale Development Terminology	Revises “large retail, mixed-use, and multi-family developments” to “large commercial, mixed-use, and multi-family developments.”	
34	Administrative Corrections	142	16-4-100 Outdoor Lighting	Figure / Numbering Cleanup	Updates figure or numbering references in the outdoor lighting section.	

#	Change Type	Page	Code Section	Topic	Summary of Change	Notes
35	Minor Policy and Process Amendments	144	16-4-110 Parks, Trails, and Open Space Dedication	Open Space Dedication Applicability	Clarifies that parks, trails, and open space dedication requirements apply to residential or mixed-use planned developments, major subdivisions, minor subdivisions, condominium plats of any size, and major or minor site plans that include at least five residential units. Removes the phrase "results in the creation of an additional dwelling unit."	Does not apply to applications that only change the ownership form or lot configuration of existing dwelling units.
36	Administrative Corrections	158	16-6-30 General Sign Standards	Sign Code Cleanup	Corrects sign code typos and cross-references, including digital display and moving sign references.	Includes correction of aestheicts to aesthetics, unnecessary to unnecessary, mutiple to multiple, requird to required, handing to handling, politial to political.
37	Substantive Policy and Process Amendments	160	16-6-40 Specific Sign Type Standards	Murals	Replaces the prior subjective review approach with regulations based on property type and business promotion. Murals on private residential property without business promotion are not regulated and require no permit; private-property murals no longer go through ACAC.	Murals with business promotion are treated as signs; non-business-promotion murals on nonresidential private property require a permit but are not subject to sign area limits; SDHD murals require a Certificate of Approval.
38	Substantive Policy and Process Amendments	164	16-6-70 Creative Signs	Creative Signs	Removes ACAC as an approval authority for creative signs. Planning Commission shall be the sole approval authority.	
39	Minor Policy and Process Amendments	162	16-6-50 Sign Permit	Sign Face / Copy Replacement	Adds a sign permit exemption for changing the sign face, copy, message, panel, or insert of an existing lawful sign when the change does not alter regulated physical characteristics.	
40	Minor Policy and Process Amendments	171	16-7-60 Certificates of Approval	Minor / Major / Exempt Historic Activities	Revises Certificate of Approval applicability for windows, doors, and replacement signs, including minor activity for replacement within existing openings, major activity for installation/alteration/removal of openings, and an exemption for replacement signs of approximately the same size and weight using existing attachment points.	Discussed with HPC. Also includes grammar and numbering fixes
41	Administrative Corrections	179, 189–220	Article 16-8 Administration and Procedures	Procedure Figures / Cross-References	Updates figure numbering and cross-references throughout administration and procedure sections.	Includes procedure figures for rezoning, PD rezoning, code text amendments, annexation, site plan review, subdivision approvals, minor modifications, variances, and appeals.
42	Administrative Corrections	191, 198	Article 16-8 Administration and Procedures	Typo Corrections	Corrects "feel simple" to "fee simple" in the planned development overlay applicability standards, corrects "plat" to "plan" in Summary of Minor Site Plan Review Procedure.	
43	Minor Policy and Process Amendments	198	16-8-50 Development Permits and Approvals	Minor Site Plan Review Applicability	Rewrites Minor Site Plan Review applicability to identify uses requiring minor site plan approval in Table 3-A, additions or modifications to commercial, mixed-use, or multi-family structures that increase the existing footprint by at least 20 percent or 2,000 square feet, whichever is greater, and residential development on qualifying properties.	
44	Minor Policy and Process Amendments	203	16-8-50 Development Permits and Approvals	Change of Use Approval	Adds an exemption stating that conversion of an accessory structure built prior to the effective date of the Code to an accessory dwelling unit does not require Change of Use Approval.	
45	Substantive Policy and Process Amendments	205–206	16-8-50 Development Permits and Approvals	Location, Character, and Extent Review	Adds the procedure required by C.R.S. §31-23-209 for Planning Commission approval of the location, character, and extent of specified public ways, spaces, buildings, structures, and utilities before construction or authorization.	The Code lacked a complete local procedure.
46	Administrative Corrections	215	16-8-70 Subdivision Approvals	Preliminary Plat Drafting Note	Deletes the stray drafting note "PD?" from the preliminary plat concurrent-review provisions.	
47	Minor Policy and Process Amendments	217	16-8-90 Modifications and Appeals	Variance	Adds lot frontage as a standard that can qualify for a variance	
48	Substantive Policy and Process Amendments	223–226	16-8-110 Residential Development on Qualifying Properties	HOME Act / Qualifying Properties	Adds a new section implementing C.R.S. §29-35-501 et seq. for residential development on qualifying properties, including qualifying property/entity definitions, exempt parcels, administrative review through Minor Site Plan Review, height and site design standards, preserved local requirements, and allowed accessory/community-serving uses.	
49	Substantive Policy and Process Amendments	Various	16-3-20 Table of Allowed Uses; 16-3-30 Use-Specific Standards; 16-10-20 Definitions of Use Categories and Use Types	Cottage Housing and Co-Housing	Separates cottage housing and co-housing into two distinct dwelling uses in the Table of Allowed Uses, use-specific standards, and definitions. Cottage housing must consist of smaller detached dwelling units located on individual lots within a subdivision; co-housing may use other ownership and development configurations allowed by state law.	Planning Commission and staff intend to discuss these uses further at a future work session.
50	Minor Policy and Process Amendments	243	16-10-20 Definitions of Use Categories and Use Types	Recreational Vehicle and Tiny Home Definitions	Updates the Recreational Vehicle (Long-Term Occupancy) definition and adds/revises language clarifying that a tiny home is not placed on a permanent foundation.	

#	Change Type	Page	Code Section	Topic	Summary of Change	Notes
51	Minor Policy and Process Amendments	248	16-10-30 Floodplain-Related Definitions	Ordinary High Water Mark	Adds a definition entry for Ordinary High Water Mark by referencing the U.S. Army Corps of Engineers definition.	
52	Minor Policy and Process Amendments	250	16-10-40 Other Terms Defined	Business Promotion	Adds a definition for Business Promotion to distinguish business-identifying text or marks from general artistic imagery related to a business's goods, services, activities, or setting.	Supports the mural/sign distinction in Article 16-6.
53	Administrative Corrections	250	16-10-40 Other Terms Defined	Conditioned Living Space	Adds a definition of Conditioned Living Space.	Definition missing, added from old code
54	Minor Policy and Process Amendments	254	16-10-40 Other Terms Defined	Primary Block Face	Adds a definition of Primary Block Face based on the street-facing side of a block toward which most lots are oriented, as indicated by front-yard pattern, primary entrances, or assigned street addresses.	Supports the revised corner lot setback standards.
55	Administrative Corrections	217	16-10-20 Definitions of Use Categories and Use Types	Multiple Principal Structures	Changes the definition of Multiple Principal Structures to include more than two structures. This issue arose when correcting the definitions for cottage courts and co-housing.	
56	Administrative Corrections	146	16-6-30 General Sign Standards	Open Space Sign Restrictions	Removed sign restrictions in Open Space districts. Restrictions on signs in OS were added in error. All OS land is owned by the City.	

**City of Salida, Colorado
Ordinance No. 21
Series of 2026**

**An Ordinance of the City Council of the City of Salida, Colorado, Approving
Amendments to Chapter 16, Land Use Code**

WHEREAS, the City of Salida (the “City”) is a statutory city organized under the laws of the State of Colorado, and the City Council of Salida (the “City Council”) possesses the authority to adopt ordinances that protect the public health, safety, and welfare; and

WHEREAS, the City adopted a comprehensive restatement of Chapter 16, previously entitled “Land Use and Development,” of the Salida Municipal Code (now entitled and hereinafter referred to as the “Land Use Code”), which became effective on December 22, 2025 via Ordinance 2025-17; and

WHEREAS, since the effective date of the Land Use Code, various omissions, ambiguous provisions, internal inconsistencies, and standards and procedures have been identified that require clarification or adjustment to function as intended; and

WHEREAS, the proposed amendments include, among other matters, amendments addressing nonconformities, dimensional standards, allowed uses and use-specific standards, sidewalks and circulation, landscaping, signs and murals, historic review, development-review procedures, and definitions; and

WHEREAS, the proposed amendments also incorporate or implement applicable requirements of State law, including provisions concerning review of the location, character, and extent of specified public improvements pursuant to C.R.S. § 31-23-209, and residential development on qualifying properties pursuant to C.R.S. § 29-35-501 et seq.; and

WHEREAS, pursuant to Section 16-8-40(c) of the Salida Municipal Code, the Planning Commission held a duly noticed public hearing on June 22, 2026, reviewed the proposed amendments, received public comment, and forwarded its recommendation to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on August 18, 2026 to consider the proposed amendments and the recommendation of the Planning Commission; and

WHEREAS, the City Council finds that the proposed amendments will correct and update certain provisions, some of which are inconsistent, incomplete, unreasonable, missing, incorrect, or out of date, and finds that the proposed amendments are consistent with the general purpose and intent of the Land Use Code; and

WHEREAS, the City Council further finds that the proposed amendments are in the best interests of the City and its residents, businesses, customers, workforce and property owners, and will promote the orderly development of land, the efficient provision of public services, and the protection of community values.

