



City Council Regular Meeting

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

July 15, 2025 at 6:00 PM

Agenda

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>

Civility Invocation

Call to Order

Pledge of Allegiance

Roll Call

Consent Agenda

1. Approve Agenda
2. Approve July 1, 2025 Minutes
3. Approve Special Event Liquor License for Jazz Fest

Amendment(s) to Agenda

Citizen Comment–Three (3) Minute Time Limit

Unfinished Business / Action Items

4. **Ordinance 2025-09** An Ordinance of the Salida City Council Amending Chapter 16 of the City's Municipal Code by Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses. **Second Reading and Public Hearing**
5. **Ordinance 2025-12** An Ordinance of the City Council of the City of Salida, Colorado Annexing to the City of Salida a Certain Tract of Land in Unincorporated Chaffee County at 507 and 547 Scott Street known as the Granzella-City of Salida Annexation. **Second Reading and Public Hearing**
6. **Ordinance 2025-13** An Ordinance of the City Council of the City of Salida, Colorado Zoning Certain Real Property Known as the 507 and 547 Scott Street – Granzella-City of Salida Annexation as High Density Residential (R-3) Zone District. **Second Reading and Public Hearing**
7. **Ordinance 2025-10** An Ordinance of the City Council of the City of Salida, Colorado

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.

Annexing to the City of Salida a Certain Tract of Land in Unincorporated Chaffee County located at 7305 County Road 160 known as the Mesa Ridge Annexation. **Second Reading and Public Hearing**

8. **Ordinance 2025-11** An Ordinance of the City Council of the City of Salida, Colorado Zoning Certain Real Property Known as the 7305 County Road 160 – Mesa Ridge Annexation as Medium Density Residential (R-2) Zone District. **Second Reading and Public Hearing**

New Business / Action Items

9. **Resolution 2025-30** A Resolution of the City Council of the City of Salida, Colorado, Making Findings of Fact, Determinations, and Conclusions Concerning the 7305 County Road 160 – Mesa Ridge of Salida Annexation
10. **Resolution 2025-31** A Resolution of the City Council of the City of Salida, Colorado, Approving the Subdivision Plat for Mesa Ridge Major Subdivision
11. **Resolution 2025-32** A Resolution of the City Council of the City of Salida, Colorado, Making Findings of Fact, Determinations, and Conclusions Concerning the Granzella-City of Salida Annexation
12. Approve a Memorandum of Understanding between the City of Salida and Solvista Health.
13. A Resolution approving the Salida Quality Farms, LLC/ Meadowlark Drive Subdivision - Continue Public Hearing to the August 19, 2025 City Council Meeting.

Councilors, Mayor and City Treasurer Reports

Council Reports

Martin

Stephens - Airport Board and PROST

Fontana - Finance Committee and Greater Salida Recreation Corporation Board

Pappenfort - Finance Committee

Critelli

Naccarato - CHA and Sustainability Board

Mayor Report

Attorney Report

Treasurer Report

Department Updates

Adjourn

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.



City Clerk | Deputy City Clerk

Mayor

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.



City Council Regular Meeting

448 E 1st Street, Room 190 Salida, Colorado 81201
July 1, 2025 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>

Civility Invocation

Call to Order

Pledge of Allegiance

Roll Call

Council Member Alisa Pappenfort
Council Member Suzanne Fontana
Council Member Aaron Stephens
Council Member Wayles Martin
Council Member Justin Critelli
Council Member Dominique Naccarato
Mayor Dan Shore
Treasurer Ben Gilling

Amendment(s) to Agenda

Consent Agenda

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

Voting Yea: Council Member Naccarato, Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

Approve Agenda

Approve June 17, 2025 Minutes

Ordinance 2025-09 An Ordinance of the Salida City Council Amending Chapter 16 of the City's Municipal Code by Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses. Approve on first reading and set second reading and public hearing for July 15, 2025.

Ordinance 2025-10 An Ordinance of the City Council of the City of Salida, Colorado Annexing to the City of Salida a Certain Tract of Land in Unincorporated Chaffee County known as 7305 County Road 160 – Mesa Ridge Annexation. Approve on first reading and set second reading and public hearing for July 15, 2025.

Ordinance 2025-11 An Ordinance of the City Council of the City of Salida, Colorado Zoning Certain Real Property known as the 7305 County Road 160 – Mesa Ridge Annexation as Medium Density Residential (R-2) Zone District. Approve on first reading and set second reading and public hearing for July 15, 2025.

Ordinance 2025-12 An Ordinance of the City Council of the City of Salida, Colorado Annexing to the City of Salida a Certain Tract of Land in Unincorporated Chaffee County Known as 507 and 547 Scott Street – Granzella-City of Salida Annexation. Approve on first reading and set second reading and public hearing for July 15, 2025

Ordinance 2025-13 An Ordinance of the City Council of the City of Salida, Colorado Zoning Certain Real Property Known as the 507 and 547 Scott Street – Granzella-City of Salida Annexation as High Density Residential (R-3) Zone District. Approve on first reading and set second reading and public hearing for July 15, 2025.

MOTION PASSED

Citizen Comment–Three (3) Minute Time Limit

Greg Reed, Adam Martinez and Kent Maxwell spoke during citizen comment.

Unfinished Business / Action Items

Ordinance 2025-08 An Ordinance of the City Council of the City of Salida, Colorado Amending Chapter 1, Article IV of the Salida Municipal Code to Establish Procedures for the Entry of Default and Default Judgments, and the Collection of Unpaid Municipal Court Fines (Second Reading and Public Hearing)

Council Member Critelli moved to approve Ordinance 2025-08, seconded by Council Member Fontana.

Voting Yea: Council Member Naccarato, Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

New Business / Action Items

Conditional award of the US-50 Sewer Replacement Project

Council Member Pappenfort moved to approve the conditional award of the US-50 Sewer Replacement Project, seconded by Council Member Fontana.

Voting Yea: Council Member Naccarato, Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

Consider award for construction contract with American Environmental Aviation for the completion of the Salida Airport Fuel Farm

Council Member Fontana moved to approve the contract for the Salida Airport Fuel Farm with an amendment to accept the change order for Pyramid Construction to complete the asphalt work for an amount of \$605,933.65, seconded by Council Member Stephens.

Voting Yea: Council Member Naccarato, Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens
Voting Nay: Council Member Martin

MOTION PASSED

Resolution 2025-26 A Resolution of the City Council of the City of Salida, Colorado, Approving a Coordinated Mail Ballot Election and Adopting the Uniform Election Code.

Council Member Pappenfort moved to approve Resolution 2025-26, seconded by Council Member Naccarato

Voting Yea: Council Member Naccarato, Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

Resolution 2025-27 A Resolution of the City Council of the City of Salida, Colorado, finding the 5-H LLC Annexation Petition to be in substantial compliance with state statutes and setting a public hearing on said petition

Council Member Martin moved to approve Resolution 2025-27, seconded by Council Member Critelli

Voting Yea: Council Member Naccarato, Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

Resolution 2025-28 A Resolution of the City Council of the City of Salida, Colorado, A Resolution of the City Council of the City of Salida, Colorado, Approving an Amendment to the Intergovernmental Agreement with the South Arkansas Fire Protection District to Establish a Division Chief of Wildfire Position

Council Member Naccarato moved to approve Resolution 2025-28, seconded by Council Member Stephens.

Voting Yea: Council Member Naccarato, Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

Resolution 2025-29 A Resolution of the City Council of the City of Salida, Colorado, Approving an Amendment to the Intergovernmental Agreement Establishing the Chaffee County Intergovernmental Housing Authority.

Council Member Naccarato moved to deny Resolution 2025-29, seconded by Council Member Fontana.

Voting Yea: Council Member Naccarato, Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

Councilors, Mayor and City Treasurer Reports

Council Reports

Pappenfort - Finance Committee

Critelli

Naccarato - CHA and Sustainability Board

Martin

Stephens - Airport Board and PROST

Fontana - Finance Committee and Greater Salida Recreation Corporation Board

Reports were given.

Mayor Report

Report was given.

Attorney Report

Report was given.

Treasurer Report

Report was given

Department Updates

Adjourn Meeting adjourned at 7:24 pm



City Clerk | Deputy City Clerk

Mayor

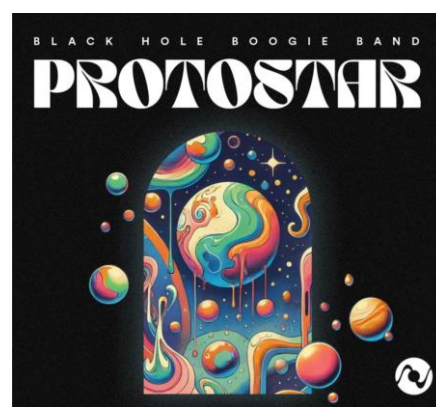


The City of Salida Arts & Culture Department presents the 6th annual Salida Jazz Festival on Saturday, August 9, 2025. Salida welcomes the public to a day of free Jazz in the Park as local and regional musicians perform in the Riverside Amphitheater.



All ages can enjoy music, dancing, and food trucks. This year's festival features local musicians Focus Group, former Salida High School graduate Alex Maes from Los Angeles, and Colorado Springs and Denver based musicians of The Black Hole Boogie Band and more!

Come out and enjoy a day of Jazz music in Salida.



APPLICATION FOR A SPECIAL EVENTS PERMIT

Department Use Only

IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU **MUST BE NONPROFIT**
AND ONE OF THE FOLLOWING (See back for details.)

- | | | |
|------------------------------------|--|---|
| ☐ SOCIAL | ☐ ATHLETIC | ☐ PHILANTHROPIC INSTITUTION |
| ☐ FRATERNAL | ☐ CHARTERED BRANCH, LODGE OR CHAPTER | ☐ POLITICAL CANDIDATE |
| ☐ PATRIOTIC | ☐ OF A NATIONAL ORGANIZATION OR SOCIETY | ☒ MUNICIPALITY OWNING ARTS FACILITIES |
| ☐ POLITICAL | ☐ RELIGIOUS INSTITUTION | |

LIAB TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR:

- 2110 ☒ MALT, VINOUS AND SPIRITUOUS LIQUOR \$25.00 PER DAY
2170 ☐ FERMENTED MALT BEVERAGE (3.2 Beer) \$10.00 PER DAY

DO NOT WRITE IN THIS SPACE

LIQUOR PERMIT NUMBER
01276759-0000

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE

City of Salida

State Sales Tax Number (Required)

2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL CANDIDATE
(include street, city/town and ZIP)

220 W Sackett Ave.
Salida, CO 81201

3. ADDRESS OF PLACE TO HAVE SPECIAL EVENT
(include street, city/town and ZIP)

100 E Sackett Ave.
Salida, CO 81201

NAME

DATE OF BIRTH

HOME ADDRESS (Street, City, State, ZIP)

PHONE NUMBER

4. PRES./SEC'Y OF ORG. or POLITICAL CANDIDATE

Diesel Post

5. EVENT MANAGER

Tina Gramann

6. HAS APPLICANT ORGANIZATION OR POLITICAL CANDIDATE BEEN
ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR?

☐ NO ☒ YES HOW MANY DAYS? 9

7. IS PREMISES NOW LICENSED UNDER STATE LIQUOR OR BEER CODE?

☒ NO ☐ YES TO WHOM? _____

8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED? ☒ Yes ☐ No

LIST BELOW THE EXACT DATE(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

Date	From	To	Date	From	To	Date	From	To	Date	From	To
Aug 9, 2025	12:00 p.m.	10:00 p.m.									

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.

SIGNATURE



TITLE Arts & Culture Supervisor
Parks and Rec & Arts and Culture Director

DATE

7/07/2025

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 12, Article 48, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

LOCAL LICENSING AUTHORITY (CITY OR COUNTY)

City of Salida

☒ CITY

☐ COUNTY

TELEPHONE NUMBER OF CITY/COUNTY CLERK

719-530-2626

SIGNATURE

TITLE

Administrator

DATE

7/7/2025

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

LIABILITY INFORMATION

License Account Number	Liability Date	State	TOTAL
		-750 (999)	\$.

(Instructions on Reverse Side)



VALID ONLY FOR THIS ORGANIZATION AT THIS LOCATION

The City of Salida
Riverside Park
170 E Sackett St
Salida, CO 81201

SPECIAL EVENTS PERMIT MALT, VINOUS AND SPIRITUOUS LIQUOR

FROM	Date 8/9/25	Hour 12:00 PM	TO	Date 8/9/25	Hour 10:00 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 1st day of October 2024.

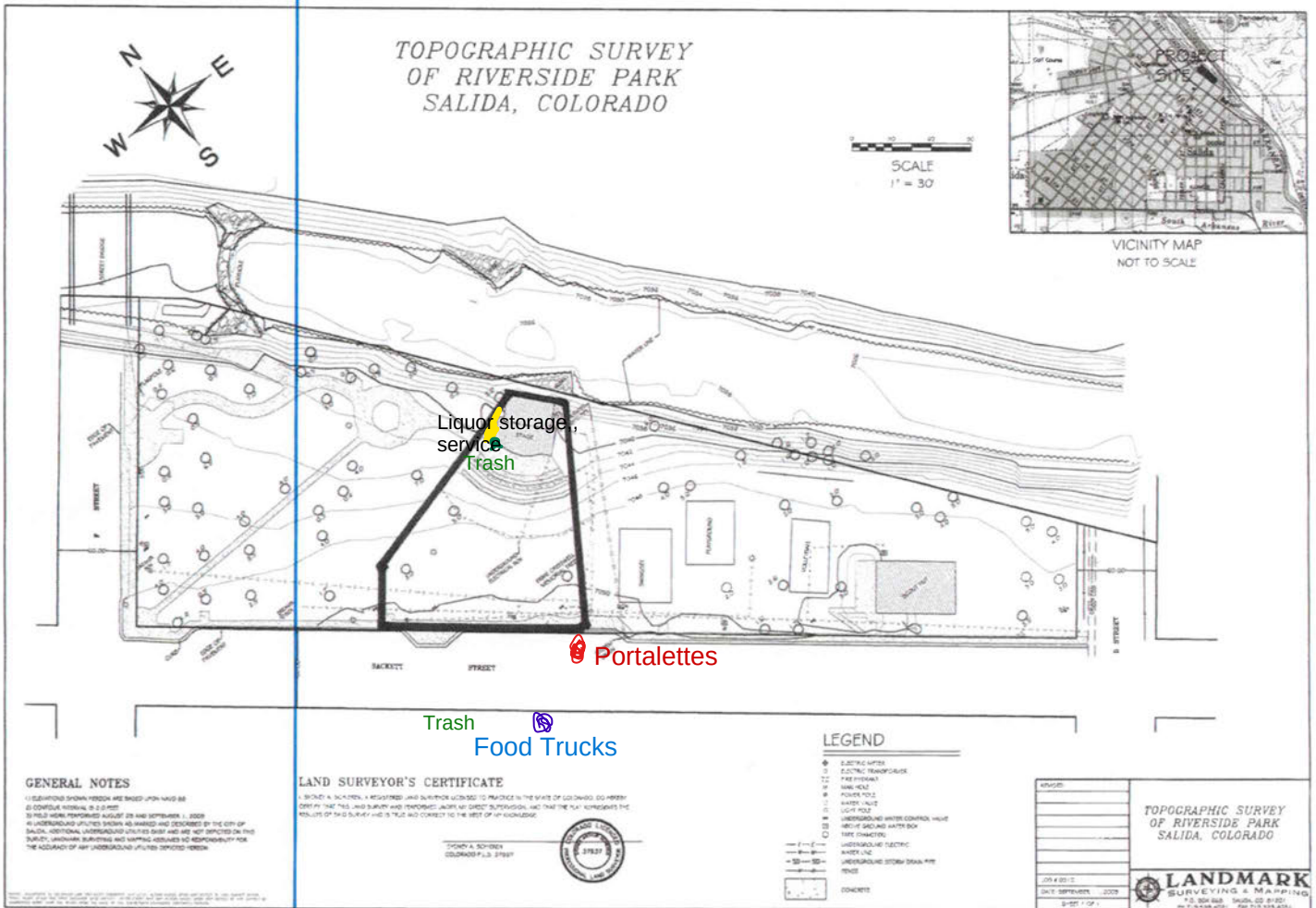
ATTEST:

The City of Salida

Deputy City Clerk

City Clerk

THIS LICENSE IS TO BE POSTED IN A CONSPICUOUS PLACE



posting of the public notice, and a copy of the notice shall be provided to the Applicant and any person who has filed a written protest.

PUBLIC NOTICE

(Pursuant to § 44-5-106(2), C.R.S.)

DATE/TIME POSTED: July 4, 2025 at 11:15 a.m./p.m.

PROPOSED SPECIAL EVENT LIQUOR PERMIT

The City of Salida, has filed an Application for a SPECIAL EVENT LIQUOR PERMIT to be held on August 9, 2025, from 12:00 a.m./p.m. to 10:00 a.m./p.m. at the following address:

170 E. Sackett Ave
Salida, CO 8201
Riverside Park

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
448 E 1st St, Suite 112
Salida, CO 8201

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
City Attorney	Nina P. Williams - City Attorney	July 15, 2025

AGENDA ITEM

Ordinance No. 2025-09: An Ordinance of the Salida City Council Amending Chapter 16 of the City's Municipal Code by Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses.

BACKGROUND

Please see the attached Memo re: Local Regulation of Natural Medicine for an overview of the laws and regulations surrounding natural medicine in Colorado. The following work sessions, meetings, and public hearings have occurred since January 7, 2025:

- **January 7, 2025:** The Salida City Council (Council) adopted an *Emergency Ordinance Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of a Business that Cultivates, Processes, or Dispenses Natural Medicine and the Establishment of any Business, Occupation, or Operation for Healing Centers in the City of Salida, Colorado*. This *Emergency Ordinance* was set to expire on July 7, 2025.
- **March 3, 2025:** Council held a work session in which it provided policy guidance to the City Attorney's Office in the drafting of an Ordinance re: local regulation of natural medicine.
- **May 13, 2025:** Planning Commission held a work session in which it provided policy guidance to the City Attorney's Office re: revisions to the proposed Ordinance re: local regulation of natural medicine.
- **June 3, 2025:** Council extended the temporary moratorium on natural medicine businesses and healing centers until August 18, 2025 via *Emergency Ordinance*.
- **June 10, 2025:** Planning Commission held a Public Hearing on the proposed Ordinance re: local regulation of natural medicine and recommended adoption by Council with the following amendments:
 - Section 16-4-190(u)(2) – Permitted location for natural medicine healing centers: While Council provided policy guidance to permit the operation of natural medicine healing centers in the Central Business District (C-2), the Commercial Zone District (C-1), and the Industrial District (I) as a use permitted by right, **Planning Commission recommended permitting such use subject to administrative review.**
 - Section 16-4-190(u)(3) – Permitted location for natural medicine businesses other than healing centers: While Council provided policy guidance to permit the operation of natural medicine healing centers in the Industrial District (I) as a use permitted by right, **Planning Commission recommended permitting such use subject to administrative review.**

- Section 16-4-190(u)(7) – Lighting of natural medicine businesses: **Planning Commission recommended removing the requirement that “all exterior lighting shall be downcast and shielded with a temperature of 3,000 Kelvin or warmer” from this section of the ordinance.**
- **July 1, 2025:** First Reading before City Council regarding the attached Ordinance pertaining to local regulation of natural medicine.
- **July 15, 2025:** Second Reading and Public Hearing before City Council regarding the Ordinance pertaining to local regulation of natural medicine.

RECOMMENDATION

- While the City Attorney’s Office appreciates the Planning Commission’s thoughtful debate and recommended amendments, we **do not recommend** requiring an additional step of an internal administrative review pursuant to S.M.C. § 16-3-60 prior to the opening of a natural medicine healing center or business for the following reasons:
 - State law requires the City to permit the establishment and operation of natural medicine healing centers and businesses within the confines of local time, place, and manner restrictions that do not conflict with state law and regulation.
 - Colorado Department of Revenue (CDOR) is required to review local ordinances re: the operation of natural medicine healing centers and businesses prior to the time in which it issues such businesses a license to operate in Salida. This means that CDOR not only ensures that such businesses comply with state law and regulations but local regulation of natural medicine as well before permitting such businesses to operate.
 - Some of the main benefits of enacting local regulations is that they allow the City to declare violations of such regulations a nuisance and demand abatement to continue operations and assess penalties against non-complying businesses. As a result, if, for example, a business opened up less than 1,000 feet from a school, the City could demand that it cease operations in that location without relying on the state government to step in since distance restrictions are codified locally in addition to being codified in C.R.S.
 - Requiring an administrative review before a natural medicine healing center or business can operate will result in unnecessary paperwork, backlog, and workload for Staff when State law and regulations, in combination with local regulations, contain very strict and clear time, place, and manner restrictions to operate such businesses.
- The City Attorney’s Office **has no opinion** regarding the recommended removal of the requirement that “all exterior lighting [outside of a natural medicine business] shall be downcast and shielded with a temperature of 3,000 Kelvin or warmer.”

FISCAL IMPACT

There is no fiscal impact.

MOTION OPTIONS

A City Councilmember should state “I move to approve Ordinance 2025-09: An Ordinance of the Salida City Council Amending Chapter 16 of the City’s Municipal Code by Amending Section 16-4-190 Regarding Natural Medicine and

Amending Section 16-4-150(d) Regarding Table of Permitted Uses with the amendments set forth in the City Attorney's Office Recommendations in the Council Action Form for this Meeting," followed by a second and a roll call vote.

Or

A City Councilmember should state "I move to approve Ordinance 2025-09: An Ordinance of the Salida City Council Amending Chapter 16 of the City's Municipal Code by Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses as written in the packet for this Council Meeting" followed by a second and a roll call vote.

MEMORANDUM

To: Mayor Shore and City Council
From: City Attorney's Office – Betsy L. Stewart
Date: June 17, 2025
Re: Natural Medicine Ordinance

A. Introduction

This memo was previously provided to you in advance of the March 3, 2025 Work Session regarding Natural Medicine. It is included in your packet for first and second reading before Council as a refresher regarding the laws and regulations surrounding natural medicine and the manner in which it can be regulated by the City.

B. Historical Background of the Natural Medicine Act

In 2022 Colorado voters adopted Proposition 122 which is now codified as the Natural Medicine Act (NMA). *See* C.R.S. § 12-170-101, *et seq.* In 2023, the legislature adopted the Natural Medicine Code (NMC) which sets forth additional guidelines for the use and cultivation of natural medicine in C.R.S. § 44-50-101, *et seq.*¹

In short, Colorado voters determined that natural medicine should be utilized as an additional tool to address mental health issues in the state.² As a result, the purpose of the NMA is to establish a “new, compassionate, and effective approach to natural medicine” by (1) removing criminal penalties for personal use of natural medicine for adults 21 years of age and older; (2) developing and promoting public education regarding the use of natural medicine and appropriate training for first responders; and (3) establishing regulated access by adults 21 years of age and older to natural medicines that show promise in improving well-being, life satisfaction, and overall health.³ The legislature also recognized that the NMA and its regulations must balance the health and safety risks to consumers and the cultural harms it could cause to American tribes and Indigenous and traditional communities with connections to natural medicine.⁴

The Department of Regulatory Agencies (DORA) recently issued licensure and training regulations for natural medicine facilitators.⁵ Meanwhile, the Colorado Department of Revenue's (CDOR) regulations address all regulated natural medicine and natural medicine product businesses for the purposes of the cultivation, manufacturing, testing, storage, distribution, transport, transfer, dispensation, and licensure fees.⁶

¹ See <https://www.cpr.org/2023/06/21/colorado-psychedelic-law-for-psilocybin-mushrooms/> for a Colorado Public Radio News Article re: the historical background of Proposition 122.

² C.R.S. § 12-170-102(1).

³ C.R.S. § 12-170-102(1)(j).

⁴ C.R.S. § 12-170-102(2)(d).

⁵ 4 CCR 755-1.

⁶ 1 CCR 213-1.

C. Analysis of the NMA, NMC, and Regulations

1. What is natural medicine?

The term “natural medicine” currently applies to the hallucinogenic compounds of psilocybin and psilocin found in psychedelic mushrooms.⁷

2. How can natural medicine be used?

a. Personal Cultivation and Personal Possession

Personal cultivation of natural medicine is permitted on private property in an enclosed and locked space in an area of no more than 12 feet x 12 feet. Such cultivation area can be non-contiguous, i.e. in one 12' x 12' plot or twelve 1' x 1' plots, etc. Municipalities are permitted to exceed the space limitation by ordinance or resolution.

Unlike the state’s personal possession limit of 2 ounces for marijuana, there is no limit on personal possession of natural medicine in the state for adults 21 years of age and older (21+). 21+ adults can share natural medicine with other 21+ adults in the context of counseling, spiritual guidance, community based use, supported use, or related services so long as no remuneration is received except in bona fide harm reduction or support services used concurrently with sharing. It is important to note that the open and public display or consumption is prohibited as is the unlawful distribution and possession of natural medicine by or to individuals under the age of 21.⁸

b. Natural Medicine Healing Centers

A Natural Medicine Healing Center is a state licensed facility in which a facilitator can provide and supervise natural medicine services to a participant. Participants must be 21+ to receive natural medicine services by and under a facilitator’s services and a facilitator is a 21+ licensed individual with necessary qualifications, training, experience, and knowledge required by law to perform and supervise natural medicine services for a participant.⁹ The administration of natural medicine in a Healing Center consists of the following three phases:

- A “preparation session” meeting between a participant and facilitator that occurs before an administration session;
- An “administration session” at a healing center or other permitted location where a participant consumes and experiences the effects of regulated natural medicine under the supervision of a facilitator; and

⁷ C.R.S. § 12-170-104(12)(a)(I)-(II). However, C.R.S. §§ 12-170-104(12)(b)(I)-(III) and (d) permit the state licensing authority to extend this definition to include dimethyltryptamine (DMT) and mescaline (excluding peyote) on or after June 1, 2026 and ibogaine at any time.

⁸ See C.R.S. § 18-18-434 regarding *Offenses relating to natural medicine and natural medicine products*.

⁹ C.R.S. §§ 12-170-104 and 44-50-103 and 4 CCR 755-1-1.4

- An “integration session” between a participant and a facilitator after the administration session is completed.

DORA’s regulations establish time frames that a participant must remain in an administration session under a facilitator’s care based on dosage administered as a way to prevent impaired driving.¹⁰ Natural medicine product is not permitted to leave a licensed Healing Center except in narrow circumstances when a facilitator is traveling to another location for an administrative session and any unconsumed product must be returned to a Natural Medicine business.¹¹ Finally, as a general rule, Healing Centers must be at least 1,000 feet from a licensed childcare center, preschool, elementary, middle, junior, or high school, or a residential child care facility.¹²

3. What does the NMA mean for municipalities?

a. What is prohibited?

The NMA and Regulatory Act establish that a municipality cannot prohibit the establishment or operation of a business with the purpose of cultivating, manufacturing, testing, storing, distributing, transporting, transferring, or dispensing natural medicine within its boundaries nor can it prohibit a properly licensed facilitator from providing natural medicine services in a Healing Center within its boundaries.¹³ Municipalities also cannot prohibit the transportation of natural medicine or natural medicine product within its boundaries on public roads by a person licensed to exercise such privileges nor can it adopt ordinances or regulations that are unreasonable or conflict with the NMA or the NMC.¹⁴ However, it is important to note that state laws and regulations do not allow natural medicine dispensaries where an individual can purchase natural medicine over the counter (as they can do with marijuana in a marijuana dispensary) and take it home for personal use off premises.

b. What is permitted?

The City may enact ordinances or regulations governing the time, place, and manner of the operation of natural medicine related licenses within its boundaries.¹⁵ Practically speaking, this means the City can restrict hours of operation, enact zoning ordinances to locate the area where cultivation, manufacturing, testing, storage, distribution, transfer, and dispensation of natural medicine and natural medicine product occurs, and set additional distance requirements within the vicinity of a child care center, preschool, elementary, middle, junior, or high school, or a residential child care facility.

¹⁰ 4 CCR 755-1 § 6.17(F).

¹¹ 4 CCR 755-1 § 6.18.

¹² 1 CCR 213-1 § 2125(A)(2).

¹³ C.R.S. § 12-170-112; C.R.S. §§ 44-50-104(1) and (5).

¹⁴ C.R.S. § 44-50-104(5)(c)-(d).

¹⁵ C.R.S. § 44-50-104(5)(a); C.R.S. § 12-170-112; 4 CCR 755-1; 1 CCR 213-1.

c. State Licensure Timeline and Notification to Municipalities

CDOR was required to begin accepting licensure applications as of December 31, 2024 and began issuing licenses this year. CDOR will notify a municipality when it receives a licensure application in its jurisdiction in order to ensure that the license application conforms with locally enacted ordinances regarding natural medicine. Meanwhile, DORA's applications for facilitator licenses were available at the end of 2024.

d. What are the effects of decriminalization?

Natural medicine actions and conduct permitted pursuant to a license, registration, permit, or certificate, or those who allow property to be used for such items, are lawful and not an offense under state or local law. Also, as stated in more detail above, personal cultivation and possession for adults 21+ is now legal in Colorado, subject to a few restrictions. Criminal penalties for the unlawful operation of natural medicine businesses and natural medicine use or possession for those under the age of 21 are set forth in C.R.S. § 18-18-434. Local law enforcement has the authority to make arrests or issue citations within the parameters of this statute.

4. What can the City do?

City Council must decide whether or not it wants to adopt the attached natural medicine Ordinance as is or with amendments.

CITY OF SALIDA, COLORADO
ORDINANCE NO. 2025-09
(Series of 2025)

**An Ordinance of the Salida City Council Amending Chapter 16 of the City's
Municipal Code by Amending Section 16-4-190 Regarding Natural Medicine and
Amending Section 16-4-150(d) Regarding Table of Permitted Uses**

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

WHEREAS, pursuant to C.R.S. § 31-15-401, the City, by and through its City Council (Council), possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety, and welfare; and

WHEREAS, C.R.S. § 29-20-101, *et seq.*, provides the City with the broad authority to plan for and regulate the use of land to best protect and promote the health, safety, and general welfare of the present and future inhabitants of the City and to guide future growth, development, and distribution of land uses within the City; and

WHEREAS, pursuant to C.R.S. § 31-23-301, *et seq.* the Council has authority to adopt and enforce zoning regulations; and

WHEREAS, Colorado voters adopted citizen initiated Proposition 122 which amended Title 12 of the Colorado Revised Statutes to include Article 170, which is titled the "Natural Medicine Health Act of 2022" (NMHA); and

WHEREAS, the Colorado Natural Medicine Code (Regulatory Act), codified in C.R.S. §§ 44-50-101 through 904 authorizes Council to enact ordinances regulating the time, place, and manner of the operation of licenses issued pursuant to the Regulatory Act; and

WHEREAS, C.R.S. §§ 12-170-115 and 44-50-104 establish that the City shall not adopt, enact, or enforce any ordinance, rule, regulation, or resolution that is otherwise in conflict with the provisions of the NMHA or the Regulatory Act.; and

WHEREAS, C.R.S. §§ 12-170-104(8) and 44-50-103(6) define "healing center" as a facility licensed by the state licensing authority that permits a facilitator to provide and supervise natural medicine services for a participant; and

WHEREAS, C.R.S. § 44-50-103(14) defines "natural medicine business" as "a natural medicine healing center, a natural medicine cultivation facility, a natural medicine products manufacturer, a natural medicine testing facility, or another licensed entity created by the state licensing authority;" and

WHEREAS, the Regulatory Act authorizes Council to enact zoning ordinances identifying the area where cultivation, manufacturing, testing, storage, distribution, transfer, and dispensation of natural medicine and natural medicine product as defined by the Regulatory Act may be permitted in the City; and

WHEREAS, the Regulatory Act authorizes Council to enact ordinances to establish the distance restrictions for buildings where natural medicine services are provided within the vicinity of a child care center, preschool, elementary school, middle school, junior high school, or high school, and a residential child care facility; and

WHEREAS, the City's Municipal Code (Code) contains land use and development standards enacted to protect the health, safety, and welfare of residents of the City; and

WHEREAS, under the City's current land use and development standards, the operation of natural medicine healing centers and natural medicine businesses are not permitted land uses and the City has not approved any such land use; and

WHEREAS, the City does not currently have any zoning regulations addressing natural medicine healing centers and natural medicine businesses; and

WHEREAS, the Council finds that it is in the best interest of the health, safety, and welfare of the City and its residents to adopt a new Chapter 6, Article IX titled *Natural Medicine* to encompass local regulations surrounding natural medicine in the City; and

WHEREAS, the Council finds that it is in the best interest of the health, safety, and welfare of the City and its residents to amend Chapter 16, Article IV, Section 150, Table 16-D regarding Schedule of Uses to identify the areas where natural medicine healing centers and natural medicine businesses may operate within the City; and

WHEREAS, on June 3, 2025, Council adopted Ordinance No. 2025-07, Series 2025, titled *An Emergency Ordinance Extending the Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of a Business that Cultivates, Processes, or Dispenses Natural Medicine and the Establishment of any Business, Occupation, or Operation for Healing Centers in the City of Salida, Colorado* (Temporary Moratorium); and

WHEREAS, Section 2(b) of the Temporary Moratorium established that it shall terminate on the 18th day of August, 2025 unless terminated at an earlier date or extended by further Ordinance by Salida City Council; and

WHEREAS, the Temporary Moratorium shall expire upon the effective date of the adoption of this Ordinance.

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

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

Section 2. Section 16-4-190 of the Salida Municipal Code is hereby amended by adopting a new Subsection 16-4-190(u) concerning review standards applicable to particular uses - *Local Regulation of Natural Medicine* to read in its entirety as follows:

Section 16-4-190(u) – Local Regulation of Natural Medicine

(1) Definitions.

For purposes of this Section, the following words, terms, and phrases shall have the following meanings:

- (a) *Natural Medicine* means psilocybin or psilocyn and other substances described in the Regulatory Act as "natural medicine."
- (b) *Natural Medicine Business* means any of the following entities licensed under the Regulatory Act and includes a natural medicine healing center, a natural medicine cultivation facility, a natural medicine products manufacturer, or a natural medicine testing facility, or another licensed entity created by the state licensing authority.
- (c) *Natural medicine healing center* means a facility where an entity is licensed by the state licensing authority that permits a facilitator as defined by the Regulatory Act, to provide and supervise natural medicine services for a participant as defined by the Regulatory Act, which includes a participant consuming and experiencing the effects of regulated natural medicine or regulated natural medicine product under the supervision of a facilitator.
- (d) *Natural medicine product* means a product infused with natural medicine that is intended for consumption, as provided by the Regulatory Act.
- (e) *Natural medicine services* mean a preparation session, administrative session, and integration session, as provided by the Regulatory Act.
- (f) *Participant* means an individual who is twenty-one (21) years of age or older who receives natural medicine services prescribed by and under the supervision of a facilitator, as provided by the Regulatory Act.
- (g) *Regulated natural medicine* means natural medicine that is cultivated, manufactured, tested, stored, distributed, transported, or dispensed, as provided by the Regulatory Act.

- (h) *Regulated natural medicine product* means a natural medicine product that is cultivated, manufactured, tested, stored, distributed, transported, or dispensed, as provided by the Regulatory Act.
- (i) *Regulatory Act* means the Colorado Natural Medicine Code codified in Colorado Revised Statutes.
- (j) *State licensing authority* means the authority created under the Regulatory Act for the purpose of regulating and controlling the licensing of the cultivation, manufacturing, testing, storing, distribution, transfer, and dispensation of regulated natural medicine and regulated natural medicine product, as provided by the Regulatory Act.

(2) Permitted location for natural medicine healing centers.

Natural medicine healing centers are a permitted use in the Central Business District (C-2), the Commercial Zone District (C-1), and the Industrial District (I) subject to administrative review and the distance, time, manner, and place requirements contained in this Section 16-4-190(u). Natural medicine healing centers are prohibited in all other zoning districts in the City.

(3) Permitted location for natural medicine businesses.

Natural medicine businesses - other than natural medicine healing centers - including, but not limited to, cultivation facilities, natural medicine products manufacturers, natural medicine testing facilities, and other licensed natural medicine business entities created by the state licensing authority are permitted uses in the Industrial District (I) subject to administrative review and the distance, time, manner, and place requirements contained in this Section 16-4-190(u). Such natural medicine businesses – other than natural medicine healing centers - are prohibited in all other zoning districts of the City.

(4) Distance from schools.

- (a) No natural medicine healing center or natural medicine business shall operate out of a building that is within one thousand (1,000) feet of a child care center, preschool, elementary, middle, junior, or high school, or a residential child care facility (collectively “School”).
- (b) Subsection (a) does not apply to a properly licensed natural medicine healing center or natural medicine business that was actively doing business before a School was established and/or constructed within one thousand (1,000) feet of such natural medicine healing center or natural medicine business.
- (c) The distances referred to in this Section shall be computed by direct measurement from the nearest property line of the land used for a School to the nearest portion of

the building in which the natural medicine healing center or natural medicine business exists or services are provided using a route of direct pedestrian access.

(5) Hours of operation – Natural Medicine Services.

Natural medicine healing centers and natural medicine businesses that provide natural medicine services shall be permitted to operate any day of the week between 7:00 a.m. to 7:00 p.m.

(6) Public view of natural medicine businesses and natural medicine services.

All doorways, windows, and other openings of natural medicine business buildings shall be located, covered, or screened in such a manner to prevent a view into the interior from any exterior public or semipublic area. All activities of natural medicine businesses and natural medicine services shall occur indoors.

(7) Lighting of natural medicine businesses.

Primary entrances, parking lots, and exterior walkways of natural medicine businesses shall be clearly illuminated with downward facing security lights to provide after-dark visibility for facilitators, participants, and employees, subject to all applicable City lighting standards.

(8) Storage of natural medicine businesses.

All storage for natural medicine businesses shall be located within a permanent building and may not be located within a trailer, tent, or motor vehicle.

(9) Odor from natural medicine businesses.

Natural medicine businesses shall use an air filtration and ventilation system designed to ensure that the odors from natural medicine and natural medicine products are confined to the premises and are not detectable beyond the property boundaries on which the facility is located.

(10) Natural medicine businesses secure disposal.

Natural medicine businesses shall provide secure disposal of natural medicine and natural medicine product remnants or by-products. Natural medicine and natural medicine product remnants or by-products shall not be placed within the facilities' exterior refuse container.

(11) Processing of natural medicine.

- (a) The processing of natural medicine that includes the use of hazardous materials, including, without limitation, and by way of example, flammable and combustible liquids, carbon dioxide, and liquified petroleum gases, such as butane, is prohibited.

- (b) Nonhazardous materials used to process natural medicine shall be stored in a manner so as to mitigate and ensure odors are not detectable beyond the property boundaries on which the processing facility is located or the exterior walls of the processing facility associated with the processing of natural medicine.
- (c) The processing of natural medicine shall meet the requirements of all adopted City building and life/safety codes.
- (d) The processing of natural medicine shall meet all of the requirements of all adopted water and sewer regulations promulgated by the applicable water and sewer provider.

(12) Nuisance.

- (a) It is unlawful and deemed a nuisance to:
 - (1) Operate a natural medicine business in violation of any of the requirements set forth in state law or regulation or this Section 16-4-190(u).
 - (2) Dispose of, discharge out of or from, or permit to flow from any facility associated with natural medicine any foul or noxious liquid or substance of any kind whatsoever including, without limitation, by-products of the natural medicine process into or upon any adjacent ground or lot, into any street, alley, or public place or into any municipal storm sewer and/or system in the City.
- (b) Any such violation of this Chapter is subject to the General Penalty for Violations provisions of Salida Municipal Code Section 1-4-20.

Section 3. Section 16-4-150(d) of the Salida Municipal Code contains Table 16-D – Schedule of Uses - for businesses, industrial, and residential districts and is hereby amended to read as follows:

TABLE 16-D Schedule of Uses
N = Not Permitted P = Permitted AC = Administrative Conditional Use C = Conditional Use AR = Administrative Review LR = Limited Impact Review MR = Major Impact Review

Commercial, Personal Service, and Office Uses	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards¹
...									
Medical marijuana centers	N	N	N	N	N	N	AR	N	Sec. 16-4-190(k)
Marijuana cultivation facilities	N	N	N	N	N	N	LR	LR	Sec. 16-4-190(p)
<u>Natural Medicine Healing Centers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>AR</u>	<u>AR</u>	<u>AR</u>	<u>Sec. 16-4-190(u)</u>
Professional offices	N	N	N	N	P	P	P	LR	
Industrial Uses	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards¹
...									
<u>Natural Medicine Businesses other than Healing Centers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>AR</u>	<u>Sec. 16-4-190(u)</u>

Section 4. Termination of Temporary Moratorium. Ordinance No. 2025-02, Series 2025, titled *An Emergency Ordinance Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of a Business that Cultivates, Processes, or Dispenses Natural Medicine and the Establishment of any Business, Occupation, or Operation for Healing Centers in the City of Salida, Colorado* shall terminate upon the effective date of this Ordinance.

Section 5. 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 1st day of July, 2025, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the 4th day of July, 2025, and set for second reading and public hearing on the 15th day of July, 2025.

INTRODUCED ON SECOND READING, FINALLY ADOPTED, and ORDERED PUBLISHED BY TITLE ONLY by the City Council on the 15th day of July, 2025.

CITY OF SALIDA, COLORADO

Mayor Dan Shore

[SEAL]

ATTEST:

City Clerk/Deputy City Clerk



City Council Action Form

Department	Presented By	Date
Community Development	Kristen Hodges - Associate Planner	July 15, 2025

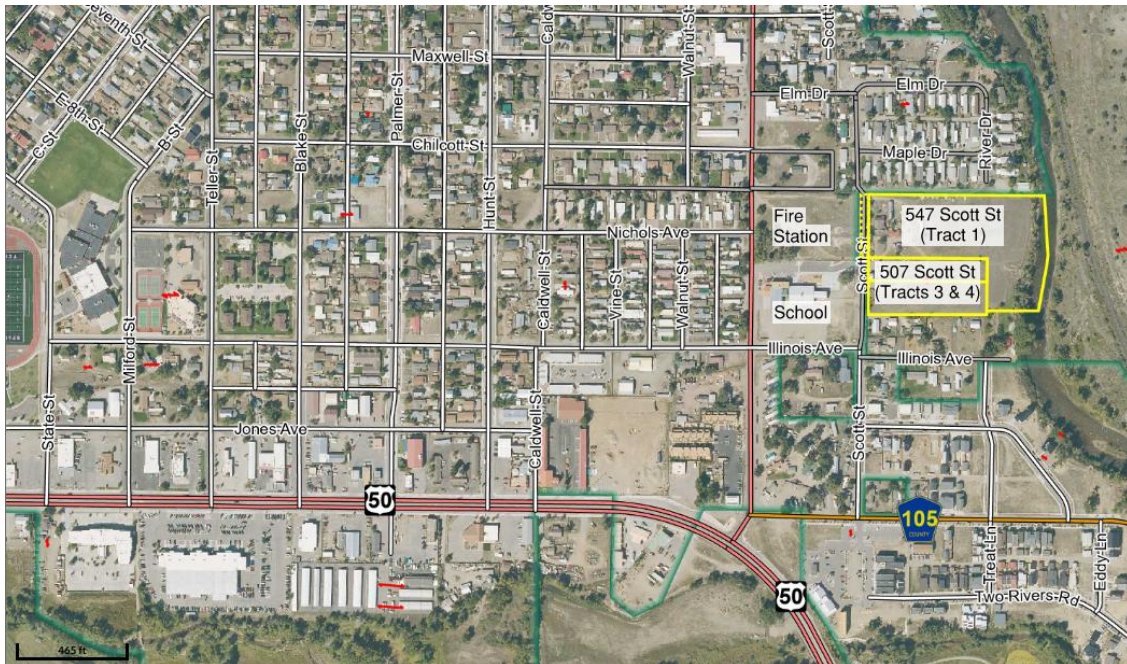
Agenda Item

Ordinance 2025-12: An Ordinance of the City Council of the City of Salida, Colorado Annexing to the City of Salida a Certain Tract of Land in Unincorporated Chaffee County known as Granzella-City of Salida Annexation. Second Reading and Public Hearing.