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

Section 1. Purpose and Intent. The City Council hereby adopts and incorporates the foregoing recitals as findings of fact and legislative intent.

Section 2. Incorporation into the Municipal Code. The City Clerk, in consultation with the City Attorney and Code publisher, is directed to incorporate the amendments adopted by this Ordinance into the Salida Municipal Code and is authorized to make such non-substantive revisions as may be necessary to ensure consistent formatting, numbering, capitalization, grammar, punctuation, tables, figures, and cross-references, provided that no such revision shall alter the substantive meaning or effect of the amendments adopted herein.

Section 3. Severability. If any provision of this Ordinance or of the updated Land Use Code is held invalid held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect. The City Council declares that it would have adopted this Ordinance and the updated Land Use Code independently of the portion declared invalid.

Introduced on First Reading, on the 21st day of July, 2026, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City Council on the 30th day of July, 2026, and set for Second Reading and Public Hearing on the 18th day of August, 2026.

Introduced on Second Reading, finally adopted and ordered published by Title only, by the City Council on the 18th day of August, 2026.

City Of Salida, Colorado

Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

Published in Full in the Mountain Mail after First Reading on the 21st day of July, 2026,
and by Title only, after final adoption on the 18th day of August, 2026.

City Clerk/Deputy City Clerk

Exhibit A
Amendments to Chapter 16, Land Use Code
(and available for public inspection at the Community
Development Department office and the City's official website)

Review of Proposed Amendments to Chapter 16, Land Use and Development

City Council Public Hearing – August 18, 2026





Background

- The City's new Land Use Code took effect on December 22, 2025.
- Staff identified several items requiring clarifications and corrections.
- For ease of review, the amendments are organized into three categories:
 1. Substantive policy and process amendments
 2. Minor policy and process amendments
 3. Administrative corrections



Planning Commission Discussion

- The proposed Land Use Code updates were presented to the Planning Commission on June 22, 2026. Based on the Commission's comments and concerns, revisions were made to the following items:
 - Nonconforming Site Features
 - Cottage and Co-Housing
 - Sidewalk Fee in Lieu
 - Parks, Trail, and Open Space Dedication Applicability



Changes Since Planning Commission

The following errors were discovered and corrected after the Planning Commission meeting. These are small grammatical fixes and do not meaningfully impact policy:

- “Mixed-Use Highway Center (MC)” was changed to “Mixed-Use Center (MC).”
- Corner lot setback provisions were amended.
- Clarified large scale development applicability.
- Easement standards moved.
- Corrected other minor grammatical and spelling errors.



Additional Administrative Changes Since First Reading

The following errors were discovered and corrected after the first City Council reading. These are small fixes and do not meaningfully impact policy:

- Open Space signage standards.
- Multiple Principal Structures definition clarification.



Substantive Policy and Process Amendments

These amendments clarify or modify requirements with substantive policy, procedural, financial, or operational impacts.





Substantive Policy and Process

Corner Lot Setbacks

Current

- Could cause issues for corner lots not addressed along the primary black face

Proposed

- Allows the Director to determine front and rear lot lines based on addressing, primary entrance, lot orientation, and primary block face



Substantive Policy and Process

Outdoor Vendors

Current

- Requires a CUP for more than one outdoor vendor

Proposed

- Allows up to two outdoor vendors
- Three or more still require a CUP



Substantive Policy and Process

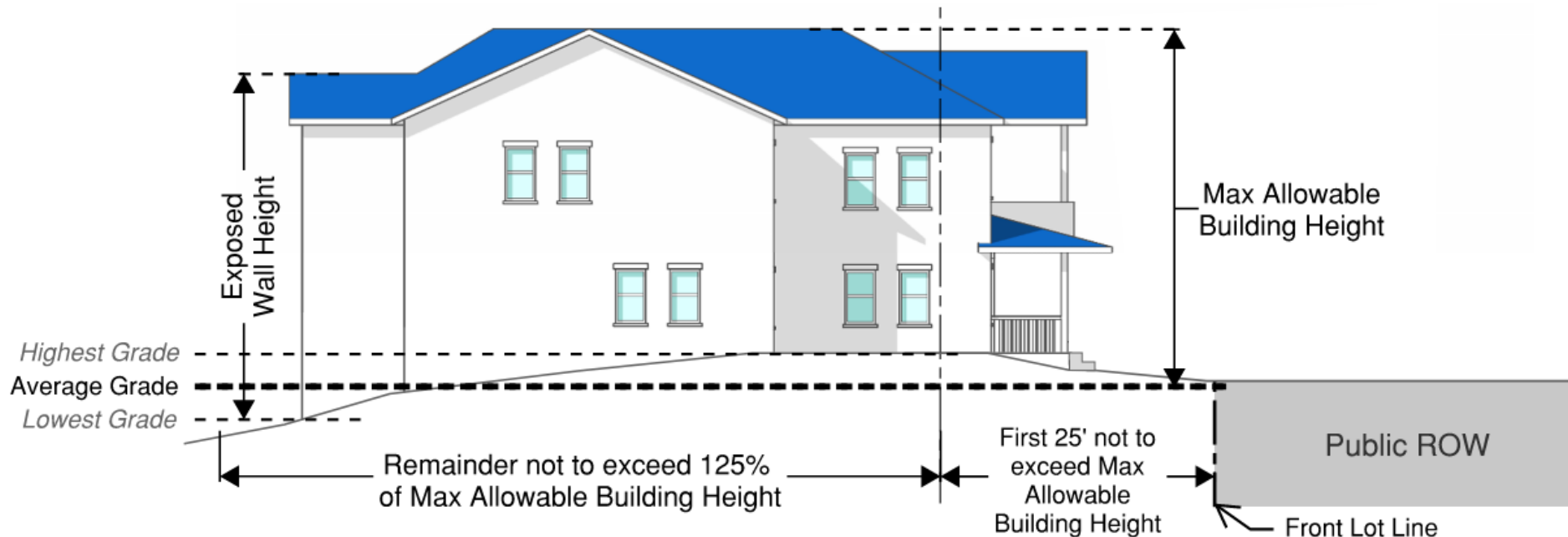
Height on Uneven Lots

Current

- Graphic and language is confusing and contradictory

Proposed

- New language clarifies intent
- Updated graphic removes unintended contradictions





Substantive Policy and Process

Sidewalk Fee in Lieu

Current

- Does not clearly identify when a fee in lieu applies.
- Fee timing, calculation, and treatment of subdivisions are unclear, leading to inconsistent administration.

Proposed

- Requirements for sidewalk construction remain.
- Renamed to “Sidewalk Improvement Fee in Lieu” to better articulate that the intent is to fund any sidewalk improvements, not just construction.
- Minor subdivisions, single-family development, multi-family development under five units, and other development not constructing sidewalks must pay the fee.
- If a sidewalk already exists, the fee only applies if the sidewalk was constructed more than 20 years before the date of application.



Substantive Policy and Process

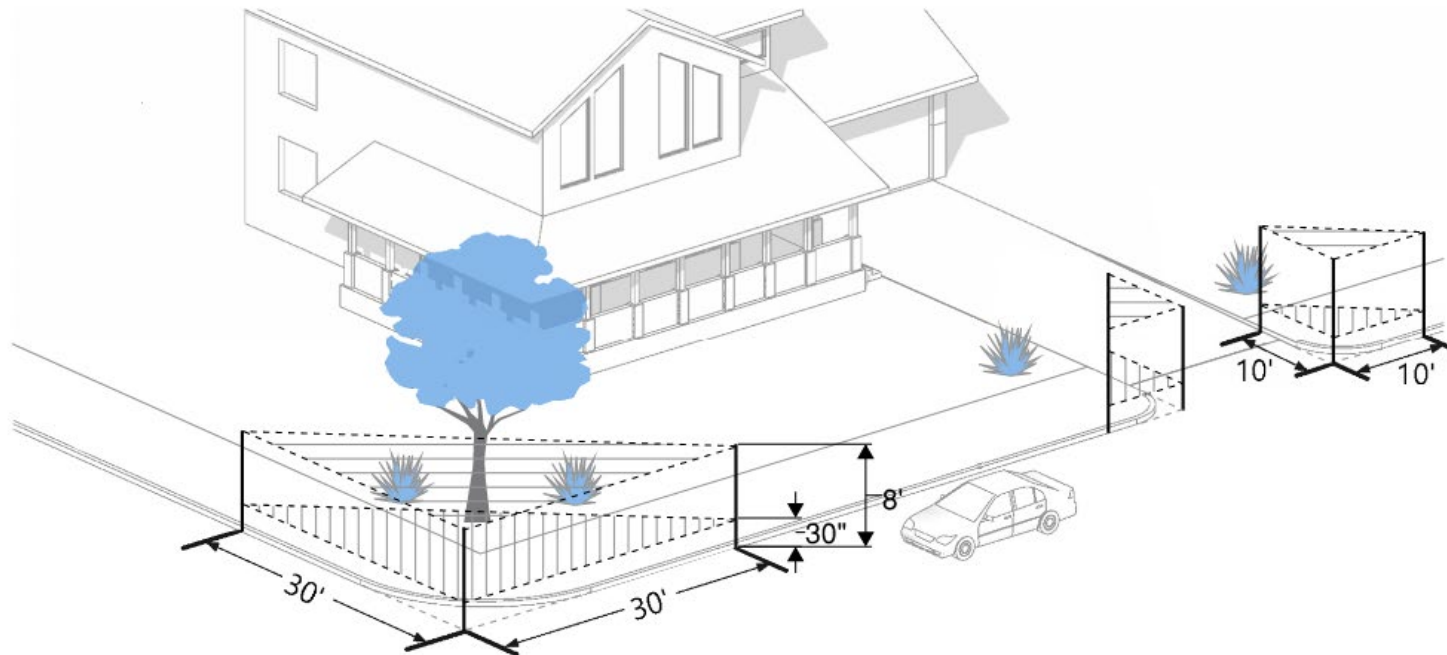
Visibility Triangle

Current

- Measures the visibility triangle from the property line

Proposed

- Measures the visibility triangle from the edge of the roadway





Substantive Policy and Process

Murals

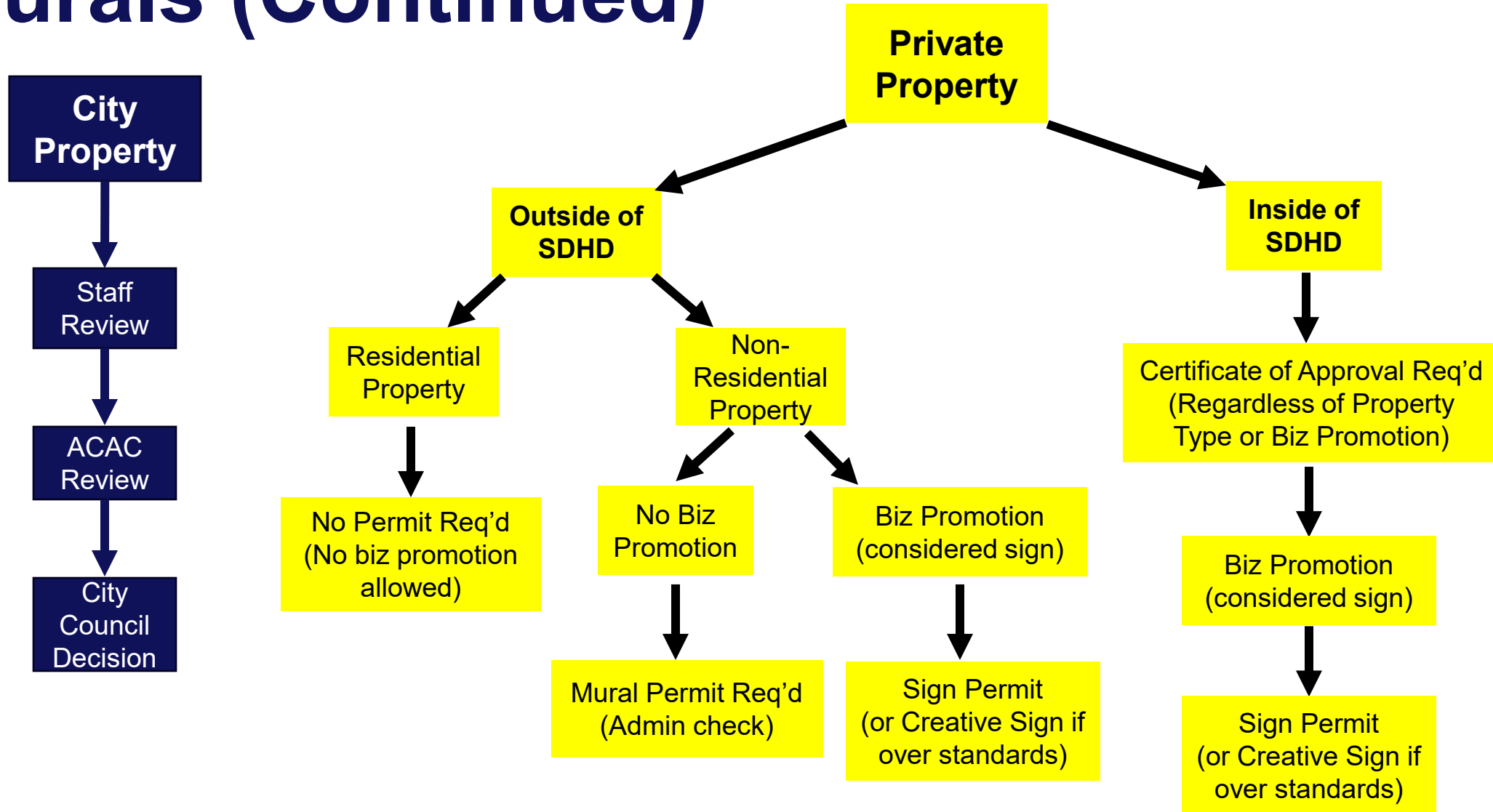
Current

- Relies on undefined term “Business Promotion”
- The Arts and Culture Advisory Commission (ACAC) reviews for certain mural types, but the code does not contain clear guidance on what they are reviewing for.

Proposed

- Removes ACAC as an approval authority for murals and creative signs (ACAC still reviews and recommends for murals on City property)
- Adds a definition for business promotion
- Adds a mural permitting process

Substantive Policy and Process: Murals (Continued)





Substantive Policy and Process

Location, Character, and Extent Review

Current

- Not currently addressed in the LUC

Proposed

- Implements the requirements of C.R.S. §31-23-209
- Requires Planning Commission approval of the location, character and extent of certain public structures and spaces



Substantive Policy and Process

HOME Act

Current

- Not currently addressed in the LUC

Proposed

- Adds a new section implementing C.R.S. §29-35-501 et seq. for residential development on qualifying properties



Substantive Policy and Process:

Cottage Housing

Current

- Does not require that the units in a cottage housing development be on individual lots – inconsistent with staff's intent for this housing type
- Combines cottage housing and co-housing under the same standards

Proposed

- Clarifies that cottage housing consists of smaller detached homes located on individual lots
- Cottage and Co-Housing have been separated into two uses
- Updates use-specific standards to align with these new definitions



Substantive Policy and Process:

Nonconforming Site Features

Current

- No requirement for lots with nonconforming site features to come up to code, even in cases of substantial additions

Proposed

- Requires Commercial, mixed-use, and multi-family structures to come into compliance when a modification increases the existing building footprint by at least 20 percent or 2,000 square feet, whichever is greater
- Compliance is required to the maximum extent practicable, as determined by the Director



Minor Policy and Process Amendments

These amendments clarify existing language, resolve minor inconsistencies, or make limited adjustments to standards without substantially changing the overall intent of the Code.





Minor Policy and Process

- Institutional Building Height
- Mixed-Use Highway Center (MC) Standards
- Long-Term RVs and Tiny Homes
- Outdoor Vendor Use Table
- Recreational Vehicle Long-Term Occupancy
- Tiny Houses as Accessory Dwelling Units
- Off-Street Parking of Long Vehicles
- Easements
- Discretionary Parking and Footnote
- Landscape Area / Ordinary High Water Line
- Landscape Variety (Coniferous trees)
- Landscape and Irrigation Deposit
- Large-Scale Development Applicability
- Open Space Dedication Applicability
- Sign Face / Copy Replacement
- Minor / Major / Exempt Historic Activities
- Minor Site Plan Review Applicability
- Change of Use Approval (Accessory structure to ADU)
- Lot Frontage as a Variance
- Definitions for the following: Recreational Vehicle, Tiny Home, Ordinary High Water Mark, Business Promotion, and Primary Block Face



Administrative Corrections

These amendments include the following correction types:

- Minor grammatical and spelling errors
- Missing or incorrect numbering or cross-referencing
- Provisions already adopted by City Council





Review Standards





Code Text Amendment Review Std.

Meets the general approval criteria in 16-8-30(f)(4):



1) Compliance with this Code: The proposed use and development shall comply with the applicable standards in this Code, including but not limited to zoning districts, use regulations, and development standards, unless the standard is lawfully modified.



2) Compliance with Other Applicable Regulations: The proposed use and development shall comply with all other City regulations and with all applicable standards or requirements of federal, state, or other local government control of the property or the current or proposed use of the property.



3) Compliance with Prior Approvals: The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This criterion includes consistency with approved development phasing plans and the installation of public improvements.



4) Consistency with Adopted Plans: The proposed use and development are consistent with applicable City policies of the Comprehensive Plan and other adopted City plans and policies.



Code Text Amendment Review Std.