Background

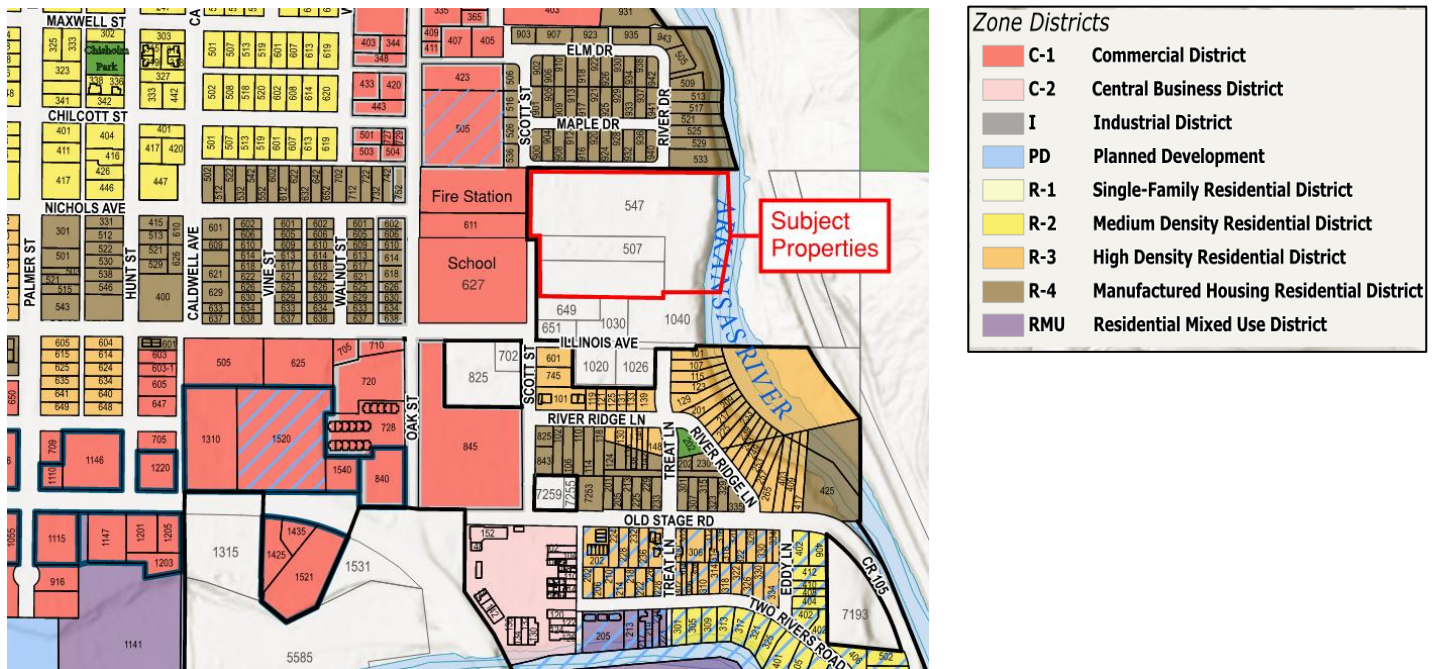
In May 2025, City staff generated an application to annex Tract 1 of the Lowry/Cooper Boundary Line Adjustment comprised of 5.6 acres located at located at 547 Scott Street (Parcel Number 380704300168) and Tracts 3 and 4 of the Lowry/Cooper Boundary Line Adjustment comprised of 2.6 acres located at located at 507 Scott Street (Parcel Number 380704300042). The City purchased the 507 Scott Street property from the Granzella's for the purpose of building affordable senior housing and a public park via a sales agreement. This agreement for these properties also stipulates that the City will initiate the annexation of the properties. The sales agreement includes the since-completed dedication of Scott Street which allows access to the properties and provides enhanced rear access to/from the Fire Station. The annexation includes dedication of a 70' tract for right-of way (Nelson Way), north of Tract 3, a 40' tract for right-of way east of Tracts 3 & 4, and a 15' stormwater easement south of Tract 1.

Presentations were given to City Council on June 2, 2025 for the concept review and on June 3, 2025 for the resolution of substantial compliance. The Planning Commission public hearing occurred on June 10, 2025. The first reading occurred on July 1, 2025.



Vicinity Map

Surrounding Land Use and Zoning: Surrounding properties within city limits include C-1 Commercial to the west, R-3 High Density Residential to the south, and R-4 Manufactured Housing Residential immediately to the north. Surrounding properties within the county to the east (across the Arkansas River) are zoned PCR Conservation/Recreation.



Zoning Map

Process:

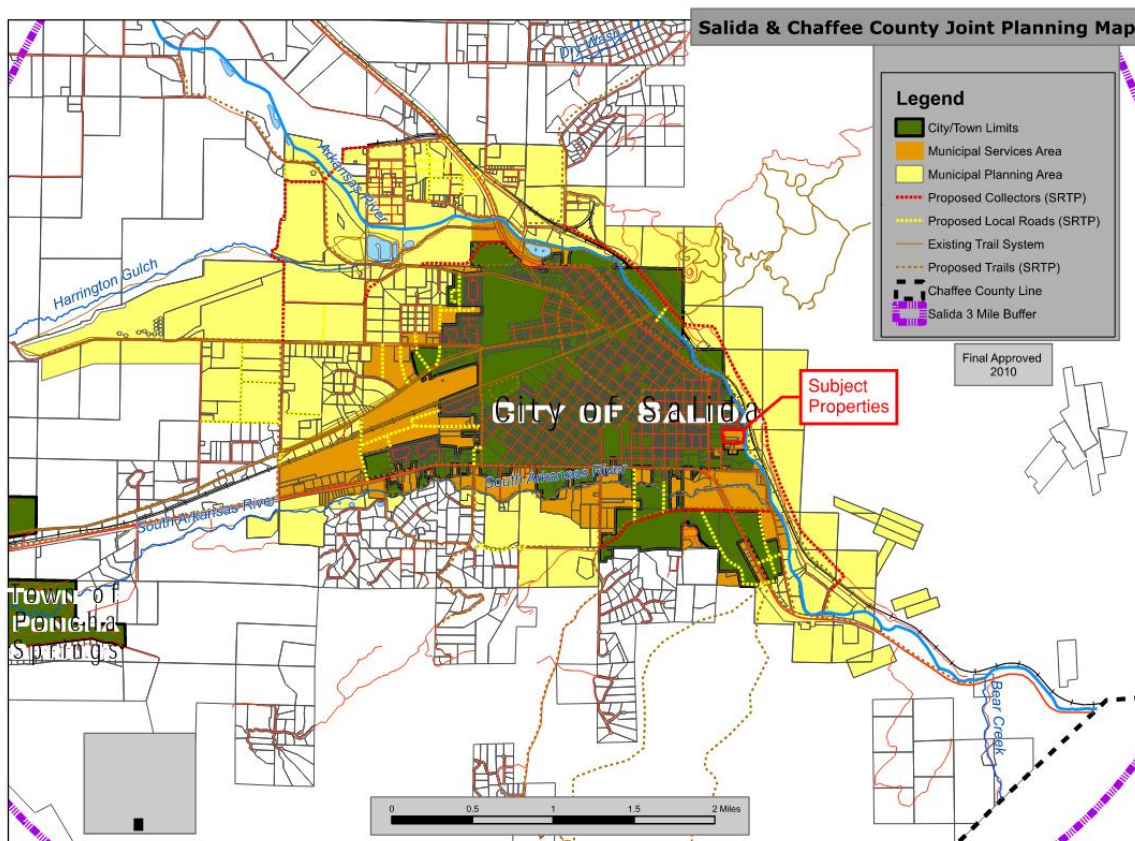
An application for annexation is a multi-step process. When annexing a property, the city must follow state statutes for contiguity and procedural requirements. The steps and standards include:

- A minimum of 1/6th (16.67%) of the perimeter of the proposed annexation must be contiguous with the City of Salida city limits.
- Staff reviews the petition for compliance with city and state statutes.
- City Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date.
 - On June 3, 2025, City Council adopted Resolution 2025-22 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for July 15, 2025.
- The City Council public hearing is advertised in the newspaper for four consecutive weeks.
 - Notice in the paper for four consecutive weeks: the proposed annexation was published in the Mountain Mail on June 6, 2025, June 13, 2025, June 20, 2025, and June 27, 2025.
- Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property.
 - A public hearing was held on June 10, 2025.
- City Council holds a public hearing on the annexation petition.
- City Council reviews and acts on an annexation agreement as necessary.
- City Council holds a public hearing to review and act on the proposed zoning within 90 days.

Findings Of Fact:

As explained above, the annexation shall be considered by the Commission as a required step prior to the zoning of the property. The following findings of facts are required for annexation:

1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
2. All applicable owners of the property are party to the annexation.
3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City's Comprehensive Plan and its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA "encompasses properties which are eligible for annexation and extension of municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time."



Salida & Chaffee County Joint Planning Map

4. The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan, specifically, to promote new development projects that contain a variety of housing, including affordable units. In addition, the proposal will provide for a logical extension of the City boundary to support the demand for residentially zoned land, which will provide for a variety of housing opportunities.
5. The property may be efficiently served by City Fire and Police Departments.
6. The property is a natural extension of the City's municipal boundary and meets the legal requirements for annexation.

The timeline for the requests related to the annexation is as follows:

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Findings of Fact Resolution 2025-32			7/15/2025
Annexation Ordinance 2025-12	6/10/2025	7/1/2025	7/15/2025
Annexation Agreement Resolution 2025-			8/5/2025
Zoning Ordinance 2025-13	6/10/2025	7/1/2025	7/15/2025

Annexation Agreement: On August 5, 2025, staff will present an annexation agreement that will incorporate inclusionary housing, and fair contributions to public school site requirements. The park and open space dedication / fees in-lieu was met via the sales agreement with the City.

Response From Referral Departments And Agencies:

- Salida Fire Department: No concerns at this time.
- Salida Police Department: No comments at this time.
- Public Works Department and City Engineering Consultants: Comments have been addressed.
- Salida Finance Department: 547 Scott Street is listed as a residential property in the City system. This property is a "sewer only in the City" utility account and it has two sewer taps on it. 507 Scott Street is listed as a commercial property in the City system. This property is a "sewer only in the City" utility account and it has one sewer tap on it. Upon development the appropriate system development fees will need to be paid.
- Chaffee County Public Health: No response was received.
- US Postal Service: No response was received.
- Salida School District: [Hopefully] the City and School can work collaboratively on the shared community needs for this area, most notably park space, parking, etc. That collaboration can be limited to just communicating plans and timing so [all parties are] aware.
- Xcel Energy: No response was received.
- ATMOS Energy: This subdivision is subject to Atmos Energy's main extension policy & process, if the desire is to have it served by Natural Gas.
- Visionary Broadband: No comments at this time.
- Chaffee County Planning Department: No issues or notes, proposal seems appropriate.
- Chaffee County Road and Bridge: No response was received.

Planning Commission Recommendation

A public hearing with the Planning Commission was held June 10, 2025. The Commission unanimously (7-0) recommended Council approve the proposed Granzella-City of Salida Annexation with conditions recommended by staff.

Staff Recommendation

Staff recommends approval of the proposed annexation, subject to Council approval of an annexation agreement with, at a minimum, the following conditions:

1. Owners shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of development.
2. Owners agree to pay at the time of building permit all applicable fees for the properties in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; applicable water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC), among other fees.
3. It is acknowledged that all public open space requirements for Tract 1 have been satisfied via the sales agreement for Tracts 3 & 4 which are anticipated to allow for the provision of adequate open space.
4. The owner/developer of Tract 1 will be required complete the curb, gutter, and sidewalk for the north side of the future Nelson Way (70' right-of-way) at time of development.
5. The owner/developer of Tract 1 will be required to connect and dedicate the undedicated portion of River Drive at time of development.
6. The City agrees to coordinate and take lead on improvements to Scott Street from Illinois Avenue to the future Nelson Way, including intersection improvements, which the City deems necessary, and which may include, for City street design, improvement to, opening of, completion of, utility work requirements, and to be financially responsible for this City Street development work done.
7. Owners of Tract 1 and successors and assigns agree to provide cost reimbursements to the City of Salida for utility installation (water and sewer) within Nelson Way; provided, however, owners' obligation for such cost reimbursements shall not exceed fifty percent (50%). Should owners of Tract 1 make the aforementioned utility installations (water and sewer) within Nelson Way, the City of Salida shall reimburse owners of Tract 1 for such cost at the time the City completes its development; provided, however, owners of Tract 1 obligation for such cost reimbursement shall not exceed fifty percent (50%). Notwithstanding the foregoing, the aforementioned cost reimbursement obligations shall expire ten (10) years following recordation of the Annexation Agreement with the Chaffee County Clerk and Recorder in accordance with applicable law.

Fiscal Impact

There is no fiscal impact.

Motion

A City Councilmember should state, "I move to _____ Ordinance 2025-12 approving the annexation of approximately 8.2 acres of property known as the Granzella-City of Salida Annexation," followed by a second and a roll call and vote.

Attachments:

Ordinance 2025-12
Annexation Petition and Annexation Plat
Draft Minutes from June 10, 2025 Planning Commission Meeting
Sales Agreement

**City Of Salida, Colorado
Ordinance No. 12
(Series of 2025)**

**An Ordinance of the City Council of the City of Salida, Colorado
Annexing to the City of Salida a Certain Tract of Land in Unincorporated Chaffee
County at 507 and 547 Scott Street known as the Granzella-City of Salida
Annexation**

WHEREAS, in May of 2025, the City of Salida filed a General Development Application (the "Petition") to commence proceedings to annex to the City of Salida (the "City") a certain unincorporated tract of land known as Tract 1 of the Lowry/Cooper Boundary Line Adjustment comprised of 5.6 acres located at located at 547 Scott Street and Tracts 3 and 4 of the Lowry/Cooper Boundary Line Adjustment comprised of 2.6 acres located at located at 507 Scott Street, in the County of Chaffee, State of Colorado (the "Property"), and being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, on June 3, 2025, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 22, Series of 2025 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on July 15, 2025 commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado; and

WHEREAS, pursuant to C.R.S. §31-12-108 to -110, the City Council on July 15, 2025 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published on June 6, 2025, June 13, 2025, June 20, 2025, and June 27, 2025 in The Mountain Mail newspaper; and

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

WHEREAS, the City hereby sets forth its Findings of Fact, Determinations, and Conclusions with regard to annexation to the Granzella-City of Salida Annexation; and

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

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

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

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

1. Owners shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of development.
2. Owners agree to pay at the time of building permit all applicable fees for the properties in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; applicable water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC), among other fees.
3. It is acknowledged that all public open space requirements for Tract 1 have been satisfied via the sales agreement for Tracts 3 & 4 which are anticipated to allow for the provision of adequate open space.
4. The owner/developer of Tract 1 will be required complete the curb, gutter, and sidewalk for the north side of the future Nelson Way (70' right-of-way) at time of development.
5. The owner/developer of Tract 1 will be required to connect and dedicate the undedicated portion of River Drive at time of development.
6. The City agrees to coordinate and take lead on improvements to Scott Street from Illinois Avenue to the future Nelson Way, including intersection improvements, which the City deems necessary, and which may include, for City street design, improvement to, opening of, completion of, utility work requirements, and to be financially responsible for this City Street development work done.
7. Owners of Tract 1 and successors and assigns agree to provide cost reimbursements to the City of Salida for utility installation (water and sewer) within Nelson Way; provided, however, owners' obligation for such cost reimbursements shall not exceed fifty percent (50%). Should owners of Tract 1 make the aforementioned utility installations (water and sewer) within Nelson Way, the City of Salida shall reimburse owners of Tract 1 for such cost at the time the City completes its development; provided, however, owners of Tract 1 obligation for such cost reimbursement shall not exceed fifty percent (50%). Notwithstanding the foregoing, the aforementioned cost reimbursement obligations shall expire ten (10) years following recordation of the Annexation Agreement with the Chaffee County Clerk and Recorder in accordance with applicable law.

Section 3. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Salida, Colorado, on behalf of the City shall:

1. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;
2. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Plat, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Chaffee County, Colorado, with directions to the Chaffee County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and
3. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

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

Introduced on First Reading, on the 1st day of July, 2025, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City Council on the 4th day of July, 2025, and set for Second Reading and Public Hearing on the 15th day of July, 2025

Introduced on Second Reading, finally adopted and ordered published by Title only, by the City Council on the 15th day of July, 2025.

City Of Salida, Colorado

Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

Published in Full in the Mountain Mail after First Reading on the 1st day of July, 2025, and by Title only, after final adoption on the ____ day of _____, 20__.

City Clerk/Deputy City Clerk

EXHIBIT A

Tracts 1, 3, and 4 of the Lowry/Cooper Boundary Line Adjustment

A TRACT OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, INCLUDING TRACTS 1, 3 AND 4 OF THE LOWRY/COOPER BOUNDARY LINE ADJUSTMENT AS RECORDED AT RECEPTION NO. 335781, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER-WEST 1/16TH CORNER OF SAID SECTION 4, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT 1, BEING MARKED BY A 1 ½" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED

BY A 2 ½" ALUMINUM CAP STAMPED LS 16117, BEARS SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET;

THENCE SOUTH 89°21'55" EAST, ALONG THE NORTH BOUNDARY OF SAID TRACT 1, A DISTANCE OF 755.13 FEET TO THE WESTERLY RAILROAD RIGHT-OF-WAY BOUNDARY AS SHOWN ON SAID PLAT OF LOWRY/COOPER BOUNDARY LINE ADJUSTMENT;

THENCE SOUTH 03°20'39" EAST, ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 223.94 FEET TO A POINT ON THE CENTER THREAD OF THE ARKANSAS RIVER;

THENCE SOUTHWESTERLY ALONG THE CENTER THREAD OF THE ARKANSAS RIVER, A DISTANCE OF 249 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF SAID TRACT 1;

THENCE NORTH 89°53'39" WEST, ALONG SAID SOUTH BOUNDARY OF TRACT 1, A DISTANCE OF 213 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID TRACT 4;

THENCE SOUTH 00°41'25" WEST, ALONG SAID EAST BOUNDARY OF TRACT 4, A DISTANCE OF 24.07 FEET;

THENCE NORTH 89°24'25" WEST, ALONG THE SOUTH BOUNDARY OF SAID TRACT 4, A DISTANCE OF 483.70 FEET TO THE EAST RIGHT-OF-WAY OF SCOTT STREET;

THENCE NORTH 00°21'20" EAST, ALONG THE SAID EAST RIGHT-OF-WAY OF SCOTT STREET, A DISTANCE OF 220.41 FEET;

THENCE NORTH 89°21'33" WEST, A DISTANCE OF 38.81 FEET TO THE WESTERLY LINE OF A 30 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT;

THENCE NORTH 00°19'13" EAST, ALONG SAID WESTERLY LINE OF A 30 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT, A DISTANCE OF 274.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.25 ACRES

Also known by the following addresses:

507 Scott Street, Salida, CO 81201

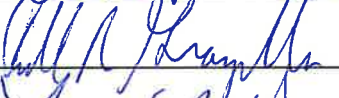
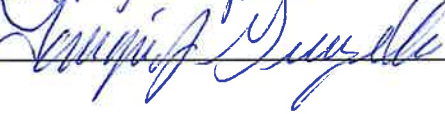
And assessor's schedule or parcel number: 380704300042

547 Scott Street, Salida CO 81201

And assessor's schedule or parcel number: 380704300168

ANNEXATION PETITION

This Section must be filled out if there are multiple properties/property owners petitioning annexation.

Signature of Petitioners Requesting Annexation to the City of Salida, Colorado	Date of Signature of Each Petitioner	Mailing Address of each Petitioner	Description of Property Included the Area Proposed for Annexation Owned by Each person Signing this Petition. (Attach separate sheet, if necessary)
	5/22/25	Christy Doon, City Administrator, 448 E 1st Street, Salida CO 81201	TRACTS 3 & 4 LOWRY/COOPER BLA PLAT
	05-20-25	Rusty Granzella, PO Box 75 Salida, CO 81201	TRACT 1 LOWRY/COOPER BOUNDARY LINE ADJ MAP
	5/20/2025	Tangie Granzella, PO Box 75 Salida, CO 81201	TRACT 1 LOWRY/COOPER BOUNDARY LINE ADJ MAP

GRANZELLA—CITY OF SALIDA
ANNEXATION TO THE CITY OF SALIDA

LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST
QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CHAFFEE COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT RUSSELL R. GRANZELLA, TANGIE J. GRANZELLA AND THE CITY OF SALIDA ARE THE OWNERS OF 100% OF THE LAND DESCRIBED AND SET FORTH HEREIN, EXCEPT PUBLIC STREETS, THAT SUCH OWNERS DESIRES AND APPROVES THE ANNEXATION OF THE TERRITORY DESCRIBED HEREIN TO THE CITY OF SALIDA, COLORADO AND DOES HEREBY DEDICATE TO THE CITY OF SALIDA THAT PORTION OF PROPERTY TO BECOME THE RIGHT-OF-WAYS OF NELSON WAY AND RIVER DRIVE AND THE 15' DRAINAGE EASEMENT AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2025.

OWNERS:

RUSSELL R. GRANZELLA TANGIE J. GRANZELLA

CITY OF SALIDA (MAYOR)

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2025, BY RUSSELL R. GRANZELLA. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2025, BY TANGIE J. GRANZELLA. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2025, BY CITY OF SALIDA (MAYOR). WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR GRANZELLA-CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA WERE ACCEPTED FOR FILING IN MY OFFICE ON THIS ____ DAY OF _____, 2025, AND IS DULY RECORDED.

CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

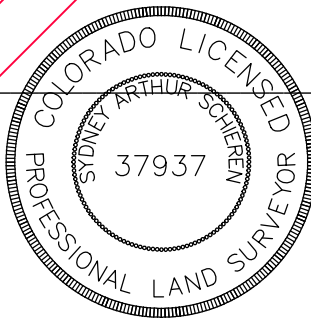
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____, M. ON THIS ____ DAY OF _____, 2025 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO REG. 37937



CERTIFICATION OF TITLE

I _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN RUSSELL R. GRANZELLA, TANGIE J. GRANZELLA AND THE CITY OF SALIDA, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2025.

TITLE AGENT

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON C.P.S. OBSERVATIONS ALONG THE SOUTH BOUNDARY OF TRACT 4 BETWEEN A 1 1/2" ALUMINUM CAP STAMPED LS 16117 AND A 1 1/2" ALUMINUM CAP STAMPED LS 37937 HAVING A BEARING OF NORTH 89°24'25" WEST
- 2) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 3) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH CENTRAL COLORADO TITLE AND ESCROW, COMMITMENT NO. 24-24188, DATED OCTOBER 3, 2024
- 4) THIS ANNEXATION SUBJECT TO THE TERMS & CONDITIONS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. _____
- 5) BUILDING SETBACKS AND RAILROAD RIGHT-OF-WAY SHOWN PER PLAT OF LOWRY/COOPER BOUNDARY LINE ADJUSTMENT AS RECORDED AT RECEPTION NO. 335781
- 6) BUILDINGS SHOWN ARE TO THE EAVES

CITY COUNCIL APPROVAL

WHEREAS, THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX TERRITORY AS DESCRIBED HEREIN BY RUSSELL R. GRANZELLA, TANGIE J. GRANZELLA AND THE CITY OF SALIDA AS OWNERS OF 100 PERCENT OF THE AREA TO BE ANNEXED, EXCEPT PUBLIC STREETS; AND WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED ON _____, 20____, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENT OF SECTION 31-12-107(1), C.R.S.; AND WHEREAS, AFTER NOTICE AND PUBLIC HEARING ON _____ 20____, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NO. _____ (SERIES 20____). DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTIONS 31-12-107 AND 105, C.R.S. AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND WHEREAS, ON _____ 20____, THE CITY COUNCIL ADOPTED ORDINANCE NO. _____ (SERIES 20____) APPROVING AND ANNEXING **GRANZELLA—CITY OF SALIDA ANNEXATION**. NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE **GRANZELLA—CITY OF SALIDA ANNEXATION** AS DESCRIBED HEREIN, TO WIT:

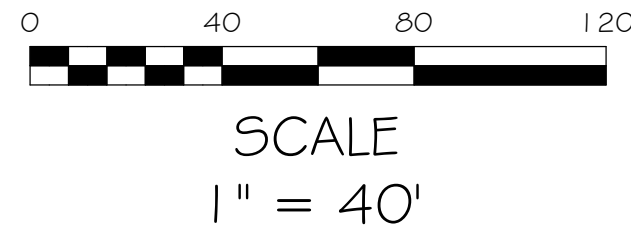
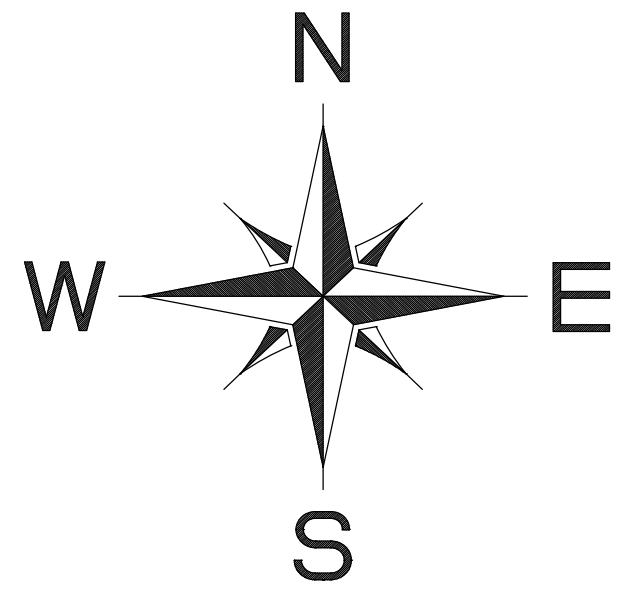
A TRACT OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, INCLUDING TRACTS 1, 3 AND 4 OF THE LOWRY/COOPER BOUNDARY LINE ADJUSTMENT AS RECORDED AT RECEPTION NO. 335781, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER-WEST 1/16TH CORNER OF SAID SECTION 4, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT 1, BEING MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 16117, BEARS SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET; THENCE SOUTH 89°21'55" EAST, ALONG THE NORTH BOUNDARY OF SAID TRACT 1, A DISTANCE OF 755.13 FEET TO THE WESTERLY RAILROAD RIGHT-OF-WAY BOUNDARY AS SHOWN ON SAID PLAT OF LOWRY/COOPER BOUNDARY LINE ADJUSTMENT; THENCE SOUTH 03°20'39" EAST, ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 223.94 FEET TO A POINT ON THE CENTER THREAD OF THE ARKANSAS RIVER; THENCE SOUTHWESTERLY ALONG THE CENTER THREAD OF THE ARKANSAS RIVER, A DISTANCE OF 249 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF SAID TRACT 1; THENCE NORTH 89°53'39" WEST, ALONG SAID SOUTH BOUNDARY OF TRACT 1, A DISTANCE OF 213 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID TRACT 4; THENCE SOUTH 00°41'25" WEST, ALONG SAID EAST BOUNDARY OF TRACT 4, A DISTANCE OF 24.07 FEET; THENCE NORTH 89°24'25" WEST, ALONG THE SOUTH BOUNDARY OF SAID TRACT 4, A DISTANCE OF 483.70 FEET TO THE EAST RIGHT-OF-WAY OF SCOTT STREET; THENCE NORTH 00°21'20" EAST, ALONG THE SAID EAST RIGHT-OF-WAY OF SCOTT STREET, A DISTANCE OF 220.41 FEET; THENCE NORTH 89°21'33" WEST, A DISTANCE OF 38.81 FEET TO THE WESTERLY LINE OF A 30 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT; THENCE NORTH 00°19'13" EAST, ALONG SAID WESTERLY LINE OF A 30 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT, A DISTANCE OF 274.86 FEET TO THE POINT OF BEGINNING. CONTAINING 8.25 ACRES

SIGNED THIS ____ DAY OF _____, 2025

MAYOR OF THE CITY OF SALIDA

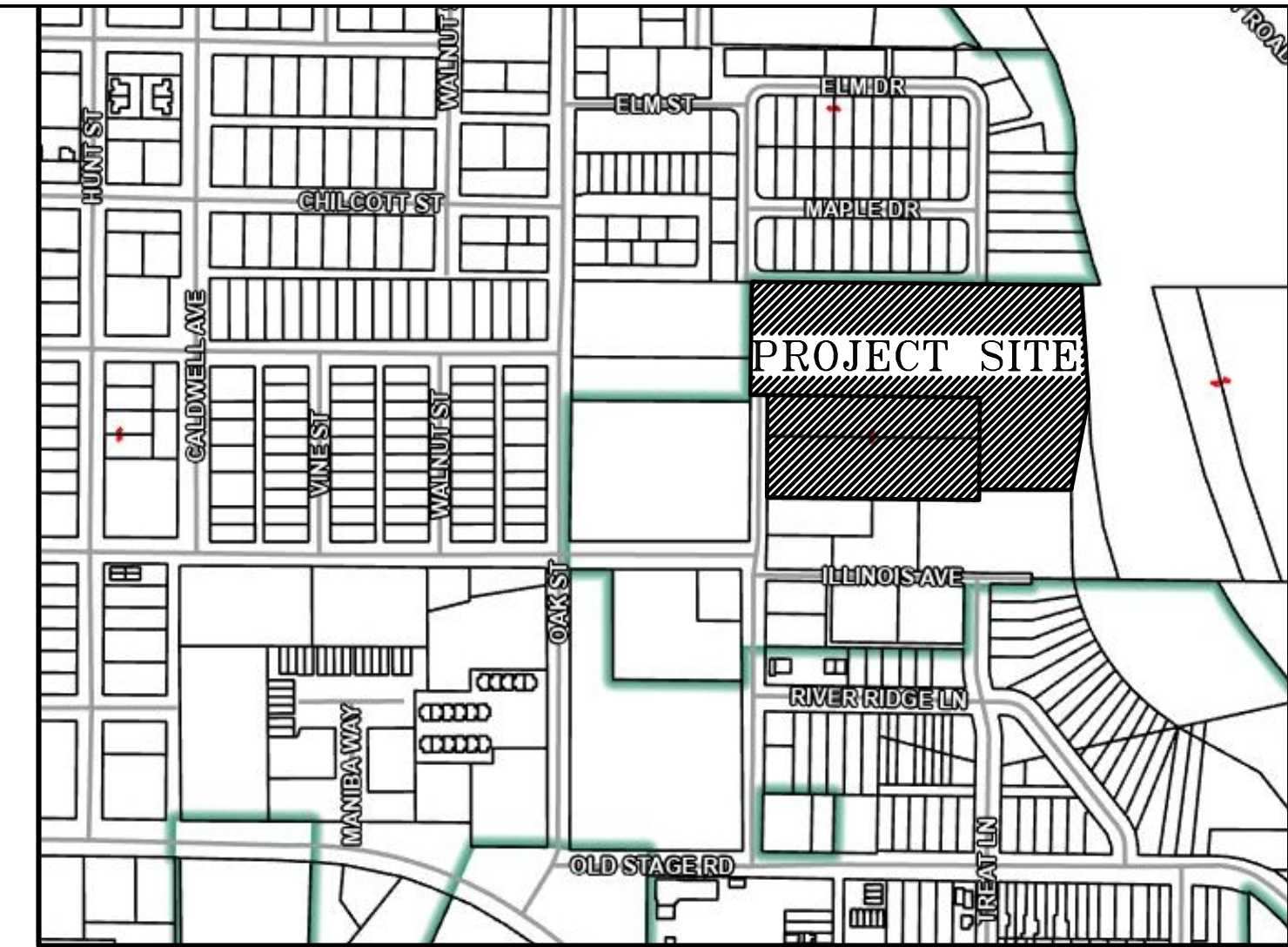
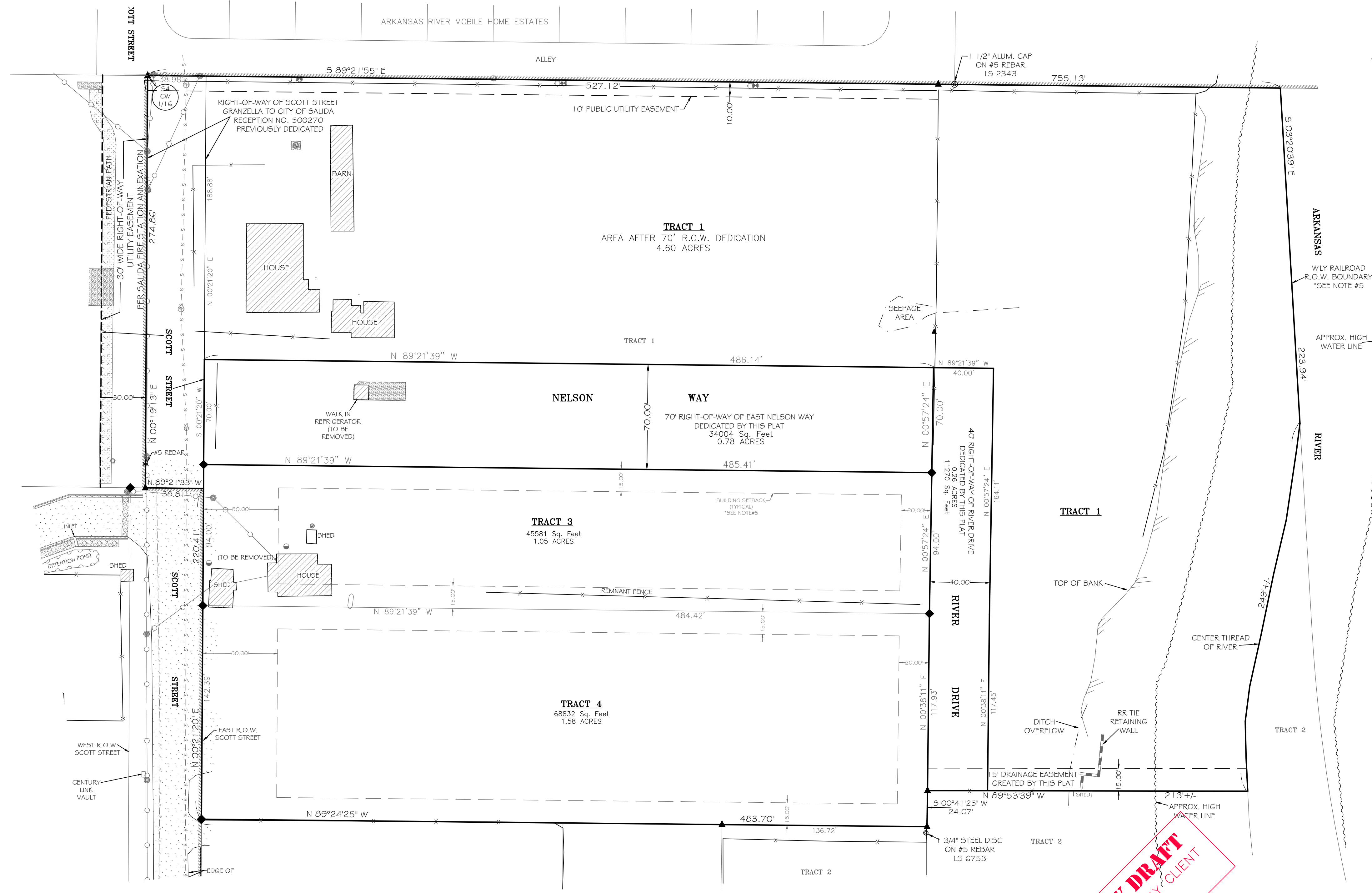
TOTAL PERIMETER OF LAND TO BE ANNEXED	2483.04'
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	1289.21'
CONTIGUOUS BOUNDARY REQUIREMENT 1/6=16.7%	51.9%

REVISED: DATE: MAY 21, 2025	GRANZELLA—CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA
	LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN CHAFFEE COUNTY, COLORADO
JOB # 24092	LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: MAY 20, 2025	
SHEET 1 OF 2	



GRANZELLA—CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA

LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST
QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

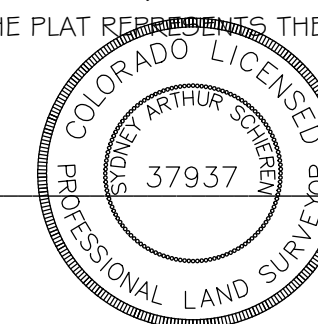
LEGEND

- FOUND MONUMENT AS NOTED
- ◆ 1 1/2" ALUMINUM CAP LS 37937
- ◆ 1 1/2" ALUMINUM CAP LS 16117
- WATER VALVE
- WATER METER
- POWER POLE
- SEWER CLEAN OUT
- WELL
- SEWER MAN HOLE
- CATCH BASIN
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- SALIDA CITY LIMITS
- FENCE
- OVERHEAD UTILITY
- UNDERGROUND SEWER
- UNDERGROUND WATER LINE
- CONCRETE

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



REVISED:	GRANZELLA—CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA
DATE: MAY 21, 2025	
DATE: MAY 27, 2025	
	LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN CHAFFEE COUNTY, COLORADO
JOB # 24092	LANDMARK SURVEYING & MAPPING
DATE: MAY 20, 2025	
SHEET 2 OF 2	

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



Planning Commission Regular Meeting

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

June 10, 2025 at 6:00 PM

Meeting Minutes

Draft 6.23.25

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission

Meeting: https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw

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 by Chairman – 6:01 PM

Roll Call – Present: Follet, Bomer, Kriebel, Colby, Derwingson, Bush, Layton4

Amendment(s) to Agenda

Approval of the Minutes

1. A correction to the Minutes of March 24, 2025 was provided by Commissioner Bomer regarding the voting on Item No. 3 of the agenda concerning the Limited Impact Review approval for a Drive-In Food or Beverage Facility use at 1002 E HWY 50, Salida, CO 81201. It was noted and confirmed that Commissioner Layton voted “no.” As such, the Minutes of March 24, 2025 have been corrected to state: Motion Approved 6-1 with Commissioner Layton voting “no.”

Motion by Bomer, Second by Kriebel to amend the Minutes of March 24, 2025 as stated above.

MOITON APPROVED 7-0

Motion by Bomer, second by Bush to approve the Minutes of March 24, 2025 as amended.

MOTION APPROVED 7-0

Unscheduled Citizens - none

New Business - Action Items

Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

2. Natural Medicine Ordinance

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.

It was pointed out by the City's legal consultant that the ordinance included in the packet was an earlier version and was incorrect. The necessary amendments to the draft ordinance were provided by the City's legal consultant to reflect Commissioner requests.

Motion by Bomer, second by Colby to amend the draft Ordinance regarding Natural Medicine contained in today's packet by removing the last sentence in Part 7 – Lighting of Natural Medicine Businesses, and changing Table 16-D Schedule of Uses for Natural Medicine Healing Centers and Natural Medicine Businesses other than Healing Centers from a Permitted Use to Administrative Review in the respective columns.

MOTION APPROVED 7-0

Motion by Bomer, second by Colby to recommend City Council approve the amended proposed text of the attached draft Ordinance of the City of Salida Amending Chapter 16 of the City's Municipal Code By Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses, plus the amendment to Section 7 regarding Lighting, which was part of the draft amendment.

MOTION APPROVED 7-0

3. Major Impact Review for the Proposed Salida Quality Farms, LLC / Meadowlark Drive Major Subdivision

Motion by Bomer, second by Colby to recommend City Council approve the Salida Quality Farms, LLC / Meadowlark Drive Subdivision as it meets the intent of the applicable review standards for a subdivision, subject to the following conditions as amended by the Commission (**Note: items in bold provided by Commission members as requested to be subject to City Attorney review; items in *italics and bold* inserted by staff to reflect the requirements of the annexation agreement as discussed in the meeting**):

- (1)** The proposed subdivision includes a public park dedication of a minimum of 4 acres, as required by the annexation agreement. The first phase of development of the 4-acre park shall be required to be completed prior to the issuance of a certificate of occupancy for any structure within the subdivision **other than those developed by Places to Age.**
- (2)** The first phase of public park improvements shall include the entire 4 acres and shall consist of at a minimum: grading; irrigation; turfgrass; park signage; 8-ft wide concrete shared-use paths along the perimeter of the park and street trees at the required intervals; a path connection to the park in Angelview Neighborhood Subdivision extending across the entire park in the proposed subdivision to CR 120 (Poncha Boulevard); and 2 park benches with 2 shade trees near each bench along the path. **Any developer within the subdivision other than Places to Age shall be required to comply with this requirement.**
- (3) Places to Age shall be exempt from park development expenses as the 4-acre park dedication fulfills the park dedication requirement.**
- (4)** Future phases of park improvements shall be identified by the Director of Parks and Recreation to be consistent with the city's park development standards.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.

- (5) Construction documents for the first phase of park improvements complying with the City of Salida Park Development Manual and Park Construction Standards and Specifications shall be submitted to the Director of Parks and Recreation for review and approval as part of the Subdivision Improvements Agreement and prior to the issuance of any building permits in the subdivision **other than for the 8-acre parcel developed by Places to Age.**
- (6) A full set of civil engineering plans for all other public and right-of-way improvements ***including the 8-ft wide shared-use path and associated parkway improvements*** as illustrated on The Utility Plan - Phase 1 (Attachment C) shall be submitted to the Director of Public Works for review and approval ***to be constructed*** as part of the Subdivision Improvements Agreement and prior to the issuance of any building permits in the subdivision.

MOTION APPROVED 7-0 (UNANIMOUS)

4. Recommendation on Proposed Granzella-City of Salida Annexation

Motion by Bomer, second by Colby to recommend City Council approve the proposed Granzella-City of Salida Annexation as it meets the findings of fact for annexation, subject to specific conditions as outlined below as included in the staff report:

1. Owners shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional principal dwelling units constructed on the properties.
2. Owners agree to pay at the time of building permit all applicable fees for the properties in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the5 Recommendation on Proposed Granzella-City of Salida Annexation Planning Commission Public Hearing Agenda June 10, 2025 Page 5 of 6 building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC) among other fees.
3. It is acknowledged that all public open space requirements for Tract 1 have been satisfied via the sales agreement for Tracts 3 & 4 which are anticipated to allow for the provision of adequate open space.
4. The owner/developer of Tract 1 will be required complete the curb, gutter, and sidewalk for the north side of the future Nelson Way at time of development.
5. The owner/developer of Tract 1 will be required to connect and dedicate the undedicated portion of River Drive at time of development.
6. The City agrees to coordinate and take lead on improvements to Scott Street from Illinois Avenue to the future Nelson Way, including intersection improvements, which the City deems necessary, and which may include, for City street design, improvement to, opening of, completion of, utility work requirements, and to be financially responsible for this City Street development work done.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.

7. Owners of Tract 1 and successors and assigns agree to provide cost reimbursements to the City of Salida for utility installation (water and sewer) within Nelson Way; provided, however, owners' obligation for such cost reimbursements shall not exceed fifty percent (50%). Should owners of Tract 1 make the aforementioned utility installations (water and sewer) within Nelson Way, the City of Salida shall reimburse owners of Tract 1 for such cost at the time the City completes its development; provided, however, owners of Tract 1 obligation for such cost reimbursement shall not exceed fifty percent (50%). Notwithstanding the foregoing, the aforementioned cost reimbursement obligations shall expire ten (10) years following recordation of the Annexation Agreement with the Chaffee County Clerk and Recorder in accordance with applicable law.

5. Recommendation on Proposed Granzella-City of Salida Zoning

Motion by Bush, second by Bomer to recommend City Council approve the proposed zoning of the Granzella-City of Salida properties as proposed to be annexed: the 507 Scott Street property as R-3 High Density Residential Zone District and the 547 Scott Street Property as R-3 High Density Residential Zone District, as the requests meet the applicable review standards.

(Noted here that the 547 Scott Street property was recommended by staff to be zoned R-2, but changed by the Commission as per their motion.)

Updates – provided by Director Almquist

- Land Use Code Update
- Parking Issues

Commissioners' Comments

Adjourn

Motion by Bomer, second by Bush MOTION APPROVED 7-0

Alternate Notice

****An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.**

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 15
(Series of 2025)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO
AUTHORIZING THE PURCHASE OF REAL PROPERTY AND APPROVING A
CONTRACT TO BUY AND SELL REAL ESTATE**

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

WHEREAS, the City desires to acquire approximately 2.63 acres of real property comprised of two tracts of land located at 507 Scott Street, Salida, Colorado 81201 (collectively, the “Property”); and

WHEREAS, the Property will be developed so as to provide primarily affordable housing and a minimum one (1) acre public park for the community, both in a part of the City where such uses are desperately needed; and

WHEREAS, the City will use a grant received through the Proposition 123 Land Banking Program, administered by the Colorado Housing and Finance Authority, to fund a portion of the purchase price for the Property; and

WHEREAS, the City Council (“Council”) authorizes the purchase of the Property; and

WHEREAS, the Council likewise approves the execution of the Contract to Buy and Sell Real Estate, attached hereto as Exhibit A, and authorizes the execution of all necessary documents associated with the purchase and closing of the Property.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

Section 1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The Salida City Council hereby authorizes the City to purchase the Property and authorizes the Mayor to sign the Contract to Buy and Sell Real Estate, attached hereto as Exhibit A.

Section 3. The Salida City Council additionally authorizes the Mayor to execute all necessary documents associated with the conveyance and closing of the Property pursuant to the Contract to Buy and Sell Real Estate, attached hereto as Exhibit A.

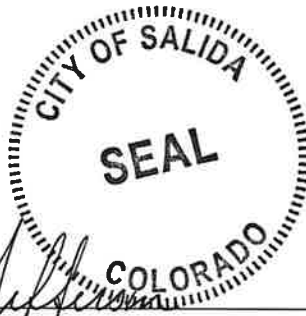
RESOLVED, APPROVED, AND ADOPTED this 15th day of April, 2025

CITY OF SALIDA

By: _____

Dan Shore, Mayor

[SEAL]



ATTEST: _____

Kristi Jefferson, City Clerk

CONTRACT TO BUY AND SELL REAL ESTATE

PARTIES AND PROPERTY.

Buyer: **City of Salida, Colorado**, a statutory municipal corporation
448 E. First Street
Salida, CO 81201

Sellers: **Russell R. Granzella**
 Tangie J. Granzella
P.O. Box 75
Salida, CO 81201

Whereas, Buyer desires to acquire Property to develop senior living housing units through LIHTC grant funds for the community, parking for the development, and other related uses including an approximately 1-acre public park; and,

Whereas, Sellers desire to sell two (2) tracts of Property on Scott Street, Salida in Unincorporated Chaffee County to Buyer; and,

Whereas, Buyer desires to purchase said Property; and,

Whereas, Parties also desire to memorialize the Sellers' covenant to: (1) dedicate a portion of nearby property to extend the Scott Street right-of-way; (2) dedicate a 70-foot right-of-way adjacent to the Tract 3 and Tract 4 of Property to be improved primarily by the City for the future East Nichols Road; (3) dedicate a 40-foot strip of land immediately east of Tract 3 and Tract 4 to be included in a future right-of-way extension of River Road; and (4) convey a 15-foot wide drainage easement from near the SE corner of Tract 4 of the Property to Arkansas River that future developments will be able to utilize for drainage, which covenants shall survive closing; and,

Whereas, City Council has authorized the purchase of said Property pursuant to Resolution 2025-__ on _____, 2025.