Meets the approval criteria for Code Text Amendments in 16-8-40(c)(4):

- ☒ 1. The proposed amendment is consistent with the general purpose and intent of this Code;
- ☒ 2. The proposed amendment shall not conflict with any other applicable provisions of this Code, or the City shall repeal or amend provisions of this Code that are inconsistent, unreasonable, or out-of-date;
- ☒ 3. The proposed amendment shall be consistent with the Comprehensive Plan; and
- ☒ 4. The proposed amendment shall preserve the public health, safety, general welfare, and environment and shall contribute to the orderly development of the City



Planning Commission Recommendation and Recommended Motion

The application is in compliance with the review standards for Code Text Amendment. The amendments correct errors, clarify language, address implementation issues, incorporate missing or recently adopted provisions, and support the orderly administration of the Code.

Planning Commission recommended the City Council approve the proposed code text amendments as they are consistent with the Code and review standards have been met.

RECOMMENDED MOTION:

“I move to _____ Ordinance 2026-21, approving amendments to Chapter 16, Land Use Code.”



City Council Action Form

Department	Presented By	Date
Finance	Taylor Webb - Finance Director	August 18, 2026

Agenda Item

Chaffee Housing Trust Fee Transfer Request for 8 Deed Restricted Units in Two Rivers Development

Background

Resolution 2026-03 established an Affordable Housing Fee Transfer Policy, which created a process for considering requests to transfer Housing Fund resources to reduce or eliminate certain development-related fees for projects containing at least 50% permanently restricted affordable housing units. This policy requires staff to complete a financial analysis of Housing Fund resources prior to Council consideration of any request.

The policy does not replace or waive the City's adopted fee schedules. Affordable housing units receive a reduced system development fee rate equal to 40% of the standard fee charged to market-rate residential units. As a result, affordable housing developments receive a substantial fee reduction before any additional incentive or fee transfer is considered. Based on the City's current fee schedules, assuming all the units will ultimately be on their own individual lots, the 8 deed restricted units will realize an estimated fee savings of approximately \$85,352. This savings is separate from, and in addition to, the fee transfer request currently under consideration by City Council.

Chaffee Housing Trust is requesting an incentive on 8 deed restricted units in the Two Rivers Phase 2 Development in the form of a reduction in building permit fees and system development fees. The requested fee transfer totals \$63,435.85, including \$3,011.85 in building permit fees and \$60,424 in system development fees.

The Housing Fund is the designated source for reimbursing waived fees. Based on updated financial projections, the Housing Fund is expected to have an estimated year-end fund balance of approximately \$88,336 – see attached financial analysis.

Since adoption of the 2026 budget, staff have updated projected revenues and expenditures based on current activity and project timing. While the Housing Fund is expected to receive additional grant funding, associated matching requirements and expenditures are also anticipated. Additionally, revenue assumptions related to the South Ark land proceeds are now considered less certain for 2026. Staff are currently in the developer interview and evaluation phase, and because negotiations have not yet occurred, the timing of any potential agreement and associated land sale proceeds remain uncertain.

The Housing Fund generates approximately \$700,000 to \$800,000 in annual revenue from short-term rental taxes and licenses, inclusionary housing in-lieu fees, and may also occasionally receive grant funding. Council has previously discussed maintaining available fund capacity to support current and future housing-related projects, incentives and priorities.

Planning and zoning fees are deposited into the General Fund and are not subject to the same requirement as system development fees collected by the Water and Wastewater funds. Enterprise fund fees are intended to support system capacity and infrastructure needs and therefore should be reimbursed or kept whole when fees are reduced or waived.

Recommendation

Staff recommend that City Council review the request, consider the available balance and competing priorities, and provide direction regarding the requested fee transfer.

Fiscal Impact

The requested fee transfer totals \$63,435.85, consisting of \$60,424 in system development fees and \$3,011.85 in building permit fees. If approved, the Housing Fund resources would be used to reimburse the affected funds for the waived fees.

Current projections indicate that the Housing Fund will have an estimated year-end fund balance of \$88,336, compared to the originally adopted budget projection of \$55,649. The updated projection reflects revisions to revenues and expenditures, including additional grant funding and related project expenditures, updated housing project commitments, and the assumption that budgeted land proceeds will not be realized during 2026.

Approval of the request would reduce available Housing Fund resources and may limit the City's ability to support other current or future housing-related projects and priorities, including South Ark Infrastructure, 1st and D and the Senior Living LIHTC projects.

Council should consider the timing of expenditures and reimbursements. A portion of previously approved incentives are expected to continue beyond 2026, and the timing of those expenditures may affect future Housing Fund capacity. Future revenue collections, project commitments and competing priorities may influence the Housing Fund's ability to support additional fee transfer requests.

Motion

Options:

- If Council desires to approve a fee transfer, then a City Councilmember should state: "I move to approve a fee transfer in the amount of \$60,424 from the Housing Fund to the Water and Wastewater Fund and \$3,011.85 from the Housing Fund to the General Fund."
- If Council does not desire to approve a fee transfer, no motion is made.

Housing Fund Budget

	Adopted 2026 Budget	Updated Projections	Explanation of Difference
<u>Revenue</u>			
Short Term Rental Tax	\$ 560,000	\$ 560,000	
Business licenses	168,000	184,000	License fees collected through July
Federal Grants (SCIG, 20% match)	1,700,000	2,640,000	SCIG, (2) supplemental awards, 20% match
State Grants (MHN,OEDIT/Fast Track)	1,820,000	1,672,660	Some grant reimbursements received in 2025 for 2025 work done
Intergovernmental Revenue	1,500,000	1,500,000	
Interest Revenue	23,000	30,000	YTD interest received
inclusionary housing fee in lieu	100,000	100,000	
Land Proceeds (South Ark)	1,000,000	-	Land sales will likely not occur in 2026
	<u>6,871,000</u>	<u>6,686,660</u>	
<u>Expense</u>			
1st & D Street (Utilities to keep lines active)	3,500	3,500	
Senior Living LIHTC Project	500	50,500	Grant funded pass through dollars
Flour Mill incentives previously agreed to	200,000	375,000	*2026 budget did not include the open space fee waiver previously agreed to
Multijurisdictional Housing IGA City Share	80,000	35,000	Budget anticipated increase which did not happen
Bank & Credit Card Fees	3,000	3,000	
South Ark Infrastructure	9,075,000	8,973,341	Project started in 2025, full budget placed in 2026
	<u>9,362,000</u>	<u>9,440,341</u>	
Current year revenues over (under) expenses	(2,491,000)	(2,753,681)	
Beginning Fund Balance	2,546,649	2,842,017	Beginning Fund Balance updated from 2025 Final Audit Report
Projected Ending Fund Balance	\$ 55,649	\$ 88,336	



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

Date: July 21, 2026

To:

Christy Doon, City Administrator

Mayor Justin Critelli & Members of the Salida City Council

City of Salida

448 E. First Street, Suite 112

Salida, CO 81201

Subject: Request for Fee Transfer & Development Incentives — Parcels 25 & 44 (8-Unit Affordable Housing Development)

Dear Ms. Doon, Mayor Critelli, and Members of the City Council,

On behalf of the Chaffee Housing Trust (CHT), I am submitting this formal request for financial support from the City of Salida Affordable Housing Fund established pursuant to Section 4-2-30(a)(8) of the Municipal Code to assist with development fees, system development fee adjustments, and review for our upcoming 8-unit residential development in the Two Rivers Phase 2 Development on Parcel 25 136 Southside Loop & Parcel 44 269 Southside Loop in Salida.

This project delivers 100% permanently deed-restricted affordable housing to working families in our community. Under current economic conditions and market guidelines, a 100% affordable development cannot pencil without substantial non-profit equity, specialized grants, and proactive municipal partnership. Without CHT's involvement and the City's support, these homes would present a layer of financial complexity that would make them difficult to build.

1. Itemized Fee Breakdown (Parcels 25 & 44)

Based on the International Code Council (ICC) valuation formulas and the City's reduced fee structure for affordable developments, below is the itemized breakdown of building permit fees and water/wastewater system development fees:

Parcel & Structure	Units	City BP Fee	System Development Fee	Total Fees
Parcel 25 — Triplex	3	\$1,074.06	\$22,659.00	\$23,733.06
Parcel 44 — Duplex	2	\$600.20	\$15,106.00	\$15,706.20
Parcel 44 — Triplex	3	\$1,337.59	\$22,659.00	\$23,996.59
PROJECT TOTALS	8	\$3,011.85	\$60,424.00	\$63,435.85

2. Project Financial Overview: CHT Investment vs. City Support

To make these 8 homes affordable for local households earning up to 80% AMI, CHT is absorbing a significant financial gap. The table below illustrates the capital structure, CHT's financial commitment, and the requested City investment:

Financial Metric	Amount	Description / Purpose
Total Project Cost	\$4,323,821.00	Complete development and construction cost for 8 units.
Project Value at 80% AMI	\$3,689,400.00	Restricted valuation based on 80% Area Median Income limits.
Aggregate Price to Homebuyers	\$2,712,000.00	Total purchase price paid by local working families.
CHT Financial Gap (CHT Investment)	\$1,611,821.00	Subsidy + Land Donation brought by CHT to cover the gap between total project cost and affordable homebuyer prices.
City Support (Affordable Housing Funds)	\$63,435.85	City investment via fee transfer (\$3,011.85) & reduced utility connections (\$60,424.00).