Now, Therefore, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

Buyer agrees to buy and Sellers agree to sell, contingent upon the terms and conditions set forth in this Contract, approximately 1.05 acres of improved real property in the County of Chaffee, State of Colorado as further described as Tract 3 in "Exhibit A," and approximately 1.58 acres of unimproved real property in the County of Chaffee, State of Colorado as further described as Tract 4 in "Exhibit B," both attached hereto and incorporated herein and collectively referred to as the "Property."

Sellers also agree to the three dedications and one conveyance as provided herein, and as further described in "Exhibit C," "Exhibit D," "Exhibit E" and "Exhibit F," attached hereto and incorporated herein.

TOGETHER, with all interest of the Sellers in all applicable vacated streets and alleys adjacent thereto, all applicable easements and appurtenances thereto, all improvements thereon and all attached fixtures thereto, except as herein excluded (collectively referred to hereinafter as the "Property").

1. CONTINGENCIES: Parties acknowledge and agree that the entirety of this Contract shall be void and without effect unless and until the successful completion of the following:

(a) Buyer shall have thirty (30) days from the execution of this Contract for a due diligence period, or such shorter period of time as the parties may mutually agree, in which Buyer may, without limitation, accept clear title and prepare/conduct any feasibility analysis for Buyer's intended use of the property.

(b) In the event that clear title or any other due diligence conducted by Buyer are unacceptable to Buyer, in the sole subjective discretion of the Buyer, then Buyer shall have the right to terminate this Contract by delivering written notice to Seller not later than the due diligence period contemplated in 1(a) above. In the event that Buyer terminates the Contract pursuant to this subparagraph, all payments and things of value received hereunder, including Earnest Money, shall be returned in accordance with Paragraph 17 and the parties shall be relieved of any further obligations hereunder.

(c) The Parties acknowledge that Buyer is seeking to obtain a grant for purposes of funding the purchase of Tract 4 under this Contract (the "Grant"). In connection with the Grant process, the Colorado Housing and Finance Authority (the "Authority") will require an Environmental Transaction Screen (at Buyer's expense) of the Property and may require a Phase I environmental report for the Property (at Buyer's expense) (collectively, the "Environmental Assessments"). Based on the foregoing, and notwithstanding anything to the contrary set forth in this Contract, if the time to obtain the Environmental Assessments extends beyond the due diligence period set forth in Section 1(a) above, then it is agreed that the due diligence period shall be extended for a period of five (5) business days following Buyer's receipt of the Environmental Assessments. During such five (5) business day extension of the due diligence period, Buyer shall have all of the rights set forth in Section 1(b) above.

2. INCLUSIONS / EXCLUSIONS. Sellers certify that the Property includes miscellaneous structures, and therefore, the Purchase Price includes the following items:

(a) if attached to the Property on the date of this Contract: miscellaneous structures, fences, and any ancillary improvements, except as noted in Paragraph 21(m), which items will be removed by Sellers on or before May 30, 2025.

(b) if on the Property whether attached or not on the date of this Contract: Personal Property belonging to Sellers on the Property shall be excluded; specifically, one walk-in freezer currently located on Tract 3 of the Property, to be removed by the Sellers no later than May 30, 2025.

(c) **Water Rights.** Sellers cannot guarantee any surface water rights or seepage rights.

(d) the well located on the Property. Sellers agree to supply information to Buyer about the well. The Well Permit # is 268923.

(e) **Environmental Studies.** A phase I was not conducted on the property when it was purchased by seller. The Buyer may at its own cost cause a phase I environmental report to be prepared.

The above-described included items (Inclusions) are to be conveyed to Buyer by Sellers by bill of sale, Warranty Deed or other applicable legal instrument(s) at the Closing, free and clear of all taxes, liens and encumbrances. The following items are excluded from this sale: Those items set forth in Paragraph 21(m) of this Contract shall be removed from the Property by Sellers on or before May 30, 2025.

3. PURCHASE PRICE AND TERMS. The Purchase Price shall be Seven Hundred Fifty Thousand Dollars (\$750,000.00) for Tract 4, and Three Hundred Twenty-Five Thousand Dollars (\$325,000.00) for Tract 3, for a total of One Million Seventy-Five Thousand Dollars (\$1,075,000.00), payable in U.S. dollars by Buyer as follows:

(a) **Earnest Money.** Earnest money of Fifty Thousand Dollars (\$50,000) shall be required by the Buyer upon the signing of this Contract, to be credited to the total purchase price at Closing.

(b) **Consideration at Closing.** One Million Twenty-Five Thousand Dollars (\$1,025,000) shall be due at Closing, which may consist of cash, electronic transfer funds, certified check, or Cashier's Check (Good Funds), as agreed upon by the Parties.

4. COST OF APPRAISAL. The Buyer may request an appraisal and/or a survey of the Property. The cost of any appraisal or survey to be obtained after the date of this Contract shall be ordered and timely paid by the Buyer. Sellers shall provide Buyer any previously obtained appraisals or surveys in the possession of Sellers.

5. **NOT ASSIGNABLE.** This Contract shall not be assignable by either party without prior written consent of both parties. Except as so restricted, this Contract shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the parties.

6. **EVIDENCE OF TITLE.** Buyer will obtain, at Buyer's expense, a current commitment for Owner's Title Insurance Policy in an amount equal to the Purchase Price within thirty (30) days from the execution of this Contract (Title Deadline). Sellers shall also deliver to Buyer any Abstract(s) of Title in their possession, certified to the last date of any previous certification. The Title Insurance Commitment, together with any copies or abstracts of instruments furnished pursuant to this Section, constitutes the title documents (Title Documents). Buyer, or Buyer's designee, must request Sellers, in writing, to furnish copies or abstracts of instruments in their possession listed in the Schedule of Exceptions no later than ten (10) calendar days after Title Deadline.

7. **TITLE.**

(a) **Title Review.** Buyer shall have the right to inspect the Title Documents. Written notice by Buyer of unmerchantability of title or of any other unsatisfactory title condition shown by the Title Documents shall be signed by or on behalf of Buyer and given to Sellers on or before ten (10) calendar days after Buyer's receipt of the Title Insurance Commitment, or within five (5) calendar days after receipt by Buyer of any Title Document(s) or endorsement(s) adding new Exception(s) to the Title Commitment together with a copy of the Title Document adding new Exception(s) to title. If Sellers do not receive Buyer's notice by the date(s) specified above, Buyer accepts the condition of title as disclosed by the Title Documents as satisfactory.

(b) **Matters Not Shown by the Public Records.** Sellers shall deliver to Buyer, on or before the Title Deadline set forth in Section 6, true copies of all lease(s) and survey(s) in Sellers' possession pertaining to the Property and shall disclose to Buyer all easements, liens or other title matters not shown by the public records of which Sellers have actual knowledge. Buyer shall have the right to inspect the Property to determine if any third party(s) has any right in the Property not shown by the public records (such as an unrecorded easement, unrecorded lease, or boundary line discrepancy). Written notice of any unsatisfactory condition(s) disclosed by Sellers or revealed by such inspection shall be signed by or on behalf of Buyer and given to Sellers on or before Buyer acquires the property. If Sellers do not receive Buyer's notice by said date, Buyer accepts title subject to such rights, if any, of third parties of which Buyer has actual knowledge.

(c) **Right to Cure.** If Sellers receive notice of unmerchantability of title or any other unsatisfactory title condition(s) as provided in subsection (a) or (b) above, Sellers shall use reasonable effort to correct said unsatisfactory title condition(s) prior to the date of closing. If Sellers fail to correct said unsatisfactory title condition(s) on or before the

date of closing, this Contract shall then terminate; provided, however, Buyer may, by written notice received by Sellers, on or before closing, waive objection to said unsatisfactory title condition(s).

8. INSPECTION. Buyer or any designee shall have the right to have inspection(s) of the physical condition of the Property and Inclusions, at Buyer's expense. If written notice of any unsatisfactory condition, signed by or on behalf of Buyer, is not received by Sellers on or before thirty (30) days after execution of this Contract (Objection Deadline), the physical condition of the Property and Inclusions shall be deemed to be satisfactory to Buyer. If such notice is received by Sellers as set forth above, and if Buyer and Sellers have not agreed, in writing, to a settlement thereof on or before five (5) days after Sellers' Receipt of the Objection from Buyer (Resolution Deadline), this Contract shall terminate three (3) calendar days following Resolution Deadline; unless, within the three (3) calendar days, Sellers receive written notice from Buyer waiving objection to any unsatisfactory condition. Buyer is responsible for and shall pay for any damage which occurs to the Property and Inclusions as a result of such inspection.

9. DATE OF CLOSING.

(a) The date of closing shall be within forty (40) days following execution of this Contract, or by mutual agreement at an earlier or later date. The location of the closing shall be at Central Colorado Title & Escrow, 129 E. Hwy 50, Salida, Colorado 81201.

(b) Notwithstanding anything to the contrary set forth in this Contract, the obligation of Buyer to consummate the transactions contemplated by this Contract are subject to the closing of the Grant, prior to or contemporaneously with the closing of the transactions set forth in this Contract. If the Grant does not close prior to or contemporaneously with the closing of the transactions set forth in this Contract, Buyer may terminate this Contract. In the event Buyer terminates the Contract pursuant to this subparagraph, all payments and things of value received hereunder, including Earnest Money, shall be returned in accordance with Paragraph 17 and the Parties shall be relieved of any further obligations hereunder.

10. TRANSFER OF TITLE. Subject to the terms of payment at, and after, Closing, as required and specified herein, and compliance by Buyer with the other terms and provisions hereof, Sellers shall execute and deliver a good and sufficient Warranty Deed to Buyer, on Closing, conveying the Property free and clear of all taxes, liens and encumbrances. Further, title shall be conveyed free and clear of all liens for special improvements installed as of the date of Buyer's signature hereon, whether assessed or not; except: (i) distribution utility easements (including cable TV); (ii) those matters reflected by the Title Documents accepted by Buyer in accordance with subsection 7(a); (iii) those rights, if any, of third parties in the Property not shown by the public records in accordance with subsection 7(b); and (iv) subject to building and zoning regulations.

11. PAYMENT OF ENCUMBRANCES. Any encumbrance required to be paid by Sellers shall be paid at or before closing from the proceeds of this transaction or from any other source.

12. CLOSING COSTS, DOCUMENTS AND SERVICES. Buyer and Sellers shall pay their respective closing costs and all other items required to be paid at closing. Buyer and Sellers shall sign and complete all customary or required documents at or before closing. Fees for real estate closing services shall be paid at closing by Sellers (1/2) and Buyer (1/2).

13. PRORATIONS. Buyer shall be solely responsible for and shall pay all of the general property taxes that accrue on and after the date of closing, and that are due in the subsequent year, after the date the property is added from the tax rolls by the Chaffee County Assessor. The rental amounts that have accrued to the date of Closing under the Lease (hereafter defined) shall be prorated between the Sellers and Buyer as of the day of Closing. Further, at Closing, Sellers will transfer or credit to Buyer the security deposit for the Lease assigned and notify all tenants in writing of such transfer.

14. POSSESSION. Possession of the Property shall be delivered to Buyer immediately upon Closing. In addition, and at Closing, Sellers shall assign to Buyer, if applicable, that certain Lease Agreement for Commercial Property dated July 1, 2021 between the Sellers and G&G Wild Game Processing (the "Lease"). Sellers state that the Lease to be assigned to Buyer at the time of Closing does not contain any rent concessions, rent reductions or rent abatements except as disclosed in the Lease or other writing received by Buyer. Sellers will not amend, alter, modify, extend or cancel the Lease nor will Seller enter into any new leases affecting the Property without the prior written consent of Buyer, which consent will not be unreasonably withheld or delayed. Sellers must obtain and deliver to Buyer within fifteen (15) days following the execution of this Contract, a statement in a form and substance reasonably acceptable to Buyer, from each occupant or tenant at the Property (Estoppel Statement) attached to a copy of the Lease stating: (1) The commencement date of the Lease and the scheduled termination date of the Lease; (2) That said Lease is in full force and effect and that there have been no subsequent modifications or amendments; (3) The amount of any advance rentals paid, rent concessions given, and deposits paid to Sellers; (4) The amount of monthly (or other applicable period) rental paid to Sellers; (5) That there is no default under the terms of said Lease by landlord or occupant; and (6) That the Lease to which the Estoppel Statement is attached is a true, correct and complete copy of the Lease demising the premises it describes.

15. CONDITION OF AND DAMAGE TO PROPERTY. Except as otherwise provided in this Contract, the Property and Inclusions shall be delivered in the condition existing as of the date of this Contract, ordinary wear and tear excepted. Since it is the intent and understanding between the Buyer and Sellers that all structures on the "Property" are to be demolished after closing and after May 30, 2025, any damage in any form to any structures shall not require repair or replacement or reflect any changes to values agreed upon.

16. TIME OF ESSENCE / REMEDIES. Time is of the essence hereof. If any note or check received as the Earnest Money Deposit hereunder or any other payment due hereunder is not paid, honored or tendered when due, or if any other obligation hereunder is not performed or waived as herein provided, there shall be the following remedies:

(a) IF BUYER IS IN DEFAULT: Sellers may elect to treat this Contract as cancelled, in which case all payments and things of value received hereunder shall be forfeited and retained on behalf of Sellers, and Sellers may recover such damages as may be proper, or Sellers may elect to treat this Contract as being in full force and effect and Sellers shall have the right to specific performance or damages, or both.

(b) IF SELLERS ARE IN DEFAULT: Buyer may elect to treat this Contract as cancelled, in which case all payments and things of value received hereunder, including Earnest Money, shall be returned and Buyer may recover such damages as may be proper, or Buyer may elect to treat this Contract as being in full force and effect and Buyer shall have the right to specific performance or damages, or both. Buyer shall not have any recovery rights to any costs incurred before contract signing date.

(c) COSTS AND EXPENSES: Anything to the contrary herein notwithstanding, in the event of any litigation arising out of this Contract, the court shall award to the prevailing party all reasonable costs and expenses, including attorney fees.

17. TERMINATION. In the event this Contract is terminated at or before closing, all payments and things of value received hereunder shall be returned and the parties shall be relieved of all obligations hereunder, subject to Section 16.

18. MODIFICATION OF THIS CONTRACT. No subsequent modification of any of the terms of this Contract shall be valid, binding upon the parties, or enforceable unless made in writing and signed by the parties.

19. ENTIRE AGREEMENT. This Contract constitutes the entire contact between the parties relating to the subject hereof, and any prior agreements pertaining thereto, whether oral or written, have been merged and integrated into this Contract.

20. NOTICE OF ACCEPTANCE; COUNTERPARTS. If accepted, this document shall become a contract between Sellers and Buyer. A copy of this document may be executed by each party, separately, and when each party has executed a copy thereof, such copies taken together shall be deemed to be a full and complete contract between the parties.

21. COVENANTS SURVIVING CLOSING. Upon Closing of this contract, the following covenants shall be enforceable until conditions surrounding the covenants are met. Failure to enforce any provision contained herein shall not be considered a waiver of that provision or any other provision contained herein.

- a. Sellers shall remove the walk-in freezer from Tract 3 of the Property no later than May 30, 2025. Buyer permits Sellers, and their lawful agents, representatives, and designees, to enter and access the Property as needed to utilize and subsequently remove the walk-in freezer, the items listed in paragraph 21(m) of this Contract, and any and all Personal Property on the Property on or before May 30, 2025. Sellers hereby agree to carry and maintain liability insurance on the Property and to pay for all applicable utilities regarding or related to any improvements on the Property through May 30, 2025.
- b. Sellers agree to dedicate a portion of nearby property (approximately 39 feet) to extend the Scott Street right-of-way, as will be described in "Exhibit C" to be attached hereto on or before Closing, and with such dedication to run with the land, and be recorded. Such dedication shall be made at Closing by deed from Sellers to Buyer. This dedication replaces and eliminates any and all current easement boundaries on Sellers' side of Scott Street.
- c. Buyer agrees to coordinate and take lead on improvements to Scott Street from Illinois Avenue to East Nichols Road, including intersection improvements, which Buyer deems necessary, and which may include, for City street design, improvement to, opening of, completion of, utility work requirements, and to be financially responsible for this City Street development work done. The Buyer anticipates that these improvements will be completed by December 31, 2028.
- d. Sellers agree to dedicate a 70-foot right-of-way adjacent to Tract 3 and Tract 4 of the Property to be improved by the City for the future East Nichols Road, as will be described in "Exhibit D" to be attached hereto on or before Closing, and with such dedication to run with the land, and be recorded. Such dedication shall be made at the time of annexation by deed from Sellers to Buyer.
- e. Buyer agrees to build the future East Nichols Road as part of future senior living project or residential type project, with exceptions to required curb, gutter, and sidewalks on the north side of said road.
- f. Sellers and their successors and assigns agree to provide cost reimbursements to Buyer for utility installation (water and sewer) within East Nichols Road to be further detailed in an Annexation Agreement; provided, however, Sellers' obligation for such cost reimbursements shall not exceed fifty percent (50%). Should Sellers make the aforementioned utility installations (water and sewer) within East Nichols Road to be further detailed in an Annexation Agreement, Buyer shall reimburse Sellers for such cost at the time Buyer completes its development; provided, however, Buyer's obligation for such cost reimbursement shall not exceed fifty percent (50%). Notwithstanding the foregoing, the aforementioned cost reimbursement obligations shall expire ten (10) years following recordation of the aforementioned Annexation Agreement with the Chaffee County Clerk and Recorder in accordance with applicable law.
- g. Buyer further agrees that the 70-foot right-of-way dedication as will be described in "Exhibit D" to be attached hereto on or before Closing, will satisfy the Sellers' future open space requirements related to the development of Sellers' remaining adjacent property. This Exhibit D dedication shall not be for public use until Buyer's project(s) for Tract 3 and/or Tract 4 begin normal approved construction development or, until Sellers begin a development project on Sellers' remaining adjacent property.
- h. Sellers agree to dedicate a minimum 40-foot strip of land immediately east of Tract 3 and Tract 4 to be included in a future right-of-way extension of River Road to 1040 Illinois

Avenue (to serve as a future connection to Treat Lane), as generally described in red on "Exhibit E" attached hereto, and with such dedication to run with the land, and be recorded. Such dedication shall be made at the time of annexation by deed from Sellers to Buyer.

- i. Sellers agree to convey a 15-foot-wide drainage easement from near the SE corner of Tract 4 of the Property to Arkansas River that future developments will be able to utilize for drainage, as will be described in "Exhibit F" to be attached hereto on or before Closing, and with such conveyance to run with the land, and be recorded. Such conveyance shall be made at the time of annexation by Sellers executing an easement agreement. This 15-foot-wide easement will not be for general public use or recreation and is the responsibility of the Buyer to secure the safety of the easement.
- j. Buyer agrees to pay for the application, surveying, and platting fees and costs relating to the annexation and zoning of Tracts 3 and 4, the application, surveying, and platting fees and costs relating to the annexation and zoning of Sellers' remaining adjacent property (not including Seller's subdivision), and the application, surveying, and platting fees and costs for recording the dedications and conveyance described in "Exhibit C," "Exhibit D," "Exhibit E" and "Exhibit F," respectively.
- k. Buyer acknowledges that the fence south of Tract 4 is not on the property line but rather 8 to 10 feet south of the property line. It is the Buyer's responsibility to locate this property line and accept its results.
- l. For the safety of Buyer, it is disclosed that there is a hollow well about 15 to 25 feet deep located under a slab of cement between the 507 Scott Street structure and its front utility building.
- m. The following items will be removed from the Property by Sellers on or before May 30, 2025:
 1. Previously mentioned walk-in freezer.
 2. Railroad ties and fencing surrounding 507 Scott Street
 3. White metal roofing on 507 Scott Street structures.
 4. Stainless Steel Fixtures in 507 Scott Street Structures.
 5. Fixtures used as part of G & G Wild Game Processing business.
 6. White windows in 507 Scott Street Structures.
 7. White Door in front structure at 507 Scott Street.
 8. Steel Building pieces on land (not attached).
 9. Chicken house.
 10. Pile of Road Base material.

22. BROKERS, COMMISSIONS, AND OTHER THIRD-PARTY FEES. Buyer and Sellers shall be responsible for their own respective costs and fees for attorney reviews, brokerage arrangements, agent arrangements, or other commissions as the case may be. Such arrangements shall be handled in separate contracts as this Contract is not intended to create any third party rights.

BUYER: CITY OF SALIDA, COLORADO

By: [Signature]
Dan Shore, Mayor

4/15/25
Date

Attest:

By: [Signature]
Kristi Jefferson, City Clerk

SELLERS: RUSSELL AND TANGIE GRANZELLA

By: [Signature]
Russell R. Granzella, Owner

4-7-2025
Date

By: [Signature]
Tangie J. Granzella, Owner

4/7/2025
Date

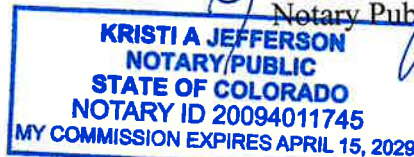
STATE OF COLORADO)
) ss.
COUNTY OF CHAFFEE)

The foregoing instrument was acknowledged before me this 7th day of April, 2025, by Russell R. Granzella.

Witness my hand and official seal:

[SEAL]

STATE OF COLORADO)
) ss.
COUNTY OF CHAFFEE)



The foregoing instrument was acknowledged before me this 7th day of April, 2025, by Tangie J. Granzella.

Witness my hand and official seal:

[SEAL]

[Signature]
Notary Public, State of Colorado

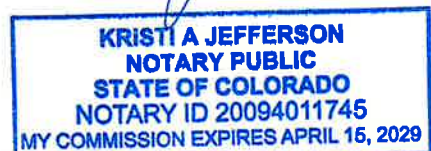


EXHIBIT A

LEGAL DESCRIPTION OF TRACT 3

Tract No. 3, per the Lowry/Cooper Boundary Line Adjustment Plat recorded June 16, 2003, as
Reception No. 335781, Chaffee County, Colorado

EXHIBIT B

LEGAL DESCRIPTION OF TRACT 4

Tract No. 4, per the Lowry/Cooper Boundary Line Adjustment Plat recorded June 16, 2003, as Reception No. 335781, Chaffee County, Colorado

EXHIBIT C

LEGAL DESCRIPTION OF DEDICATED ROW ALONG SCOTT STREET

(SEE ATTACHED)



Sheet 1 of 2

EXHIBIT C – TRACT 1
PARCEL A – NON-EXCLUSIVE RIGHT-OF-WAY FOR ROADWAY PURPOSES

A parcel of land lying in the southwest one-quarter (SW1/4) of Section 4, Township 49 North, Range 9 East, of the New Mexico Principal Meridian, County of Chaffee, State of Colorado, being a portion of Tract 1, LOWRY/COOPER BOUNDARY LINE ADJUSTMENT, Chaffee County Records, described as follows:

Beginning at the northwest corner of said Tract 1;

thence S00°04'03"E, 259.00 feet, along the west line of said Tract 1 to the southwest corner thereof;
thence S89°47'00"E, 39.00 feet, along the south line of said Tract 1;
thence N00°04'03"W, 259.00 feet, to the north line of said Tract 1;
thence N89°47'00"W, 39.00 feet, along said north line to the Point of Beginning.

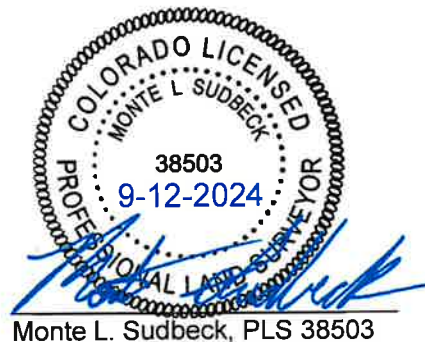
Containing 10,101 square feet (0.23 acres) more or less.

As shown and described on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

For the purpose of this description, bearings are based on said plat of LOWRY/COOPER BOUNDARY LINE ADJUSTMENT.

All lineal distances shown hereon are in U.S. Survey Feet.

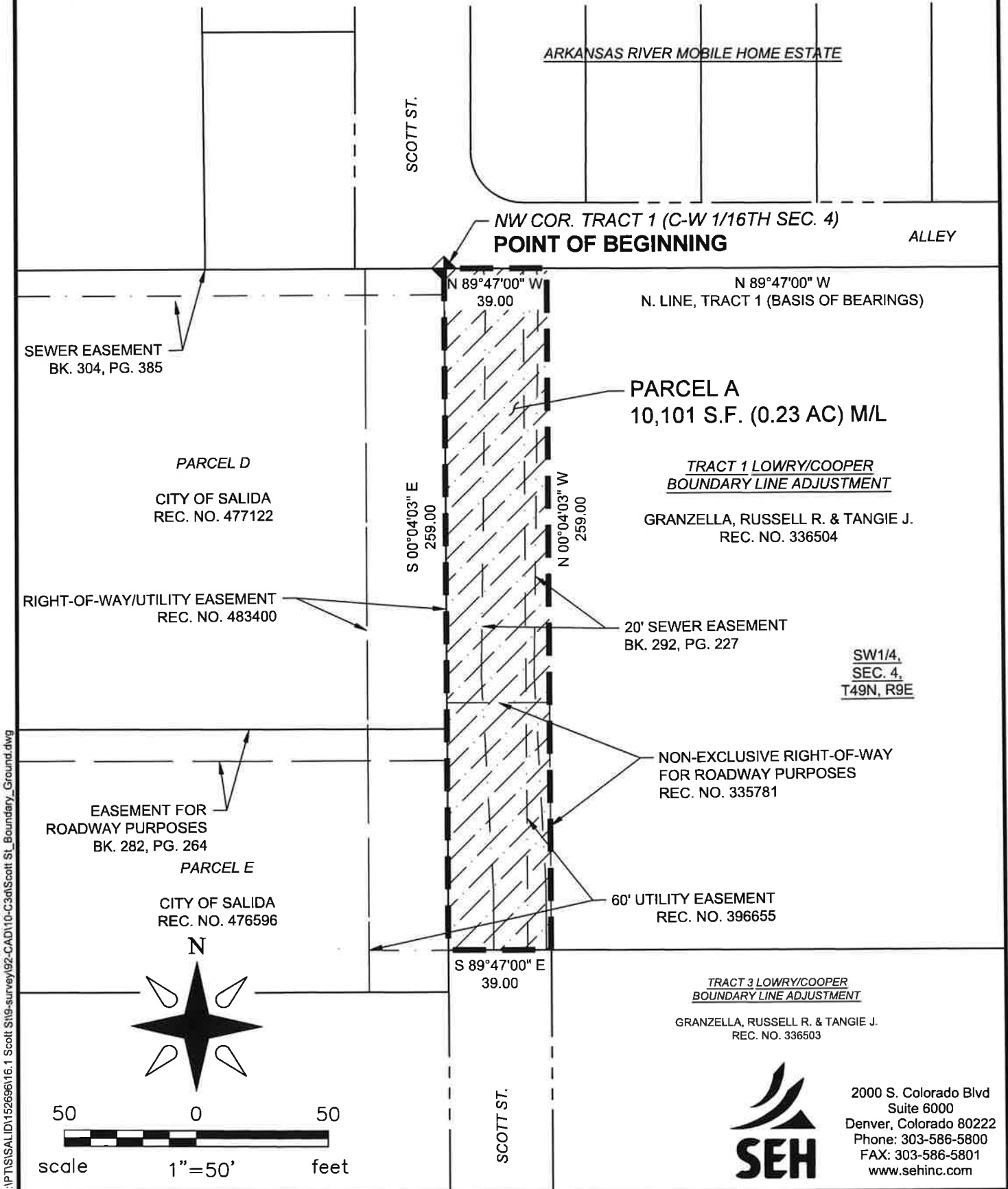
The author of this description is Monte L. Sudbeck, PLS 38503, prepared on behalf of SEH Inc., 2000 S. Colorado Blvd, Suite 6000, Denver, CO 80222, on September 12, 2024, under Job No. 152696-16.1, and is not to be construed as representing a monumented land survey.



Monte L. Sudbeck, PLS 38503

EXHIBIT C - TRACT 1
PARCEL A - NON-EXCLUSIVE RIGHT-OF-WAY FOR ROADWAY PURPOSES

SHEET 2 OF 2



X:\PT\ISALID\152656\116.1 Scott St\9-survey\92-CAD\10-C3a\Scott St_Boundary_Ground.dwg

EXHIBIT D

LEGAL DESCRIPTION OF DEDICATED ROW, FUTURE EAST NICHOLS ROAD

(SEE ATTACHED)

**LEGAL DESCRIPTION
OF A
RIGHT-OF-WAY**

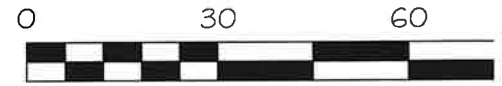
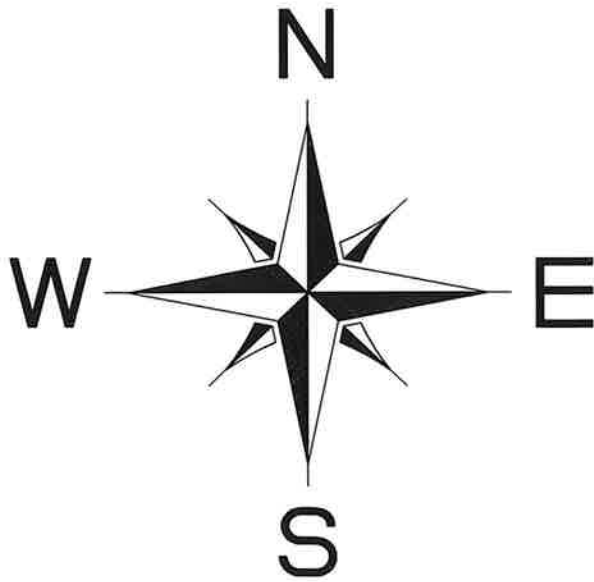
A STRIP OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, ALSO BEING WITHIN TRACT 1 OF THE LOWRY/COOPER BOUNDARY LINE ADJUSTMENT AS RECORDED AT RECEPTION NO. 335781, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 3 OF THE SAID LOWRY/COOPER BOUNDARY LINE ADJUSTMENT, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 ½" ALUMINUM CAP STAMPED LS 16117, BEARS NORTH 78°41'06" EAST, A DISTANCE OF 1249.31 FEET;
THENCE SOUTH 89°21'39" EAST, ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 485.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3;
THENCE NORTH 00°57'24" EAST, A DISTANCE OF 70.00 FEET;
THENCE NORTH 89°21'39" WEST, A DISTANCE OF 486.14 FEET TO THE EAST BOUNDARY OF A NON-EXCLUSIVE RIGHT-OF-WAY FOR ROADWAY PURPOSES PER SAID PLAT OF THE LOWRY/COOPER BOUNDARY LINE ADJUSTMENT;
THENCE SOUTH 00°21'20" WEST, ALONG SAID EAST BOUNDARY OF A NON-EXCLUSIVE RIGHT-OF-WAY FOR ROADWAY PURPOSES, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.78 ACRES

PREPARED BY:

 **LANDMARK**
SURVEYING & MAPPING
SYDNEY A. SCHIEREN, PLS 37937
PO BOX 668
SALIDA, COLORADO 81201



SCALE
1" = 30'

EAST HALF OF 60' WIDE UTILITY
EASEMENT PER "GRANZELLA
ANNEXATION PLAT" AS
REFERENCED IN PRE-ANNEXATION
AND WATER MAIN EXTENSION
AGREEMENT, RECEPTION NO.
396655

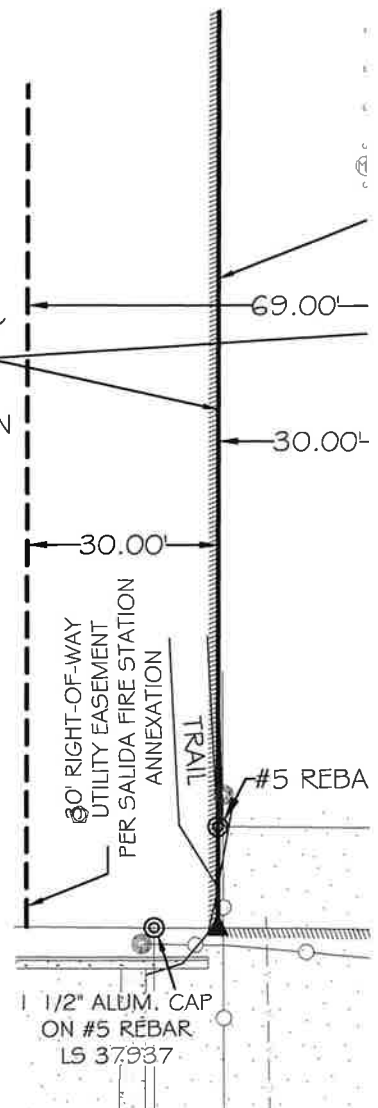


EXHIBIT E

DESCRIPTION OF FUTURE ROW EXTENSION OF RIVER ROAD (OUTLINED IN RED)

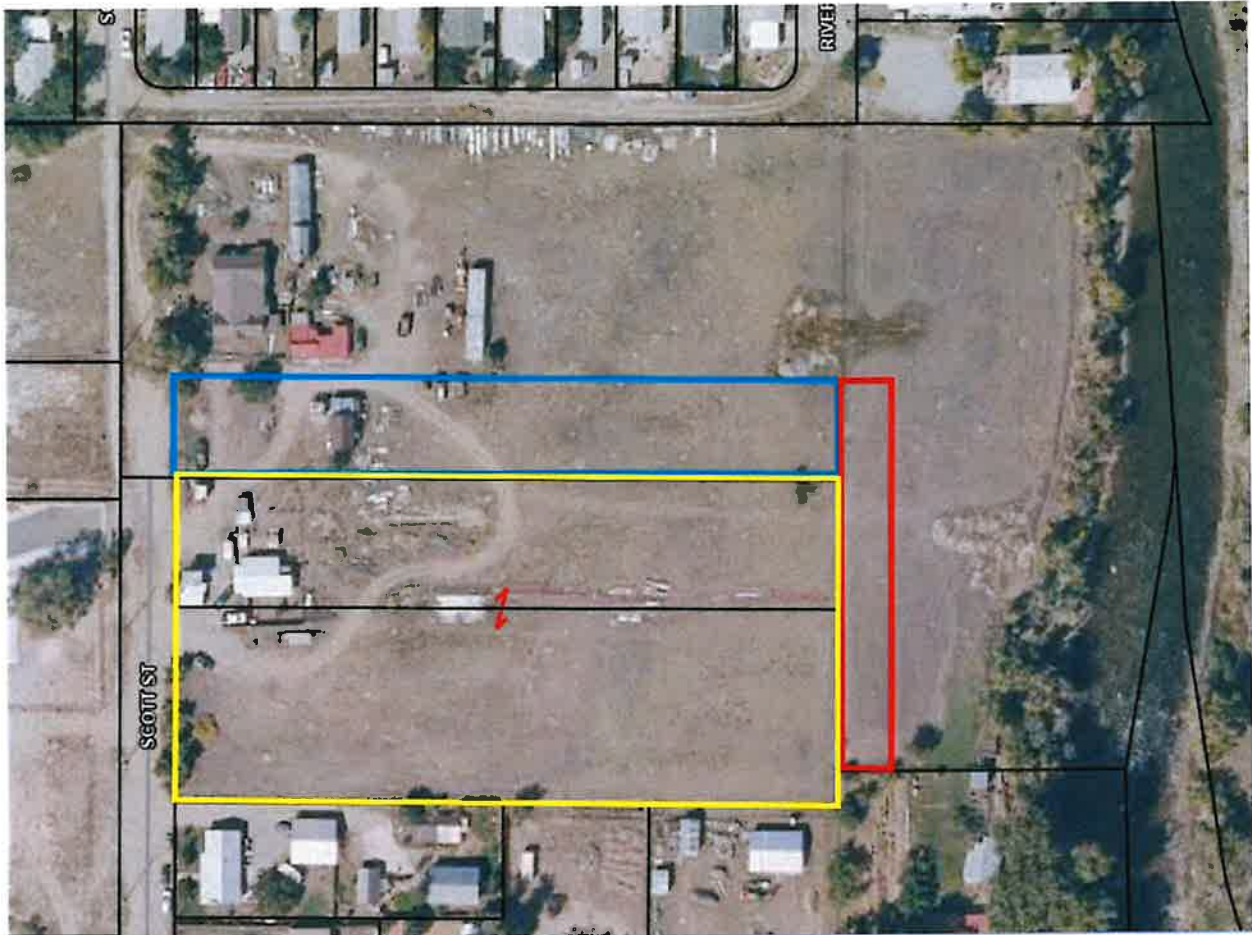


EXHIBIT F

LEGAL DESCRIPTION OF PROPOSED DRAINAGE EASEMENT

(SEE ATTACHED)

**LEGAL DESCRIPTION
OF A
DRAINAGE EASEMENT**

A 15.00 FOOT WIDE STRIP OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, ALSO BEING WITHIN TRACT 1 OF THE LOWRY/COOPER BOUNDARY LINE ADJUSTMENT AS RECORDED AT RECEPTION NO. 335781, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

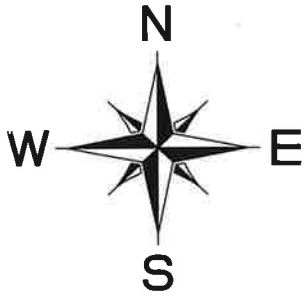
COMMENCING AT THE SOUTHEAST CORNER OF TRACT 4 OF THE SAID LOWRY/COOPER BOUNDARY LINE ADJUSTMENT, FROM WHENCE THE CENTER QUARTER OF SAID SECTION 4 BEARS NORTH 56°46'37" EAST, A DISTANCE OF 887.96 FEET;
THENCE NORTH 00°41'25" EAST, ALONG THE EAST BOUNDARY OF SAID TRACT 4, A DISTANCE OF 24.07 FEET TO THE COMMON CORNER OF TRACT 1 AND TRACT 2 OF SAID LOWRY/COOPER BOUNDARY LINE ADJUSTMENT AND THE POINT OF BEGINNING;
THENCE SOUTH 89°53'39" EAST, ALONG THE SOUTH BOUNDARY OF SAID TRACT 1, A DISTANCE OF 151 FEET, MORE OR LESS TO THE HIGH WATER LINE OF THE ARKANSAS RIVER;
THENCE NORTHERLY ALONG THE SAID HIGH WATER LINE, A DISTANCE OF 15 FEET, MORE OR LESS;
THENCE NORTH 89°53'39" WEST, A DISTANCE OF 151 FEET, MORE OR LESS, TO THE SAID EAST BOUNDARY OF TRACT 4
THENCE SOUTH 00°38'11" WEST, ALONG SAID EAST BOUNDARY OF TRACT 4, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

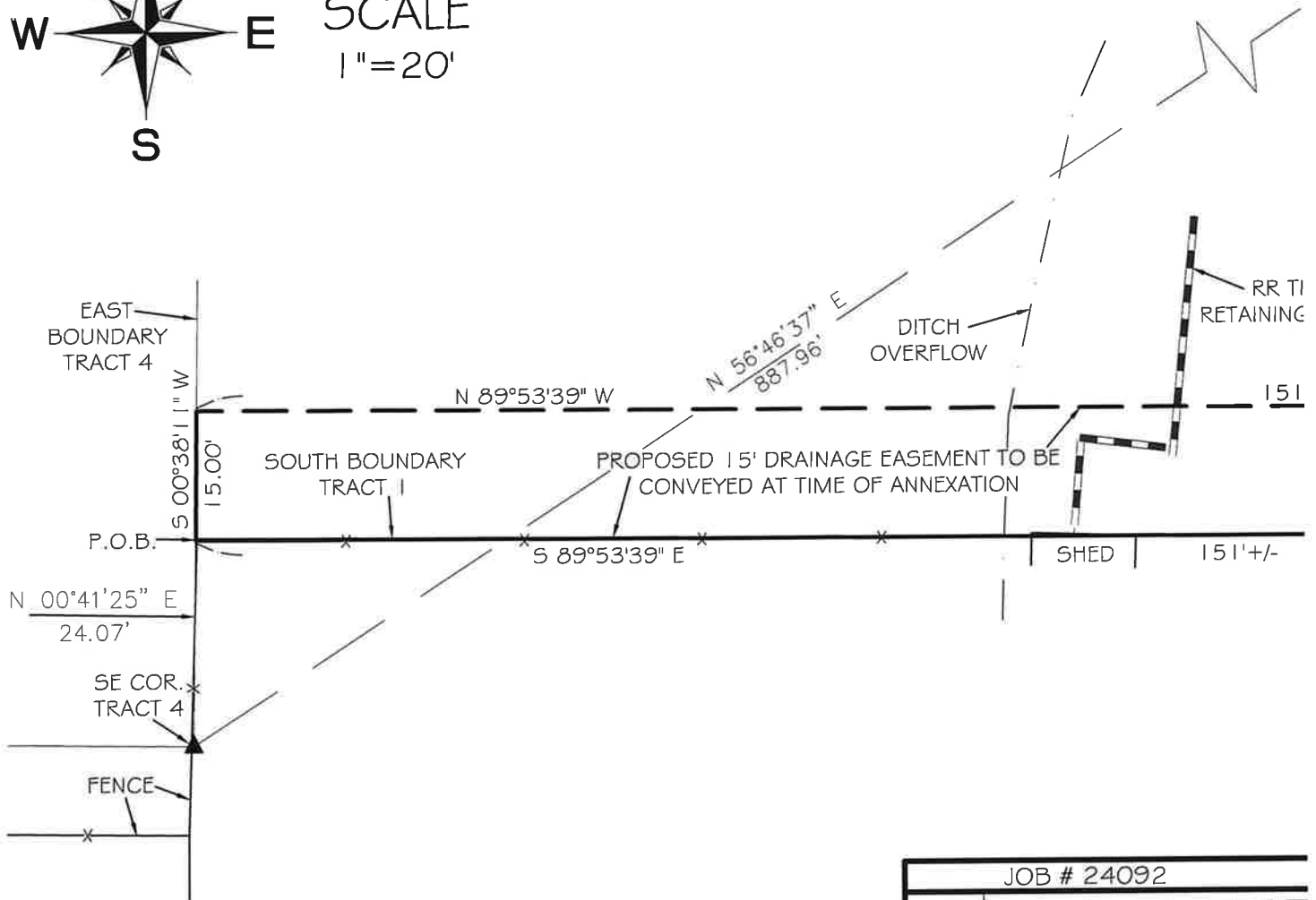
 **LANDMARK**
SURVEYING & MAPPING
SYDNEY A. SCHIEREN, PLS 37937
PO BOX 668
SALIDA, COLORADO 81201

DRAINAGE EASEMENT EXHIBIT

LOCATED WITHIN THE N 1/2, SW 1/4,
SECTION 4, T49N, R9E, N.M.P.M.
CHAFFEE COUNTY, COLORADO



SCALE
1"=20'



JOB # 24092



LANI
SURVEYING

P.O. BOX 668
PH 719.539.40



City Council Action Form

Department	Presented By	Date
Community Development	Kristen Hodges - Associate Planner	July 15, 2025

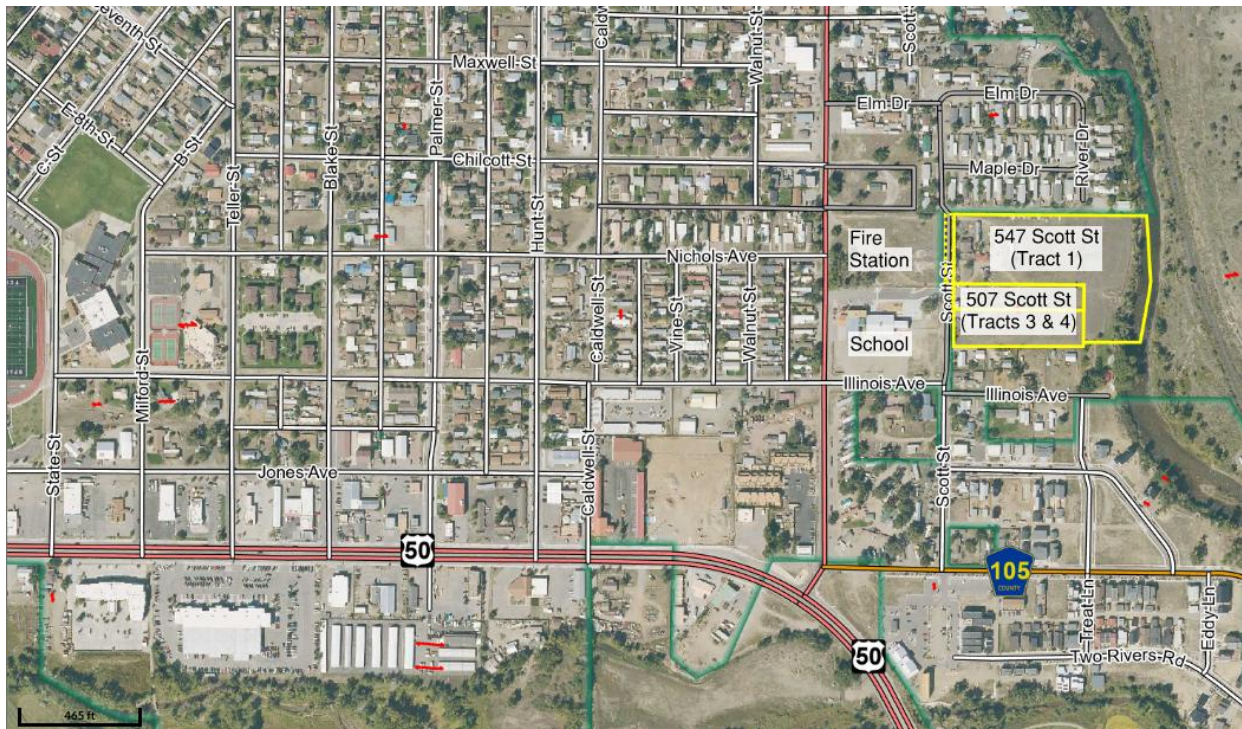
Agenda Item

Ordinance 2025-13: An Ordinance of the City Council of the City of Salida, Colorado Zoning Certain Real Property Known as the Granzella-City of Salida Annexation as High Density Residential (R-3). Second Reading and Public Hearing.

Background

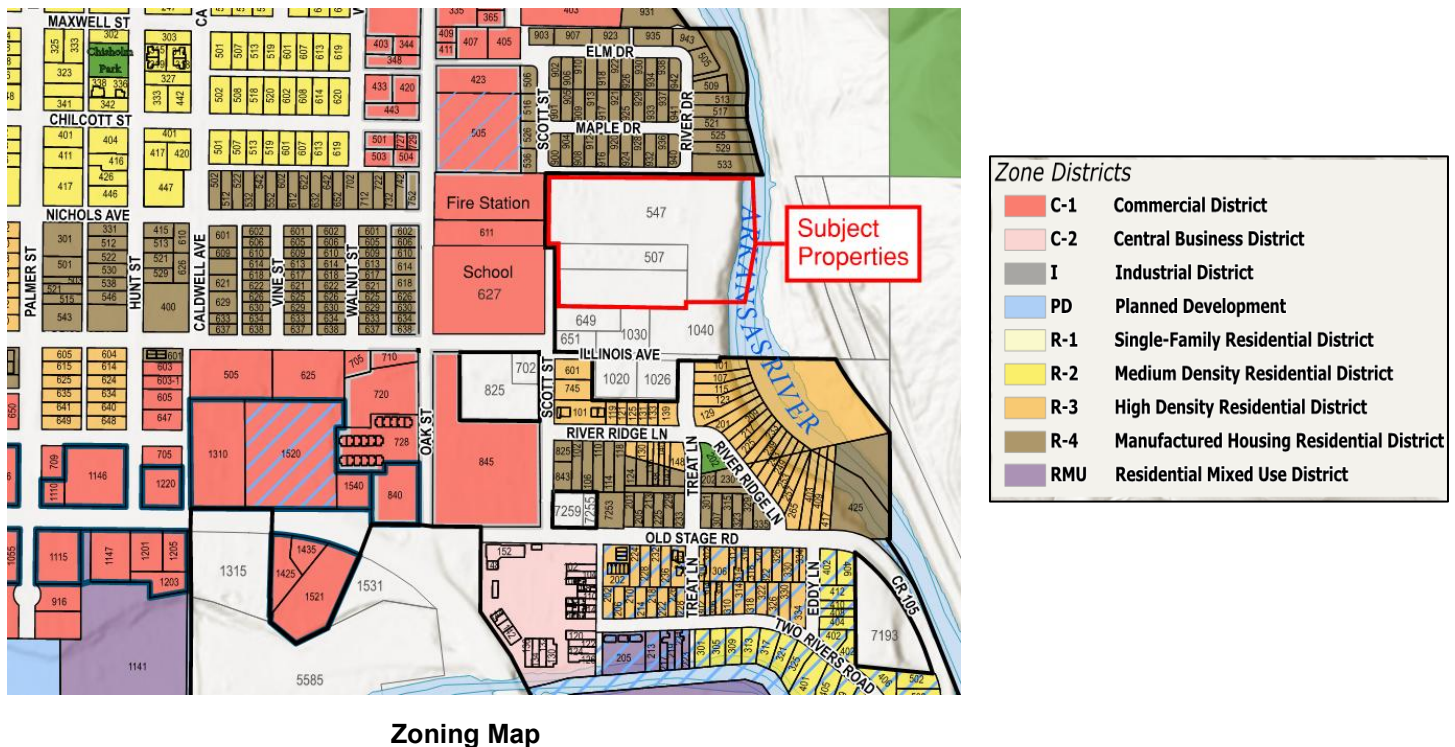
Following approval of the Granzella-City of Salida Annexation of 8.25 acres of the properties located at 507 & 547 Scott Street into the City of Salida, the applicants, the City of Salida and Russell and Tangie Granzella, have requested a designation of R-3 High Density Residential zone district for the 507 Scott Street property and R-2 Medium Density Residential zone district for the 547 Scott Street property. Per state statute, the area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance. Since the original request, Planning Commission has recommended both properties be zoned as R-3. The owners of 547 Scott Street have indicated they will accept this change.

Complete legal descriptions of the parcels are included as Exhibit A with the annexation application.



Vicinity Map

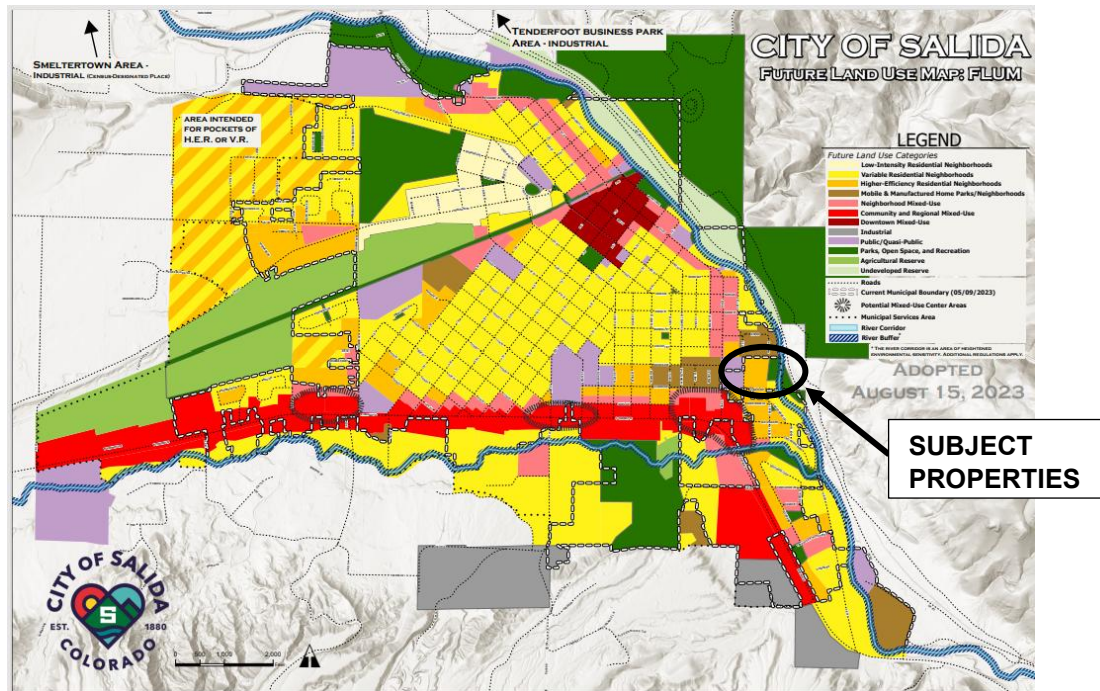
Surrounding Land Use and Zoning: Surrounding properties within city limits include C-1 Commercial to the west, R-3 High Density Residential to the south, and R-4 Manufactured Housing Residential immediately to the north. Surrounding properties within the county to the east (across the Arkansas River) are zoned PCR Conservation/Recreation.



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

- 1. Consistency with the Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
 - The Comprehensive Plan indicates:
 - New development shall be within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.
 - The proposed annexation lies within the MSA and will accommodate urban densities.
 - Proposals should include connections to pedestrian and bicycle corridors, have sufficient water, and promote innovative and energy efficient design.
 - The Conceptual Plans indicate the provision of local street and sidewalk connections, and a public park.
 - Zoning should continue existing patterns of development.
 - Zoning of R-3 High Density Residential or R-2 Medium Density Residential would be consistent with the zoning found in the adjacent properties and would continue the regular pattern of development for the area.
 - The proposed zoning conforms with the city's Future Land Use Map, which calls for Higher-Efficiency and Variable Residential Neighborhoods and Parks, Open Space, and Recreation zone districts.

- Given that the intent is to locate the public park towards the west part of the properties and many other properties along the Arkansas River are designated Variable Residential (similar to R-2) or Higher-Efficiency Residential (similar to R-3), either R-2 Medium-Density Residential or R-3 High-Density Residential would be appropriate for this property.



Future Land Use Map

- Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
 - Per the land use code, the purpose of the R-3 High-Density Residential zone district is to provide for relatively high-density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses. The purpose of the Medium-Density Residential (R-2) zone district is to provide for residential neighborhoods comprised of detached single-family dwellings, duplex dwellings and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities. Complementary land uses for both R-3 and R-2 may also include such supporting land uses as parks, schools, churches, home occupations or day care, among other uses.
 - The proposed zoning has the capability for providing a mix of relatively high-density residential developments as well as single family and duplex dwellings. A park dedication is also indicated. Therefore, staff supports the request to zone the property known as 507 Scott Street as R-3 High-Density Residential and the property known as 547 Scott Street as R-2 Medium-Density Residential or R-3 High-Density Residential.
- Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
 - The proposed zoning classification of R-2 and R-3 is consistent and compatible with the zoning of the adjacent properties which are developed with a mix of uses and densities.
- Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.

- The proposed zoning is occurring because of the requirement to zone the property within 90 days of being annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code. This standard is not applicable.

Planning Commission Recommendation

A public hearing with the Planning Commission was held June 10, 2025. The Commission recommended (in a 5-2 vote) that Council approve the proposed zoning of both the 507 and 547 Scott Street Annexation to High Density Residential (R-3) as it meets the applicable review standards and R-3 High-Density Residential for all properties would allow for a greater diversity of housing types and densities and more closely match the zone district of properties immediately to the north. Those who voted against the decision sought to support the request of the owners of 547 Scott Street to be designated as R-2 Medium-Density Residential zoning.

In response, the owners of 547 Scott Street have indicated that they would accept Council's decision of either R-2 or R-3 as either would likely meet their intended development goals.

Staff Recommendation

Staff and applicant teams have further discussed the change from R-2 Medium-Density Residential to R-3 High-Density Residential on the 547 Scott Street property, and all applicants are willing to accept this change.

Staff recommends approval of the proposed zoning of all properties to High-Density Residential (R-3) as it complies with intent of the Comprehensive Plan and Future Land Use Map.

Fiscal Impact

There is no fiscal impact.

Motion

A City Councilmember should state, "I move to _____ Ordinance 2025-13, an ordinance of the City of Salida, Colorado zoning certain real property known as the Granzella-City of Salida Annexation, as High Density Residential (R-3)," followed by a second and a roll call and vote.

Attachments:

Ordinance 2025-13

Application Materials

Draft Minutes from June 10, 2025 Planning Commission Meeting

**City Of Salida, Colorado
Ordinance No. 12
(Series of 2025)**

**An Ordinance of the City Council of the City of Salida, Colorado
Annexing to the City of Salida a Certain Tract of Land in Unincorporated Chaffee
County at 507 and 547 Scott Street known as the Granzella-City of Salida
Annexation**

WHEREAS, in May of 2025, the City of Salida filed a General Development Application (the "Petition") to commence proceedings to annex to the City of Salida (the "City") a certain unincorporated tract of land known as Tract 1 of the Lowry/Cooper Boundary Line Adjustment comprised of 5.6 acres located at located at 547 Scott Street and Tracts 3 and 4 of the Lowry/Cooper Boundary Line Adjustment comprised of 2.6 acres located at located at 507 Scott Street, in the County of Chaffee, State of Colorado (the "Property"), and being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, on June 3, 2025, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 22, Series of 2025 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on July 15, 2025 commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado; and

WHEREAS, pursuant to C.R.S. §31-12-108 to -110, the City Council on July 15, 2025 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published on June 6, 2025, June 13, 2025, June 20, 2025, and June 27, 2025 in The Mountain Mail newspaper; and

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

WHEREAS, the City hereby sets forth its Findings of Fact, Determinations, and Conclusions with regard to annexation to the Granzella-City of Salida Annexation; and

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

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

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

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

1. Owners shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of development.
2. Owners agree to pay at the time of building permit all applicable fees for the properties in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; applicable water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC), among other fees.
3. It is acknowledged that all public open space requirements for Tract 1 have been satisfied via the sales agreement for Tracts 3 & 4 which are anticipated to allow for the provision of adequate open space.
4. The owner/developer of Tract 1 will be required complete the curb, gutter, and sidewalk for the north side of the future Nelson Way (70' right-of-way) at time of development.
5. The owner/developer of Tract 1 will be required to connect and dedicate the undedicated portion of River Drive at time of development.
6. The City agrees to coordinate and take lead on improvements to Scott Street from Illinois Avenue to the future Nelson Way, including intersection improvements, which the City deems necessary, and which may include, for City street design, improvement to, opening of, completion of, utility work requirements, and to be financially responsible for this City Street development work done.
7. Owners of Tract 1 and successors and assigns agree to provide cost reimbursements to the City of Salida for utility installation (water and sewer) within Nelson Way; provided, however, owners' obligation for such cost reimbursements shall not exceed fifty percent (50%). Should owners of Tract 1 make the aforementioned utility installations (water and sewer) within Nelson Way, the City of Salida shall reimburse owners of Tract 1 for such cost at the time the City completes its development; provided, however, owners of Tract 1 obligation for such cost reimbursement shall not exceed fifty percent (50%). Notwithstanding the foregoing, the aforementioned cost reimbursement obligations shall expire ten (10) years following recordation of the Annexation Agreement with the Chaffee County Clerk and Recorder in accordance with applicable law.

Section 3. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Salida, Colorado, on behalf of the City shall:

1. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;
2. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Plat, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Chaffee County, Colorado, with directions to the Chaffee County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and
3. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

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

Introduced on First Reading, on the 1st day of July, 2025, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City Council on the 4th day of July, 2025, and set for Second Reading and Public Hearing on the 15th day of July, 2025

Introduced on Second Reading, finally adopted and ordered published by Title only, by the City Council on the 15th day of July, 2025.

City Of Salida, Colorado

Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

Published in Full in the Mountain Mail after First Reading on the 1st day of July, 2025, and by Title only, after final adoption on the ____ day of _____, 20__.

City Clerk/Deputy City Clerk



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

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

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

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

A. Applicant Information

Name of Applicant: City of Salida

Mailing Address: 448 E First Street, Salida CO 81201, Suite #112

Telephone Number: 719-539-4555 FAX: 719-539-5271

Email Address: info@cityofsalida.com

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

B. Site Data

Name of Development: Granzella - City of Salida

Street Address: 507 Scott Street, Salida CO 81201
Tracts 3 & 4 Lowry/Cooper Boundary Line Adjustment,

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

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

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

Signature of applicant/agent:  Date: 5/22/25

Signature of property owner: _____ Date: _____



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

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

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

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

A. Applicant Information

Name of Applicant: Rusty & Tangie Granzella

Mailing Address: PO Box 75, Salida CO 81201

Telephone Number: _____ FAX: _____

Email Address: _____

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

B. Site Data

Name of Development: Scott Street Eastside GRANZELLA - CITY OF SALIDA

Street Address: 547 Scott Street, Salida CO 81201
Tract 1 Lowry/Cooper Boundary Line Adjustment

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

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

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

Signature of applicant/agent: [Signature] Date: 5-20-25

Signature of property owner: [Signature] Date: 5/20/2025



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

1. PROCEDURE (Section 16-3-80)

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

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

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

☒ 1. A General Development Application

☐ 2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;

☐ 3. A brief written description of the proposed development signed by the applicant;

☒ 4. ~~Special Fee and Cost Reimbursement Agreement completed. *major impact only~~

☐ 5. Public Notice.

- a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
- b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
- c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.

- ☐ 6. Developments involving construction shall provide the following information:
- (i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:
 - a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
 - b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
 - c. Parking spaces;
 - d. Utility distribution systems, utility lines, and utility easements;
 - e. Drainage improvements and drainage easements;
 - f. Roads, alleys, curbs, curb cuts and other access improvements;
 - g. Any other improvements;
 - h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
 - i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.
 - (ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:
 - a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
 - b. Plans and profiles for sanitary and storm sewers; and
 - c. Profiles for municipal water lines; and
 - d. Street plans and profiles.
 - (iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

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

- ☐ 8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
- ☐ 9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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

water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following two principles of the Comprehensive Plan are exemplified in this proposed annexation: 1. Providing an appropriate range of housing types to serve the varied lifestyles, ages, and income levels of residents. 2. Providing parks and open spaces around Salida to serve the recreational needs of residents and visitors.

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

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

The character of the neighborhood is a mix of residential, commercial, and community uses and zone districts. R-2 Medium Density Residential and R-3 High Density Residential is appropriate for the entirety of this annexation.

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

Development is not proposed as part of this annexation.

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

Development is not proposed as part of this annexation. However, it is proposed that tracts 3 and 4 will be developed into multi-family and parks and open space. Tract 1's future development is not planned, but is anticipated to be medium density residential.

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

Development is not proposed as part of this annexation.

5. **Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

Development is not proposed as part of this annexation.

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

Development is not proposed as part of this annexation.



Planning Commission Regular Meeting

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

June 10, 2025 at 6:00 PM

Meeting Minutes

Draft 6.23.25

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission

Meeting: https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw

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 by Chairman – 6:01 PM

Roll Call – Present: Follet, Bomer, Kriebel, Colby, Derwingson, Bush, Layton4

Amendment(s) to Agenda

Approval of the Minutes

1. A correction to the Minutes of March 24, 2025 was provided by Commissioner Bomer regarding the voting on Item No. 3 of the agenda concerning the Limited Impact Review approval for a Drive-In Food or Beverage Facility use at 1002 E HWY 50, Salida, CO 81201. It was noted and confirmed that Commissioner Layton voted “no.” As such, the Minutes of March 24, 2025 have been corrected to state: Motion Approved 6-1 with Commissioner Layton voting “no.”

Motion by Bomer, Second by Kriebel to amend the Minutes of March 24, 2025 as stated above.

MOITON APPROVED 7-0

Motion by Bomer, second by Bush to approve the Minutes of March 24, 2025 as amended.

MOTION APPROVED 7-0

Unscheduled Citizens - none

New Business - Action Items

Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

2. Natural Medicine Ordinance

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.

It was pointed out by the City's legal consultant that the ordinance included in the packet was an earlier version and was incorrect. The necessary amendments to the draft ordinance were provided by the City's legal consultant to reflect Commissioner requests.

Motion by Bomer, second by Colby to amend the draft Ordinance regarding Natural Medicine contained in today's packet by removing the last sentence in Part 7 – Lighting of Natural Medicine Businesses, and changing Table 16-D Schedule of Uses for Natural Medicine Healing Centers and Natural Medicine Businesses other than Healing Centers from a Permitted Use to Administrative Review in the respective columns.

MOTION APPROVED 7-0

Motion by Bomer, second by Colby to recommend City Council approve the amended proposed text of the attached draft Ordinance of the City of Salida Amending Chapter 16 of the City's Municipal Code By Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses, plus the amendment to Section 7 regarding Lighting, which was part of the draft amendment.

MOTION APPROVED 7-0

3. Major Impact Review for the Proposed Salida Quality Farms, LLC / Meadowlark Drive Major Subdivision

Motion by Bomer, second by Colby to recommend City Council approve the Salida Quality Farms, LLC / Meadowlark Drive Subdivision as it meets the intent of the applicable review standards for a subdivision, subject to the following conditions as amended by the Commission (**Note: items in bold provided by Commission members as requested to be subject to City Attorney review; items in *italics and bold* inserted by staff to reflect the requirements of the annexation agreement as discussed in the meeting**):

- (1)** The proposed subdivision includes a public park dedication of a minimum of 4 acres, as required by the annexation agreement. The first phase of development of the 4-acre park shall be required to be completed prior to the issuance of a certificate of occupancy for any structure within the subdivision **other than those developed by Places to Age.**
- (2)** The first phase of public park improvements shall include the entire 4 acres and shall consist of at a minimum: grading; irrigation; turfgrass; park signage; 8-ft wide concrete shared-use paths along the perimeter of the park and street trees at the required intervals; a path connection to the park in Angelview Neighborhood Subdivision extending across the entire park in the proposed subdivision to CR 120 (Poncha Boulevard); and 2 park benches with 2 shade trees near each bench along the path. **Any developer within the subdivision other than Places to Age shall be required to comply with this requirement.**
- (3) Places to Age shall be exempt from park development expenses as the 4-acre park dedication fulfills the park dedication requirement.**
- (4)** Future phases of park improvements shall be identified by the Director of Parks and Recreation to be consistent with the city's park development standards.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.

- (5) Construction documents for the first phase of park improvements complying with the City of Salida Park Development Manual and Park Construction Standards and Specifications shall be submitted to the Director of Parks and Recreation for review and approval as part of the Subdivision Improvements Agreement and prior to the issuance of any building permits in the subdivision **other than for the 8-acre parcel developed by Places to Age.**
- (6) A full set of civil engineering plans for all other public and right-of-way improvements **including the 8-ft wide shared-use path and associated parkway improvements** as illustrated on The Utility Plan - Phase 1 (Attachment C) shall be submitted to the Director of Public Works for review and approval **to be constructed** as part of the Subdivision Improvements Agreement and prior to the issuance of any building permits in the subdivision.

MOTION APPROVED 7-0 (UNANIMOUS)

4. Recommendation on Proposed Granzella-City of Salida Annexation

Motion by Bomer, second by Colby to recommend City Council approve the proposed Granzella-City of Salida Annexation as it meets the findings of fact for annexation, subject to specific conditions as outlined below as included in the staff report:

1. Owners shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional principal dwelling units constructed on the properties.
2. Owners agree to pay at the time of building permit all applicable fees for the properties in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the5 Recommendation on Proposed Granzella-City of Salida Annexation Planning Commission Public Hearing Agenda June 10, 2025 Page 5 of 6 building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC) among other fees.
3. It is acknowledged that all public open space requirements for Tract 1 have been satisfied via the sales agreement for Tracts 3 & 4 which are anticipated to allow for the provision of adequate open space.
4. The owner/developer of Tract 1 will be required complete the curb, gutter, and sidewalk for the north side of the future Nelson Way at time of development.
5. The owner/developer of Tract 1 will be required to connect and dedicate the undedicated portion of River Drive at time of development.
6. The City agrees to coordinate and take lead on improvements to Scott Street from Illinois Avenue to the future Nelson Way, including intersection improvements, which the City deems necessary, and which may include, for City street design, improvement to, opening of, completion of, utility work requirements, and to be financially responsible for this City Street development work done.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.

7. Owners of Tract 1 and successors and assigns agree to provide cost reimbursements to the City of Salida for utility installation (water and sewer) within Nelson Way; provided, however, owners' obligation for such cost reimbursements shall not exceed fifty percent (50%). Should owners of Tract 1 make the aforementioned utility installations (water and sewer) within Nelson Way, the City of Salida shall reimburse owners of Tract 1 for such cost at the time the City completes its development; provided, however, owners of Tract 1 obligation for such cost reimbursement shall not exceed fifty percent (50%). Notwithstanding the foregoing, the aforementioned cost reimbursement obligations shall expire ten (10) years following recordation of the Annexation Agreement with the Chaffee County Clerk and Recorder in accordance with applicable law.

5. Recommendation on Proposed Granzella-City of Salida Zoning

Motion by Bush, second by Bomer to recommend City Council approve the proposed zoning of the Granzella-City of Salida properties as proposed to be annexed: the 507 Scott Street property as R-3 High Density Residential Zone District and the 547 Scott Street Property as R-3 High Density Residential Zone District, as the requests meet the applicable review standards.

(Noted here that the 547 Scott Street property was recommended by staff to be zoned R-2, but changed by the Commission as per their motion.)

Updates – provided by Director Almquist

- Land Use Code Update
- Parking Issues

Commissioners' Comments

Adjourn

Motion by Bomer, second by Bush MOTION APPROVED 7-0

Alternate Notice

****An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.**



City Council Action Form

Department	Presented By	Date
Community Development	Kristen Hodges - Associate Planner	July 15, 2025

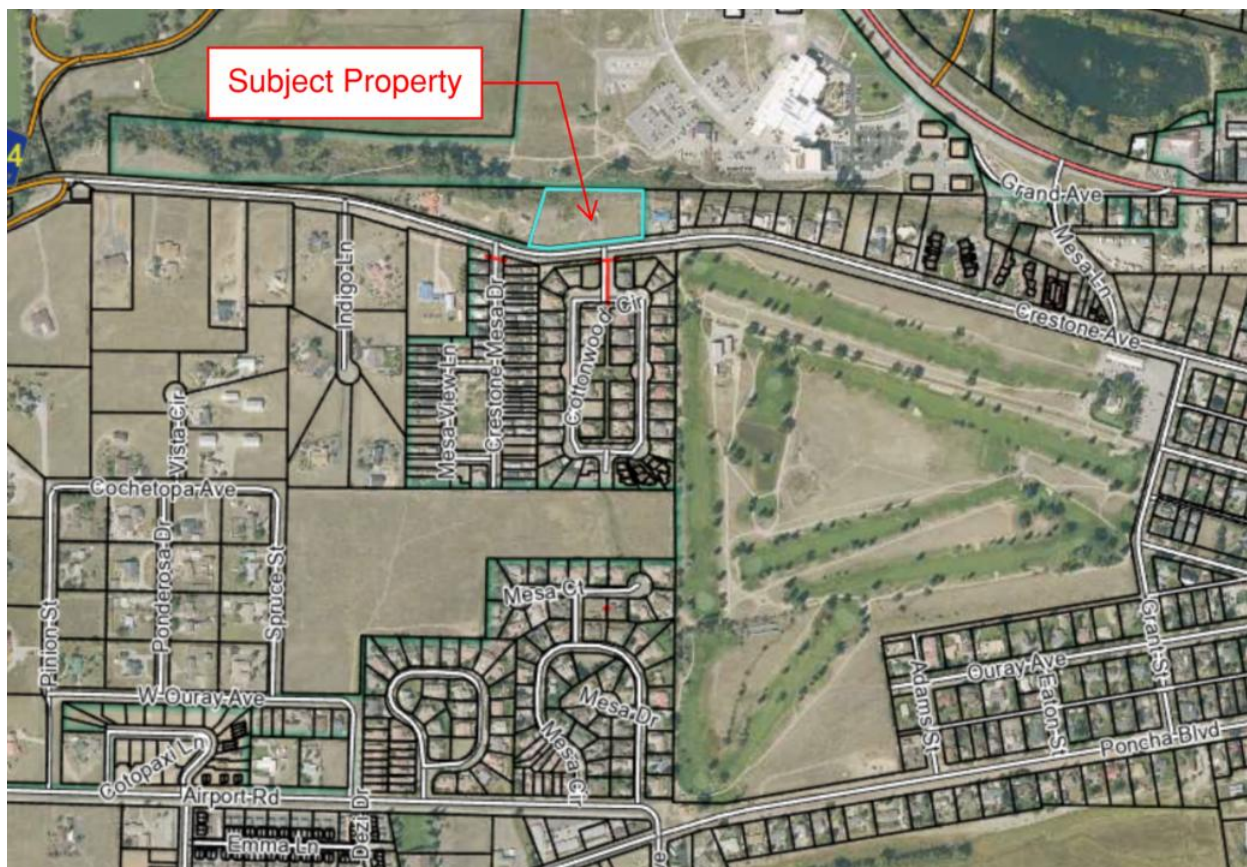
Agenda Item

Ordinance 2025-10: An Ordinance of the City Council of the City of Salida, Colorado Annexing to the City of Salida a Certain Tract of Land in Unincorporated Chaffee County known as 7305 County Road 160 – Mesa Ridge Annexation. (Second Reading and Public Hearing)

Background

On May 14, 2025, staff received an application from High Desert Development, represented by Kenny Layton, to annex a 2.3 - acre property located at 7305 County Road 160 (Parcel Number 368131400014). There are no Pre-Annexation Agreements for this property. The adjacent right-of-way was annexed as a part of previous annexations.

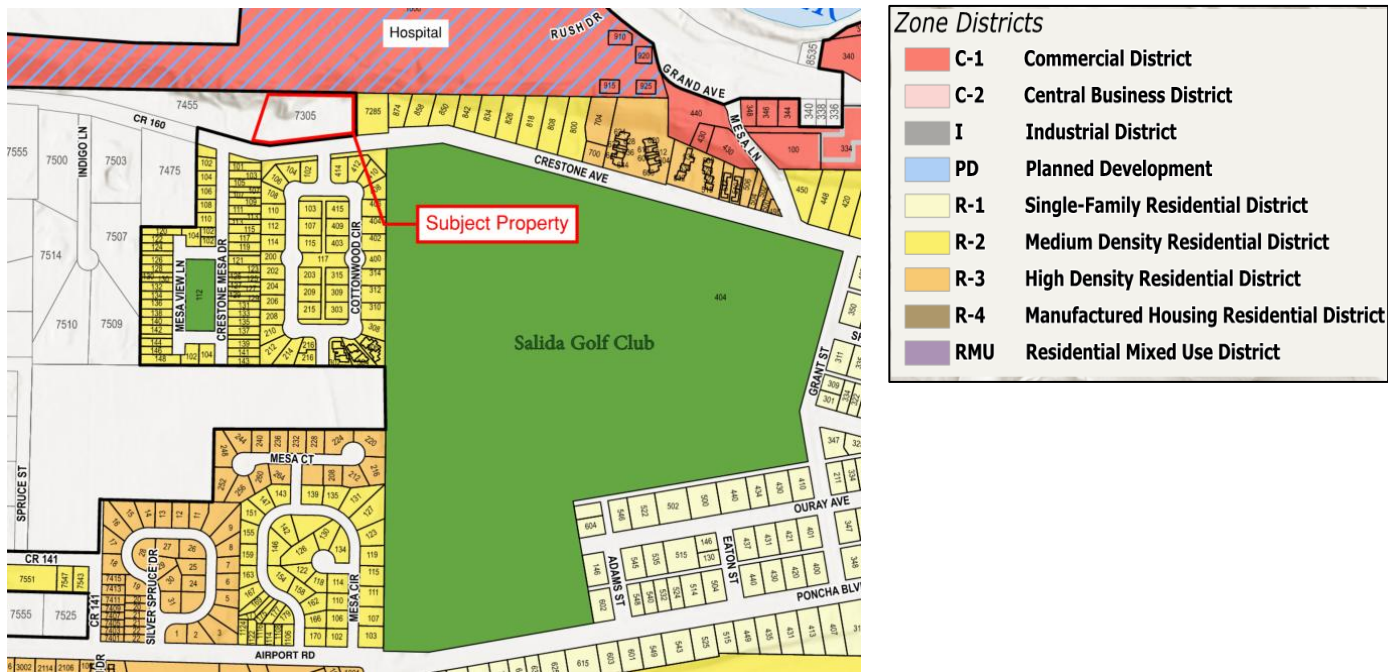
Presentations were given to City Council on February 3, 2025 for the concept review and on June 3, 2025 for the resolution of substantial compliance. The first reading of this ordinance occurred on July 1, 2025.



Vicinity Map

At the Planning Commission public hearing on June 23, 2025, the applicant elaborated on the subdivision concept of providing between 11 and 17 primary dwelling units. Developing the minimum of 11 units would include two dwelling units on Lot 1 and one each on Lots 2 – 10. Developing a maximum of 17 units would include three dwelling units on Lot 1, one dwelling unit each on Lots 2-5, and two dwelling units each on Lots 6-10. Planning Commission and staff have based the conditions on these concepts.

Surrounding Land Use and Zoning: Surrounding properties within city limits include C-1 Commercial to the north (with a Planned Development Overlay), and R-2 Medium-Density Residential to the south, southeast, and east. Surrounding properties within the county to the west and southwest are zoned RS Residential Suburban.



Zoning Map

Process:

An application for annexation is a multi-step process. When annexing a property, the city must follow state statutes for contiguity and procedural requirements. The steps and standards include:

- A minimum of 1/6th (16.67%) of the perimeter of the proposed annexation must be contiguous with the City of Salida city limits.
- Staff reviews the petition for compliance with city and state statutes.
- City Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date.
 - On June 3, 2025, City Council adopted Resolution 2025-23 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for July 15, 2025.
- The City Council public hearing is advertised in the newspaper for four consecutive weeks.
 - Notice in the paper for four consecutive weeks: the proposed annexation was published in the Mountain Mail on June 6, 2025, June 13, 2025, June 20, 2025, and June 27, 2025.
- Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property.

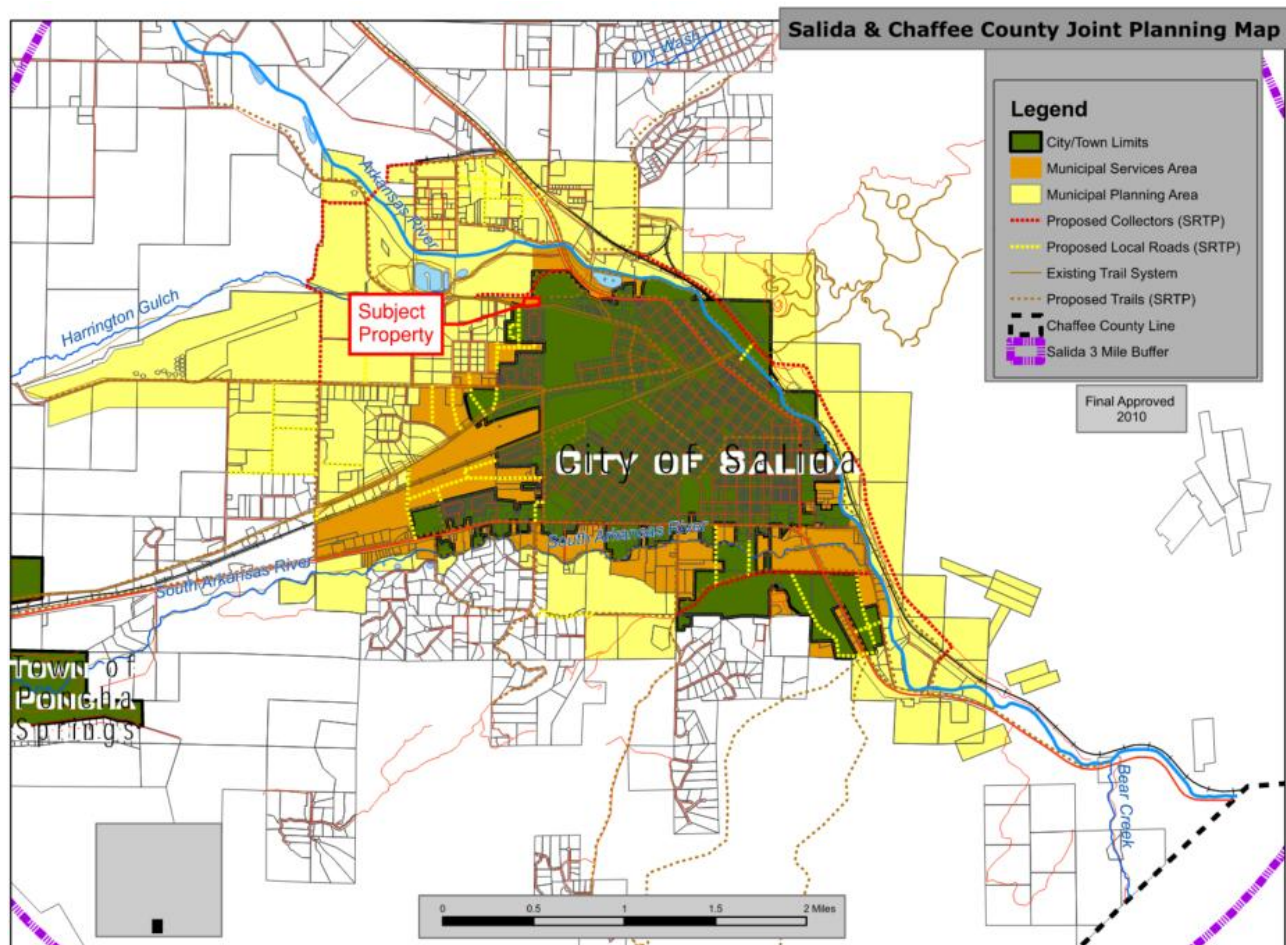
➤ A public hearing was held on June 23, 2025.

- City Council holds a public hearing on the annexation petition.
- City Council reviews and acts on an annexation agreement.
- City Council holds a public hearing to review and act on the proposed zoning.

Findings Of Fact:

As explained above, the annexation shall be considered by the Commission as a required step prior to the zoning of the property. The following findings of facts are required for annexation:

1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
2. All applicable owners of the property are party to the annexation.
3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City's Comprehensive Plan and its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA "encompasses properties which are eligible for annexation and extension of municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time."



Salida & Chaffee County Joint Planning Map

4. The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan, specifically, to promote new development projects that contain a variety of housing, including affordable units. In addition, the proposal will provide for a logical extension of the City boundary to support the demand for residentially zoned land, which will provide for a variety of housing opportunities.
5. The property may be efficiently served by City Fire and Police Departments.
6. The property is a natural extension of the City's municipal boundary and meets the legal requirements for annexation.

The timeline for the requests related to the annexation is as follows:

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Findings of Fact Resolution 2025-30			7/15/2025
Annexation Ordinance 2025-10	6/23/2025	7/1/2025	7/15/2025
Annexation Agreement Resolution 2025-			8/5/2025
Zoning Ordinance 2025-11	6/23/2025	7/1/2025	7/15/2025

Annexation Agreement: On August 5, 2025, staff will propose an annexation agreement that will incorporate the inclusionary housing, park and open space dedication / fees In-lieu, and fair contributions to public school site requirements.

Response From Referral Departments And Agencies:

- Salida Fire Department: No concerns at this time.
- Salida Police Department: No concerns at this time.
- Public Works Department and City Engineering Consultants: Ensure that the other utilities have their plans and easements defined before platting gets approved.
- Salida Finance Department: The property, located at 7305 County Road 160, does not have city water or sewer services. Upon development the required system development fees will need to be paid.
- Chaffee County Public Health: No concerns at this time.
- US Postal Service: No response was received.
- Salida School District: The schools will accept fees in lieu of land.
- Xcel Energy: See attached.
- ATMOS Energy: No response was received.
- Visionary Broadband: An easement to connect the existing pole line to the front lot utility easement may be beneficial. It might exist on the east side of the project.
- Chaffee County Planning Department: No response was received.
- Chaffee County Road and Bridge: No response was received.

Planning Commission Recommendation

A public hearing with the Planning Commission was held June 23, 2025. On a vote of 4-2, the Commission recommended Council approve the proposed Mesa Ridge Annexation with following conditions:

1. Based on the applicant's subdivision proposal, in order to satisfy the inclusionary housing requirements, the developer may choose either A or B below:
 - A. Follow basic application of the Salida Municipal Code:

- i. At minimum, provide two (2) for-sale units averaging no more than 130% AMI, and meet all other applicable Inclusionary Housing Standards. Any required fractional inclusionary housing units may utilize fee-in-lieu.
 - ii. The two inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer.
- B. If the developer chooses to deviate from strict application of the Code, by providing rental units in an otherwise for-sale development:
 - i. At minimum, provide two (2) rental units at a maximum of 80% AMI. If a third rental unit is provided, it shall be at a maximum of 100% AMI. All rental units must be rented out by the developer or a qualified non-profit housing developer such as Chaffee Housing Trust (CHT).
 - ii. If, in the future, the rental units were to sell, they would remain as inclusionary housing for-sale units subject to Inclusionary Housing requirements, pursuant to the recorded Deed Restriction(s). The average AMI of the for-sale units shall not at any point exceed 130%.
 - iii. Two of the inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. If a third inclusionary housing unit is provided, it shall receive CO prior to the CO of the 12th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer in line with the timing described above.
- 2. Units on any lots dedicated to a qualified non-profit housing developer shall be exempt from the Inclusionary Housing fee-in-lieu deposits.
- 3. The number of permitted dwelling units shall be designated for each lot to ensure that the Inclusionary Housing units provided satisfy the code requirements. Dwelling units in excess of the allotted amount on each lot shall pay the Inclusionary Housing fee-in-lieu for each additional unit built. The fee-in-lieu shall be per the fee schedule in place at the time of building permit at the .9 (5 new unit/lot) rate and paid prior to certificate of occupancy.
- 4. Owners agree to pay at the time of building permit all applicable fees for the properties in the amounts set forth pursuant to the Salida Municipal Code, as amended, namely: the building plan review; water and sewer system development fees; parks, trails and open space, and the Fair Contribution to School Sites, among other fees.
- 5. The owner/developer will be required complete the curb, gutter, and sidewalk for the north side of CR-160 at time of development along the street frontage of the property.
- 6. The total number of residential dwelling units on the annexed property shall not exceed seventeen (17) total dwelling units.

Notes and Staff Recommendation

Following the June 23rd public hearing, staff consulted with the City Attorney, Parks and Recreation Director, and City Administrator regarding the recommendations of Planning Commission, specifically around the issues of the cap on the overall number of housing units allowed in the development as well as trail dedication and development on the site as had been previously recommended.

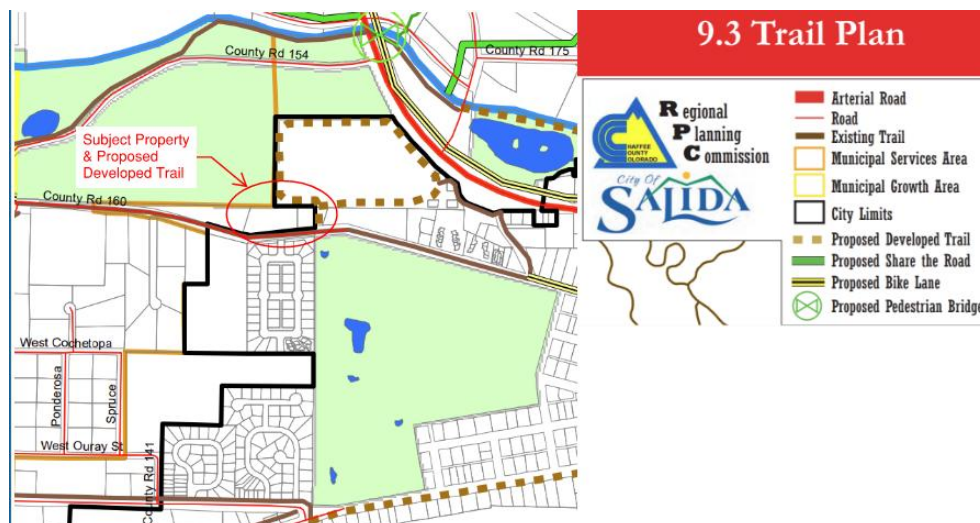
First, there could be legal issues with limiting the overall number of units, especially if future lot owners are restricted from building accessory dwelling units on their lots (which is able to be done on all other lots in the City) or by potentially rendering some lots unbuildable (if the maximum were to be met before all lots were developed). Furthermore, ADUs help promote the City's housing goals. Staff recommends that if a limit is to be placed on units, that limit should be specific to *primary* units, especially since it is likely that the developer will be build out the development.

Also, Planning Commissioners voted to remove the requirement for a trail connection through the property for a variety of reasons, including the presence of another public trail a little less than a half-mile to the west, and proximity to other properties in the area. Parks and Recreation staff maintains that a trail connection in this location (and as shown on the proposed subdivision plat) will be an essential amenity to the community connecting the CR 160 trail and a future envisioned trail along the west boundary of the golf course northwards to the trails along the hospital property and to the Arkansas River. The request for a trail on this property predates the current application, with documented staff discussions dating back to 2020–2021. Additionally, the trail is supported by two actions in the Comprehensive Plan, which call for incorporating trail connections during land use reviews and making trail extensions a condition of annexation. Additionally, the Salida Regional Transportation Plan identifies a trail connection very near to this site (see image below), reinforcing the relevance of the request. Finally, the applicant does not object to this trail dedication and developer and has received permission from the hospital to make the connection onto hospital property.

Lastly, during the Planning Commission hearing, there was additional discussion around the number of new driveways that could result from the future development. Public Works staff has recommended, and the applicant has shown, shared driveways on a number of the lots. Staff feels it is in the best interest minimize the number of access points. This sentiment appeared to be echoed by both Planning Commission and via public comment, though it was not specifically voted upon.

Therefore, staff recommends approval of the proposed annexation, subject to Council approval of an annexation agreement with the following amended and added conditions, which differ from those of Planning Commission:

- **Amended Planning Commission Condition # 6:** The total number of primary residential dwelling units on the annexed property shall not exceed three (3) on Lot 1, one (1) each on Lots 2-5, and two (2) each on Lots 6-10, and with no more than a total for seventeen (17) for the annexed property.
- **Additional Condition # 7:** The following calculation will be used for meeting open space requirements:
 - A. The trail shall be built and conveyed according to the proposed subdivision plat. The plat currently shows .28 acres for the trail and associated grading and drainage within the property and connecting to the existing trail to the north. Because the Code requires .02 acres of open space dedication per unit, the trail will satisfy the requirement for up to 14 dwelling units.
 - B. Any additional primary dwelling units in excess of 14 within the subdivision shall be required to pay the open space fee-in-lieu in place at the time of building permit application, due at the time of building permit.
- **Additional Condition # 8:** Driveways shall be shared between lots, follow Salida Municipal Code Sect 16-8-20-e-4, or as approved by the Public Works Director.