3. Requested Actions Pursuant to City Policy

In accordance with Resolution 2026-03, Resolution 2024-58, and Chapter 16, Article XIII of the Salida Municipal Code, Chaffee Housing Trust respectfully requests:

1. **Affordable Housing Fund Fee Transfer (Resolution 2026-03):** Approval of a financial transfer from the Affordable Housing Fund totaling **\$3,011.85** (requesting not to exceed \$5,000) to cover building permit fees and associated municipal review costs to support for-sale units targeting 80% AMI.
2. **Affordable Housing Fund Fee Transfer to cover System Development & Deferral:** Approval of a financial transfer from the Affordable Housing Fund totaling \$60,424.00 to cover System Development Fees to support for-sale units targeting 80% AMI.
3. **Expedited Permitting (Resolution 2024-58):** Confirmation of priority plan review reserved for projects delivering over 50% permanently deed-restricted affordable housing.

Summary

Through **\$1,611,821.00** in direct project subsidies secured through CHT's land donations and grant funding we are ensuring that eight Salida families gain permanent homeownership at prices aligned with local workforce incomes. The City's partnership through this **\$63,435.85** fee transfer represents a vital investment that directly enables these non-profit resources to be deployed in our community.

We appreciate your continued leadership and partnership in expanding workforce housing opportunities in Salida. We look forward to working with staff on the administrative analysis and presenting this request for Council consideration

Sincerely,

Sean Romero

Director of Finance and Development

Chaffee Housing Trust



City Council Action Form

Department	Presented By	Date
Community Development	Kristen Hodges - Senior Planner	August 18, 2026

Agenda Item

Resolution 2026-23 Citizen Appointments to the Planning Commission

Background

The Planning Commission is made up of seven regular members and up to two alternate members. Currently, five regular positions are filled, and one alternate position is filled. The two vacancies are those of Sara Walsh and Greg Follet, both of whom submitted resignations prior to the end of their term. One alternate position expired on February 15, 2026 and was not filled, and the other was filled by Laura Pomeranke on February 17, 2026. Additionally, Don Reimer filled an early-vacated seat and is willing to serve a new term if reappointed.

Advertisement and postings for openings regarding city boards and commissions were distributed this past spring with a final deadline of June 29, 2026. Five applications were received for the Planning Commission vacancies, including an application from the current alternate, Laura Pomeranke. Four citizen applications were also received from the following: Yalena Onnen, Hank Jenkins, Jeff Gwaltney, and Mickey Rush. The selection committee was comprised of Mayor Justin Critelli, Planning Commission Chair Francie Bomer, Planning Commissioner Kenny Layton, and Senior Planner Kristen Hodges.

The current makeup of the Commission is as follows:

Member	Term Expires
Francie Bomer, Chair	04/21/2027
Aaron Derwingson, Vice Chair	05/07/2028
Don Reimer	08/16/2026 (<i>expired</i>)
Vacancy (Sara Walsh)	01/01/2027
Kenny Layton	04/21/2027
Dan Bush	11/05/2028
Vacancy (Greg Follet)	06/04/2028
Laura Pomeranke, Alternate	02/17/2028
Alternate Vacancy	02/15/2026 (<i>expired</i>)

Recommendation

The selection committee recommended that City Council appoint Laura Pomeranke and Yalena Onnen as regular members of the Planning Commission, Hank Jenkins and Jeff Gwaltney as alternate members, and reappoint Don Reimer as regular member, subject to Council approval.

Fiscal Impact

There is no fiscal impact.

Motion

A City Councilmember should state, "I move to _____ Resolution 2026-23, a resolution of the City Council for the City of Salida, Colorado approving the following appointments to the Planning Commission," (per below) followed by a second and a roll call vote:

1. Reappoint Don Reimer as a regular member, term to expire August 18, 2030
2. Appoint Laura Pomerence as a regular member, term to expire January 1, 2027 (filling the early resignation of Sara Walsh)
3. Appoint Yalena Onnen as a regular member, term to expire June 4, 2028 (filling the early resignation of Greg Follet)
4. Appoint Hank Jenkins as an alternate member, term to expire August 18, 2028
5. Appoint Jeff Gwaltney as an alternate member, term to expire February 17, 2028 (filling the vacancy left by Laura Pomerence)

Attachment: Interview Questions

Applicant Name: _____

Date: _____

1. What is your understanding of the Planning Commissions' role in City government?
What motivated you to apply?
2. What other work or volunteer commitments do you have? Given that, would you be able to dedicate time to in person commission meetings (attendance rule), works sessions and special assignments? If selected, can you make the necessary commitment to attending meetings and work sessions?
 - a. Our attendance policy limits absences to a maximum of 3 regular meetings in a 12-month period (in person attendance is a priority, using zoom only when necessary). In addition, we have work sessions, joint meetings with council and occasional public meetings not typically on our normal schedule. Absences from these are discouraged, but do not count towards the maximum 3.
3. *(If not a current Alternate)*: Have you attended any P&Z meetings, either in person or online?
4. What special skills and/or experience do you have that would give you insight into evaluating development proposals?
5. *(If not a current Alternate)*: Are you familiar with Salida's Land Use Code (old and/or new) or the roles of Planning Commissioners? What experience, if any, do you have with our land use processes?
6. Did you participate in any of the public meetings regarding the updated LUC? If so, what did you find most interesting about the process?
7. Everyone has personal perspectives that can influence decision-making. How do you recognize and manage those perspectives to ensure your decisions are fair, objective, and based on the City's adopted plans and regulations?
8. *(For current Alternates)*: As an Alternate, how do you feel you have most contributed to the board?

9. *(For current Alternates)*: What have you learned by attending the meetings?
10. *(For current Alternates)*: Have you familiarized yourself with the new LUC and what specific changes do you find most important?
11. All: Anything else we should know? (If this candidate has signed up for another board as well, such as PROST, ask about which is a priority to them)

**City of Salida, Colorado
Resolution No. 23
(Series Of 2026)**

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

WHEREAS, in accordance with Section 2-7-10 of the Salida Municipal Code (“SMC”), the City Council shall select, appoint, and reappoint person(s) to serve as members of the City of Salida Planning Commission; and

WHEREAS, Don Reimer’s initial term (replacing a vacated position) expired on August 16, 2026 and he wishes to serve another term on the Planning Commission;

WHEREAS, two vacancies for regular members and two alternate positions need to be filled; and

WHEREAS, five eligible applications were received and all five 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 Planning Commission; and

WHEREAS, in accordance with Section 2-7-10 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 Planning Commission in the following capacity and term:

1. Reappoint Don Reimer as a regular member, term to expire August 18, 2030
2. Appoint Laura Pomerence as a regular member, term to expire January 1, 2027 (filling the early resignation of Sara Walsh)
3. Appoint Yalena Onnen as a regular member, term to expire June 4, 2028 (filling the early resignation of Greg Follet)
4. Appoint Hank Jenkins as an alternate member, term to expire August 18, 2028

5. Appoint Jeff Gwaltney as an alternate member, term to expire February 17, 2028
(filling the vacancy left by Laura Pomerence)

RESOLVED, APPROVED AND ADOPTED this 18th day of August, 2026.

CITY OF SALIDA, COLORADO

By _____
Mayor

[SEAL]

[ATTEST] _____
City Clerk/Deputy City Clerk



City Council Action Form

Department	Presented By	Date
Administration	Sara Law – Strategic Initiatives Manager	August 18, 2026

Agenda Item

Resolution 2026-24– A Resolution of the City Council of the City of Salida, Colorado Approving Citizen Appointments to the Sustainability Committee Pursuant to Section 2-18-10 of the Salida Municipal Code

Background

In 2023, the City Council passed Ordinance 2023-15 to establish the Sustainability Committee as an official advisory body to the City Council. In accordance with Section 2-18-10 of the Salida Municipal Code, the City Council shall select and appoint person(s) to serve as members of the City of Salida Sustainability Committee.

The Sustainability Committee shall consist of five to nine appointed members, eight of whom shall be appointed by the City Council and one who shall be appointed by the Board of County Commissioners. Further, one member shall be a youth representative.

The Sustainability Committee is focused on accomplishing the City's Climate Action plan. They focus on the City's carbon footprint through thoughtful analysis of the community's greenhouse gas (GHG) emissions, updating and advancing local guidelines and codes to lower energy consumption, and improvement of waste diversion and recycling to keep our landfill viable.

Staff solicited applications for vacancies on the Sustainability Committee and interviewed four qualified candidates. Interviews were conducted using a standardized set of questions designed to evaluate each applicant's interest in serving on an advisory committee, understanding of the committee's advisory role, ability to balance sustainability goals with other municipal priorities, and perspective on sustainability opportunities and challenges facing the City of Salida over the next five years. Staff interviewed Craig Nielson on July 29, 2026, and Sonya Stephens on July 27, 2026, as part of the candidate review process.