Fiscal Impact

There is no fiscal impact.

Motion

A City Councilmember should state, "I move to _____ Ordinance 2025-10 approving the annexation of approximately 2.3 acres of property known as the Mesa Ridge Annexation, with the conditions recommended by Planning Commission and the amendments recommended by staff" followed by a second and a roll call and vote.

Attachments:

Ordinance 2025-10
Proof of Publication
Annexation Petition and Annexation Plat
Email correspondence from staff re: the preferred trail connection
Relevant Comprehensive Plan Sections
Letter of Support

**City Of Salida, Colorado
Ordinance No. 10
(Series of 2025)**

**An Ordinance of the City Council of the City of Salida, Colorado
Annexing to the City of Salida a Certain Tract of Land in Unincorporated Chaffee
County located at 7305 County Road 160 known as the Mesa Ridge Annexation**

WHEREAS, on May 14, 2025, High Desert Development, represented by Kenny Layton, filed a General Development Application (the "Petition") to commence proceedings to annex to the City of Salida (the "City") a certain unincorporated tract of land comprised of 2.3 acres located at located at 7305 C.R. 160, in the County of Chaffee, State of Colorado (the "Property"), and being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 23, Series of 2025 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on July 15, 2025 commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado; and

WHEREAS, pursuant to C.R.S. §31-12-108 to -110, the City Council on July 15, 2025 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published on June 6, 2025, June 13, 2025, June 20, 2025, and June 27, 2025 in The Mountain Mail newspaper; and.

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

WHEREAS, the City hereby sets forth its Findings of Fact, Determinations, and Conclusions with regard to annexation to the Mesa Ridge Annexation; and

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

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

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

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

1. Based on the applicant's subdivision proposal, in order to satisfy the inclusionary housing requirements, the developer may choose either A or B below:

A. Follow basic application of the Salida Municipal Code:

- i. At minimum, provide two (2) for-sale units averaging no more than 130% AMI, and meet all other applicable Inclusionary Housing Standards. Any required fractional inclusionary housing units may utilize fee-in-lieu.
- ii. The two inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer.

B. If the developer chooses to deviate from strict application of the Code, by providing rental units in an otherwise for-sale development:

- i. At minimum, provide two (2) rental units at a maximum of 80% AMI. If a third rental unit is provided, it shall be at a maximum of 100% AMI. All rental units must be rented out by the developer or a qualified non-profit housing developer such as Chaffee Housing Trust (CHT).
- ii. If, in the future, the rental units were to sell, they would remain as inclusionary housing for-sale units subject to Inclusionary Housing requirements, pursuant to the recorded Deed Restriction(s). The average AMI of the for-sale units shall not at any point exceed 130%.
- iii. Two of the inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. If a third inclusionary housing unit is provided, it shall receive CO prior to the CO of the 12th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer in line with the timing described above.

2. Units on any lots dedicated to a qualified non-profit housing developer shall be exempt from the Inclusionary Housing fee-in-lieu deposits.
3. The number of permitted dwelling units shall be designated for each lot to ensure that the Inclusionary Housing units provided satisfy the code requirements. Dwelling units in excess of the allotted amount on each lot shall pay the Inclusionary Housing fee-in-lieu for each additional unit built. The fee-in-lieu shall

be per the fee schedule in place at the time of building permit at the .9 (5 new unit/lot) rate and paid prior to certificate of occupancy.

4. Owners agree to pay at the time of building permit all applicable fees for the properties in the amounts set forth pursuant to the Salida Municipal Code, as amended, namely: the building plan review; water and sewer system development fees, parks, trails and open space, and the Fair Contribution to School Sites, among other fees.
5. The owner/developer will be required complete the curb, gutter, and sidewalk for the north side of CR-160 at time of development along the street frontage of the property.
6. The total number of primary residential dwelling units on the annexed property shall not exceed three (3) on Lot 1, one (1) on Lots 2-5, and two (2) on Lots 6-10, and with no more than a total for seventeen (17) for the annexed Property.
7. The following calculation will be used for meeting open space requirements:
 - A. The trail shall be built and conveyed according to the proposed subdivision plat. The plat currently shows .28 acres for the trail and associated grading and drainage within the property and connecting to the existing trail to the north. Because the Code requires .02 acres of open space dedication per unit, the trail will satisfy the requirement for up to 14 dwelling units.
 - B. Any additional primary dwelling units in excess of 14 within the subdivision shall be required to pay the open space fee-in-lieu in place at the time of building permit application, due at the time of building permit.
8. Driveways shall be shared between lots, follow Salida Municipal Code Sec. 16-8-20-e-4, or as approved by the Public Works Director.

Section 3. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Salida, Colorado, on behalf of the City shall:

1. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;
2. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Plat, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Chaffee County, Colorado, with directions to the Chaffee County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and
3. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

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

remainder of the Ordinance.

Introduced on First Reading, on the 1st day of July, 2025, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City Council on the 4th day of July, 2025, and set for Second Reading and Public Hearing on the 15th day of July, 2025

Introduced on Second Reading, finally adopted and ordered published by Title only, by the City Council on the 15th day of July, 2025.

City Of Salida, Colorado

Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

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

City Clerk/Deputy City Clerk

EXHIBIT A

A tract of land in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 31,
Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County,
Colorado, described as follows: Beginning at a point on the north line of the said NW¼ SE¼
from whence the east quarter corner (brass cap) bears East 1456 feet; thence from said point of
beginning West along the said north line of the NW¼ SE¼ as fenced 410.4 feet; thence South
15°49' West 251.0 feet to a point on the north side of County Road No. 160; thence along
County Road No. 160 as fenced South 83°04' East 82.5 feet; thence North 82°26' East 400.5 feet;
thence having the said County Road No. 160 North 198.7 feet to the point of beginning.

Also known by the following address:

7305 County Road 160, Salida, CO 81201

And assessor's schedule or parcel number: 368131400014

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS BEFORE
THE PLANNING COMMISSION & CITY
COUNCIL FOR THE CITY OF SALIDA
CONCERNING ANNEXATION, ZONING,
AND MAJOR SUBDIVISION APPLICA-
TIONS**

**TO ALL MEMBERS OF THE PUBLIC AND
INTERESTED PERSONS: PLEASE TAKE
NOTICE** that on **June 23, 2025** at or about
the hour of 6:00 p.m., a public hearing will
be conducted by the **City of Salida Plan-
ning Commission** at City Council Cham-
bers, 448 East First Street, Suite 190, Sali-
da, Colorado and online at the following link:
https://zoom.us/webinar/register/WN_xjx49vp6TRKd4wWX5LzyUw

The hearing is regarding applications for
the Mesa Ridge Annexation, Zoning, and
Major Subdivision submitted by High Desert
Development, represented by Kenny Lay-
ton, for the property known as 7305 County
Road 160, containing 2.3 acres.

The City is currently considering the petition
to annex and zone the subject property and
simultaneously considering the application
to subdivide the subject property. The gen-
eral purpose of the hearings is to:

A. Review the annexation map and sup-
portive information and consider the request
to annex the land and zone the property as
Medium Density Residential (R-2) per 16-4
and 16-9 of the Salida Municipal Code.

B. Review the Major Subdivision to subdi-
vide the property into 10 residential lots and
1 outlot per 16-6 of the Salida Municipal
Code.

Any recommendation by the Planning Com-
mission for the Annexation and Zoning
shall be forwarded to the **City Council for
review and a public hearing** scheduled
for **July 15th, 2025**, at or about the hour
of 6:00 p.m. at City Council Chambers and
online at the following link: [https://zoom.us/
webinar/register/WN_UJzcmIQTgqcTEDom-
hRz5A](https://zoom.us/webinar/register/WN_UJzcmIQTgqcTEDomhRz5A)

Interested persons are encouraged to
attend the public hearings. Further informa-
tion on the applications may be obtained
from the Community Development Depart-
ment by contacting [Kristen.Hodges@cityof-
salida.com](mailto:Kristen.Hodges@cityof-salida.com) or (719) 530-2625.

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

Published in The Mountain Mail June 6,
2025.

ANNEXATION PETITION

TO THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, GREETINGS:

The undersigned hereby petition(s) the City of Salida to annex to the City of Salida the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by the landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C. R. S. 1973, Section 31-12-107(l)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

1. That it is desirable and necessary that the above-described territory be annexed to the City of Salida.
2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the City of Salida.
3. That no less than one-sixth of the aggregate external boundaries of the above-described territory hereby petitioned to the City of Salida is contiguous to the City limits of the City of Salida.
4. Accompanying this petition are two mylars and twenty copies of the annexation map.
5. That a community of interest exists between the above-described territory and the City of Salida, and that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the City of Salida.
6. That the above-described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Salida, was held within the twelve months preceding the filing of this petition.
7. That the above-described territory does not include any area included in another annexation proceeding involving city other than the City of Salida.
8. That the above-described territory is not presently a part of any incorporated city, city and county, or town.
9. That the above area described will (not) result in the detachment of the area from any school district and the attachment of the same to another school district.

ANNEXATION PETITION

"INSERT A"

(Description of territory proposed for annexation)

See attached

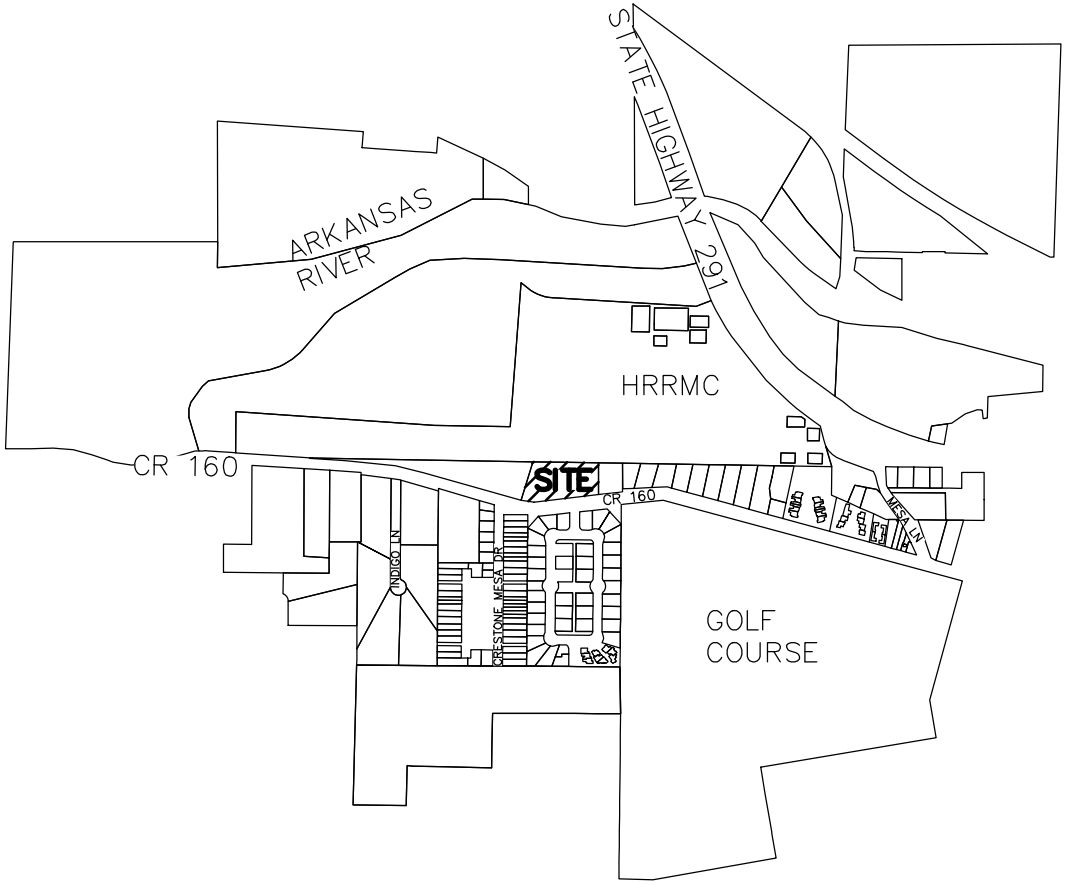
RECORD DESCRIPTION: A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF THE SAID NW1/4 SE1/4 FROM WHENCE THE EAST QUARTER CORNER (BRASS CAP) BEARS EAST 1456 FEET; THENCE FROM SAID POINT OF BEGINNING WEST ALONG THE NORTH LINE OF THE NW1/4 SE1/4 AS FENCED 410.4 FEET; THENCE SOUTH 15°49' WEST 251.0 FEET TO A POINT ON THE NORTH SIDE OF COUNTY ROAD NO. 160; THENCE ALONG COUNTY ROAD NO. 160 AS FENCED SOUTH 83°04' EAST 82.5 FEET; THENCE NORTH 82°26' EAST 400.5 FEET; THENCE LEAVING SAID COUNTY ROAD NO. 160 NORTH 198.7 FEET TO THE POINT OF BEGINNING.

MORE CORRECTLY DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE SAID NW1/4 SE1/4, SAID POINT BEING MARKED BY A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575'. FROM WHENCE THE EAST 1/4 CORNER (BRASS CAP) OF SAID SECTION 31 BEARS SOUTH 89°18'19" EAST 1454.91 FEET; THENCE PROCEEDING AROUND THE TRACT, NORTH 89°18'19" WEST ALONG THE NORTH BOUNDARY OF THE SAID NW 1/4 SE 1/4, ALSO BEING THE SOUTH BOUNDARY OF THE HEART OF THE ROCKIES REGIONAL MEDICAL CENTER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE 2008-17, A DISTANCE OF 411.52 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'LS 16117';
THENCE SOUTH 15°49'00" WEST 246.46 TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED '487' ON THE NORTHERLY BOUNDARY OF CHAFFEE COUNTY ROAD NO. 160;
THENCE ALONG SAID NORTHERLY COUNTY ROAD BOUNDARY, ALSO BEING THE NORTHERLY BOUNDARY OF THE CHAFFEE COUNTY ROAD 160 ANNEXATION DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2008-27, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
FIRST SOUTH 82°05'51" EAST 79.26 FEET; THENCE NORTH 84°03'36" EAST 94.92 FEET;
AND THENCE NORTH 83°23'32" EAST 307.09 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575' AT THE SOUTHWEST CORNER OF THE GROOVER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2023-07;
THENCE NORTH 00°11'58" EAST ALONG THE WEST BOUNDARY OF SAID GROOVER ANNEXATION A DISTANCE OF 197.87 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.30 ACRES.

MESA RIDGE ANNEXATION PLAT

FOR A TRACT IN THE

NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

MESA RIDGE ANNEXATION TO THE CITY OF SALIDA CERTIFICATION:
WHEREAS THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX THE TERRITORY DESCRIBED HEREIN BY BLOCK 7 DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, THE OWNER OF 100% OF THE AREA TO BE ANNEXED; AND
WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED _____, 2025, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIED WITH THE REQUIREMENTS OF SECTION 38-12-107(1) C.R.S.; AND
WHEREAS, AFTER PUBLISHED NOTICE AND PUBLIC HEARING ON _____, 2025, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NUMBER _____ (SERIES OF 2025) DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 105, C.R.S. AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND
WHEREAS, ON _____, 2025, THE CITY COUNCIL ADOPTED ORDINANCE NUMBER _____ (SERIES OF 2025), APPROVING AND ANNEXING THE MESA RIDGE ANNEXATION TO THE CITY OF SALIDA.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, DOES HEREBY APPROVE AND ACCEPT THE MESA RIDGE ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 2.30 ACRES, AND BEING DESCRIBED AS FOLLOWS.

RECORD DESCRIPTION: A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF THE SAID NW1/4 SE1/4 FROM WHENCE THE EAST QUARTER CORNER (BRASS CAP) BEARS EAST 1456 FEET; THENCE FROM SAID POINT OF BEGINNING WEST ALONG THE NORTH LINE OF THE NW1/4 SE1/4 AS FENCED 410.4 FEET; THENCE SOUTH 15°49' WEST 251.0 FEET TO A POINT ON THE NORTH SIDE OF COUNTY ROAD NO. 160; THENCE ALONG COUNTY ROAD NO. 160 AS FENCED SOUTH 83°04' EAST 82.5 FEET; THENCE NORTH 82°26' EAST 400.5 FEET; THENCE LEAVING SAID COUNTY ROAD NO. 160 NORTH 198.7 FEET TO THE POINT OF BEGINNING.

MORE CORRECTLY DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE SAID NW1/4 SE1/4, SAID POINT BEING MARKED BY A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575', FROM WHENCE THE EAST 1/4 CORNER (BRASS CAP) OF SAID SECTION 31 BEARS SOUTH 89°18'19" EAST 1454.91 FEET; THENCE PROCEEDING AROUND THE TRACT, NORTH 89°18'19" WEST ALONG THE NORTH BOUNDARY OF THE SAID NW 1/4 SE 1/4, ALSO BEING THE SOUTH BOUNDARY OF THE HEART OF THE ROCKIES REGIONAL MEDICAL CENTER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE 2008-17, A DISTANCE OF 411.52 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'LS 16117'; THENCE SOUTH 15°49'00" WEST 246.46 TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED '487' ON THE NORTHERLY BOUNDARY OF CHAFFEE COUNTY ROAD NO. 160; THENCE ALONG SAID NORTHERLY COUNTY ROAD BOUNDARY, ALSO BEING THE NORTHERLY BOUNDARY OF THE CHAFFEE COUNTY ROAD 160 ANNEXATION DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2008-27, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
FIRST SOUTH 82°05'51" EAST 79.26 FEET; THENCE NORTH 84°03'36" EAST 94.92 FEET;
AND THENCE NORTH 83°23'32" EAST 307.09 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575' AT THE SOUTHWEST CORNER OF THE GROOVER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2023-07;
THENCE NORTH 00°11'58" EAST ALONG THE WEST BOUNDARY OF SAID GROOVER ANNEXATION A DISTANCE OF 197.87 FEET TO THE POINT OF BEGINNING. CONTAINING 2.30 ACRES.

OWNERS:
BLOCK 7 DEVELOPMENT, LLC, a Colorado Limited Liability Company
9996 W HWY 50, PMB 1055
SALIDA, CO 81201

OWNERS CERTIFICATE:
THIS IS TO CERTIFY THAT BLOCK 7 DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF 100% OF THE PROPERTY DESCRIBED AND SHOWN HEREON DESIRES AND APPROVES THE ANNEXATION OF SAID PROPERTY TO THE CITY OF SALIDA.

BLOCK 7 DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

KENNY LAYTON, MEMBER

STATE OF COLORADO
COUNTY OF CHAFFEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025

BY _____, WHOSE NAME IS SUBSCRIBED ABOVE
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

CITY OF SALIDA APPROVAL:

APPROVED THIS _____ DAY OF _____, 2025

BY: _____
MAYOR OF THE CITY OF SALIDA

ATTEST: _____
CITY CLERK

SALIDA PLANNING COMMISSION APPROVAL:

THIS ANNEXATION PLAT IS HEREBY APPROVED ON THIS _____ DAY OF _____, 2025, BY THE CITY OF SALIDA PLANNING COMMISSION

CHAIRMAN OF PLANNING COMMISSION

ATTEST: CITY CLERK

CITY OF SALIDA CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS EXECUTED ANNEXATION MAP, ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE MESA RIDGE ANNEXATION WAS ACCEPTED FOR FILING IN MY OFFICE ON THE _____ DAY OF _____, 2025.

CITY CLERK

CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP AND A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE MESA RIDGE ANNEXATION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, WERE ACCEPTED AND FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2025, UNDER RECEPTION NUMBER(S) _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON WERE RECOVERED AS INDICATED, AND THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH OF THE PERIMETER BOUNDARIES OF THE TRACT TO BE ANNEXED ARE ADJACENT TO THE PRESENT CITY OF SALIDA CORPORATION LINE DATED THIS _____ DAY OF _____, 2025.

MICHAEL K. HENDERSON
REG. L.S. NO. 18117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- PROPERTY DESCRIPTION & RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 24-24418 ISSUED BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE DECEMBER 2, 2024.
- DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE CHAFFEE COUNTY ROAD 160 ANNEXATION PLAT, ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED HEREON, AND ON THE RGY LAND SURVEY PLAT DEPOSITED IN THE LAND SURVEY RECORDS OF CHAFFEE COUNTY AS SUR-1031.
- THE PROPERTY IS SUBJECT TO A 5.0 FOOT WIDE PERPETUAL EASEMENT GRANTED TO U.S. WEST COMMUNICATIONS, INC. FOR TELECOMMUNICATIONS FACILITIES IN BOOK 522 AT PAGE 233 OF THE CHAFFEE COUNTY RECORDS.
- PLAT REFERS TO THE COUNT ROAD 160 ANNEXATION TO THE CITY OF SALIDA PLAT
- MORE CORRECTLY DESCRIBED ANNEXATION DESCRIPTION PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO 81201

ASSISTED BY BILL HUSSEY, PE, SHREDGNAR, LLC

MESA RIDGE ANNEXATION PLAT
in the NW 1/4 SE 1/4 of SECTION 31,
TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.

CHAFFEE COUNTY

COLORADO

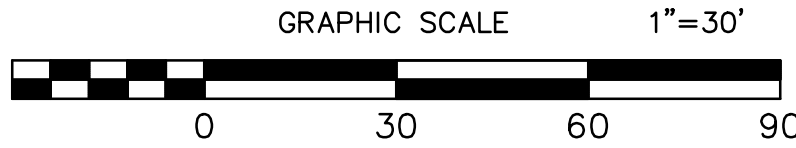
Job Number: J-25-063
DESIGNED: W.B.H.
DRAWN BY: W.B.H.

HENDERSON LAND SURVEYING CO., INC.
203 G STREET
SALIDA, COLORADO

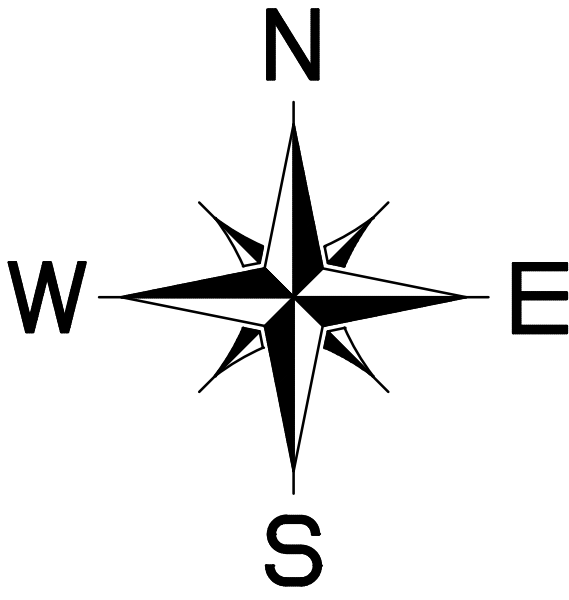
CHECKED:
Field Book: 5327 PGS. 344

DATE:
5/19/2025

DRAWING NO.
L-25-14



DIRECTIONS ARE BASED ON THE BEARING S89°18'19"E BETWEEN RECOVERED SURVEY MONUMENTS AT THE NE CORNER OF THE TRACT AND THE E1/4 CORNER OF SECTION 31, AS SHOWN AND/OR DESCRIBED ON THIS PLAT.



LOT 1-RA, HEART OF THE ROCKIES MEDICAL CAMPUS -
PHASES 3 & 4, PLANNED DEVELOPMENT REVISION
REC. NO. 447451

HRRMC ANNEXATION
ORDINANCE 2008-17

CITY OF SALIDA CORPORATION LINE

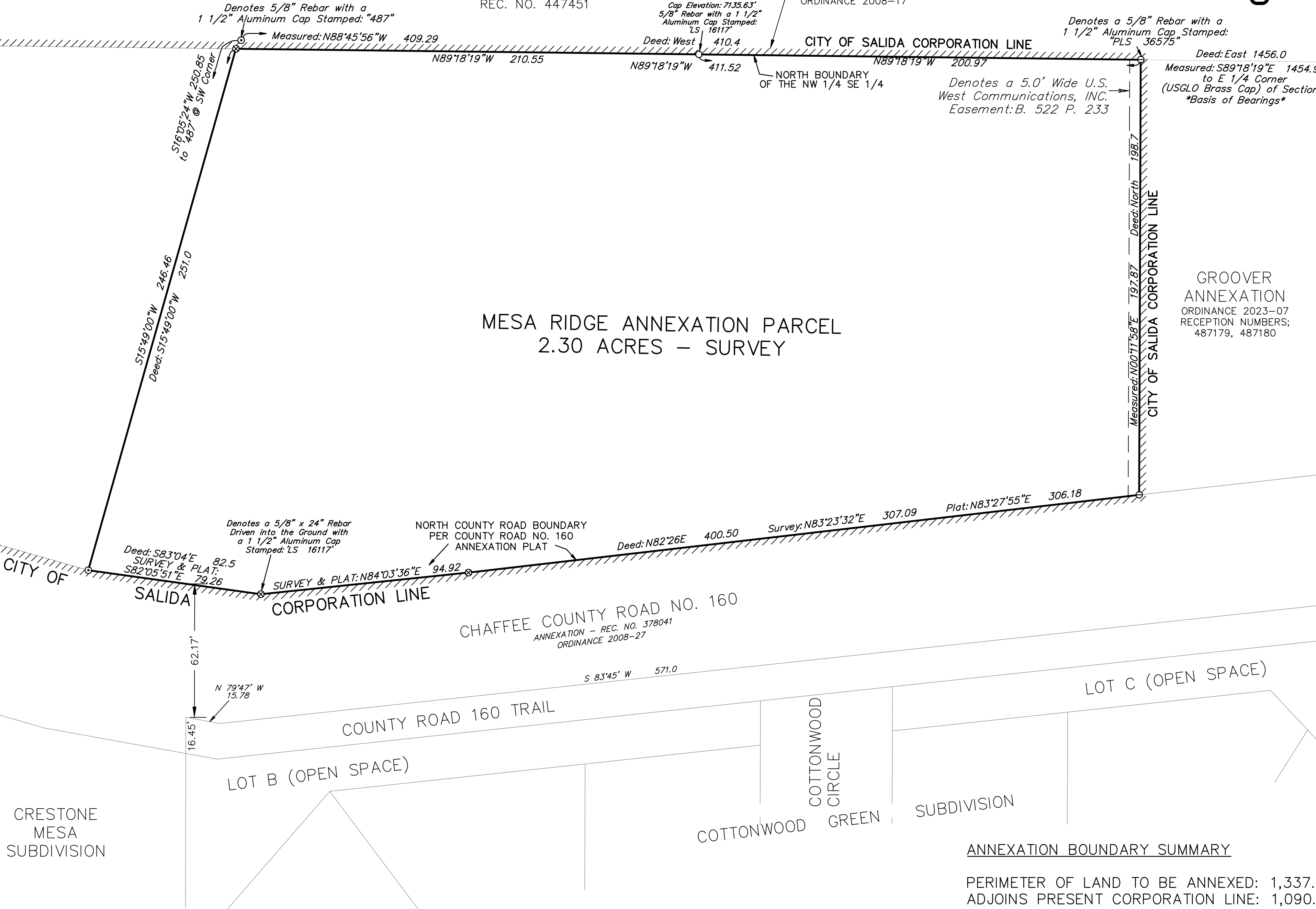
NORTH BOUNDARY
OF THE NW 1/4 SE 1/4

Denotes a 5.0' Wide U.S.
West Communications, INC.
Easement: B. 522 P. 233

Deed: East 1456.0
Measured: S89°18'19"E 1454.91
to E 1/4 Corner
(USQLO Brass Cap) of Section 31
Basis of Bearings

GROOVER
ANNEXATION
ORDINANCE 2023-07
RECEPTION NUMBERS:
487179, 487180

MESA RIDGE ANNEXATION PARCEL
2.30 ACRES - SURVEY



ANNEXATION BOUNDARY SUMMARY

PERIMETER OF LAND TO BE ANNEXED: 1,337.12 FT
ADJOINS PRESENT CORPORATION LINE: 1,090.66 FT
REQUIRED ADJOINING 1/6TH: 222.85 FT

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

From: Donna Rhoads <information hidden>

Sent: Sunday, March 7, 2021 7:42 AM

To: Nathan Young <information hidden>

Bill Almquist <bill.almquist@cityofsalida.com>; William

Taliaferro <william.taliaferro@cityofsalida.com>; Diesel Post <diesel.post@cityofsalida.com>

Subject: Re: Update

Ok, sure. This is exciting,

It was Mike Smith and Paul Magg from SMT who went out with the GPS.

Mike Smith <information hidden>

Paul Maag <information hidden>

We need to still determine where the trail joins the hospital trail. Maybe meet with David Colarelli, the hrrmc grounds manager, first?

<information hidden>

I am around this coming week Tuesday, Wednesday or Thursday mid day, if you need me. (I will be gone March 13 to 22)

Donna

On Friday, March 5, 2021, 04:32:48 PM MST, Diesel Post <diesel.post@cityofsalida.com> wrote:

All right team,

sounds like we are at a place that we can start developing a legal description of the land that Nathan plans on dedicating. We should get out there to flag it and then Henderson could do a quick survey. I know Bill is laid up after his surgery.

Donna - who went out already and GPS the line? We should coordinate to get out there with some flags and really solidify this.

-Diesel

Director of Parks and Recreation

City of Salida
(719)966-9378

On Fri, Mar 5, 2021, 3:18 PM Nathan Young <information hidden> wrote:
Once we agree on the size/scope of it, I suppose Henderson (surveyor) can come up with the legal description.

Nathan Young

From: Diesel Post <diesel.post@cityofsalida.com>
Sent: Friday, March 5, 2021 3:15 PM
To: Nathan Young <information hidden>
Subject: Re: Update

I met with the lawyer this week to start getting the legal documents drawn up. our next step is to come up with a legal description so you Bill and I should probably meet out there We might want to get some GPS points.

-Diesel
Director of Parks and Recreation
City of Salida
(719)966-9378

On Fri, Mar 5, 2021, 3:09 PM Nathan Young <information hidden> wrote:
Diesel, just checking back in with you on this....

Thanks,

Nathan Young

From: Diesel Post <diesel.post@cityofsalida.com>
Sent: Tuesday, February 16, 2021 3:55 PM
To: Nathan Young <information hidden>
Subject: Re: Update

I did get your message. I talked to Planning about it. Glad that you are getting it worked out. I will try to get us together.

-Diesel
Director of Parks and Recreation
City of Salida
(719)966-9378

On Tue, Feb 16, 2021, 1:55 PM Nathan Young <information hidden> wrote:
Diesel, I assume you received my phone message after you emailed me last. I spoke to my neighbor about the encroaching fence and it does not seem to be a problem. So, I am ready to meet with you whenever you are available.

Thanks,

Nathan Young

From: Diesel Post <diesel.post@cityofsalida.com>
Sent: Monday, February 8, 2021 11:55 AM
To: Nathan Young <information hidden>
Cc: Andy Riemenschneider - Land & Water Concepts <information hidden>
Subject: Re: Update

How does 2:00 on Tuesday or Wednesday work for you?

-Diesel
Director of Parks and Recreation
City of Salida
(719)966-9378

On Thu, Feb 4, 2021, 3:40 PM Nathan Young <information hidden> wrote:

Hey Diesel, thanks for the follow up. I have been told by my surveyor, Mike Henderson, that he is finalizing the additional work that I need to forward to my engineer, Andy Riemenschneider, for him to complete my development pan. So, it looks like we are close. I am tied up tomorrow but am available next week if that works.

Thanks,

Nathan Young

From: Diesel Post <diesel.post@cityofsalida.com>
Sent: Wednesday, February 3, 2021 1:35 PM
To: Nathan Young <information hidden>
Subject: Update

Hey Nathan,
I am checking in to see what your progress has been. We are probably ready to discuss our access agreement so that we can get the lawyer to write something up. When might you have time to talk with a few of us?

Mike 'Diesel' Post
Director of Parks and Recreation
City of Salida
719-966-9378

Action R&OS-IV.1.c – A plan identifying current and future maintenance needs and amenities for each park should be created.

Policy R&OS-IV.2 – Support local organizations that volunteer and help provide new recreational amenities and help to maintain the current infrastructure.

Action R&OS-IV.2.a – Work with local organizations to provide maps to the Salida's park and trail network and public parking areas.

Action R&OS-IV.2.b - Continue to provide community support funding for projects brought forward by local organizations with demonstrated community support.

Policy R&OS-IV.3 – Regional collaboration should be utilized to provide new parks and trails.

Action R&OS-IV.3.a – Continue to work to help implement the land management plans of the Bureau of Land Management, State Parks, Forest Service and Division of Wildlife and establish working partnerships to help with their goals of preservation and wilderness awareness.

Principle R&OS-V. Land Acquisition

Open space, parks and trails in and around the city are important amenity for residents and visitors.

Policy R&OS-V.1 – Identify and prioritize parcels around the city for the future acquisition for parks, trails and open space.

Action R&OS-V.1.a – Establish a working relationship with the Land Trust of the Upper Arkansas to streamline future open space projects.

Action R&OS-V.1.b – Continue to look for additional sources of funding for acquiring open space lands and constructing trails.

Action R&OS-V.1.c – Utilize the Salida Regional Transportation Plan in reviewing land use applications in the Municipal Planning Area to ensure trails are created with new development.

Action RO&S-V.1.d – The logical extension of existing or proposed bicycle/pedestrian trails across a property proposed for annexation shall be a condition of the annexation.

Action R&OS-V.1.e – Create an Open Space plan for the management and prioritization of acquisition of parcels in and around Salida.

Action R&OS-V.1.f – Pursue opportunities to provide parks in areas of the city that are underserved.



Remodeled soaking pools at the Salida Aquatic Center



Salida Mountain Trails- Frontside Trail being built by local volunteers

July 7, 2025

City of Salida City Council
Re: 7305 CR 160 annexation



Dear City Council members,

The Board of Directors of Salida-area Parks, Open-space & Trails (SPOT) wholeheartedly supports the annexation of the 7305 CR160 property into the City of Salida with the inclusion of the Mesa Ridge Trail as proposed in the original application.

Planning for the Mesa Ridge Trail began in earnest in 2020 with Nathan Young's, the former property owner's, proposal for annexation. SPOT, along with Salida's Parks & Recreation, Public Works and Planning Departments, CPW, the hospital, Chaffee County, community neighbors, SMT trail builders and Nathan designed the trail as a link, from the existing CR160 mesa trail down to the HRRMC gazebo across on a hospital trail to CR154, which in turn leads to the existing trails around and through both the Sands and Frantz Lake Wildlife Areas.

In 2022, this collaboration also led to the resurfacing of the hospital cross trail that runs along the CPW boundary, which corrected an irrigation drainage problem and prepared it for public use.

Currently, the property is owned by Kenny Layton and SPOT fully endorses the Mesa Ridge as part of his annexation. It is City supported, completely engineered, is situated in an appropriate place to connect existing and future developments and trails and the hospital supports the connection of this trail to their own.

Thank you sincerely for your consideration,

Donna Rhoads

Donna Rhoads, SPOT President

Donna Rhoads

Planner/Grant Writer
President
719 221-4008

Katy Grether

Grant Writer/Analyst
Vice-President
719 530-1931

Denise Wentz

Physical Therapist
Treasurer
719 221 4062

Lisa Walner

Adopt-a-Trail Coordinator
803 622-0264

Wayne Sawyer

Consultant
719 221-6986

Cheryl Brown-Kovacic

Grant Writer/Educator
505 228-8602

Jessica Downing

Recreation Planner
303 506-2776

Chris Miller

Trail Planner
719 207

Salida-area Parks, Open-space & Trails (SPOT) is a non-profit, volunteer organization with a mission to promote the creation, preservation, improvement and appreciation of parks, open space and trails in the greater Salida area. Our SPOT Board of Directors help plan, write grants and implement projects in Chaffee County. For over thirty-five years, our volunteers have worked with citizens, municipalities and public entities of Chaffee County and beyond to enhance recreational opportunities for people of all ages in the area, including helping develop the popular 11+-mile Salida Trail System with connections extending out into the county. Forethought for safe, non-motorized trail connections are part of both SPOT and Salida's vision, especially as our community grows.

SPOT PO Box 748 Salida, CO 81201

SPOT aims to promote the creation, preservation, improvement and appreciation of parks, open space and trails in the greater Salida area.



City Council Action Form

Department	Presented By	Date
Community Development	Kristen Hodges - Associate Planner	July 15, 2025

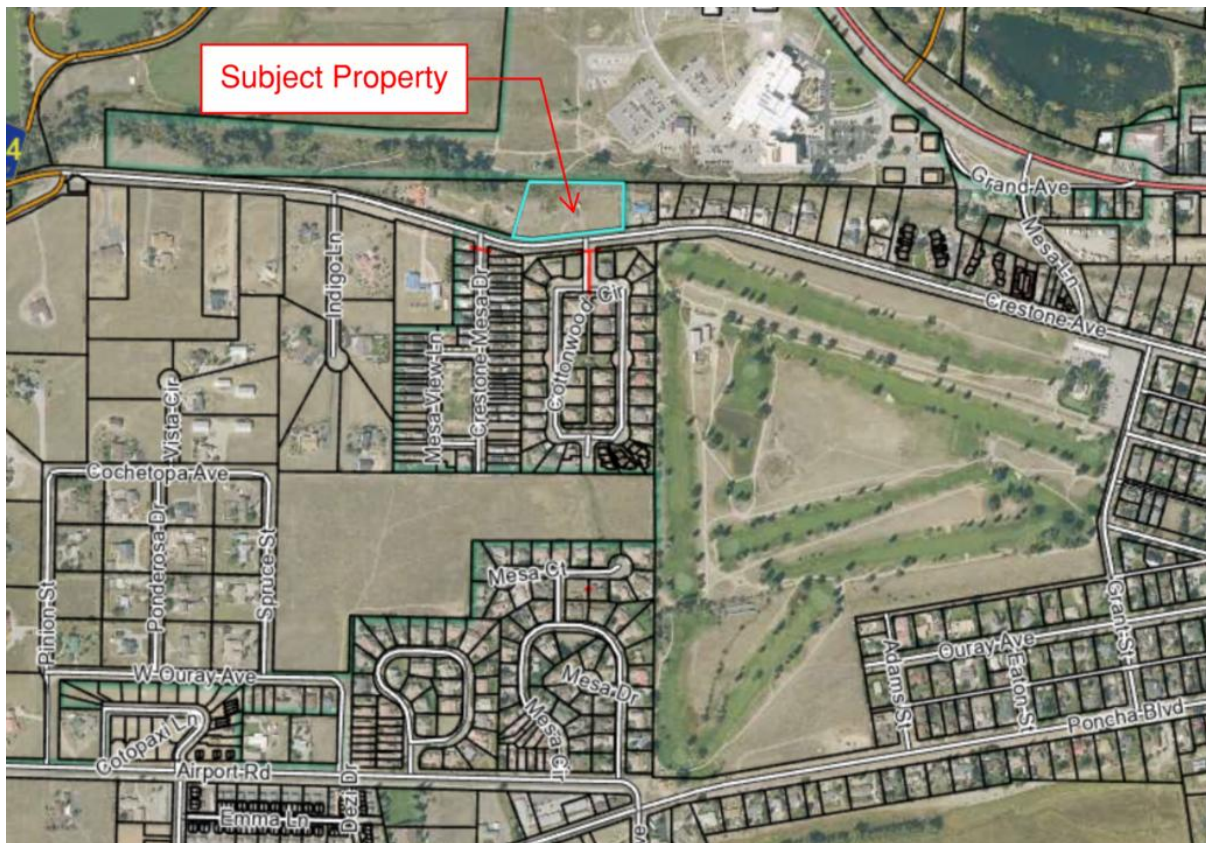
Agenda Item

Ordinance 2025-11: Second reading on the proposed zoning of Medium-Density Residential (R-2) for the Mesa Ridge Annexation.

Background

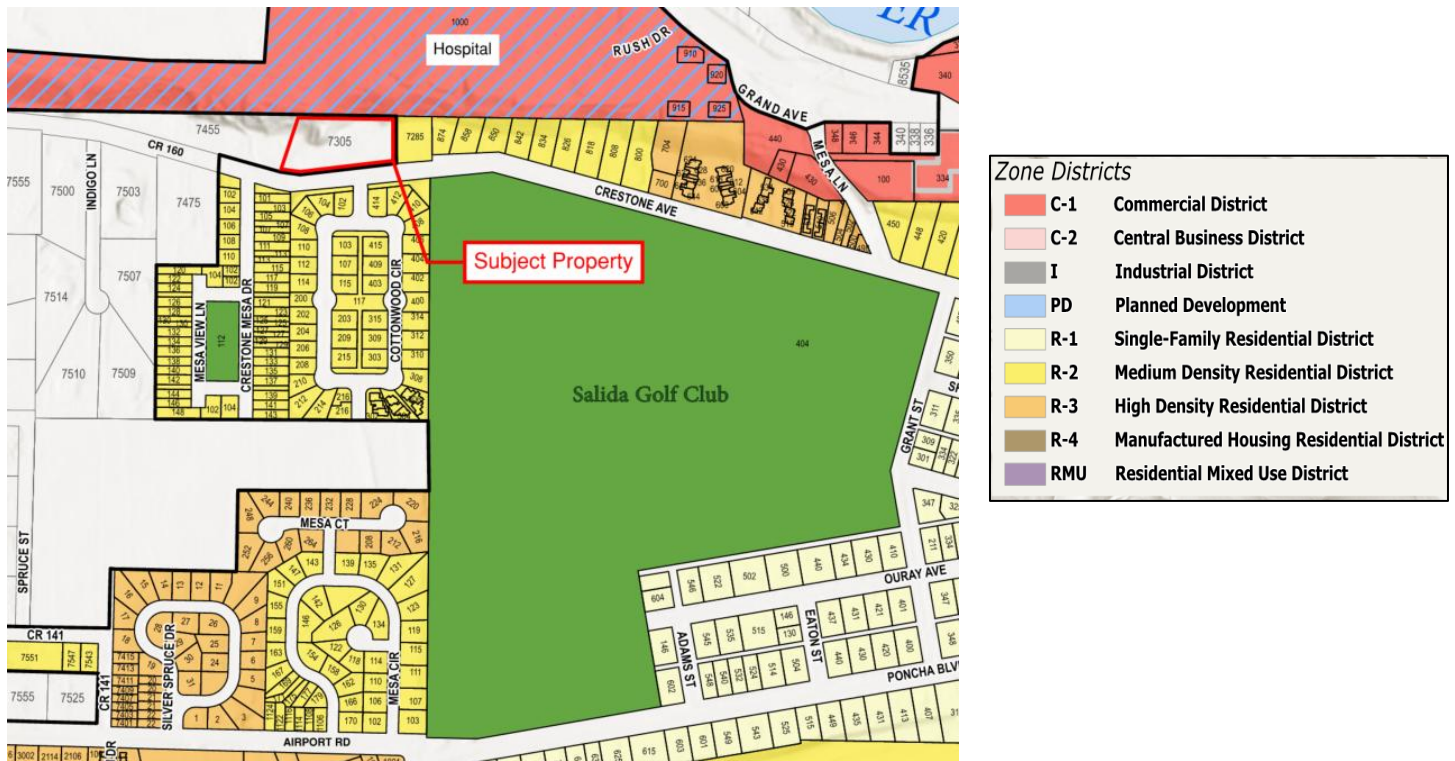
Following approval of the Mesa Ridge Annexation of 2.3 acres located at 7305 County Road 160 into the City of Salida, the applicant, High Desert Development, represented by Kenny Layton, has requested a designation of R-2 Medium-Density Residential zone district for the property. Per statute, the area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

A complete legal description of the parcel is included as Exhibit A with the annexation application.



Vicinity Map

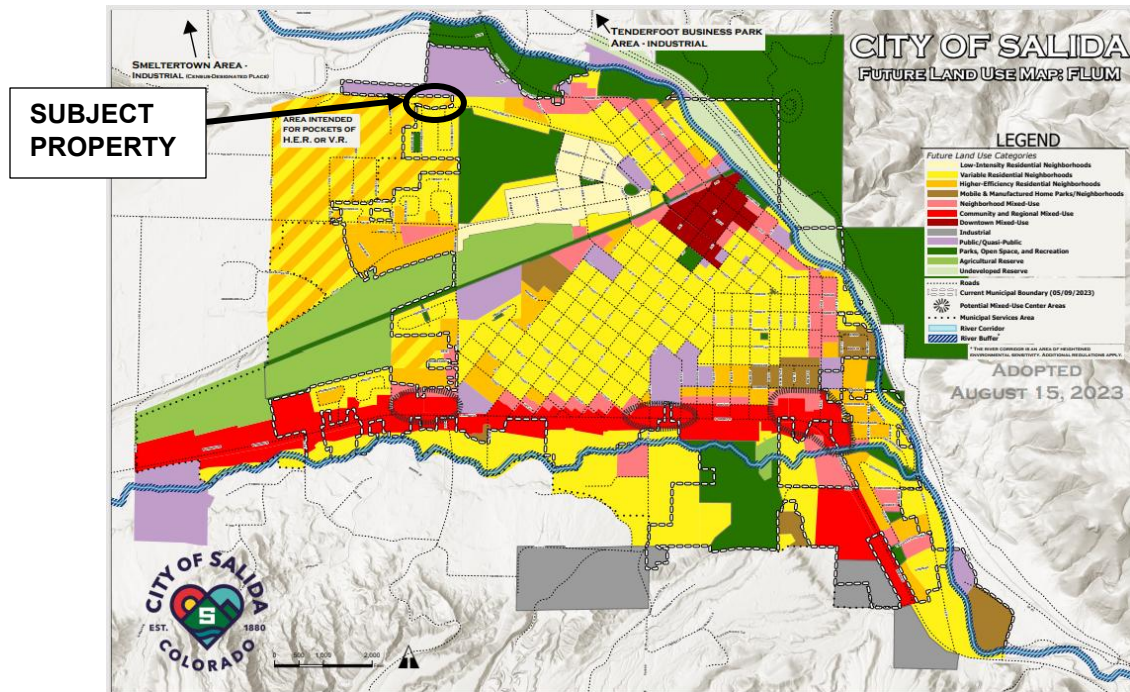
Surrounding Land Use and Zoning: Surrounding properties within city limits include C-1 Commercial to the north (with a Planned Development Overlay), and R-2 Medium-Density Residential to the south, southeast, and east. Surrounding properties within the county to the west and southwest are zoned RS Residential Suburban.



Zoning Map

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

1. **Consistency with the Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
 - The Comprehensive Plan indicates:
 - New development shall be within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.
 - The proposed annexation lies within the MSA and will accommodate urban densities.
 - Proposals should include connections to pedestrian and bicycle corridors, have sufficient water, and promote innovative and energy efficient design.
 - The proposed Major Subdivision Plat indicates the provision of a local trail dedication and connection.
 - Zoning should continue existing patterns of development.
 - Zoning of R-2 Medium-Density Residential would be consistent with the zoning found in the adjacent properties and would continue the regular pattern of development for the area.
 - The proposed zoning conforms with the city's Future Land Use Map, which calls for Variable Residential and Higher-Efficiency Residential Neighborhoods and Parks, Open Space, and Recreation zone districts.



Future Land Use Map

2. **Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
 - Per the land use code, the purpose of the Medium-Density Residential (R-2) zone district is to provide for residential neighborhoods comprised of a variety of detached single-family dwellings, duplex dwellings and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities. Complementary land uses for both R-2 may also include such supporting land uses as parks, schools, churches, home occupations or day care, among other uses.
 - The proposed zoning has the capability for providing a mix of single family and duplex dwellings. A trail dedication is also indicated. Therefore, staff supports the request to zone the property as R-2 Medium-Density Residential.
3. **Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
 - The proposed zoning classification of R-2 is consistent and compatible with the zoning of the adjacent properties within city limits.
4. **Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.
 - The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code. This standard is not applicable.

Planning Commission Recommendation

A public hearing with the Planning Commission was held June 23, 2025. The Commission recommended (in a 5-1 vote) that Council approve the proposed zoning of Mesa Ridge Annexation to Medium-Density Residential (R-2) as it meets the applicable review standards.

Staff Recommendation

Staff recommends approval of the proposed zoning to Medium-Density Residential (R-2) as it complies with intent of the Comprehensive Plan and Future Land Use Map.

Fiscal Impact

There is no fiscal impact.

Motion

A City Councilmember should state, "I move to _____ Ordinance 2025-11, an ordinance of the City of Salida, Colorado zoning certain real property known as the Mesa Ridge Annexation, as High Density Residential (R-3)," followed by a second and a roll call and vote.

Attachments:

Ordinance 2025-11
Application Materials

**City Of Salida, Colorado
Ordinance No. 11
(Series of 2025)**

**An Ordinance of the City Council of the City of Salida, Colorado
Zoning Certain Real Property Known as the 7305 County Road 160 – Mesa Ridge
Annexation as Medium Density Residential (R-2) Zone District**

WHEREAS, on May 14, 2025, High Desert Development, represented by Kenny Layton, filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 2.3 acres located at located at 7305 C.R. 160, in the County of Chaffee, State of Colorado (the “Property”), and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, by Ordinance No. 10, Series of 2025, the City of Salida annexed the Mesa Ridge Annexation to the City; and

WHEREAS, Petitioner has filed an application to zone the Property within the Medium-Density Residential (R-2) zone district, and on June 23, 2025 the City of Salida Planning Commission considered the zoning application for the Property at a duly noticed public hearing and recommended that the City Council zone it as Medium-Density Residential (R-2); and

WHEREAS, as required by the Salida Municipal Code, the public hearing on the zoning application for the Mesa Ridge Annexation was held on July 15, 2025 at a regularly scheduled meeting of the Salida City Council.

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

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

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

Section 3. Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-4-210 of the Salida Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Chaffee County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Salida Land Use Regulations, SMC §16-1-10, et seq., to implement the provisions of this Ordinance.

Section 4. Severability: The provisions of this Ordinance are severable and the

invalidity of any section, phrase, clause, or portion of this Ordinance as determined by a Court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

Introduced on First Reading, on the 1st day of July, 2025, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City Council on the 4th day of July, 2025, and set for Second Reading and Public Hearing on the 15th day of July, 2025

Introduced on Second Reading, finally adopted and ordered published by Title only, by the City Council on the 15th day of July, 2025.

City Of Salida, Colorado

Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

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

City Clerk/Deputy City Clerk

EXHIBIT A

A tract of land in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 31,
Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County,
Colorado, described as follows: Beginning at a point on the north line of the said NW¼ SE¼
from whence the east quarter comer (brass cap) bears East 1456 feet; thence from said point of
beginning West along the said north line of the NW¼ SE¼ as fenced 410.4 feet; thence South
15°49' West 251.0 feet to a point on the north side of County Road No. 160; thence along
County Road No. 160 as fenced South 83°04' East 82.5 feet; thence North 82°26r East 400.5 feet;
thence having the said County Road No. 160 North 198.7 feet to the point of beginning.

Also known by the following address:

7305 County Road 160, Salida, CO 81201

And assessor's schedule or parcel number: 368131400014



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

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

- | | |
|--|---|
| ☒ Annexation | ☐ Administrative Review:
(Type) _____ |
| ☐ Pre-Annexation Agreement | |
| ☐ Appeal Application (Interpretation) | |
| ☐ Certificate of Approval | ☐ Limited Impact Review:
(Type) _____ |
| ☐ Creative Sign Permit | |
| ☐ Historic Landmark/District | ☒ Major Impact Review: <u>ZONING-R-2</u>
(Type) <u>Major Subdivision</u> |
| ☐ License to Encroach | |
| ☐ Text Amendment to Land Use Code | ☐ Other: _____ |
| ☐ Watershed Protection Permit | |
| ☐ Conditional Use | |

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

A. Applicant Information

Name of Applicant: High Desert Development

Mailing Address: 9996 Hwy 50 PMB 1055, Salida, CO 81201

Telephone Number: 970-590-3201 FAX: _____

Email Address: Kenny@headwaterconstruction.com

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

B. Site Data

Name of Development: Mesa Ridge (proposed name)

Street Address: 7305 CR 160, Salida, CO 81201

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

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

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

Signature of applicant/agent _____ Date 5/6/25

Signature of property owner _____ Date 5/6/25

High Desert Development
9996 Hwy 50 PMB 1055
Salida, CO 81201

Date: 5/14/2025

City of Salida Planning Department
448 E 1st Street, Suite 112
Salida, CO 81201

RE: Letter of Intent to Annex Property at 7305 County Road 160, Salida, CO 81201

To Whom It May Concern,

This letter is to formally express our intent to initiate the annexation of the property located at **7305 County Road 160, Salida, CO 81201** into the City of Salida.

We are the current owner of this approximately **2.3-acre** parcel and are concurrently working on a proposed major subdivision application of 10 lots that we believe aligns with the City's goals for responsible and sustainable growth. To this aim, we are requesting R2 zoning.

We understand the City's annexation policies and are prepared to comply with all relevant requirements under the City of Salida Land Use Code. We believe this property is a logical and appropriate extension of city boundaries due to its proximity to existing municipal services and infrastructure, and it is consistent with the City's Comprehensive Plan and future land use goals.

We respectfully request that the City of Salida initiate the necessary procedures to review and process this annexation. We look forward to engaging with City staff and leadership to move this process forward and welcome any initial feedback or direction the City may have.

Please let us know if there are additional steps we should take at this time or if any additional documentation is needed to proceed.

Sincerely,



Kenny Layton
Managing Member
Block 7 Development LLC dba High Desert Development
970-590-3201

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named Block 7 Development LLC and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

☐ corporation	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☒ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ trust (Section 38-30-108.5, C.R.S.)
3. The entity is formed under the laws of: Colorado
4. The mailing address for the entity is: 9996 Hwy 50 PMB 1055, Salida, CO 81201
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Kenneth Layton, Managing Member
- 6.² The authority of the foregoing person(s) to bind the entity is ☒ not limited ☐ limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:

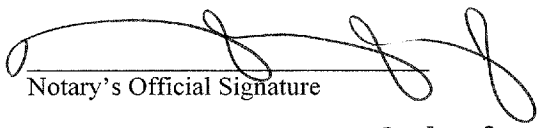
Block 7 Development LLC, a Colorado Limited Liability Company

By: 

Kenneth Layton, Managing Member

STATE OF COLORADO
COUNTY OF CHAFFEE

The foregoing instrument was acknowledged before me this 14th day of March, 2025, by Kenneth Layton, Managing Member of Block 7 Development LLC, a Colorado Limited Liability Company.


Notary's Official Signature

My Commission Expires: 09/13/28

JENNIFER S. LEIGHTON SCANGA NOTARY PUBLIC - STATE OF COLORADO Notary ID #20004024197 My Commission Expires 9/13/2028

Review Standards

Proposed Mesa Ridge Subdivision

- 1) **CONSISTENCY WITH COMPREHENSIVE PLAN** *The use shall be consistent with the City's Comprehensive Plan.*
 - a) Action LU&G-I. 1.b. – New development should complement the neighborhood's mass and scale.
 - i) Larger and smaller lot sizes can be found in the adjacent neighborhoods.
 - b) Action LU&G-I.2.a - Encourage projects to use maximum density allowances to make the best use of the available infrastructure.
 - i) Our lot sizes offer options for both single-family and two-family dwellings(paired-homes).
 - c) Action LU&G-I.2.c –Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.
 - i) This development falls within the MSA
 - d) Located inside the Salida Municipal Services Area
 - i) Water and Sewer are already present along the western border of the property. This development does not require the extension of new city services.
 - e) This development supports multiple key components identified by Salida residents as priorities for the direction of growth in Salida found in the Comprehensive Plan.
 - i) An appropriate range of housing types will be available to serve the varied lifestyles, ages, and income levels of residents. This is achieved through the creation of multiple sizes of lots that can support single-family homes, paired homes, as well as inclusionary housing.
 - ii) A system of interconnected parks, open spaces and trails will protect important natural areas and open spaces around Salida and serve the recreational needs of residents and visitors. This is a key component of our open space contribution through the dedication and creation of a trail system connector between the Crestone Ave and HRRMC trails below.
 - iii) New development will be focused within or adjacent to the city to preserve the rural, scenic character of the surrounding area's open spaces and agricultural lands. The subject property proposed is bordered by City property on 3 sides.
 - iv) Community gateways along major roadway corridors will create a positive and unique identity. Although not a major roadway, Crestone Ave has been improved and developed with attractive landscaping, sidewalks, and roadways that help support this goal. This development would help extend this principle through

the addition of sidewalk, curb/gutter, and an attractively landscaped bio-swale utilizing multiple landscape materials, natural grasses, plants, and trees.

- f) This development is congruent with the surrounding zoning. This property is bordered by R-2 zoned properties and is shown on the Future Land Use Map as having potential for either R-2 or R-3 zoning.

2) CONFORMANCE TO CODE. *The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:*

a) Zoning District Standards.

- i) The proposed development shall consist of 10 lots all meeting the Zone district dimensional standards (Sec. 16-4-200) for R-2 zoning.

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

- i) Mesa Ridge will meet or exceed all parking, landscaping, sign, and improvement standards specified in the Land Use Code

3) USE APPROPRIATE AND COMPATIBLE *The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.*

- a) The Mesa Ridge site is requesting R2 zoning. The Future Land Use Map shows a desire for this parcel to be zoned either R3 or R2. R3 zoning would provide for a maximum of 49 units on this 2.45 acre site. R2 zoning would provide for a maximum of 39 units. We are proposing lots that would provide a maximum of 16 or 17 units. (depending on 2 versus 3 IH units)
- b) The neighboring uses consist of other single-family and townhomes that are larger and smaller than the Mesa Ridge lots. These can be found most notably in the Mesa View Subdivision, triplexes found in Cottonwood Greens and multiple groups of townhomes found nearby on Crestone Ave to the east.

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

- a) All proposed uses in Mesa Ridge are residential and will not negatively impact noise, odor, glare, or other similar conditions to the surroundings.

5) FACILITIES. There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

- a) Existing public facilities are already in place. Water, Sewer, Gas, and Electric.
- b) A new trail connector will be built to connect Crestone Ave with HRRMC trails
- c) Curb/gutter/sidewalks will be created to provide pedestrian access

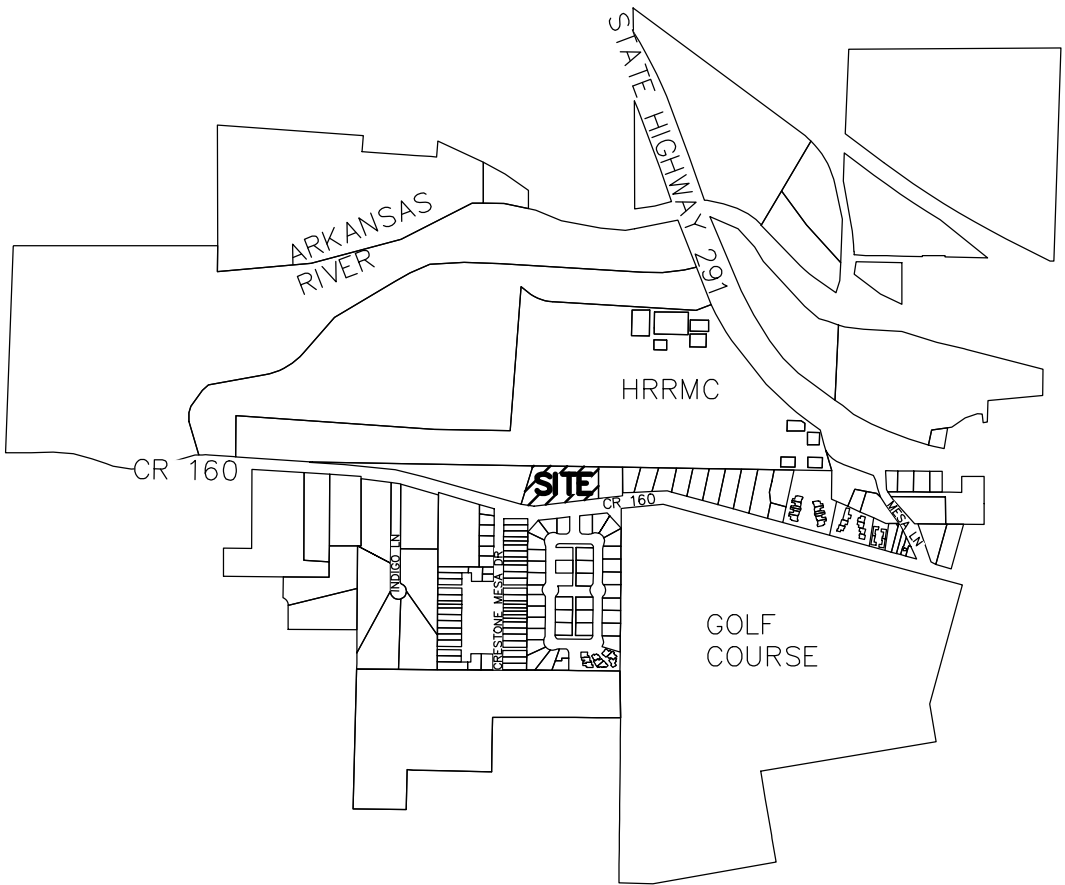
6) ENVIRONMENT. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

- a) No significant environmental impacts will be caused due to this issue. The site is not located in any high quality wildlife areas as shown on the Chaffee County Habitat Map.
- b) The setbacks and wide nature of Crestone Ave provide for structures to be located away from the roadway to allow the preservation of views and open space.
- c) The creation of a soft-surface trail connector from Crestone Ave to HRRMC trails allows the community increased access to open space and scenic views that are not currently accessible.
- d) The addition of the trail connector is strongly supported by both SMT and SPOT.

MESA RIDGE ANNEXATION PLAT

FOR A TRACT IN THE

NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

MESA RIDGE ANNEXATION TO THE CITY OF SALIDA CERTIFICATION:
WHEREAS THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX THE TERRITORY DESCRIBED HEREIN BY BLOCK 7 DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, THE OWNER OF 100% OF THE AREA TO BE ANNEXED; AND
WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED _____, 2025, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIED WITH THE REQUIREMENTS OF SECTION 38-12-107(1) C.R.S.; AND
WHEREAS, AFTER PUBLISHED NOTICE AND PUBLIC HEARING ON _____, 2025, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NUMBER _____ (SERIES OF 2025) DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 105, C.R.S. AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND
WHEREAS, ON _____, 2025, THE CITY COUNCIL ADOPTED ORDINANCE NUMBER _____ (SERIES OF 2025), APPROVING AND ANNEXING THE MESA RIDGE ANNEXATION TO THE CITY OF SALIDA.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, DOES HEREBY APPROVE AND ACCEPT THE MESA RIDGE ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 2.30 ACRES, AND BEING DESCRIBED AS FOLLOWS.

RECORD DESCRIPTION: A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF THE SAID NW1/4 SE1/4 FROM WHENCE THE EAST QUARTER CORNER (BRASS CAP) BEARS EAST 1456 FEET; THENCE FROM SAID POINT OF BEGINNING WEST ALONG THE NORTH LINE OF THE NW1/4 SE1/4 AS FENCED 410.4 FEET; THENCE SOUTH 15°49' WEST 251.0 FEET TO A POINT ON THE NORTH SIDE OF COUNTY ROAD NO. 160; THENCE ALONG COUNTY ROAD NO. 160 AS FENCED SOUTH 83°04' EAST 82.5 FEET; THENCE NORTH 82°26' EAST 400.5 FEET; THENCE LEAVING SAID COUNTY ROAD NO. 160 NORTH 198.7 FEET TO THE POINT OF BEGINNING.

MORE CORRECTLY DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE SAID NW1/4 SE1/4, SAID POINT BEING MARKED BY A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575', FROM WHENCE THE EAST 1/4 CORNER (BRASS CAP) OF SAID SECTION 31 BEARS SOUTH 89°18'19" EAST 1454.91 FEET; THENCE PROCEEDING AROUND THE TRACT, NORTH 89°18'19" WEST ALONG THE NORTH BOUNDARY OF THE SAID NW 1/4 SE 1/4, ALSO BEING THE SOUTH BOUNDARY OF THE HEART OF THE ROCKIES REGIONAL MEDICAL CENTER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE 2008-17, A DISTANCE OF 411.52 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'LS 16117'; THENCE SOUTH 15°49'00" WEST 246.46 TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED '487' ON THE NORTHERLY BOUNDARY OF CHAFFEE COUNTY ROAD NO. 160; THENCE ALONG SAID NORTHERLY COUNTY ROAD BOUNDARY, ALSO BEING THE NORTHERLY BOUNDARY OF THE CHAFFEE COUNTY ROAD 160 ANNEXATION DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2008-27, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
FIRST SOUTH 82°05'51" EAST 79.26 FEET; THENCE NORTH 84°03'36" EAST 94.92 FEET;
AND THENCE NORTH 83°23'32" EAST 307.09 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575' AT THE SOUTHWEST CORNER OF THE GROOVER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2023-07;
THENCE NORTH 00°11'58" EAST ALONG THE WEST BOUNDARY OF SAID GROOVER ANNEXATION A DISTANCE OF 197.87 FEET TO THE POINT OF BEGINNING. CONTAINING 2.30 ACRES.

OWNERS:
BLOCK 7 DEVELOPMENT, LLC, a Colorado Limited Liability Company
9996 W HWY 50, PMB 1055
SALIDA, CO 81201

OWNERS CERTIFICATE:
THIS IS TO CERTIFY THAT BLOCK 7 DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF 100% OF THE PROPERTY DESCRIBED AND SHOWN HEREON DESIRES AND APPROVES THE ANNEXATION OF SAID PROPERTY TO THE CITY OF SALIDA.

BLOCK 7 DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

KENNY LAYTON, MEMBER

STATE OF COLORADO }
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025

BY: _____, WHOSE NAME IS SUBSCRIBED ABOVE
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

CITY OF SALIDA APPROVAL:

APPROVED THIS _____ DAY OF _____, 2025

BY: _____
MAYOR OF THE CITY OF SALIDA

ATTEST: _____
CITY CLERK

SALIDA PLANNING COMMISSION APPROVAL:

THIS ANNEXATION PLAT IS HEREBY APPROVED ON THIS _____ DAY OF _____, 2025, BY THE CITY OF SALIDA PLANNING COMMISSION

CHAIRMAN OF PLANNING COMMISSION

ATTEST: CITY CLERK

CITY OF SALIDA CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS EXECUTED ANNEXATION MAP, ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE MESA RIDGE ANNEXATION WAS ACCEPTED FOR FILING IN MY OFFICE ON THE _____ DAY OF _____, 2025.

CITY CLERK

CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP AND A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE MESA RIDGE ANNEXATION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, WERE ACCEPTED AND FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2025, UNDER RECEPTION NUMBER(S) _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON WERE RECOVERED AS INDICATED, AND THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH OF THE PERIMETER BOUNDARIES OF THE TRACT TO BE ANNEXED ARE ADJACENT TO THE PRESENT CITY OF SALIDA CORPORATION LINE DATED THIS _____ DAY OF _____, 2025.

MICHAEL K. HENDERSON
REG. L.S. NO. 18117
STATE OF COLORADO

ANNEXATION BOUNDARY SUMMARY

PERIMETER OF LAND TO BE ANNEXED: 1,337.12 FT
ADJOINS PRESENT CORPORATION LINE: 1,090.66 FT
REQUIRED ADJOINING 1/6TH: 222.85 FT

GENERAL LAND SURVEYOR'S NOTES:

- PROPERTY DESCRIPTION & RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 24-24418 ISSUED BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE DECEMBER 2, 2024.
- DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE CHAFFEE COUNTY ROAD 160 ANNEXATION PLAT, ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED HEREON, AND ON THE RGY LAND SURVEY PLAT DEPOSITED IN THE LAND SURVEY RECORDS OF CHAFFEE COUNTY AS SUR-1031.
- THE PROPERTY IS SUBJECT TO A 5.0 FOOT WIDE PERPETUAL EASEMENT GRANTED TO U.S. WEST COMMUNICATIONS, INC. FOR TELECOMMUNICATIONS FACILITIES IN BOOK 522 AT PAGE 233 OF THE CHAFFEE COUNTY RECORDS.
- PLAT REFERS TO THE COUNT ROAD 160 ANNEXATION TO THE CITY OF SALIDA PLAT
- MORE CORRECTLY DESCRIBED ANNEXATION DESCRIPTION PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO 81201

ASSISTED BY BILL HUSSEY, PE, SHREDGNAR, LLC

MESA RIDGE ANNEXATION PLAT
in the NW 1/4 SE 1/4 of SECTION 31,
TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.

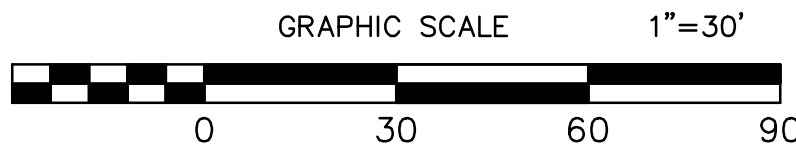
CHAFFEE COUNTY COLORADO

HENDERSON LAND SURVEYING CO., INC.
203 G STREET SALIDA, COLORADO

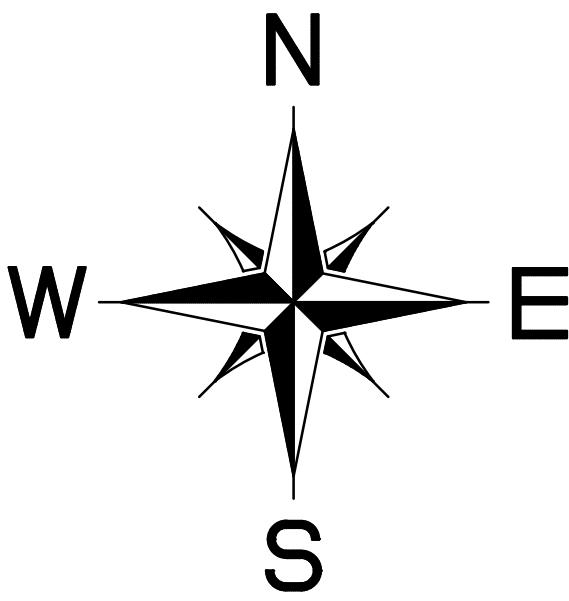
DATE: 5/19/2025

DRAWING NO. L-25-14

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



DIRECTIONS ARE BASED ON THE BEARING S89°18'19"E BETWEEN RECOVERED SURVEY MONUMENTS AT THE NE CORNER OF THE TRACT AND THE E1/4 CORNER OF SECTION 31, AS SHOWN AND/OR DESCRIBED ON THIS PLAT.



LOT 1-RA, HEART OF THE ROCKIES MEDICAL CAMPUS -
PHASES 3 & 4, PLANNED DEVELOPMENT REVISION
REC. NO. 447451

HRRMC ANNEXATION
ORDINANCE 2008-17

CITY OF SALIDA CORPORATION LINE

NORTH BOUNDARY
OF THE NW 1/4 SE 1/4

Denotes a 5.0' Wide U.S.
West Communications, INC.
Easement: B. 522 P. 233

Deed: East 1456.0
Measured: S89°18'19"E 1454.91
to E 1/4 Corner
(USQLO Brass Cap) of Section 31
Basis of Bearings

GROOVER
ANNEXATION
ORDINANCE 2023-07
RECEPTION NUMBERS:
487179, 487180

MESA RIDGE ANNEXATION PARCEL
2.30 ACRES - SURVEY

CITY OF
SALIDA

CORPORATION LINE

CHAFFEE COUNTY ROAD NO. 160
ANNEXATION - REC. NO. 378041
ORDINANCE 2008-27

COUNTY ROAD 160 TRAIL

LOT B (OPEN SPACE)

CRESTONE
MESA
SUBDIVISION

COTTONWOOD
CIRCLE
GREEN

SUBDIVISION

LOT C (OPEN SPACE)



City Council Action Form

Department	Presented By	Date
Community Development	Kristen Hodges - Associate Planner	July 15, 2025

Agenda Item

Resolution 2025-30: A Resolution of the City Council for the City of Salida, Colorado Making Findings of Fact, Determinations, and Conclusions Concerning the Mesa Ridge Annexation.

Background

The proposed actions for the Mesa Ridge Annexation are as follows:

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Findings of Fact Resolution 2025-30			7/15/2025
Annexation Ordinance 2025-10	6/23/2025	7/1/2025	7/15/2025
Annexation Agreement Resolution 2025-			8/5/2025
Zoning Ordinance 2025-11	6/23/2025	7/1/2025	7/15/2025

State statutes require cities to approve findings that the proposed annexation has met the requirements of the State of Colorado. The proposed annexation consists of 2.3 acres located at located at 7305 C.R. 160. The findings include:

- Notice in the paper for four consecutive weeks: the proposed annexation was published in the Mountain Mail on June 6, 2025, June 13, 2025, June 20, 2025, and June 27, 2025.
- Mail notice by registered mail to County Clerk, County Attorney, Salida School District, HRRMC Hospital District, Upper Arkansas Water Conservancy District, Salida Regional Library, Colorado Mountain College-Salida District and South Arkansas Fire Protection District. The letters were mailed on June 10, 2025.
- We held a public hearing on the annexation on June 23, 2025 and determined the area to be annexed complies with state statutes including:
 - That not less than one-sixth of the perimeter of the area is adjacent to Salida's boundary;
 - The property has not been divided since starting the annexation;
 - No other annexation proceedings including the property have been started by another municipality;
 - The annexation will not cause the property to be detached from the school district; and
 - The annexation is not three miles beyond our municipality and there is a Three Mile Plan in place.

Recommendation

All of the findings have been met and staff recommends the Council adopt Resolution 2025-30.

Fiscal Impact

There is no fiscal impact.

Motion

A City Councilmember should state "I move to _____ Resolution 2025-30 approving the findings of facts for the Mesa Ridge Annexation.", followed by a second and a roll call vote.

**City Of Salida, Colorado
Resolution No. 30
Series of 2025**

A Resolution of the City Council of the City of Salida, Colorado, Making Findings of Fact, Determinations, and Conclusions Concerning the 7305 County Road 160 – Mesa Ridge of Salida Annexation

WHEREAS, on May 14, 2025, representatives of the Mesa Ridge Annexation (the “Owners”), filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 2.3 acres located at located at 7305 C.R. 160, in the County of Chaffee, State of Colorado, and being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, the City Council by Resolution 23, Series of 2025, found that the Petition is in substantial compliance with § 31-12-107(1) of the Colorado Revised Statutes; and

WHEREAS, the City Clerk has provided notice of public hearing on the proposed annexation by publication once per week for four successive weeks and by registered mail to the Clerk of the Board of County Commissioners, the County Attorney, the school district and to any special district having territory in the area to be annexed; and

WHEREAS, the City Council has completed a public hearing on July 15, 2025 to determine the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and Sections 31-12-104 and 105, Colorado Revised Statutes, to establish eligibility for annexation.

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

1. That the City Council hereby finds and concludes with regard to the annexation of the territory described in Exhibit A attached hereto and incorporated herein, that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the City and because of such contiguity, a community of interest exists between the territory proposed to be annexed and the City; and

BE IT FURTHER RESOLVED:

2. That the City Council finds and determines that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; that the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a municipal boundary more than three miles; that the City has in place a plan for said three mile area; and that in establishing the boundaries of the area to be annexed the entire width of any street or alley is included with the area annexed.

BE IT FURTHER RESOLVED:

3. That an election is not required, and no additional terms or conditions are to be imposed upon the area to be annexed.

Resolved, Approved and Adopted this 15th day of July, 2025.

City of Salida, Colorado

By _____

Dan Shore, Mayor

[SEAL]

[ATTEST] _____
City Clerk/Deputy City Clerk

EXHIBIT A

A tract of land in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 31,
Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County,
Colorado, described as follows: Beginning at a point on the north line of the said NW¼ SE¼
from whence the east quarter corner (brass cap) bears East 1456 feet; thence from said point of
beginning West along the said north line of the NW¼ SE¼ as fenced 410.4 feet; thence South
15°49' West 251.0 feet to a point on the north side of County Road No. 160; thence along
County Road No. 160 as fenced South 83°04' East 82.5 feet; thence North 82°26' East 400.5 feet;
thence having the said County Road No. 160 North 198.7 feet to the point of beginning.

Also known by the following address:

7305 County Road 160, Salida, CO 81201

And assessor's schedule or parcel number: 368131400014



City Council Action Form

Department	Presented By	Date
Community Development	Kristen Hodges - Associate Planner	July 15, 2025

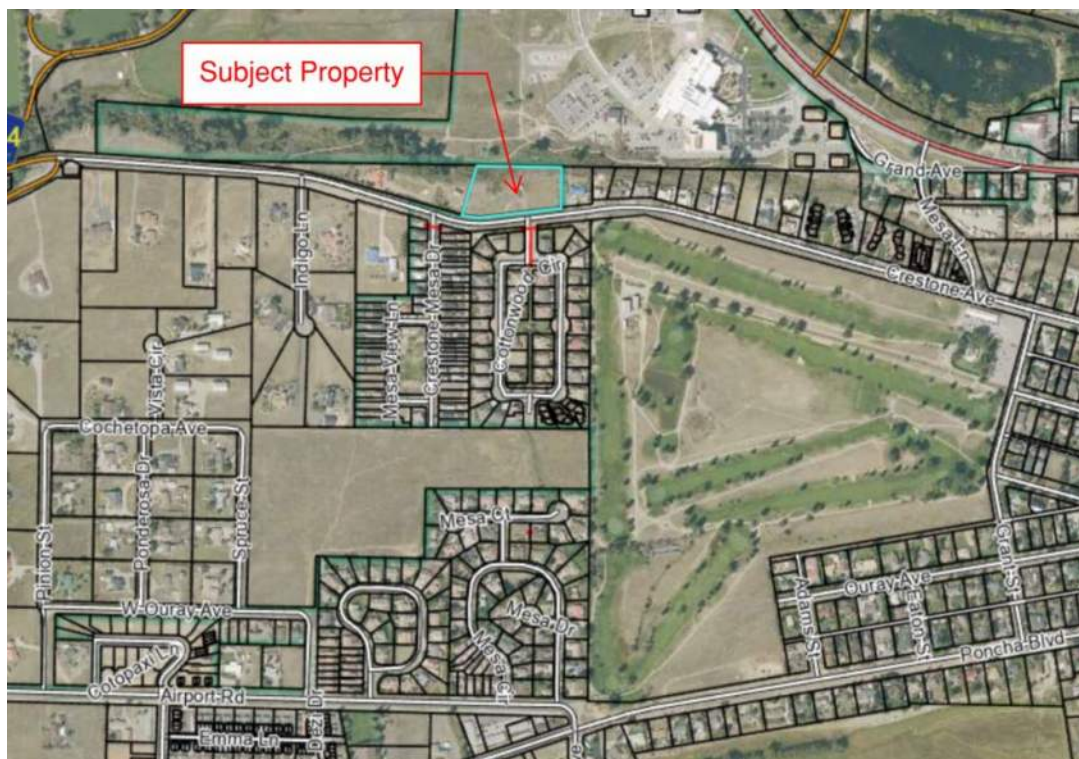
Agenda Item

Resolution 2025-31: Public hearing on the proposed Mesa Ridge Major Subdivision.

Background

The applicant, High Desert Development, represented by Kenny Layton, is requesting a Major Subdivision of the 2.3-acre parcel located at 7305 County Road 160 known as Mesa Ridge. The proposed subdivision consists of 10 lots. The site is zoned R-2 Medium-Density Residential.

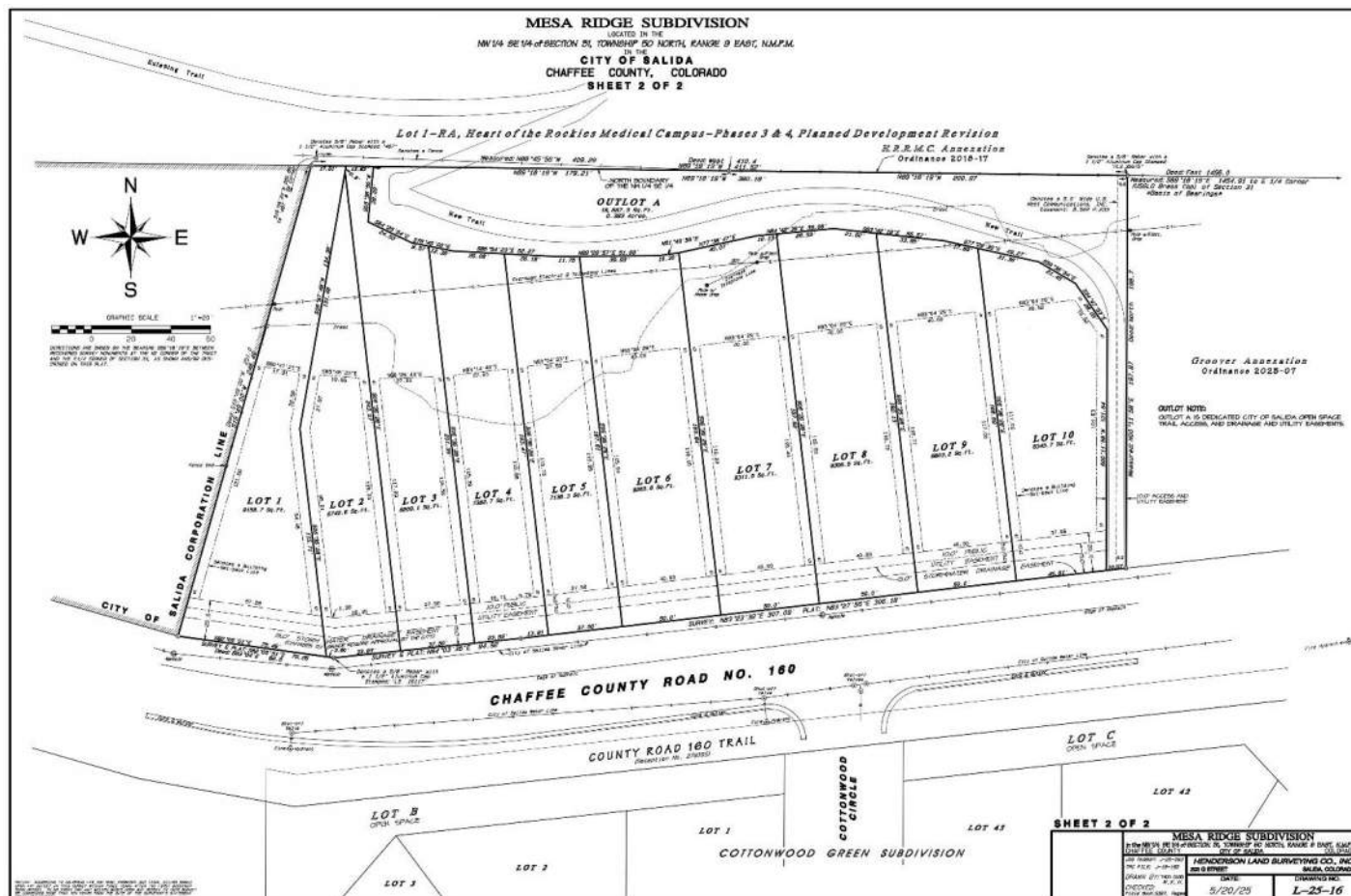
Presentations were given to City Council & Planning Commission on February 3, 2025 for the concept review and on June 23, 2025 for the Planning Commission public hearing of the Major Subdivision.



Vicinity Map

At the Planning Commission public hearing on June 23, 2025, the applicant elaborated on the subdivision concept of providing between 11 and 17 primary dwelling units. Developing the minimum of 11 units would include two dwelling units on Lot 1 and one each on Lots 2 – 10. Developing a maximum of 17 units would include three dwelling units on Lot 1, one dwelling unit each on Lots 2-5, and two dwelling units each on Lots 6-10. Planning Commission and staff have based the conditions on these concepts.

The proposed lots range in size from 6,700 to 13,500 square feet. While there is no development currently planned, it is anticipated that the lots will allow for a diversity of housing styles including single-family residences, duplexes, and potentially a triplex. There is also a planned trail along the eastern and northern portions of the parcel which will make critical trail connections. All lots will have access off Crestone Avenue, utilizing shared driveways.



REVIEW STANDARDS FOR SUBDIVISIONS (Section 16-6-120):

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The proposed subdivision must comply with the following standards:

- (1) Comprehensive Plan. The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform with all of the Plan's applicable objectives, guiding principles and recommended actions. It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.
 - ✓ The proposed subdivision is in keeping with these goals.
- (2) Zone District Standards. The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for the uses.
 - ✓ While there is no construction specifically proposed as part of this subdivision, there is adequate space on the proposed lots to comply with the standards at time of development.

- (3) Improvements. The proposed subdivision shall be provided with improvements which comply with Section 16-2-60 and landscaping which complies with Section 16-8-90.
- (i) Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
 - (ii) Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - (iii) Phases. If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
- ✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with at time of development. No new streets are needed for this subdivision. Lots will utilize water and sewer currently in CR 160.
- (3) Natural Features. The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.
- ✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with at time of development. There is a ridge and sloped grade at the rear of the properties, which is where the trail and trail easement is located.
- (4) Floodplains. Tracts of land or portions thereof lying within the 100-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.
- The property is not within the 100-year floodplain.
- (5) Noise Reduction. Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.
- The property does not border a highway.
- (6) Future Streets. When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.
- The proposed parcels are logically arranged. The rear of the lots encompass the ridgeline and steeply sloped land, the topography of which prohibits any streets or alleys.
- (7) Parks, Trails and Open Space. Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.

- (i) Dedication requirement. Land for parks, trails and open space shall be dedicated in the ratio of two-hundredths (0.02) acre per residential unit of the proposed subdivision. When a development plan has not been determined for the property, the number of units shall be assumed as the maximum density permitted on the site. When a mix of residential and nonresidential uses is proposed on the site, the dedication shall still be provided for the residential units. All areas dedicated for parks, trails and open space must be shown on the plat. All dedications of land as required under this Section shall be dedicated in fee simple to the City as a condition of approval unless the City determines that the specific situation warrants consideration of an easement or designation rather than dedication.
- (ii) Fee-in-lieu. For those subdivisions where the dedication of land for parks, trails or open space is not practicable, such as developments involving inappropriate location, impractical geography, small land area or few lots, in its discretion, the City may require a cash fee in lieu of dedication based upon Salida land values. When possible, the requirement for cash in lieu of dedication shall be noted as a plat note on the final plat of the subdivision. Moneys collected in lieu of dedication of land for parks, trails or open space shall be collected at the time of approval of the final plat and placed into a City park development fund to be earmarked for future acquisition or improvement of parks, trails or open space. In extraordinary circumstances, the City Council may authorize the deferral of the payment of cash in lieu of dedication as required by this Section. In such event, the owner of the property shall agree with the City, in such form as shall be acceptable to the City Council, to pay such sums at the time of issuance of any building permit upon the property. Notice shall be given of such deferred payment by the recording of a first mortgage or other security instrument with the County Clerk and Recorder. In no event, however, shall the deferral of any dedication fee required by this Section extend for a period of greater than five (5) years from the date it would otherwise be payable. The developer shall agree to pay the higher of the dedication fee calculated in accordance with this Section at the time originally owed or at the time actually paid.
- (iii) Residential subdivisions or the residential portion of mixed use subdivisions. For the square footage of required land not provided on the site the value of the fee shall be based upon the most recent available formula used by the Chaffee County Assessor's office for valuing vacant land in Salida subdivisions. The amount of such fees and charges shall be established by resolution of the City Council, as may be amended from time to time, and available for review by the public at City Hall during normal business hours.
- (iv) Condominiums. For condominium projects with five (5) or more residential units developed after the effective date of the ordinance codified herein, which have not already provided open space through an approved subdivision, a fee established by resolution of the City Council shall be paid for each residential unit, as may be amended from time to time, and available for review by the public at City Hall during normal business hours.
- (v) Extraordinary contributions. If the Planning Commission finds that the land proposed for dedication is an extraordinary contribution that meets a unique or highly desired purpose of the community, the Planning Commission may recommend a reduction of the overall dedication requirement as appropriate. Examples of extraordinary contributions may include public access to a waterway or important trail connections.
- (vi) Dedication at alternate site. In lieu of dedicating land within the subdivision, the applicant may dedicate an alternate parcel of land to the City, consisting of the same number of acres in another area, if the City determines it is capable of use for recreational purposes and will serve the proposed development.
- (vi) When a land dedication, designation or easement is accepted by the City, the City Council shall have full discretion to require the applicant or assigns to provide construction and/or maintenance of the park, trail or open space. Land for public use must be suitable for the type of development and/or use for which it is intended. Excessively steep land, land for utility easements or other types of unsuitable land may not be accepted as determined by the Planning Commission. Lands including floodplains,

waterways and wetlands may be accepted. Drainage areas that also meet the purposes of this provision may be accepted.

- (vii) Whenever a subdivision includes land or areas identified in the Parks, Trails, Recreation and Open Space Plan, Comprehensive Plan or any other adopted community plan for the installation of or connection to any part of a park, trail or open space, such land or areas shall be dedicated to the City and such dedication shall be credited against any required land dedication.
 - (viii) Lands for parks, trails or open space will not be counted towards the landscape area required for each lot in the subdivision.
 - City Staff is recommending a trail connection through the property to link the trails on the Hospital property to CR 160 and a planned future trail along the western edge of the golf course to the south. This provides enhanced pedestrian flow from Poncha Boulevard to the trail systems north of the City.
 - The following calculation will be used for meeting open space requirements:
 - The trail shall be built and conveyed according to the proposed subdivision plat. The plat currently shows .28 acres for the trail and associated grading and drainage within the property and connecting to the existing trail to the north. Because the Code requires .02 acres of open space dedication per unit, the trail will satisfy the requirement for up to 14 dwelling units.
 - Any additional primary dwelling units in excess of 14 within the subdivision shall be required to pay the open space fee-in-lieu in place at the time of building permit application, due at the time of building permit.
 - A final maximum number of units per lot that the open space credit applies to will be established in the Subdivision Improvement Agreement (SIA).
 - The plat shall be updated as follows:
 - Show the easement along the path of the trail and necessary maintenance. The trail shall be constructed to city standards.
 - Lot lines shall extend to the north edge of the subdivision, eliminating the outlot.
 - Dedication language shall be updated on the plat accordingly.
- (8) Common Recreation Facilities. Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.
- ✓ This is not applicable to this project.
- (10) Lots and Blocks.
- (i) Pattern. The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.
 - (ii) Frontage. Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.