The interview questions included:

- What interests you most about serving on the Sustainability Advisory Committee, and what perspective or experience would you bring to the group?
- The committee's role is to advise City Council and staff rather than implement projects directly. How would you approach providing recommendations on sustainability initiatives when there may be differing community opinions?
- How do you think sustainability goals should be balanced with other municipal priorities such as budget constraints, infrastructure needs, economic development, and community interests?
- What sustainability opportunities or challenges do you see facing the City of Salida over the next five years, and how could an advisory committee help inform decision-making on those issues?

Recommendation

Staff interviewed four candidates for appointment to the Sustainability Committee and recommends that City Council appoint Sonya Stephens and Craig Nielson to serve on the Sustainability Committee. Based on their interviews, experience, and demonstrated interest in supporting the City's sustainability goals, staff believes both applicants will provide valuable perspectives and contribute meaningfully to the committee's advisory role in advancing implementation of the City's Climate Action Plan.

Fiscal Impact

There is no fiscal impact.

Motion

A City Councilmember should state "I move to approve Resolution 2026-24, a Resolution of the City Council of the City of Salida, Colorado Approving Citizen Appointments to the Sustainability Committee Pursuant to Section 2-18-10 of the Salida Municipal Code", followed by a second and a roll call vote.

1. The City Council hereby appoints Sonya Stephens as a two year member of the Salida Sustainability Committee; term to expire September 1, 2028.
2. The City Council hereby appoints Craig Nielson as a two year member of the Salida Sustainability Committee; term to expire September 1, 2028.

**City Of Salida, Colorado
Resolution No. 24
Series of 2026**

A Resolution of the City Council of the City of Salida, Colorado, approving Citizen Appointments to the Sustainability Committee Pursuant to Section 2-18-10 of the Salida Municipal Code

WHEREAS, in accordance with Section 2-18-10 of the Salida Municipal Code (“SMC”), the City Council shall select and appoint person(s) to serve as members of the City of Salida Sustainability Committee and; and

WHEREAS, the Sustainability Committee (the “Committee”) shall consist of five to nine appointed members, eight of whom shall be appointed by the City Council and one who shall be appointed by the Board of County Commissioners. Further, one member shall be a youth representative, the City Council wishes to fill the vacancy for prescribed terms; and; and

WHEREAS, the City Council appreciates the service these members of the community have devoted to bettering Salida through participation on the Sustainability Committee; and

WHEREAS, in accordance with Section 2-18-10 of the Salida Municipal Code (“SMC”), the City Council shall confirm the appointments by majority vote.

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

1. The City Council hereby appoints Sonya Stephens as a two year member of the Salida Sustainability Committee; term to expire September 1, 2028.
2. The City Council hereby appoints Craig Nielson as a two year member of the Salida Sustainability Committee; term to expire September 1, 2028.

Resolved, Approved and Adopted this 18th day of August, 2026.

City of Salida, Colorado

By _____
Mayor

[SEAL]

[ATTEST] _____
City Clerk/Deputy City Clerk



**APPLICATION FOR CITY OF SALIDA
COMMITTEES, BOARDS, AND COMMISSIONS**

DATE 4/21/2026
NAME Sonya Stephen
ADDRESS [REDACTED]
CITY Salida STATE CO ZIP 81201
TELEPHONE # [REDACTED] (Work) _____
E-MAIL [REDACTED]

APPLYING FOR:

- | | |
|---|--|
| ☐ Arts & Culture Advisory Commission | ☐ Salida/Chaffee County Airport Board |
| ☐ Board of Adjustment | ☒ Sustainability Committee |
| ☐ Historic Preservation Commission | ☐ Tree Board |
| ☐ Planning Commission | ☐ Other _____ |
| ☐ PROST | |

Please fill out the following information about yourself and why you are applying for this position. (Attach resume or extra sheets if necessary)

BACKGROUND AND/OR EXPERIENCE (Business and/or Personal):

I am currently a Masters of Environmental Management candidate at Western Colorado University. I am just finishing my first of two years for this degree. In addition to studying, I also just began serving with AmeriCorps as a watershed steward and will be serving my 675 hours this summer with GARNA. My hope is to continue working with GARNA after this service term, if the opportunity is available. My decision to pursue this degree and service project came from a desire to change career paths towards something more values-based and environmentally-oriented.

PERSONAL AND JOB RELATED INTERESTS:

I am passionate about sustainability and conservation, especially in the face of a rapidly changing climate. Like many people who live in Salida, I love to hike, bike and camp. I'm also a big yogi! What makes our region so special and attractive to visitors is the pristine environment and outdoor recreation opportunities. If we want to preserve these privileges, we need to do more to protect our environment. Although my masters program is in environmental management, my chosen focus is "Sustainable and Resilient Communities" for which I am working towards a certification at the end of my degree. I am confident that what I have already learned and what I have yet to learn throughout this degree will be a valuable resource to the City of Salida as it works towards becoming more sustainable and resilient to climate change. I am fascinated by systems and have learned a little about systems thinking as well. How we manage sustainability in Salida will have a ripple effect throughout the community for our generation and those to come.

REASONS FOR APPLYING:

This past semester I was part of a group project that worked with the City of Salida and Sustainable Chaffee to provide analysis of the waste survey that was given out to residents last year. Working on this project inspired me to apply for the Sustainability Committee as I really enjoyed working with the City on that project. I was also happy to learn that many Salidans want to participate in things like recycling and composting which tells me that there is opportunity to grow sustainability in this community. I would love to be a part of that growth and help this community to become the best it can be.

Thank you for applying, Salida City Council

Please return the completed application to:

**City of Salida
448 E. 1st Street, Suite
112 Salida, CO 81201 or
email to:
Clerk@cityofsalida.com**



APPLICATION FOR CITY OF SALIDA COMMITTEES, BOARDS, AND COMMISSIONS

DATE 07.08.2026
NAME [REDACTED]
ADDRESS [REDACTED]
CITY Salida STATE CO ZIP 81201
TELEPHONE # [REDACTED] (Work) same
E-MAIL [REDACTED]

APPLYING FOR:

- | | |
|---|--|
| ☐ Arts & Culture Advisory Commission | ☐ Salida/Chaffee County Airport Board |
| ☐ Board of Adjustment | ☒ Sustainability Committee |
| ☐ Historic Preservation Commission | ☐ Tree Board |
| ☐ Planning Commission | ☐ Other _____ |
| ☐ PROST | |

Please fill out the following information about yourself and why you are applying for this position. (Attach resume or extra sheets if necessary)

BACKGROUND AND/OR EXPERIENCE (Business and/or Personal):

My background is in sustainable architecture and planning.

I've been involved in the larger sustainability movement since the late 1980's and am the owner of Green Edge Design, LLC, a green building design studio here in Salida. I'm also a certified permaculture designer and have been gardening since I was a child. I managed two small organic gardens in Salida for two seasons.

I've previously served on the Salida Planning Commission and was the founder and first Chair of The Chaffee Housing Trust. Most recently, I served as Board Chair for The Chaffee Housing Authority and was co-chair of The Chipeta Mountain Project which created Mountain Heritage Park on Tenderfoot Mountain and restore the name of Chipeta Mountain in the Southern Sawatch Range.

I have a Bachelor's Degree in Land Use Planning and a Master's Degree in Regional Planning and Architecture. I'm LEED certified from the US Green Building Council. I'm also involved in the local arts community as a poetry promoter and author. I co-host the quarterly live poetry event Season of Words, now in its 3rd year. This event is produced by The Salida Poetry Stake and sponsored by The Salida Council For The Arts.

PERSONAL AND JOB RELATED INTERESTS:

I've been advocating for climate responsible policies for over 30 years. Wanting to work on the "right side of the equation" I started my design firm in 2005 to offer the building community better options for energy efficiency and healthy indoor air quality using green and natural building strategies to make buildings more conducive to a warming planet.

My designs are highly energy efficient, utilize natural and environmentally responsible materials while reducing green house gasses. Most of my designs are passive solar heated and cooled and finished with natural and durable materials that don't need replacement or emit dangerous chemicals.

Personally, I'm committed to living a low carbon, nature connected lifestyle, while still living in the modern world and operating a viable business. I only drive when I need to, I eat an organic diet, grow part of my own food and practice vermiculture composting, recycling and creative re-use.

My interest now is to take my environmental values and expand my advocacy beyond my personal and business sustainability to effect change at the community and regional level.

REASONS FOR APPLYING:

I'm deeply concerned about climate change and how it's affecting communities in the west which are facing serious issues of water loss, over-development, aridification, and wildfire. These threats are real and present and I want to make a bigger difference in Salida which has been my home for the past 25 years.

I've served on several boards and committees and I would welcome collaborating with others who are concerned about sustainability and working to find solutions to local problems and issues. I work well with others and am very respectful of other views and ideas, especially in a public forum where mutual respect and deep listening are needed to build coalitions across the political and environmental spectrum.

Joining this committee would further my goals of expanding my impact beyond my personal and business practices and help make Salida and Chaffee County a more sustainable place to live, work and play. Salida will be facing many climate related challenges in the coming years, and I hope I can be part of the team that is working to address these challenges.

Thank you for applying, Salida City Council

Please return the completed application to:

**City of Salida
448 E. 1st Street, Suite
112 Salida, CO 81201 or
email to:
Clerk@cityofsalida.com**



DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	August 18, 2026

Administration and Human Resources

- **Sustainability & Strategic Initiatives**
 - Community Greenhouse Gas Inventory & Building Energy Assessments
 - Energy assessments have been completed for all City facilities, with results informing future capital planning and grant opportunities.
 - Environmental Justice Grant Development
 - Staff submitted an Environmental Justice grant through CDPHE focused on "Energy Smart for All" programming.
 - Proposal concepts include home energy assessments, energy efficiency improvements, workforce development, and support for income-qualified households. This is following the direction of Council on how to prioritize the findings from the Greenhouse Gas Inventory
 - Recycling & Composting Policy Initiative
 - Launched project kickoff with Cascadia Consulting and Colorado Circular Communities (C3) to develop recommendations related to:
 - Recycling and composting requirements for multifamily developments.
 - Waste hauler licensing concepts.
 - Background materials and stakeholder engagement are underway.
- **Boards, Committees & Community Engagement**
 - Sustainability Committee Recruitment
 - Completed Sustainability Committee recruitment process.
 - Reviewed applications, conducted interviews, and prepared recommendations for Council appointments.
 - Stakeholder Engagement
 - Continued participation in:
 - Downtown Business Group
 - Restaurant, Entertainment, and Bar Association
 - Regional Sustainability Meetings
 - Destination Management Council
- **Turnover**
 - **(YTD 1/1/26 – 8/11/26): 21.06%**
 - Prior Year YTD Comparison (1/1/25 – 8/11/25): 12.90%
 - *Note: Excludes temporary and seasonal employees*
 - Employee Headcount
 - 8/11/2026: 215 vs 8/11/2025: 233
- **ADP Timekeeping Upgrade**
 - Ongoing implementation to upgrade the ADP system from their Essential Time platform to the enhanced Workforce Manager platform. This upgrade will provide more robust and streamlined scheduling capabilities within and across departments, improving efficiency in scheduling and comp time



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management. Implementation will take place throughout the remainder of 2026 and will go live in Q1 2027.

- **Leadership Development**

- Executed a signed Statement of Work (SOW) with a professional development organization to deliver a four-part Leadership Development Series beginning in September for all Department Heads, Managers, and Supervisors. This initiative is designed to strengthen leadership effectiveness, enhance communication and collaboration across departments, and equip our leaders with the skills and tools needed to successfully guide employees through the opportunities and challenges of public service.

- **Recruitment & Staffing (July 2026)**

- **Hires/Onboarding:** 5 total (2 full-time, 3 part-time)
 - Departments: 1 FT Fire, 1 FT Police, 2 PT Arts & Culture, 1 PT Aquatics
- **Separations:** 6 total
 - 1 Retirements
 - 5 Voluntary
- **Fulltime Hires:**
 - **Police:** Community Service Officer, Derek Teays
 - **Fire:** Firefighter/EMT, Duke Meeks

Arts and Culture

- **SteamPlant**

- We kept the flowers alive!
- Ice Machine broke. Facility staff facilitated the repair.

- **Special Events**

- 6 Special Events in July- 4th of July Celebration & Parade, Brewer's Rendezvous, Saida Art's Festival, Dog Agility Competition, and the Beas Knees Race

- **Events and Engagement**

- City Sponsored Events - 11
- Public Events - 7
- A&C Programs - 25
- Private Events - 13
- Total Event Participants: 5,023 participants
- Type of events included:
 - **Theater productions:** Snowcaps Production, John Denver Cover, Two Slim & The TailDraggers, Met Opera,
 - **Performances:** Five (5) Riverside Live Summer Concerts, Jazz Musicians Wanted,
 - **Art Camp:** Weeks 2-5
 - **Meetings:** ACAC, PROST, Victim Panel Group, USDA/SBA,



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- **Activities:** Yoga on the Plaza, Creative Mixer & Artist Reception, SRL Paint and Sip, First Friday, World Cup Watch Parties,
- **Conferences:** Chaffee County Dems, CO Springs Utilities Water Tour,
- **Parties:** Weddings, Rehearsal Dinners, SHS Class of '96 Reunion
- **Arts and Culture Programming**
 - VISUAL ART:
 - July- The featured artist iJared Jacob
 - MUSIC:
 - Jazz Musicians Wanted/ monthly Jazz Open Mic
 - First Friday- .
 - Riverside Live- July Zephyr Jazz, Blue Recluse, The Copper Children
 - PERFORMANCE ART:
 - Opera- The Metropolitan Opera Live Eugene Onegin screening. A&C has reapplied to participate in the 2027 Met Opera season.
 - YOUTH EDUCATION:
 - Summer Creativity Camps held June 22- July 23. 5 weeks of full day art camps featuring local artists with staff at the Scout Hut.
 - COMMUNITY ENGAGEMENT:
 - First Fridays
- **Arts & Culture Advisory Commission:** The Call for Artists to submit proposals for Mosaic Art Pieces for the Large Scale Outdoor Concrete Planters is open on CaFE. The deadline to apply is August 14. Application link here: <https://opportunities.wearecreativewest.org/opportunity/17788/CAFE>
- **Save the Date:** the 33rd annual Salida ArtWalk coordinated by Salida Arts & Culture October 8-11, 2026.

City Clerk

- On July 15, 2026, all short-term rental owners were emailed a letter drafted by the City Attorney outlining updates to Chapter 6 regarding short-term rental requirements. The letter also notified license holders of the public hearing scheduled for September 1, 2026.

Staff are working on identifying the number of licensed STRs that have not rented their units, as well as the average annual occupancy rate across all active short-term rental licenses. We will provide these figures to Council prior to the September 1st public hearing.

- We had our kick-off meeting with CivicPlus to begin training on the new business licensing software. In early fall, we will mail letters to businesses who do business within the City of Salida to notify them of the upcoming business license requirement.
- Since the July update, staff have received 14 additional CORA requests, bringing the 2026 total to 82 requests.



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- We have processed a total of 71 amplified sound permit applications from nonprofits for the summer months through September 18th. So far, we have processed 79 amplified sound permits in 2026.
- We are currently processing two (2) new liquor license applications and processing several liquor license renewals.
- Municipal Court currently has 49 cases scheduled for the August 20th docket.

Community Development

- **Building Permits:** Through August 11, we have received a total of 87 building permits, including 44 new primary units (inc. 20 for the Flour Mill Apartments) and 8 new accessory dwelling units. By the same date in 2025, we had received 93 building permits, including 28 primary units, and 8 ADUs. By the same date in 2024, we had received 88 building permits, including 111 new primary units (inc. 75 condos at Salida Crossings alone) and 11 ADUs.
- **1st & D Apartments:** The RFQ for a new developer went out on July 10th and responses are due Thursday, August 13th. A selection committee will meet and interviews are expected to happen by the end of August with a Developer to be selected by mid-September. The hope is to have a new developer under contract with the City by early October, at the latest.
- **Senior LIHTC Apartment Project:** Following news that Northpointe Development and the City did not receive LIHTC funding for the Scott Street Senior Apartments project, the entities began brainstorming ways to make the project even more competitive in the 2027 round. We are looking at ways to make the project "Senior Preferred" versus "Senior Only," per CHFA's feedback, and also other ways to help fund development of the 1-acre park that is part of the project and will be owned and maintained separately by the City—we'll be looking at grants and whether there could be any City Open Space funds available for the park in 2027. Regardless, the surrounding utility infrastructure work along Scott Street and in the future Nelson Way will continue in early 2027 and its completion will also strengthen the LIHTC application.
- **South Ark Neighborhood:** Interviews with prospective developers are happening August 12th and 13th. RFQ David Starnes, the project Owner's Representative, will be spearheading the developer selection and negotiation process through the next month or so, and preferred developers will be brought to Council for approval soon thereafter.

Finance

- Staff continue to work on the 2027 budget proposals prior to the Finance Committee review in September.
- Financial Condition Monitoring Dashboard to be reviewed at the August Finance Committee meeting and will be distributed to Council on a regular basis.
- Draw down on the Hwy 50 Sewer Line project at the beginning of August - \$1.38m for Pay App 3.