- (iii) Right angles. Side lot lines shall be approximately at right angles or radial to street lines.
 - (iv) Double frontage lots. Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.
 - (v) "T" intersections. The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a "T" intersection.
 - (vi) Solar energy. For purposes of protecting and enhancing the potential for utilizing solar energy in the proposed subdivision, detached single-family lots are encouraged to be laid out in such a manner that the houses will be oriented so that their long axis will run east/west and so that the houses will not block the solar access of adjacent houses.
 - ✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with at time of development. The proposed subdivision shows the lots are all arranged in a logical fashion.
- (11) Architecture. The following architectural standard is intended to prevent monotonous streetscapes and offer consumers a wider choice of housing styles. To avoid uniformity and lack of variety in design among housing units within the subdivision, no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No residential elevation shall be repeated directly across the street from the same façade elevation. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, the Planning Commission may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.
- ✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with at time of development.
- (12) Codes. The subdivision shall comply with all applicable City building, fire and safety codes for the proposed development.
- ✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with at time of development
- (13) Inclusionary Housing. Minor and major subdivisions, and condominium plats must meet the requirements of Article XIII, Inclusionary Housing.
1. Based on the applicant's subdivision proposal, in order to satisfy the inclusionary housing requirements, the developer may choose either A or B below:
 - A. Follow basic application of the Salida Municipal Code:
 - i. At minimum, provide two (2) for-sale units averaging no more than 130% AMI, and meet all other applicable Inclusionary Housing Standards. Any required fractional inclusionary housing units may utilize fee-in-lieu.
 - ii. The two inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units

prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer.

- B. If the developer chooses to deviate from strict application of the Code, by providing rental units in an otherwise for-sale development:
 - i. At minimum, provide two (2) rental units at a maximum of 80% AMI. If a third rental unit is provided, it shall be at a maximum of 100% AMI. All rental units must be rented out by the developer or a qualified non-profit housing developer such as Chaffee Housing Trust (CHT).
 - ii. If, in the future, the rental units were to sell, they would remain as inclusionary housing for-sale units subject to Inclusionary Housing requirements, pursuant to the recorded Deed Restriction(s). The average AMI of the for-sale units shall not at any point exceed 130%.
2. Two of the inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. If a third inclusionary housing unit is provided, it shall receive CO prior to the CO of the 12th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer in line with the timing described above.
 1. Units on any lots dedicated to a qualified non-profit housing developer shall be exempt from the Inclusionary Housing fee-in-lieu deposits.
 2. The number of permitted dwelling units shall be designated for each lot to ensure that the Inclusionary Housing units provided satisfy the code requirements. Dwelling units in excess of the allotted amount on each lot shall pay the Inclusionary Housing fee-in-lieu for each additional unit built. The fee-in-lieu shall be per the fee schedule in place at the time of building permit at the .9 (5 new unit/lot) rate and paid prior to certificate of occupancy.

Response From Referral Departments And Agencies:

- Salida Fire Department: No concerns at this time.
- Salida Police Department: No concerns at this time.
- Public Works Department and City Engineering Consultants: Ensure that the other utilities have their plans and easements defined before platting gets approved.
- Salida Finance Department: The property, located at 7305 County Road 160, does not have city water or sewer services. Upon development the required system development fees will need to be paid.
- Chaffee County Public Health: No concerns at this time.
- US Postal Service: No response was received.
- Salida School District: The schools will accept fees in lieu of land.
- Xcel Energy: See attached.
- ATMOS Energy: No response was received.
- Visionary Broadband: An easement to connect the existing pole line to the front lot utility easement may be beneficial. It might exist on the east side of the project.
- Chaffee County Planning Department: No response was received.
- Chaffee County Road and Bridge: No response was received.

Planning Commission Recommendation

A public hearing with the Planning Commission was held June 23, 2025. The Commission recommended Council approve the proposed Mesa Ridge Annexation with following conditions:

1. The final plat shall have the following notes and additions:
 - a. Pursuant to Section 16-6-140 of the Salida Municipal Code (SMC), Fair Contributions to School Sites as may be amended, at the time that residential dwelling units are constructed on any of the lots herein, a payment in lieu of land dedication for Fair Contributions to Public School Sites shall be paid by the owner of each lot within this subdivision prior to issuance of a building permit for any new residence on such lot.
 - b. Pursuant to Section 16-6-120(8) of the SMC, at the time that residential dwelling units are constructed on any of the lots herein, a payment in lieu of land dedication for parks, trails, and open space shall be paid by the owner of each lot within this subdivision prior to issuance of a building permit for any new residence on such lot.
 - c. Pursuant to Section 16-6-120(11) of the SMC, no residential façade elevation may be repeated more than once per five (5) lots on the same side of the street.
 - d. The two inclusionary for-sale units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer; OR
Two of the inclusionary for-rent units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. If a third inclusionary housing unit is provided, it shall receive CO prior to the CO of the 12th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer in line with the timing described above.
2. Water and sewer system development fees are due at the time of issuance of a building permit per the fee schedule in place at time of building permit.
3. Based on the applicant's subdivision proposal, in order to satisfy the inclusionary housing requirements, the developer may choose either A or B below:
 - A. Follow basic application of the Salida Municipal Code:
 1. At minimum, provide two (2) for-sale units averaging no more than 130% AMI, and meet all other applicable Inclusionary Housing Standards. Any required fractional inclusionary housing units may utilize fee-in-lieu.
 2. The two inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer.
 - B. If the developer chooses to deviate from strict application of the Code, by providing rental units in an otherwise for-sale development:
 1. At minimum, provide two (2) rental units at a maximum of 80% AMI. If a third rental unit is provided, it shall be at a maximum of 100% AMI. All rental units must be rented out by the developer or a qualified non-profit housing developer such as Chaffee Housing Trust (CHT).
 2. If, in the future, the rental units were to sell, they would remain as inclusionary housing for-sale units subject to Inclusionary Housing requirements, pursuant to the recorded Deed Restriction(s). The average AMI of the for-sale units shall not at any point exceed 130%.
 3. Two of the inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. If a third inclusionary housing unit is provided, it shall receive CO prior to the CO of the 12th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer in line with the timing described above.

4. Units on any lots dedicated to a qualified non-profit housing developer shall be exempt from the Inclusionary Housing fee-in-lieu deposits.
5. The number of permitted dwelling units shall be designated for each lot to ensure that the Inclusionary Housing units provided satisfy the code requirements. Dwelling units in excess of the allotted amount on each lot shall pay the Inclusionary Housing fee-in-lieu for each additional unit built. The fee-in-lieu shall be per the fee schedule in place at the time of building permit at the .9 (5 new unit/lot) rate and paid prior to certificate of occupancy.
6. The total number of residential dwelling units on the annexed property shall not exceed seventeen (17) total dwelling units.

Notes and Staff Recommendation

Following the June 23rd public hearing, staff consulted with the City Attorney, Parks and Recreation Director, and City Administrator regarding the recommendations of Planning Commission, specifically around the issues of the cap on the overall number of housing units allowed in the development as well as trail dedication and development on the site as had been previously recommended.

First, there could be legal issues with limiting the overall number of units, especially if future lot owners are restricted from building accessory dwelling units on their lots (which is able to be done on all other lots in the City) or by potentially rendering some lots unbuildable (if the maximum were to be met before all lots were developed). Furthermore, ADUs help promote the City's housing goals. Staff recommends that if a limit is to be placed on units, that limit should be specific to *primary* units, especially since it is likely that the developer will be build out the development.

Also, Planning Commissioners voted to remove the requirement for a trail connection through the property for a variety of reasons, including the presence of another public trail a little less than a half-mile to the west, and proximity to other properties in the area. Parks and Recreation staff maintains that a trail connection in this location (and as shown on the proposed subdivision plat) will be an essential amenity to the community connecting the CR 160 trail and a future envisioned trail along the west boundary of the golf course northwards to the trails along the hospital property and to the Arkansas River. The request for a trail on this property predates the current application, with documented staff discussions dating back to 2020–2021. Additionally, the trail is supported by two actions in the Comprehensive Plan, which call for incorporating trail connections during land use reviews and making trail extensions a condition of annexation. Additionally, the Salida Regional Transportation Plan identifies a trail connection very near to this site (see image below), reinforcing the relevance of the request. Finally, the applicant does not object to this trail dedication and developer and has received permission from the hospital to make the connection onto hospital property. SPOT has also provided additional public comment in support of the trail in the proposed location, which has been included in this packet.

Lastly, during the Planning Commission hearing, there was additional discussion around the number of new driveways that could result from the future development. Public Works staff has recommended, and the applicant has shown, shared driveways on a number of the lots. Staff feels it is in the best interest minimize the number of access points. This sentiment appeared to be echoed by both Planning Commission and via public comment, though it was not specifically voted upon.

Therefore, staff recommends approval of the proposed annexation, subject to Council approval of an annexation agreement with the following amended and added conditions, which differ from those of Planning Commission:

- **Amend Planning Commission Condition # 1b:** Pursuant to Section 16-6-120(8) of the SMC. Any additional units in excess of their allotted unit count per lot shall be required to pay the open space fee-in-lieu in place at the time of development, due at time of building permit.
- **Amend Planning Commission Condition # 6:** The total number of primary residential dwelling units on the annexed property shall not exceed three (3) on Lot 1, one (1) each on Lots 2-5, and two (2) each on Lots 6-10, and with no more than a total for seventeen (17) for the annexed property.

- **Additional Condition # 7:** The following calculation will be used for meeting open space requirements:
 - A. The trail shall be built and conveyed according to the proposed subdivision plat. The plat currently shows .28 acres for the trail and associated grading and drainage within the property and connecting to the existing trail to the north. Because the Code requires .02 acres of open space dedication per unit, the trail will satisfy the requirement for up to 14 dwelling units.
 - B. Any additional primary dwelling units in excess of 14 within the subdivision shall be required to pay the open space fee-in-lieu in place at the time of building permit application, due at the time of building permit.
- **Additional Condition # 8:** The plat shall be updated to show the easement along the path of the trail and necessary maintenance. The trail shall be constructed to city standards. Lot lines shall extend to the north edge of the subdivision, eliminating the outlot. Dedication language shall be updated on the plat accordingly. The final orientation and location of the trail easement shall be confirmed with staff prior to recording of the plat.
- **Additional Condition # 9:** Developer shall secure agreement in writing with Heart of the Rockies Regional Medical Center to the construct the trail on their property prior to the recording of the plat.
- **Additional Condition # 10:** Driveways shall be shared between lots, follow Salida Municipal Code Sect 16-8-20-e-4, or as approved by the Public Works Director.
- **Additional Condition # 11:** Public Works comments to be addressed; civil plans and drainage report to be approved prior to Subdivision Improvement Agreement.

Please note that language in the proposed Resolution 2025-31 reflects staff recommendations.

Fiscal Impact

The fiscal impact of the new subdivision will in time result in an increased demand for city services, typical to all new subdivisions.

Motion

A City Councilmember should state, "I move to _____ Resolution 2025-31 approving the Mesa Ridge Major Subdivision," followed by a second and a roll call and vote.

Attachments: Resolution 2025-31
 Proof of Publication
 Major Impact Review and General Development Applications
 Mesa Ridge Subdivision Draft Plat
 Civil Plans, Drainage Report
 Land Dedication Exhibit
 Relevant Sections of the Comprehensive Plan & Salida Regional Transportation Plan
 Public Comment

**City Of Salida, Colorado
Resolution No. 31
Series of 2025**

A Resolution of the City Council of the City of Salida, Colorado, Approving the Subdivision Plat for Mesa Ridge Major Subdivision.

WHEREAS, the property owners, High Desert Development, represented by Kenny Layton, (“Developer”) made application for approval of a Major Impact Review for Mesa Ridge Major Subdivision; and

WHEREAS, the property (“Property”) that is subject to the proposed subdivision consists of 2.3 acres located at 7305 C.R. 160 more particularly described in Exhibit A; and

WHEREAS, the property is zoned R-2, Medium-Density Residential; and

WHEREAS, the Planning Commission and City Council held a conceptual meeting on the proposed Southside Major Subdivision on February 3rd, 2025; and

WHEREAS, on June 23rd, 2025 the Salida Planning Commission held a public hearing and recommended approval of the Mesa Ridge Major Subdivision, consisting of 10 lots; and

WHEREAS, the Salida City Council held a duly noticed public hearing on July 15th, 2025.

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

The Mesa Ridge Major Subdivision is hereby approved, subject to the following conditions:

1. The final plat shall have the following notes and additions:
 - A. Pursuant to Section 16-6-140 of the Salida Municipal Code (SMC), Fair Contributions to School Sites as may be amended, at the time that residential dwelling units are constructed on any of the lots herein, a payment in lieu of land dedication for Fair Contributions to Public School Sites shall be paid by the owner of each lot within this subdivision prior to issuance of a building permit for any new residence on such lot.
 - B. Pursuant to Section 16-6-120(8) of the SMC. Any additional units in excess of their allotted unit count per lot shall be required to pay the open space fee-in-lieu in place at the time of development, due at time of building permit.
 - C. Pursuant to Section 16-6-120(11) of the SMC, no residential façade elevation may be repeated more than once per five (5) lots on the same side of the street.
 - D. The two inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary

housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer; OR

Two of the inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. If a third inclusionary housing unit is provided, it shall receive CO prior to the CO of the 12th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer in line with the timing described above.

2. Water and sewer system development fees are due at the time of issuance of a building permit per the fee schedule in place at time of building permit.
3. Based on the applicant's subdivision proposal, in order to satisfy the inclusionary housing requirements, the developer may choose either A or B below:
 - A. Follow basic application of the Salida Municipal Code:
 - i. At minimum, provide two (2) for-sale units averaging no more than 130% AMI, and meet all other applicable Inclusionary Housing Standards. Any required fractional inclusionary housing units may utilize fee-in-lieu.
 - ii. The two inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer.
 - B. If the developer chooses to deviate from strict application of the Code, by providing rental units in an otherwise for-sale development:
 - i. At minimum, provide two (2) rental units at a maximum of 80% AMI. If a third rental unit is provided, it shall be at a maximum of 100% AMI. All rental units must be rented out by the developer or a qualified non-profit housing developer such as Chaffee Housing Trust (CHT).
 - ii. If, in the future, the rental units were to sell, they would remain as inclusionary housing for-sale units subject to Inclusionary Housing requirements, pursuant to the recorded Deed Restriction(s). The average AMI of the for-sale units shall not at any point exceed 130%.
 - iii. Two of the inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. If a third inclusionary housing unit is provided, it shall receive CO prior to the CO of the 12th market-rate unit. A fee-in-lieu deposit shall be

required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer in line with the timing described above.

4. Units on any lots dedicated to a qualified non-profit housing developer shall be exempt from the Inclusionary Housing fee-in-lieu deposits.
5. The number of permitted dwelling units shall be designated for each lot to ensure that the Inclusionary Housing units provided satisfy the code requirements. Dwelling units in excess of the allotted amount on each lot shall pay the Inclusionary Housing fee-in-lieu for each additional unit built. The fee-in-lieu shall be per the fee schedule in place at the time of building permit at the .9 (5 new unit/lot) rate and paid prior to certificate of occupancy.
6. The total number of primary residential dwelling units on the annexed property shall not exceed three (3) on Lot 1, one (1) each on Lots 2-5, and two (2) each on Lots 6-10, and with no more than a total for seventeen (17) for the annexed property.
7. The following calculation will be used for meeting open space requirements:
 - A. The trail shall be built and conveyed according to the proposed subdivision plat. The plat currently shows .28 acres for the trail and associated grading and drainage within the property and connecting to the existing trail to the north. Because the Code requires .02 acres of open space dedication per unit, the trail will satisfy the requirement for up to 14 dwelling units.
 - B. Any additional primary dwelling units in excess of 14 within the subdivision shall be required to pay the open space fee-in-lieu in place at the time of building permit application, due at the time of building permit.
8. The plat shall be updated to show the easement along the path of the trail and necessary maintenance. The trail shall be constructed to city standards. Lot lines shall extend to the north edge of the subdivision, eliminating the outlot. Dedication language shall be updated on the plat accordingly. The final orientation and location of the trail easement shall be confirmed with staff prior to recording of the plat.
9. Developer shall secure agreement in writing with Heart of the Rockies Regional Medical Center to the construct the trail on their property prior to the recording of the plat.
10. Driveways shall be shared between lots or in locations approved by staff. Driveways shall follow Sec. 16-8-20-e-4: No two (2) driveways connecting to a public street, alley or highway shall be within thirty (30) feet of one another measured from edge of driveway to edge of driveway.
11. Public Works comments to be addressed; civil plans and drainage report to be approved prior to Subdivision Improvement Agreement.

Resolved, Approved and Adopted this 15th day of July, 2025.

City of Salida, Colorado

By _____

Dan Shore, Mayor

[SEAL]

[ATTEST] _____
City Clerk/Deputy City Clerk

EXHIBIT A

A tract of land in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows: Beginning at a point on the north line of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$ from whence the east quarter corner (brass cap) bears East 1456 feet; thence from said point of beginning West along the said north line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ as fenced 410.4 feet; thence South 15°49' West 251.0 feet to a point on the north side of County Road No. 160; thence along County Road No. 160 as fenced South 83°04' East 82.5 feet; thence North 82°26' East 400.5 feet; thence having the said County Road No. 160 North 198.7 feet to the point of beginning.

Also known by the following address:

7305 County Road 160, Salida, CO 81201

And assessor's schedule or parcel number: 368131400014

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS BEFORE
THE PLANNING COMMISSION & CITY
COUNCIL FOR THE CITY OF SALIDA
CONCERNING ANNEXATION, ZONING,
AND MAJOR SUBDIVISION APPLICA-
TIONS**

**TO ALL MEMBERS OF THE PUBLIC AND
INTERESTED PERSONS: PLEASE TAKE
NOTICE** that on **June 23, 2025** at or about
the hour of 6:00 p.m., a public hearing will
be conducted by the **City of Salida Plan-
ning Commission** at City Council Cham-
bers, 448 East First Street, Suite 190, Sali-
da, Colorado and online at the following link:
https://zoom.us/webinar/register/WN_xjx49vp6TRKd4wWX5LzyUw

The hearing is regarding applications for
the Mesa Ridge Annexation, Zoning, and
Major Subdivision submitted by High Desert
Development, represented by Kenny Lay-
ton, for the property known as 7305 County
Road 160, containing 2.3 acres.

The City is currently considering the petition
to annex and zone the subject property and
simultaneously considering the application
to subdivide the subject property. The gen-
eral purpose of the hearings is to:

A. Review the annexation map and sup-
portive information and consider the request
to annex the land and zone the property as
Medium Density Residential (R-2) per 16-4
and 16-9 of the Salida Municipal Code.

B. Review the Major Subdivision to subdi-
vide the property into 10 residential lots and
1 outlot per 16-6 of the Salida Municipal
Code.

Any recommendation by the Planning Com-
mission for the Annexation and Zoning
shall be forwarded to the **City Council for
review and a public hearing** scheduled
for **July 15th, 2025**, at or about the hour
of 6:00 p.m. at City Council Chambers and
online at the following link: [https://zoom.us/
webinar/register/WN_UJzcmIQTgqcTEDom-
hRz5A](https://zoom.us/webinar/register/WN_UJzcmIQTgqcTEDomhRz5A)

Interested persons are encouraged to
attend the public hearings. Further informa-
tion on the applications may be obtained
from the Community Development Depart-
ment by contacting [Kristen.Hodges@cityof-
salida.com](mailto:Kristen.Hodges@cityof-salida.com) or (719) 530-2625.

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

Published in The Mountain Mail June 6,
2025.



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

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

- | | |
|--|---|
| ☐ Annexation | ☐ Administrative Review:
(Type) _____ |
| ☐ Pre-Annexation Agreement | |
| ☐ Appeal Application (Interpretation) | ☐ Limited Impact Review:
(Type) _____ |
| ☐ Certificate of Approval | |
| ☐ Creative Sign Permit | ☒ Major Impact Review:
(Type) <u>Subdivision</u> |
| ☐ Historic Landmark/District | |
| ☐ License to Encroach | ☐ Other: _____ |
| ☐ Text Amendment to Land Use Code | |
| ☐ Watershed Protection Permit | |
| ☐ Conditional Use | |

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

A. Applicant Information

Name of Applicant: High Desert Development

Mailing Address: 9996 Hwy 50 PMB 1055, Salida, CO 81201

Telephone Number: 719-626-1396 FAX: _____

Email Address: Kenny@headwaterconstruction.com

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

B. Site Data

Name of Development: Mesa Ridge

Street Address: 7305 CR 160, Salida, CO 81201

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

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

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

Signature of applicant/agent _____ Date _____

Signature of property owner: [Signature] Date 5-20-23

Mesa Ridge Cover Letter

High Desert Development
9996 Hwy 50 PMB 1055
Salida, CO 81201

May 7, 2025

RE: Proposed Mesa Ridge Subdivision Application

This summary is provided to meet the requirement for a brief written description of the proposed development at 7305 County Road 160, Salida, CO 81201.

The proposed Mesa Ridge subdivision will consist of 10 lots that comply with the Zone District Dimensional Standards for R-2 zoning (Sec. 16-4-200).

Key elements of the development include:

- **Inclusionary Housing:** The project will provide a minimum of two, and potentially three, inclusionary housing units, in accordance with the requirements of the City of Salida.
- **Trail Dedication and Construction:**

The development will dedicate land, as shown on the proposed plat, and construct a multi-use soft surface trail connecting Crestone Avenue to the existing HRRMC trails north of the property. Trail dedication details include:

 - In most areas, particularly where the land is sloped, a 12-foot width is proposed—comprising an 8-foot trail surface with 2-foot shoulders on either side for maintenance, signage, etc.
 - Along the flat eastern edge of the property, the trail will be 10 feet wide.
 - Should additional reasonable width be needed for improvements (e.g., switchbacks, berms, or retaining walls), that area will also be included in the open space dedication calculation.
 - Portions of the trail located on HRRMC property—where minimal and necessary for trail connectivity—may be credited toward the overall open space requirement. The primary alignment will remain on Mesa Ridge property. We are coordinating with HRRMC to either dedicate this segment or secure a comparable easement. Should HRRMC decline, the developer will not be penalized, and the Open Space fee-in-lieu will apply.
 - The trail has been designed by a professional engineer and reviewed in coordination with SPOT and the City of Salida Trails Supervisor. All construction will be subject to City review to ensure proper drainage, construction standards, and revegetation using native grasses and shrubs.

- **Crestone Avenue Improvements:**

The development will improve the north side of Crestone Avenue with new curb, gutter, and sidewalk. The roadway will also be expanded to allow for street parking.

- **Pedestrian Enhancements:**

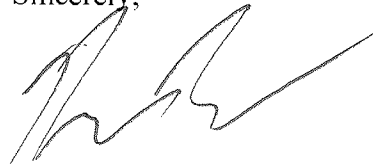
A pedestrian bulb-out and striped crosswalk will be constructed to facilitate safe access to the trail connection.

- **Stormwater Management:**

Stormwater will be managed via a professionally designed bioswale that integrates seamlessly into the landscape. This feature will include native trees, shrubs, mulches, grasses, rocks, and boulders to create an attractive, functional, and ecologically appropriate drainage solution.

We appreciate the opportunity to present this application for development and provide additional housing for the City of Salida. Please direct any additional feedback or questions to Kenny Layton, shown below.

Sincerely,



Kenny Layton

Managing Member

High Desert Development

970-590-3201

Review Standards

Proposed Mesa Ridge Subdivision

- 1) **CONSISTENCY WITH COMPREHENSIVE PLAN** *The use shall be consistent with the City's Comprehensive Plan.*
 - a) Action LU&G-I. 1.b. – New development should complement the neighborhood's mass and scale.
 - i) Larger and smaller lot sizes can be found in the adjacent neighborhoods.
 - b) Action LU&G-I.2.a - Encourage projects to use maximum density allowances to make the best use of the available infrastructure.
 - i) Our lot sizes offer options for both single-family and two-family dwellings(paired-homes).
 - c) Action LU&G-I.2.c –Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.
 - i) This development falls within the MSA
 - d) Located inside the Salida Municipal Services Area
 - i) Water and Sewer are already present along the western border of the property. This development does not require the extension of new city services.
 - e) This development supports multiple key components identified by Salida residents as priorities for the direction of growth in Salida found in the Comprehensive Plan.
 - i) An appropriate range of housing types will be available to serve the varied lifestyles, ages, and income levels of residents. This is achieved through the creation of multiple sizes of lots that can support single-family homes, paired homes, as well as inclusionary housing.
 - ii) A system of interconnected parks, open spaces and trails will protect important natural areas and open spaces around Salida and serve the recreational needs of residents and visitors. This is a key component of our open space contribution through the dedication and creation of a trail system connector between the Crestone Ave and HRRMC trails below.
 - iii) New development will be focused within or adjacent to the city to preserve the rural, scenic character of the surrounding area's open spaces and agricultural lands. The subject property proposed is bordered by City property on 3 sides.
 - iv) Community gateways along major roadway corridors will create a positive and unique identity. Although not a major roadway, Crestone Ave has been improved and developed with attractive landscaping, sidewalks, and roadways that help support this goal. This development would help extend this principle through

the addition of sidewalk, curb/gutter, and an attractively landscaped bio-swale utilizing multiple landscape materials, natural grasses, plants, and trees.

- f) This development is congruent with the surrounding zoning. This property is bordered by R-2 zoned properties and is shown on the Future Land Use Map as having potential for either R-2 or R-3 zoning.

2) CONFORMANCE TO CODE. *The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:*

a) Zoning District Standards.

- i) The proposed development shall consist of 10 lots all meeting the Zone district dimensional standards (Sec. 16-4-200) for R-2 zoning.

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

- i) Mesa Ridge will meet or exceed all parking, landscaping, sign, and improvement standards specified in the Land Use Code

3) USE APPROPRIATE AND COMPATIBLE *The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.*

- a) The Mesa Ridge site is requesting R2 zoning. The Future Land Use Map shows a desire for this parcel to be zoned either R3 or R2. R3 zoning would provide for a maximum of 49 units on this 2.45 acre site. R2 zoning would provide for a maximum of 39 units. We are proposing lots that would provide a maximum of 16 or 17 units. (depending on 2 versus 3 IH units)
- b) The neighboring uses consist of other single-family and townhomes that are larger and smaller than the Mesa Ridge lots. These can be found most notably in the Mesa View Subdivision, triplexes found in Cottonwood Greens and multiple groups of townhomes found nearby on Crestone Ave to the east.

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

- a) All proposed uses in Mesa Ridge are residential and will not negatively impact noise, odor, glare, or other similar conditions to the surroundings.

5) FACILITIES. *There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.*

- a) Existing public facilities are already in place. Water, Sewer, Gas, and Electric.
- b) A new trail connector will be built to connect Crestone Ave with HRRMC trails
- c) Curb/gutter/sidewalks will be created to provide pedestrian access

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

- a) No significant environmental impacts will be caused due to this issue. The site is not located in any high quality wildlife areas as shown on the Chaffee County Habitat Map.
- b) The setbacks and wide nature of Crestone Ave provide for structures to be located away from the roadway to allow the preservation of views and open space.
- c) The creation of a soft-surface trail connector from Crestone Ave to HRRMC trails allows the community increased access to open space and scenic views that are not currently accessible.
- d) The addition of the trail connector is strongly supported by both SMT and SPOT.

From: Kenny Layton <kenny@headwaterconstruction.com>
Sent: Monday, June 9, 2025 1:27 PM
To: Kristen Hodges
Cc: Bill Almquist; Matt Osness; Bill Hussey
Subject: Requests to add to annexation for Mesa Ridge/5703 CR 160

Follow Up Flag: Follow up
Flag Status: Completed

Hi Kristen,

We would like to make sure the following 2 requests are included with our application as conditions for annexation.

- The dedication of open space and construction of the community trail shall be determined to be an extraordinary contribution and shall satisfy the requirement for open space in our major subdivision application.
- The units built to satisfy the Inclusionary Housing requirement shall be permitted to be "for sale" or "for rent" units at the developer/future owners discretion.

Do you need me to provide anything else for these requests?

Thanks,



MESA RIDGE SUBDIVISION
LOCATED IN THE
NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED BEING ALL OF THE OWNERS, MORTGAGEES AND LIEN HOLDERS OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A tract of land in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:
Beginning at a point on the north boundary line of the said NW1/4 SE1/4 from whence the east quarter corner (brass cap) bears East 145.6 feet; thence from said point of beginning West along the north line of the NW1/4 SE1/4 as fenced 410.4 feet; thence South 15°44' West 251.0 feet to a point on the north side of County Road No. 160; thence along County Road 160 as fenced South 83°04' East 82.5 feet; thence North 82°26' East 400.5 feet; thence leavings said County Road No. 160 North 148.7 feet to the point of beginning.

MORE CORRECTLY DESCRIBED AS FOLLOWS:

A tract of land located in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, City of Salida, Chaffee County, Colorado, being more particularly described as follows:
Beginning at a point on the north boundary of the said NW1/4 SE1/4, said point being marked by a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped "PLS 36575", from whence the East 1/4 corner (brass cap) of said Section 31 bears South 84°18'14" East 1451.91 feet; thence proceeding around the tract, North 84°18'14" West along the north boundary of the said NW1/4 SE1/4, also being the south boundary of the Heart of the Rockies Regional Medical Center Annexation as described in City of Salida Ordinance 2008-17, a distance of 411.52 feet to a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped "LS 16117"; thence South 15°44'00" West 246.46 to a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped "487" on the northerly boundary of Chaffee County Road No. 160; thence along said northerly county road boundary, also being the northerly boundary of the Chaffee County Road 160 Annexation described in City of Salida Ordinance No. 2008-27, the following three (3) courses and distances: first South 82°05'51" East 79.26 feet; thence North 84°03'36" East 44.42 feet; and thence North 83°23'32" East 307.04 feet to a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped "PLS 36575" at the southwest corner of the Grover Annexation as described in City of Salida Ordinance No. 2023-07; thence North 00°11'58" East along the west boundary of said Grover Annexation a distance of 147.87 feet to the point of beginning,
Containing 2.30 Acres.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO LOTS, AN OUTLOT AND EASEMENTS WITH BEARINGS AND DISTANCES AS SHOWN ON SHEET 2 CONTAINED HEREIN, TO BE KNOWN AS:

MESA RIDGE SUBDIVISION
LOCATED WITHIN
NW 1/4 SE 1/4, SECTION 31, T 50 N, R 9 E, N.M.P.M.
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

AND LOTS 1 THRU 10 SHALL BE SUBJECT TO A FIFTEEN (15.0) FOOT WIDE STORMWATER DRAINAGE EASEMENT ADJACENT TO THE SOUTHERLY BOUNDARIES OF SAID LOTS, AS SHOWN ON SHEET 2 CONTAINED HEREIN

AND LOTS 1 THRU 10 SHALL BE SUBJECT TO TEN (10.0) FOOT WIDE PUBLIC UTILITY EASEMENTS, THE LOCATIONS OF WHICH ARE SHOWN ON SHEET 2 CONTAINED HEREIN.

AND OUTLOT A IS SUBJECT TO A 5.0 FOOT WIDE U.S. WEST COMMUNICATIONS PERPETUAL EASEMENT AS DESCRIBED AND ILLUSTRATED IN BOOK 522 AT PAGES 233 AND 234 OF THE CHAFFEE COUNTY RECORDS AND AS SHOWN ON SHEET 2 CONTAINED. HEREIN.

AND OUTLOT A IS HEREBY DEDICATED TO THE CITY OF SALIDA AS OPEN SPACE AND TRAIL AND TRAIL ACCESS, AS WELL AS DRAINAGE AND UTILITY EASEMENTS.

AND THE SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.

ACKNOWLEDGEMENTS:

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____ DAY OF _____, 2025.

BLOCK 7 DEVELOPMENT LLC
A COLORAD LIMITED LIABILITY COMPANY

PUEBLO BANK & TRUST

KENNETH LAYTON, MEMBER (OWNER)

FOR PUEBLO BANK & TRUST (MORTGAGEE)

STATE OF COLORADO } ss
COUNTY OF CHAFFEE }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____
ADDRESS: _____

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, _____, A LICENSED TITLE INSURANCE EXAMINER REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DEDICATED AND SHOWN ON THESE PLATS AND FOUND TITLE VESTED IN BLOCK 7 DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT: _____

TITLE EXAMINER

LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY SHOWN AND DESCRIBED ON THESE PLATS, THAT SAID SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, A.D., 2025.

MICHAEL K. HENDERSON
REG. L.S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

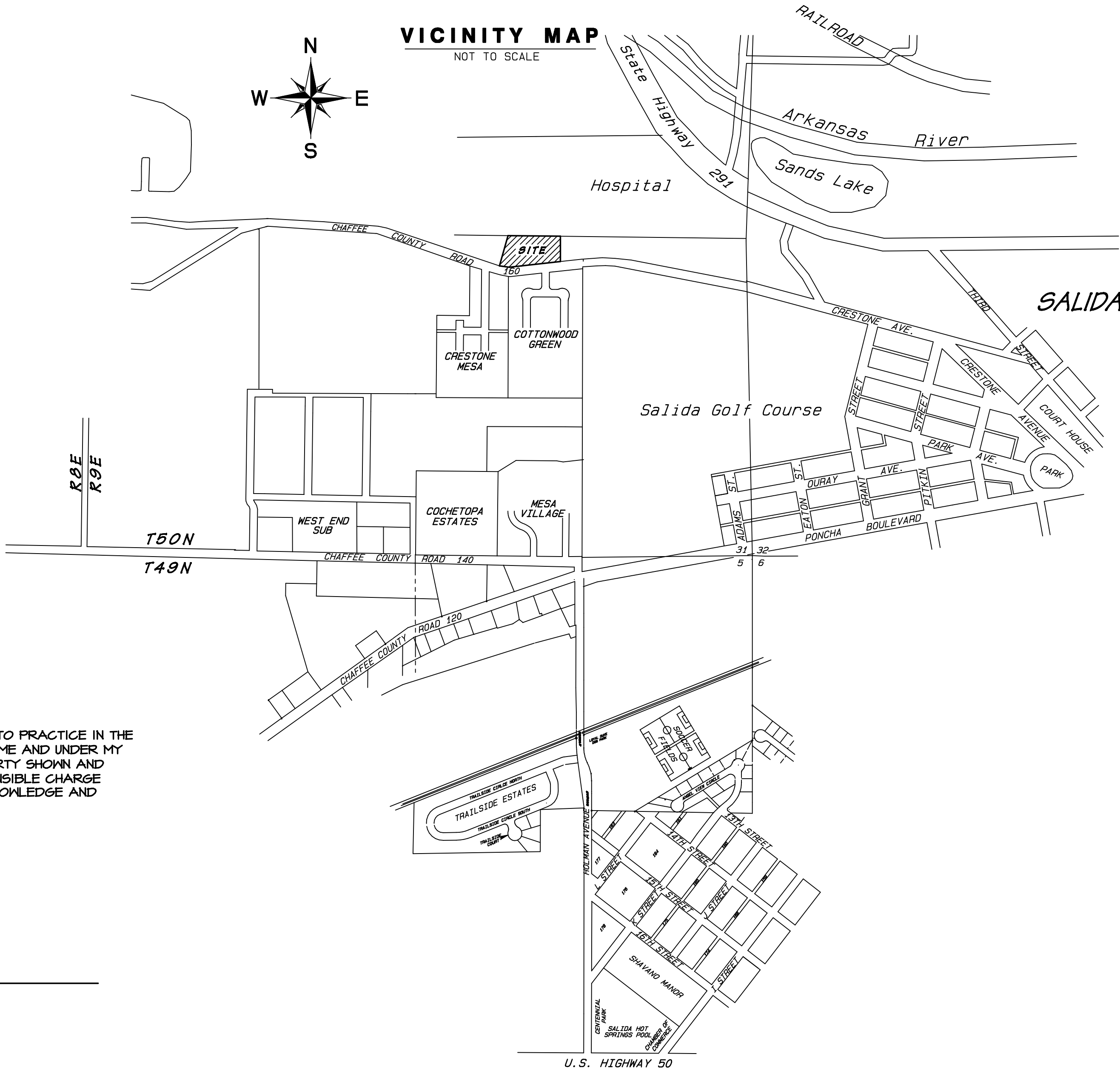
- 1) RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 24-24418 ISSUED BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE DECEMBER 2, 2024.
- 2) PROPERTY DESCRIPTION PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO, AND IS CONSISTS OF THE HISTORIC DESCRIPTION OF THE PROPERTY CORRECTED BASED ON THE RESULTS OF A SURVEY OF THE PROPERTY AND ON ADJOINING ANNEXATIONS AS INDICATED ON SHEET 2.
- 3) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION AND ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND/OR DESCRIBED ON SHEET 2, AND ON THE RGT LAND SURVEY PLAT DEPOSITED IN THE CHAFFEE COUNTY LAND SURVEY PLAT DEPOSITS AS SUR 1031.
- 4) PLAT REFERS TO THE COUNTY ROAD 160 ANNEXATION PLAT FILED UNDER RECEPTION NO. 318041 OF CHAFFEE COUNTY RECORDS.

DEVELOPMENT NOTES:

- 1) Pursuant to section 16-6-140, Fair Contributions for Public School Sites, as may be amended, a payment in lieu of land dedication for fair contributions for public school sites shall be paid by the owner of each lot within this sub-division prior to issuance of a building permit for any new residence on such lot.
- 2) Pursuant to section 16-6-120 (b), Parks, Trails and Open Space, of the Salida Municipal Code, as may be amended, land is being dedicated for open space and trails shown on Sheet 2 as Outlot A.
- 3) The gradient of the stormwater drainage easement shall not be altered without approval by the City of Salida Public Works Department.
- 4) The stormwater drainage easement will be maintained and managed by the lot owners in Mesa Ridge Subdivision through a stormwater cost sharing agreement.
- 5) Lot corner monuments will be set after development infrastructure is completed and before any lot sale.

CERTIFICATE OF OPEN SPACE AND UTILITY MAINTENANCE:

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE OPEN SPACE TRAIL OR THE PUBLIC UTILITIES EASEMENTS SHOWN ON PLAT SHEET 2 WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE SAME IN ACCORDANCE WITH A SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE THE FILING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT.



CITY COUNCIL APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE CITY OF SALIDA HEREBY ACCEPTS THE DEDICATION OF THE OPEN SPACE, TRAIL AND EASEMENTS SHOWN AND DESCRIBED HEREIN SUBJECT TO THE PROVISIONS OF THE CERTIFICATE OF OPEN SPACE AND UTILITY MAINTENANCE" STATED HEREON.

DATED: _____, 2025.

BY: _____
MAYOR, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT _____ M. ON THIS _____ DAY OF _____, A.D., 2025 UNDER RECEPTION NO. _____

CHAFFEE COUNTY CLERK & RECORDER

SHEET 1 OF 2

MESA RIDGE SUBDIVISION		
In the NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M. CHAFFEE COUNTY COLORADO		
Job Number: J-25-063 TPC FILE: J-19-185	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO	
DRAWN BY: TMOO CADDO M. K. H.	DATE: 5/20/25	DRAWING NO. L-25-16
CHECKED: Filed Book: 5327, Pages 3 & 4		

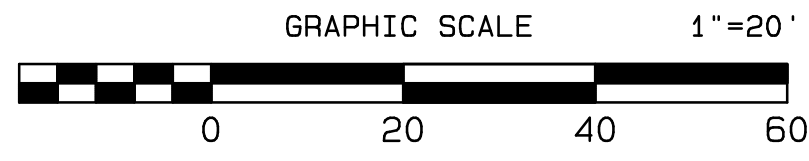
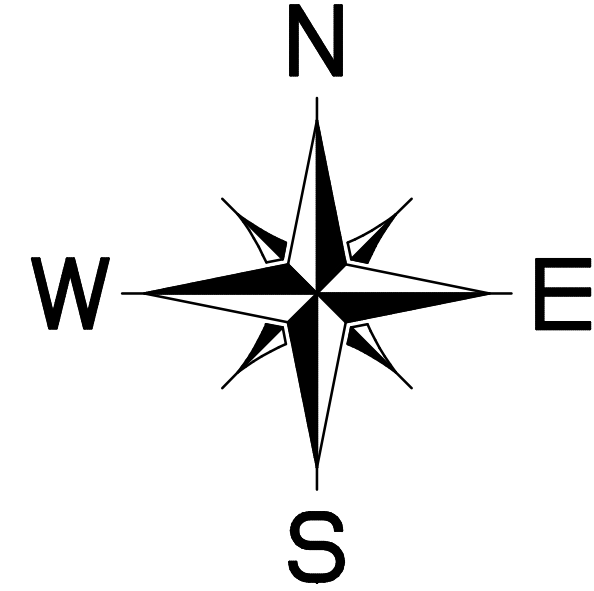
MESA RIDGE SUBDIVISION
LOCATED IN THE
NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 2 OF 2

Lot 1-RA, Heart of the Rockies Medical Campus-Phases 3 & 4, Planned Development Revision

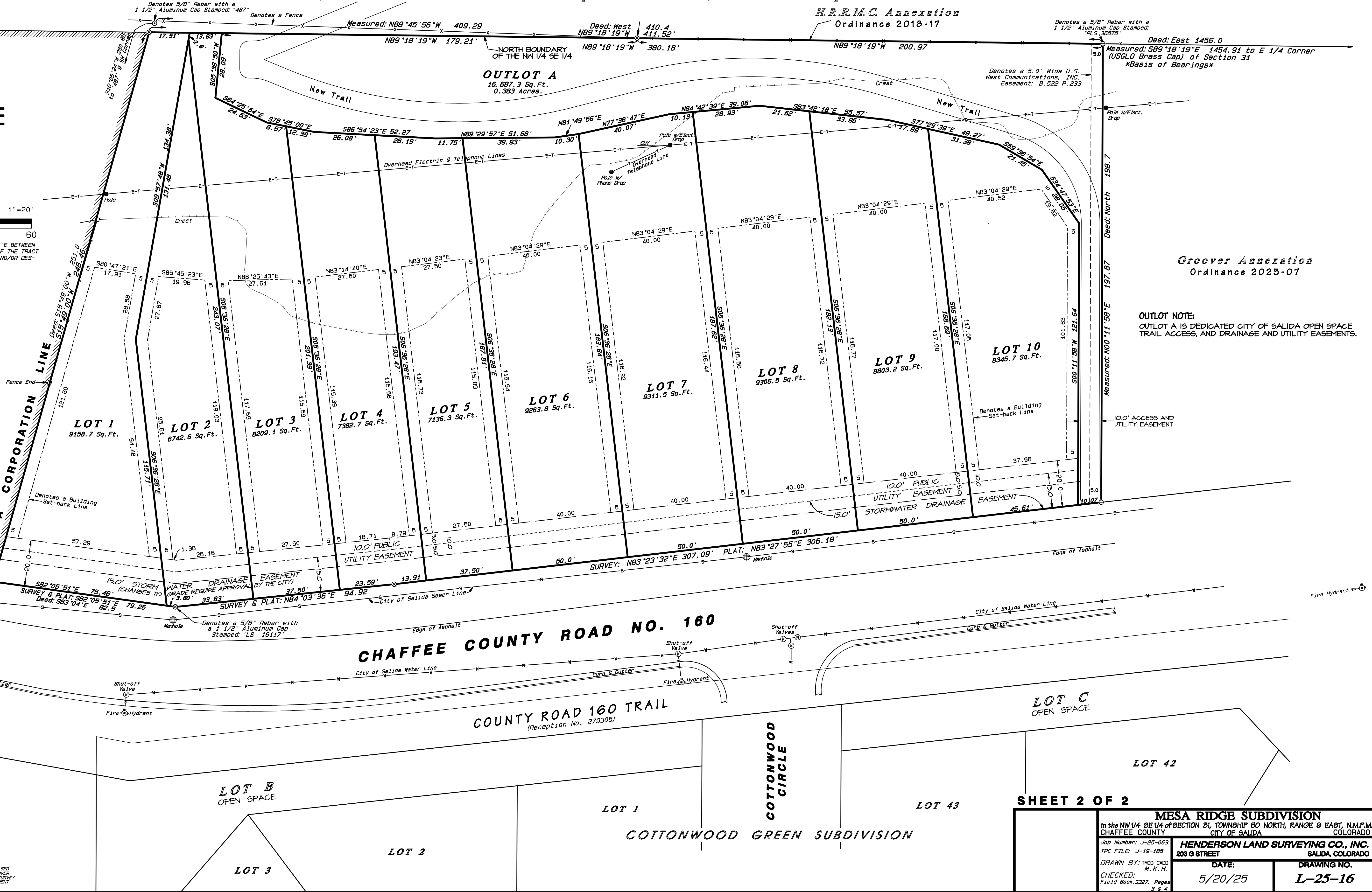
H.R.R.M.C. Annexation
Ordinance 2018-17

Groover Annexation
Ordinance 2023-07

OUTLOT NOTE:
OUTLOT A IS DEDICATED CITY OF SALIDA OPEN SPACE
TRAIL ACCESS, AND DRAINAGE AND UTILITY EASEMENTS.



DIRECTIONS ARE BASED ON THE BEARING S89°18'19"E BETWEEN
RECOVERED SURVEY MONUMENTS AT THE NE CORNER OF THE TRACT
AND THE E1/4 CORNER OF SECTION 31, AS SHOWN AND/OR DES-
CRIBED ON THIS PLAT.