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- Key operating metrics are provided below, offering a snapshot of the Finance Office's daily activities:

Finance Office - Key Operating Metrics						2026						
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Number of front desk customers served	188	203	149	163	195	186	172	157	193	217	239	245
Number of invoices paid	561	689	540	558	560	542	511	358	729	407	791	516
Number of utility bills processed	4,435	4,452	4,446	4,451	4,472	4,474	4,479	4,483	4,501	4,512	4,511	4,523
Number of utility bills emailed	1,655	1,668	1,720	1,744	1,786	1,807	1,832	1,846	1,870	1,893	1,916	2,572
Number of online utility payments received	3,077	3,011	3,152	3,195	3,102	3,186	3,098	3,134	3,200	3,266	3,117	3,219
Number of delinquent utility accounts processed	351	426	333	313	266	345	268	356	358	258	357	303
Number of journal entries prepared	40	65	39	38	38	40	40	26	26	27	32	31
Number of payroll checks processed	359	321	330	331	311	326	337	342	337	344	364	380
Number of utility service orders processed	138	91	56	59	28	46	40	45	54	38	50	57
Number of new construction utility accounts set up	9	5	7	2	9	5	5	3	14	3	4	3
Number of Accounts Receivable billings	43	27	43	42	51	39	38	48	52	37	43	50
Percent of Utilities customers paying via digital payment methods	69.4%	67.6%	70.9%	71.8%	69.4%	71.2%	69.2%	69.9%	71.1%	72.4%	69.1%	71.2%
Percent of utility bills emailed versus printed and mailed	37.3%	37.5%	38.7%	39.2%	39.9%	40.4%	40.9%	41.2%	41.5%	42.0%	42.5%	56.9%

Fire

- Salida Fire Department Responds to Structure Fire in Villa Grove:**
At approximately 5:00 p.m. on Wednesday, August 5, 2026, the Salida Fire Department was dispatched to the 34000 block of Highway 285 in Villa Grove for reports of a structure fire.

Upon arrival, responders found multiple buildings heavily involved in fire, including a liquor store and pottery studio. Fire crews worked throughout the night and into the following morning, addressing hotspots and flare-ups throughout the affected buildings.

The buildings are considered a total loss. One Salida Fire Department personnel member was injured during the response. We are grateful for the dedication and hard work of the firefighters and responders who worked through the night to bring the incident under control.



- South Arkansas Fire Protection District Approves Type 6 Engine Staffing**
The South Arkansas Fire Protection District Board of Directors has approved funding to staff a Type 6 wildland engine.

When the engine is not responding to emergency incidents, assigned personnel will focus on proactive wildfire preparedness throughout the district. Activities will include patrols in high-risk areas, defensible space assessments, pre-incident planning, water supply verification, and public education efforts.



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This additional staffing will allow the department to strengthen its wildfire readiness while providing a proactive presence in areas at elevated risk. The program is intended to improve preparedness, response capabilities, and community resilience before a wildfire occurs.

- **Reserve Firefighter Program Revamp**

The Salida Fire Department is revamping its Reserve Firefighter Program to strengthen the department's ability to provide additional support during times of increased need while creating a clear pathway for Reserve Firefighters to grow within the organization.

As part of this effort, SFD has updated the program's Standard Operating Procedures (SOPs), establishing new expectations and processes for participation, training, and progression. The department has also appointed new leadership for the program through a dedicated Reserve Coordinator, who will help oversee the program and support the development of Reserve Firefighters.

Reserve Firefighters will participate in monthly training opportunities alongside on-duty crews. These trainings will provide consistent opportunities to build skills, become familiar with SFD operations and equipment, and ensure Reserve Firefighters are adequately prepared to support department operations when called upon.

The revamped program is designed to provide a structured and meaningful experience for Reserve Firefighters while strengthening SFD's staffing depth. It will also establish a clearer pathway for individuals who want to continue developing their skills and potentially progress into additional roles within the Salida Fire Department.

Parks and Recreation

- **Parks**

- Irrigation system repairs being made at Centennial, Alpine and Marvin Park
- Staff is upgrading the size of overgrown tree cages systemwide.
- Cleora trees under warranty have been replaced, looking at scheduling a ribbon cutting.
- Working with Fleet on some vehicle recall notifications and new first aid kits added to the fleet.
- Planning some trail corridor trimming on the Monarch Spur and Holman trails.
- Continued progress on maintaining the F Street corridor and the Steamplant theater grounds.
- Installation of rod and dowel fencing between the S.Ark and Armstrong property along with assessing system wide fencing needs.

- **Aquatics**

- Hiring for Parks and Recreation Representative (front desk)
- Several Lifeguards cross trained as Parks and Recreation Representatives: creates a more versatile team, increases operational efficiency by maximizing staffing flexibility, reducing scheduling gaps, and improving service to guests.
- Shawna (full-time Supervisor) moved to Costa Rica. Exploring absorption of duties internally.
- Closed 4 extra days after Cyclone's swim meet to drain and refill due to chemical imbalance
- Finished up summer swim lessons - 219 kids



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- Demo of Janzu/Watsu during July Adult Hot Soak in consideration of on-going wellness programming opportunities. Janzu/Watsu is a one-on-one aquatic therapy in warm water where a trained practitioner supports and gently moves your body, combining floating, rhythmic movement, and gentle stretching to encourage relaxation, release tension, and restore balance.
- New monthly wellness experience: Floating Sound Bath & Soak: started in April and sold out each month.
- Our local visitation and memberships #s are strong. Marketing efforts to target tourists:
- Tri-fold brochure to visitor centers in Colorado, and local RV parks and hotels
- 2-minute video complete. 3 shorts coming. Will use for advertising/marketing.
- Colorful Colorado/Destination IQ: updating business profile with new pictures, videos, and updated content
- Google Business: profile, pictures, video updates
- Continue to receive excellent reviews citing staff helpfulness, friendliness, and cleanliness of the facility.
- Tourist-Oriented Directional Signs application for highway signs in process. TODS program places highway signs that direct travelers to eligible local attractions, businesses, and services, helping visitors discover destinations they might otherwise miss.
- VOIP (Voice over internet phones) installed

• Recreation

- Youth Flag Football has 66 participants signed up and Youth Cheer has 29 participants signed up for it's first season. Both start August 17.
- Field Trip Friday will be coming back this fall. We're hoping to run sessions from September through the beginning of December.
- Touch-a-Truck event will be held September 19, in cooperation with the Salida airport
- Heart of the Rockies Halloween will be taking place on October 31.
- We're hoping to offer Adult Coed Drop-in Volleyball this fall, as well as Youth league volleyball. Both depend on our relationship with the new school district athletics staff.
- Baseball and softball both wrapped up for the summer.
 - Youth Softball received a low overall rating of 68% satisfaction after a tough summer and 10 responses.
 - Youth Baseball received a solid 86% satisfaction rating after 26 responses.
 - Adult League summer softball also received an 86% satisfaction rating after only 3 responses.
- We're investing in a new league management App, which should prove to be a better experience for participants. The new one will cost us less, it doesn't have ads for users, and it integrates with our current registration platform, which our old app doesn't do.
- We're focusing on the new fall leagues, and improving SOP's procedures and consistency moving forward.

• Facilities

- Working on project timeline for Pool Liner replacement to minimize community impact.
- Staff have started to repair and repaint walls at the old firestation, exploring logistics of use as office space.
- Exterior repairs being made to the Toubert Building



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- Worked with Tolin to get an air conditioning repair made at the Toubert along with an ice machine repair at the Steamplant.
- Investigating increased dumpster management at the Multi-Use Facility.

Police

- Derek Teays has now started the Police Academy at Pikes Peak State College. He will graduate in December and should be out on the road by May of 2027.
- We are still making progress on the new building. Drywall has been installed and they are going to start painting in the next week or so. We are still on track to be completed by the end of the year.
- We are waiting for the results from the asbestos testing on the Edelman property. Once we get the results, we will have a timeline for demo.
- Staff have been trying to get out to the Farmers Market and Thursday night music in the park to enforce the dog in park ordinance. We have received positive feedback from citizens that are appreciating the enforcement.

Public Works

• Planning and Construction

- General Capital Improvement Projects
 - South Ark Neighborhood
 - Utilities near complete
 - Road construction preparation underway
 - South Ark River Restoration – work near complete along CR105 at confluence of South Ark and Arkansas Rivers
- Streets
 - West 291 Entry (Mesa Ln to M St) – Sidewalks and curbs under construction. Detour at Mesa Lane expected to last several weeks.
 - 50-291 Intersection (CDOT Project) – CDOT design underway including landscape concepts. Staff has requested CDOT staff to initiate public communication due to comments received. CDOT indicated certain processes may impact bid and construction schedule.
 - SRTS CDOT Local Agency Project – Anticipated clearance to bid in near future
- Utilities
 - US-50 Sewer Line - Construction near tie-in in Poncha Springs. Work to move near Scott St and Old Stage Road in Salida.
 - Mesa Tank – CDPHE approved plans. Bid set preparation underway.



South Ark River Restoration

• Operations

- Streets
 - F Street Plaza support and set-up including street sweeping and other maintenance
 - Other seasonal maintenance including curb painting, signs, and pavement markings
- Utilities
 - Water planning and collaborative management discussions underway with stakeholders
 - Development support at S Ark Neighborhood and Poncha projects
 - Sanitary sewer line cleaning and inspection underway
 - Assistance with Mesa Tank design and bidding