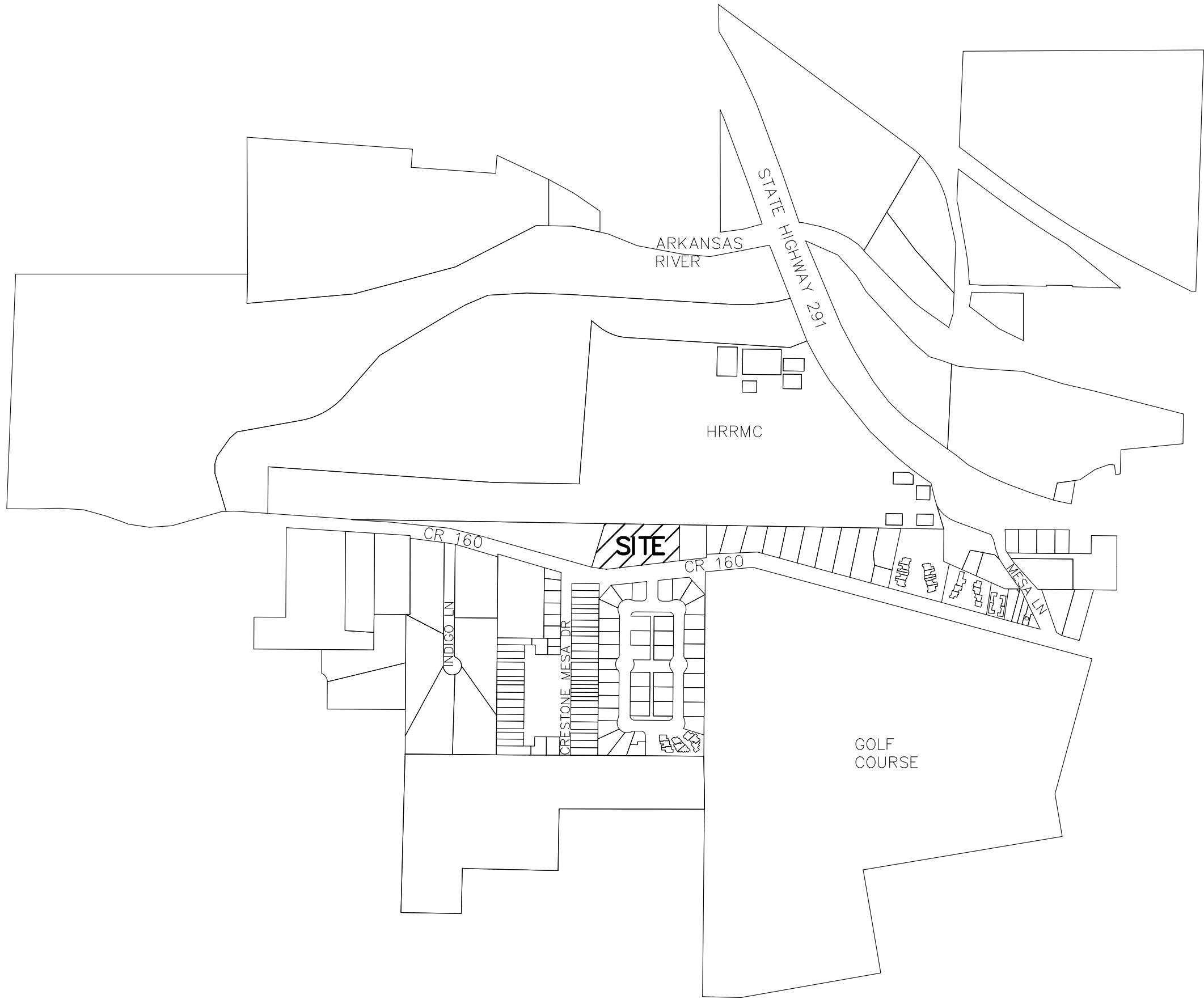


NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED
UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER
SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY
BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT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

SHEET 2 OF 2		
MESA RIDGE SUBDIVISION In the NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M. CHAFFEE COUNTY CITY OF SALIDA COLORADO		
Job Number: J-25-063 TPC FILE: J-19-185 DRAWN BY: TMOO CADD M. K. H. CHECKED: Field Book: S327, Pages 3 & 4	DATE: 5/20/25	DRAWING NO. L-25-16

MESA RIDGE SUBDIVISION

7305 CR 160 SALIDA, CO 81201



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	TYPICAL SECTIONS
3	DETAILS
4	CR 160 PLAN & PROFILE
5	TRAIL PLAN & PROFILE
6	TRAIL PLAN & PROFILE
7	UTILITY PLAN

CONTRACTOR CALL 811
FOR UTILITY LOCATES AT
LEAST TWO WORKING DAYS
PRIOR TO EXCAVATION

GENERAL NOTES

1. ANY CHANGES FROM THESE PLANS OR ASSOCIATED SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ENGINEER. IF CONTRACTOR DEVIATES FROM PLANS AND SPECIFICATIONS WITHOUT ENGINEER'S APPROVAL, ENGINEER MAY REQUIRE CONTRACTOR TO REMOVE AND REPLACE WORK AT CONTRACTOR'S EXPENSE.
2. IF FIELD CONDITIONS DIFFER FROM PLANS, CONTRACTOR SHALL STOP WORK AND REQUEST INSTRUCTION FROM THE ENGINEER.
3. CONTRACTOR SHALL PROVIDE COMPLETE MATERIAL SUBMITTALS TO THE ENGINEER NO LESS THAN 1 WEEK PRIOR TO STARTING WORK.
4. CONTRACTOR SHALL USE A LICENSED PROFESSIONAL LAND SURVEYOR TO SET ALL LINES AND GRADES PER PLAN.
5. CONTRACTOR SHALL LOCATE AND PROTECT FROM HARM ANY UTILITIES AND SURVEY MONUMENTS ON THE SITE, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO:
 - A. CDPHE STORMWATER PERMITTING
 - B. APPLICABLE BUILDING CODES
 - C. OSHA REGULATIONS
6. ALL PERMITTING REQUIRED TO LEGALLY COMPLETE THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL NOTIFY LOCAL PUBLIC WORKS BEFORE COMMENCING ANY WORK IN THE RIGHT OF WAY.
8. CONTRACTOR SHALL NOTIFY UTILITY OWNERS BEFORE COMMENCING ANY WORK THAT IMPACTS UTILITIES.
9. CONSTRUCTION WATER IS THE CONTRACTOR'S RESPONSIBILITY.
10. 10. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING OR REPAIRING ANY DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS AND FOR FINAL CLEAN UP AND STREET SWEEPING OF THE JOB SITE. DOCUMENTATION OF PRE-CONSTRUCTION CONDITIONS IS THE CONTRACTOR'S RESPONSIBILITY.
6. CONTRACTOR SHALL PROVIDE ENGINEER, PROJECT MATERIALS TESTING FIRM, AND LOCAL JURISDICTION A MINIMUM OF 24 HOURS NOTICE TO INSPECT ALL WORK (INCLUDING EACH LIFT FOR GRADING/BASE COURSE OPERATIONS) PRIOR TO COVERING.

GRADING NOTES

1. CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES (BMP) FOR STORMWATER. ENGINEER MAY STOP WORK IF UNCONTROLLED SEDIMENT DISCHARGE IS OBSERVED. CONTRACTOR SHALL PROVIDE BMP PLAN TO ENGINEER WITH PROJECT MATERIAL SUBMITTALS.
2. CONTRACTOR SHALL CLEAR AND GRUB THE SITE TO REMOVE ALL ORGANIC MATERIAL UNDER PAVEMENT AND FOUNDATION.
3. FILL SHALL BE PLACED IN COMPACTED LIFTS OF 6" MAXIMUM. FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D-1557) UNDER PAVEMENT AND FOUNDATIONS.
4. CONTRACTOR SHALL PROTECT IN PLACE ALL TREES WITHIN THE PROJECT AREA NOT SPECIFIED FOR REMOVAL.

CONCRETE AND ASPHALT NOTES

1. ALL PROJECT CONCRETE SHALL MEET CDOT CLASS B SPECIFICATIONS AS A MINIMUM.
2. ALL PROJECT ASPHALT SHALL BE PG 64-22, CDOT SX AGGREGATE GRADING.
3. CONTRACTOR SHALL PROVIDE CONCRETE AND HOT MIX ASPHALT MIX DESIGNS STAMPED BY A PROFESSIONAL ENGINEER WITH PROJECT SUBMITTALS.
4. ALL PROJECT ASPHALT AND CONCRETE SHALL BE PLACED OVER CDOT CLASS 6 ROAD BASE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
5. WHERE ASPHALT ABUTS EXISTING ASPHALT, CONCRETE, OR COLD JOINT WITH NEW ASPHALT, TACK COAT SHALL BE APPLIED. TACK COAT SHALL BE EMULSIFIED ASPHALT WITH THE SAME ASPHALTIC CEMENT AS THE PAVEMENT MIX, SS-1 OR EQUAL.
6. ASPHALT AND CONCRETE CONSTRUCTION SHALL BE PER LOCAL JURISDICTION SPECIFICATIONS AND CDOT SPECIFICATIONS. IN CASE OF CONFLICT, THE FIRST LISTED ABOVE SHALL RULE.
7. ASPHALT SHALL BE COMPACTED TO 92% TO 96% OF THEORETICAL (RICE) DENSITY.

SURVEY CONTROL

PER HENDERSON LAND SURVEYING CO., INC. "RGY TOPOGRAPHIC PLAT," THE EAST PROPERTY LINE BETWEEN 5/8" REBARS WITH 1 1/2" ALUMINUM CAPS STAMPED "PLS 36575" HAS A BEARING OF N 00°11'58" E. THE CAP AT THE SOUTHEAST CORNER OF THE PROPERTY HAS AN ELEVATION OF 7154.13'. FULL SURVEY CONTROL FILE SHOULD BE OBTAINED BY CONTRACTOR'S SURVEYOR DIRECTLY FROM HENDERSON LAND SURVEYING CO., INC. CONTRACTOR SHALL INCLUDE ENGINEER ON CORRESPONDENCE WITH HENDERSON LAND SURVEYING CO., INC.

SHREDGNAR, LLC
CIVIL ENGINEER
SALIDA, CO
BILL.HUSSEY@OUTLOOK.COM

BILL HUSSEY, PE
56989 (CO)

CLIENT
BLOCK 7 DEVELOPMENT, LLC
CONTACT: KENNY LAYTON, MATT
OSNESS
E: COBUILTLCC@GMAIL.COM

SURVEYOR
HENDERSON LAND SURVEYING CO,
INC
203 G ST A
SALIDA, CO 81201
CONTACT: MIKE HENDERSON
P: 719-539-6166
E: HLSC01001@QWESTOFFICE.NET

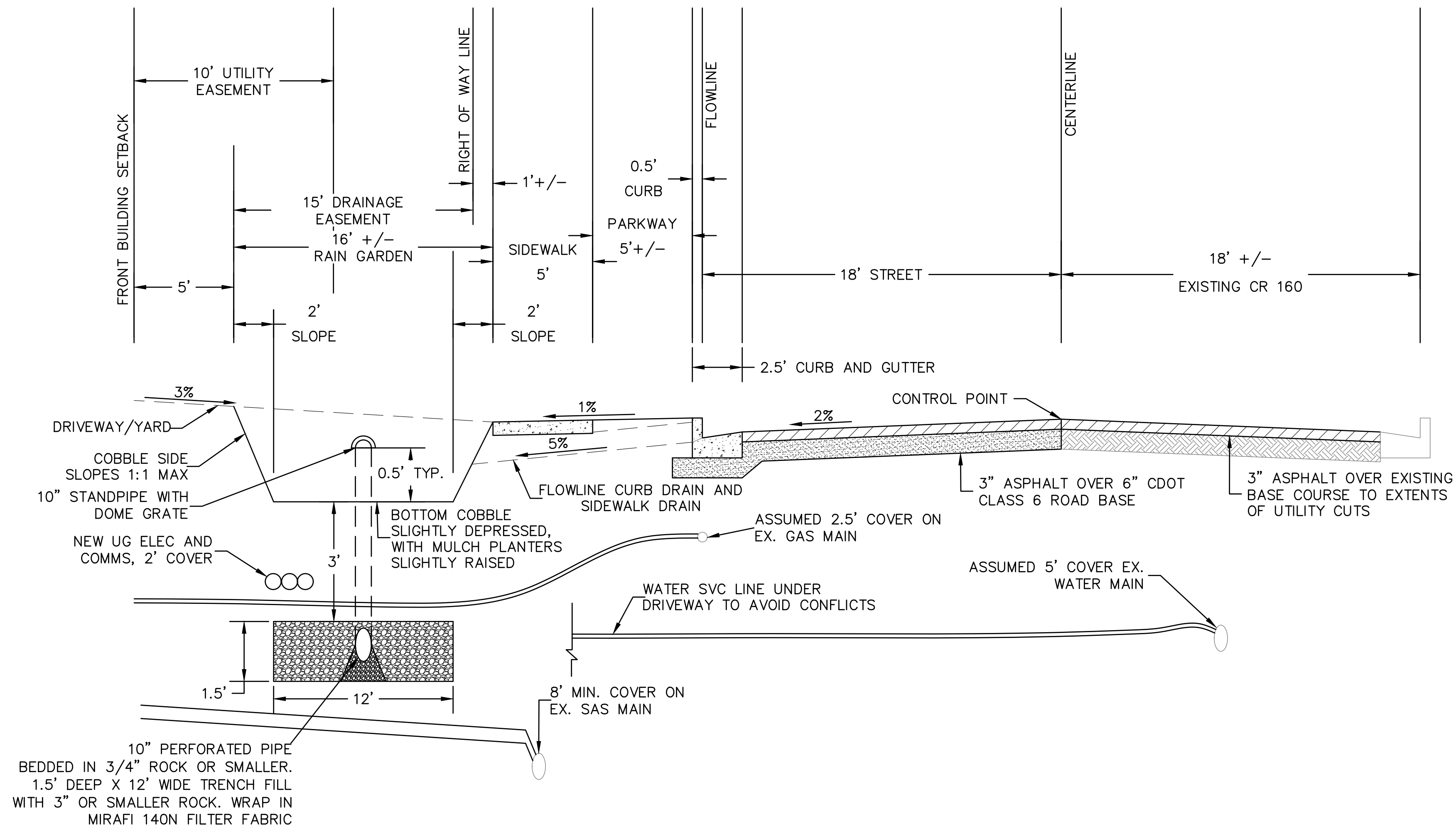
MESA RIDGE
SUBDIVISION
7305 CR 160
SALIDA, CO 81201
JOB # 25001

DRAWING LOG

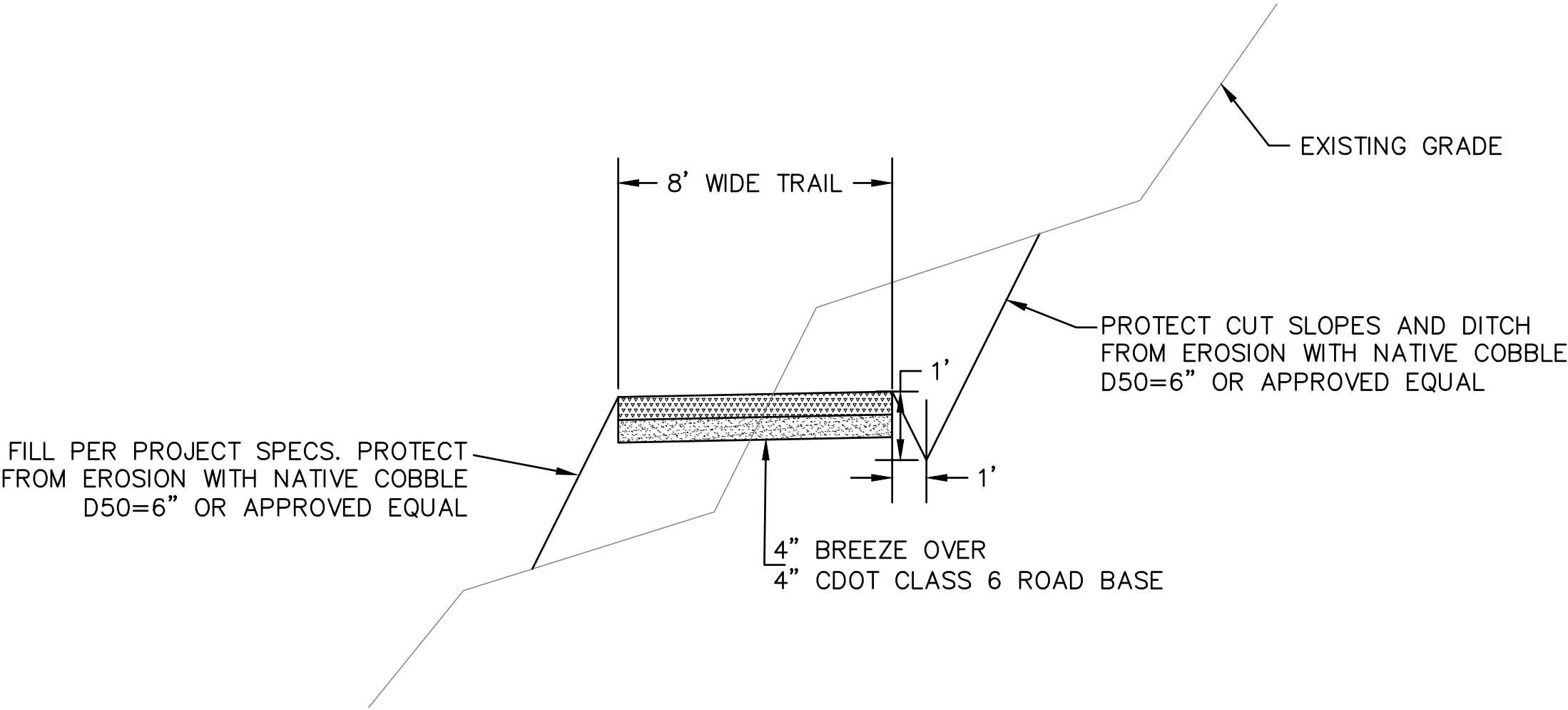
1. REVIEW SET 5/14/25
2. REVIEW SET 7/7/2025
3. - -
4. - -

SHEET

1
COVER SHEET



TYPICAL SECTION
CR 160
NOT TO SCALE



TYPICAL SECTION
TRAIL
NOT TO SCALE

SHREDGNAR, LLC
CIVIL ENGINEER
SALIDA, CO
BILL.HUSSEY@OUTLOOK.COM

BILL HUSSEY, PE
56989 (CO)

CLIENT
BLOCK 7 DEVELOPMENT, LLC
CONTACT: KENNY LAYTON, MATT
OSNESS
E: COBUILTLCC@GMAIL.COM

SURVEYOR
HENDERSON LAND SURVEYING CO,
INC
203 G ST A
SALIDA, CO 81201
CONTACT: MIKE HENDERSON
P: 719-539-6166
E: HLSCO1001@QWESTOFFICE.NET

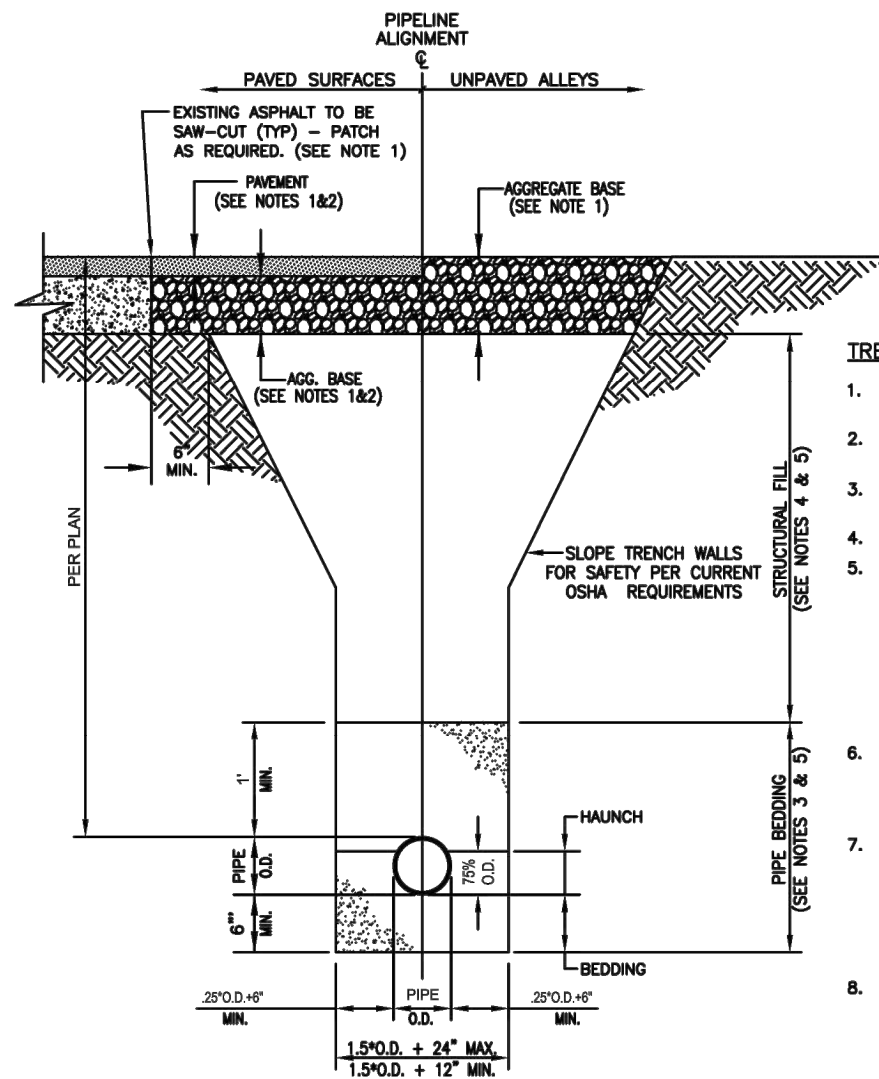
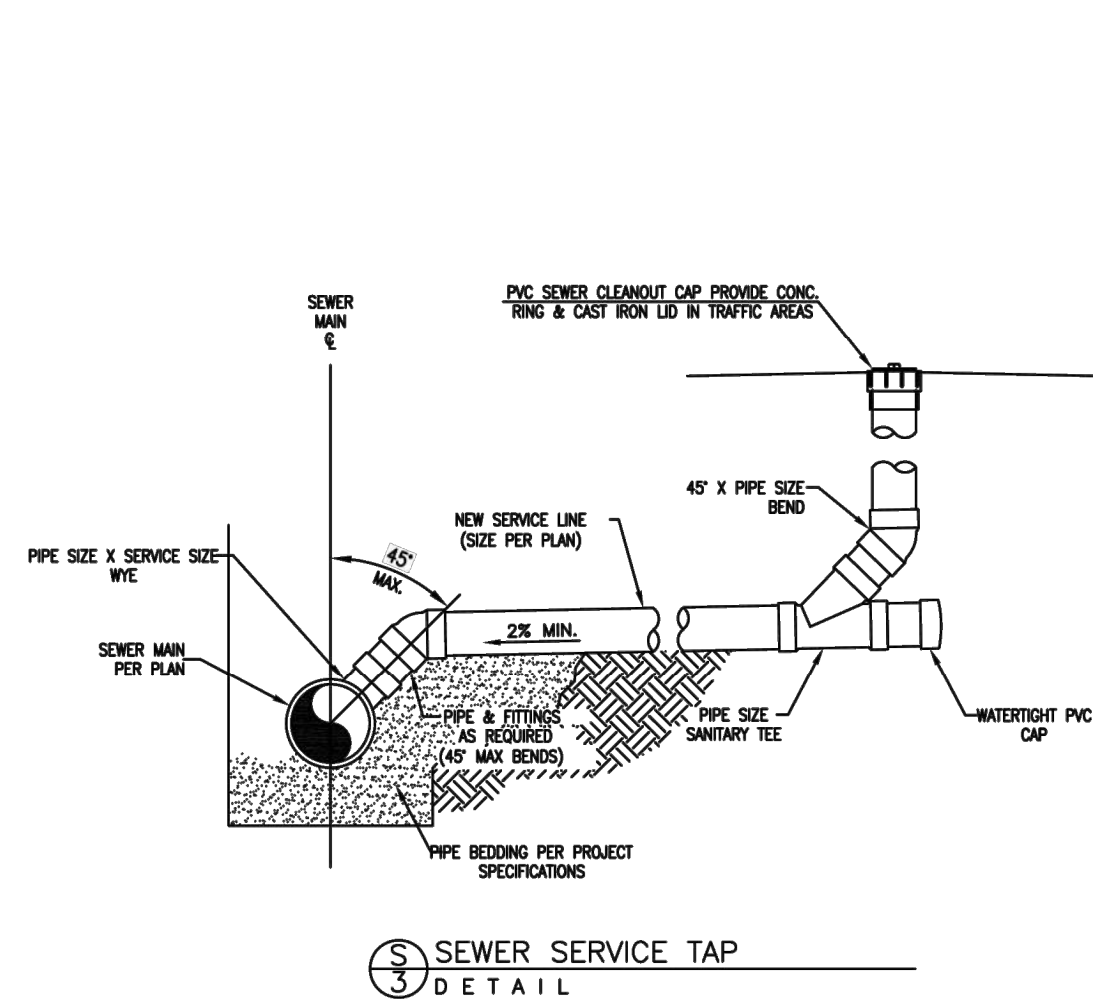
MESA RIDGE
SUBDIVISION
7305 CR 160
SALIDA, CO 81201
JOB # 25001

DRAWING LOG

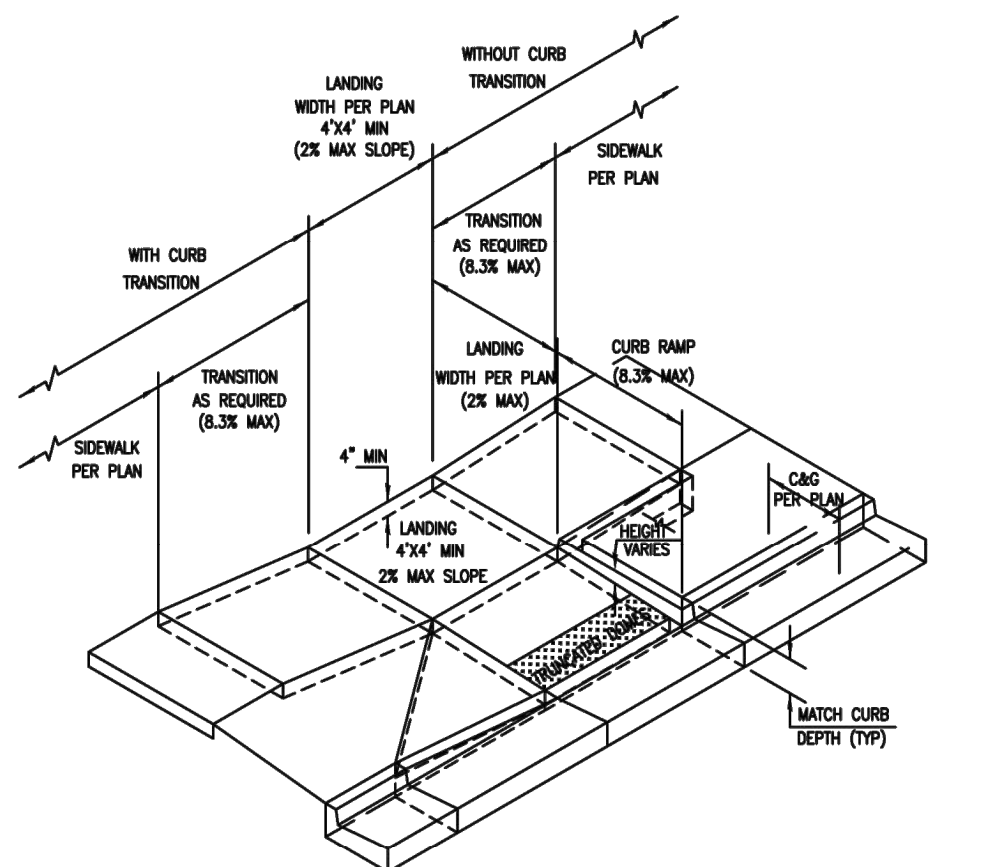
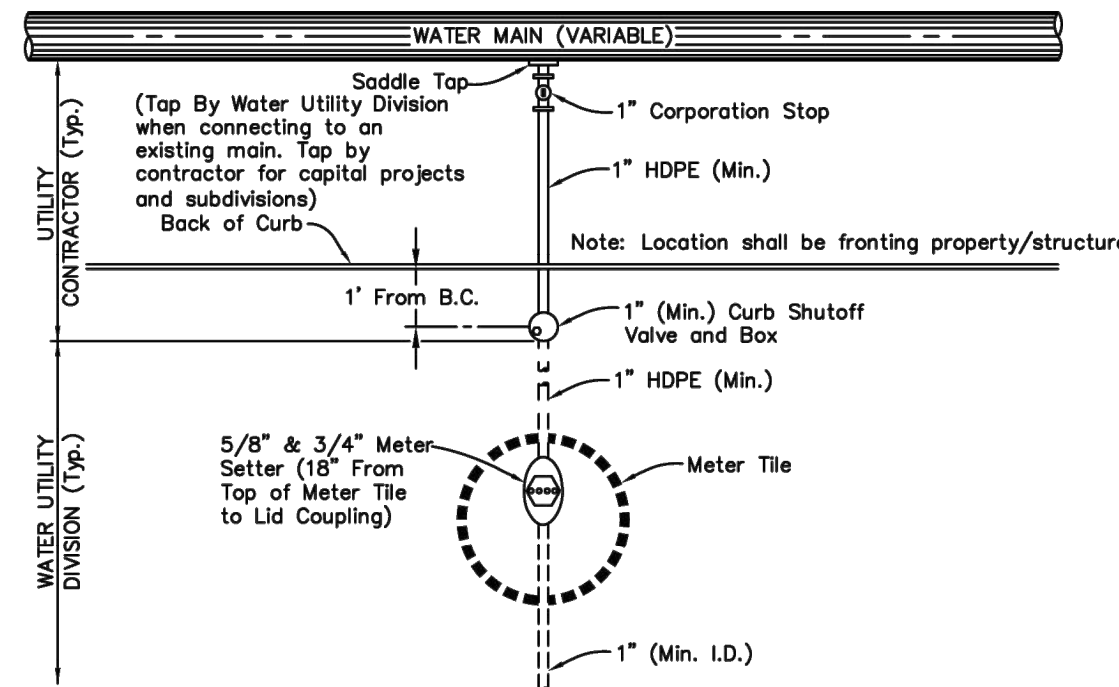
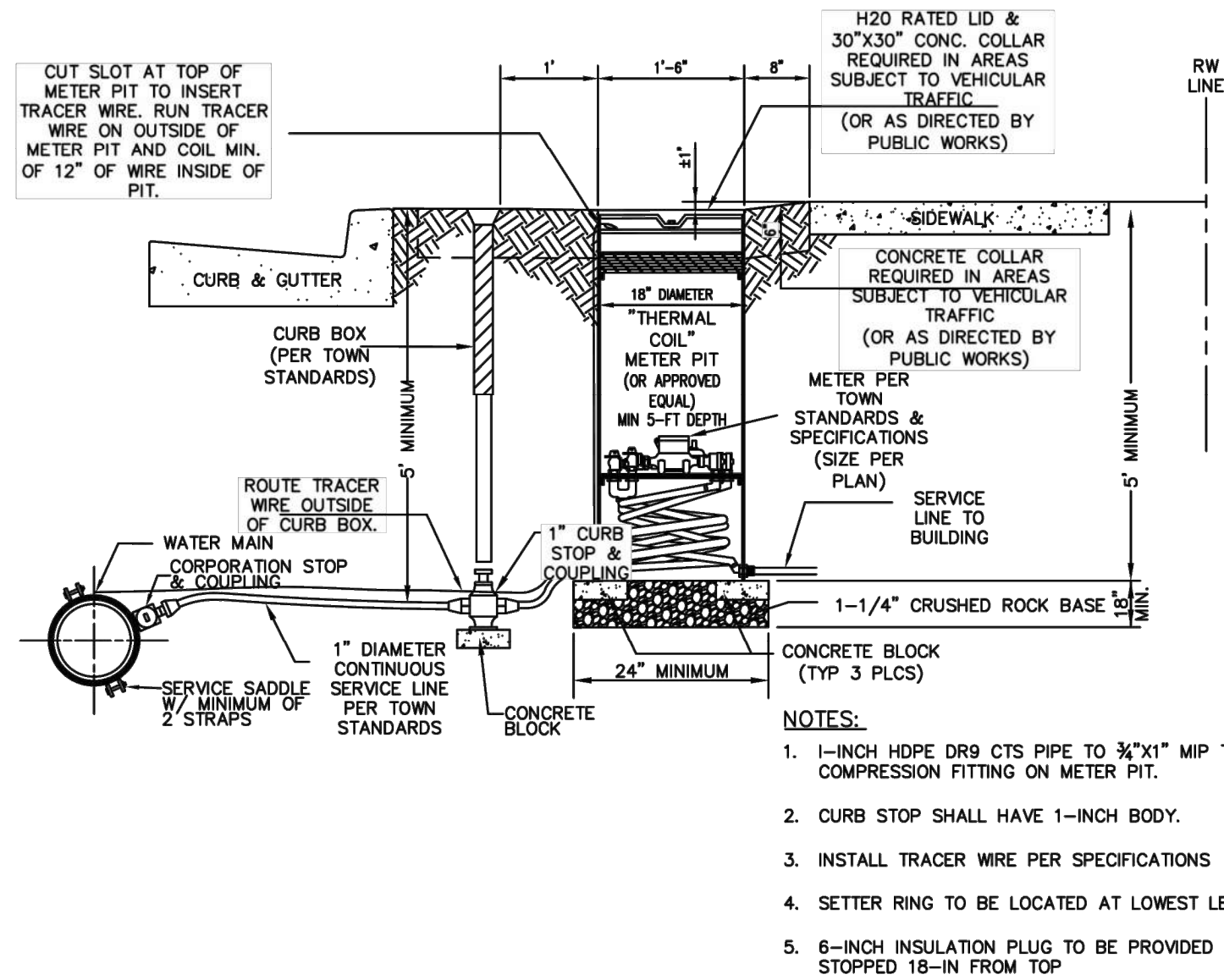
1. REVIEW SET 5/14/25
2. REVIEW SET 7/7/2025
3. - -
4. - -

SHEET

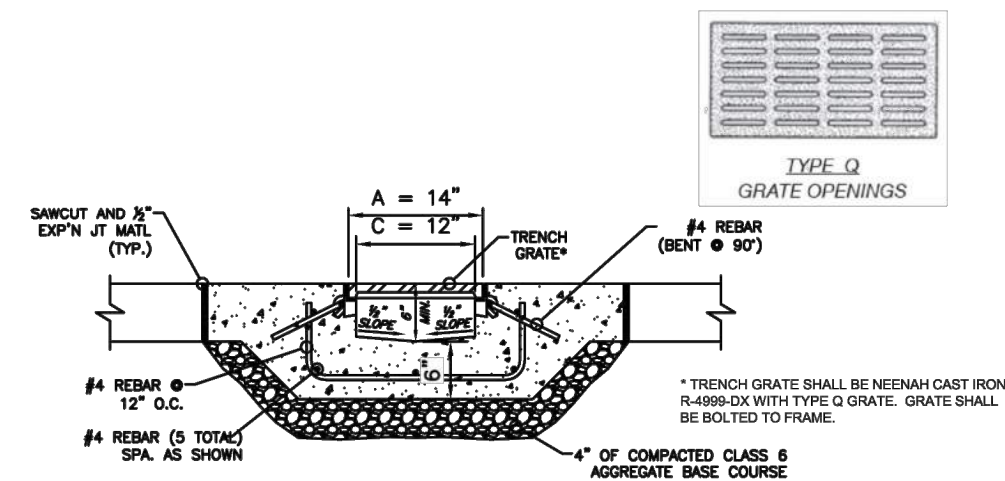
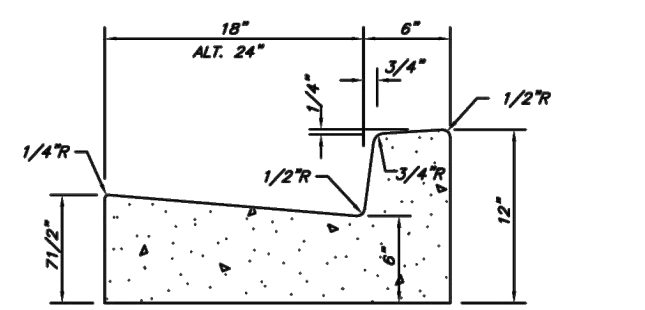
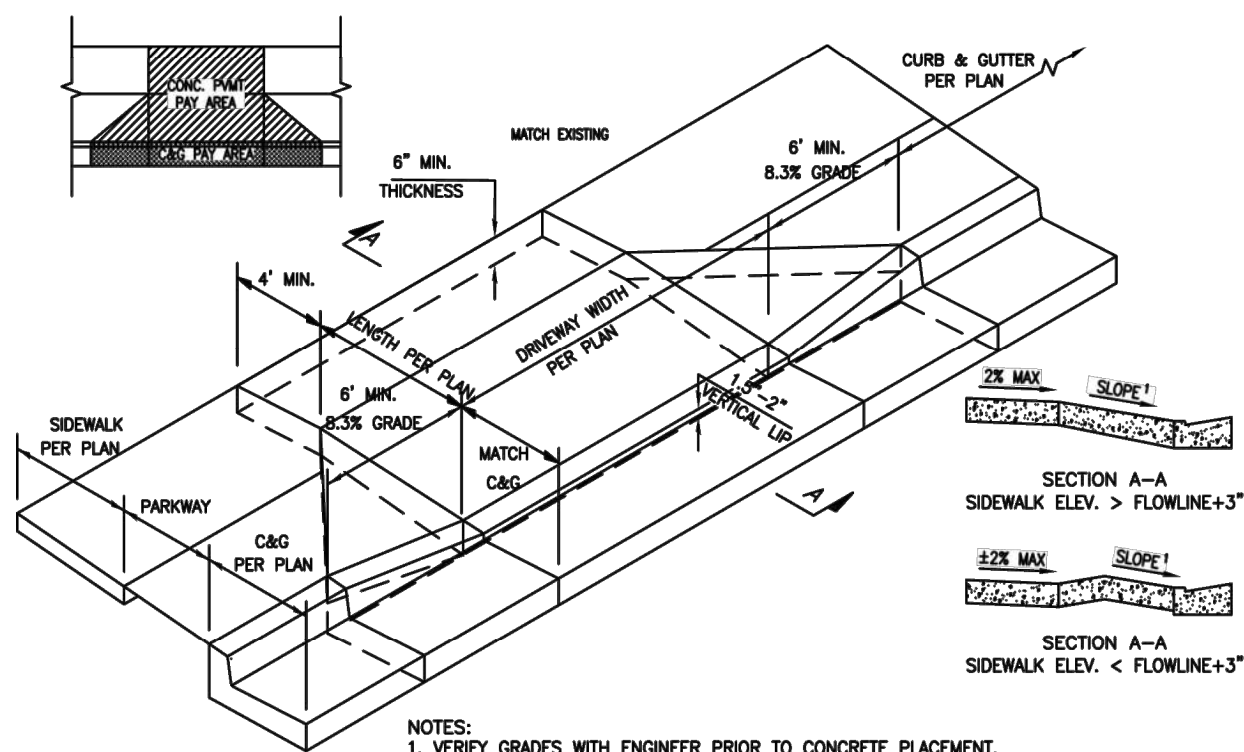
2
TYPICAL SECTIONS



- TRENCH SECTION NOTES**
1. ASPHALT AND ALLEY PATCHING SHALL COMPLY WITH THE APPROPRIATE CITY OF SALIDA PATCHING STANDARDS.
 2. NEW ASPHALT OR ASPHALT OVERLAYS SHALL COMPLY WITH THE PROJECT SPECIFIC STANDARDS PROVIDED IN THE STREET AND/OR ASPHALT PATCHING NOTES.
 3. PIPE BEDDING SHALL MEET CRUSHED DRAIN ROCK CITY OF SALIDA STANDARDS FOR CONSTRUCTION SECTION 2000.
 4. STRUCTURAL FILL SHALL MEET CDOT CLASS 1 AGGREGATE BASE SPECIFICATIONS.
 5. FILL AND BEDDING MATERIAL TO BE PLACED IN 8-INCH MAXIMUM LIFTS (COMPACTED DEPTH) TO THE FOLLOWING MINIMUM PERCENTAGES UNLESS NOTED OTHERWISE:
 - A. STREETS, PARKING LOTS & ALLEYS: 95% MODIFIED PROCTOR (ASTM D1557)
 - B. UTILITY EASEMENTS OUTSIDE THE STREET SECTION: 90% MODIFIED PROCTOR (ASTM D1557)
 - C. UNDEVELOPED LAND: 80% MODIFIED PROCTOR (ASTM D1557)
 6. THIS DETAIL IS FOR "DRY" TRENCH CONDITIONS. "WET" TRENCH CONDITIONS CONTRACTOR SHALL PROVIDE A MINIMUM 4" OF 1.5 INCH MINUS WASHED ROCK UNDER PIPE BEDDING MATERIAL WRAPPED WITH FILTER FABRIC (MIRF) 140N OR APPROVED EQUAL.
 7. EXCAVATED MATERIAL CONTAINING RUBBISH, FROZEN MATERIAL, ORGANIC DEBRIS, ASPHALT, CONCRETE OR OTHER DELETERIOUS MATERIALS NOT SUITABLE FOR STRUCTURAL FILL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF MATERIAL IN A FASHION THAT COMPLIES WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE OWNER MAY REQUIRE DOCUMENTATION OF PROPER DISPOSAL AS A CONDITION OF FINAL PAYMENT.
 8. SEE WATER AND/OR SEWER GENERAL NOTES FOR PIPE SPECIFICATIONS.



- NOTES:**
1. TRUNCATED DOMES SHALL BE 24 INCHES WIDE AND EXTEND THE FULL WIDTH OF THE ACCESS RAMP.
 2. TRUNCATED DOMES SHALL BE EMBEDDED IN THE FRESH CONCRETE WITH NO AIR SPACE BETWEEN THE CONCRETE AND THE BOTTOM OF THE PLATE. JOINT TO BE TOWELED AT PERIMETER OF DOMES.
 3. TRUNCATED DOMES SHALL BE CONSTRUCTED OF UNPAINTED CAST IRON CONFORMING TO ASTM A-48 CLASS 300.
- *TYPE 1 PERMITTED ONLY WITH PRIOR APPROVAL BY PUBLIC WORKS
TYPE 2 SHALL BE STANDARD



SHREDGNAR, LLC
CIVIL ENGINEER
SALIDA, CO
BILL.HUSSEY@OUTLOOK.COM

BILL HUSSEY, PE
56989 (CO)

CLIENT
BLOCK 7 DEVELOPMENT, LLC
CONTACT: KENNY LAYTON, MATT OSNESS
E: COBUILTLLC@GMAIL.COM

SURVEYOR
HENDERSON LAND SURVEYING CO, INC
203 G ST A
SALIDA, CO 81201
CONTACT: MIKE HENDERSON
P: 719-539-6166
E: HLC01001@QWESTOFFICE.NET

MESA RIDGE
SUBDIVISION
7305 CR 160
SALIDA, CO 81201
JOB # 25001

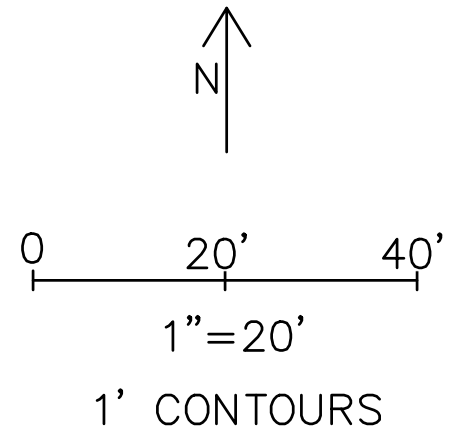
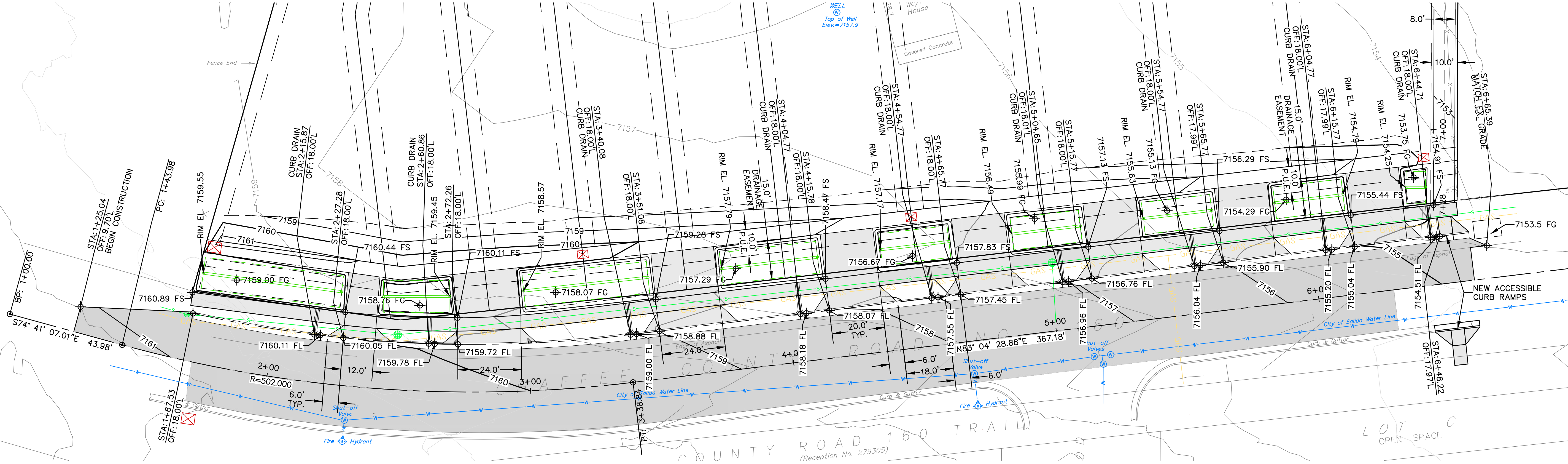
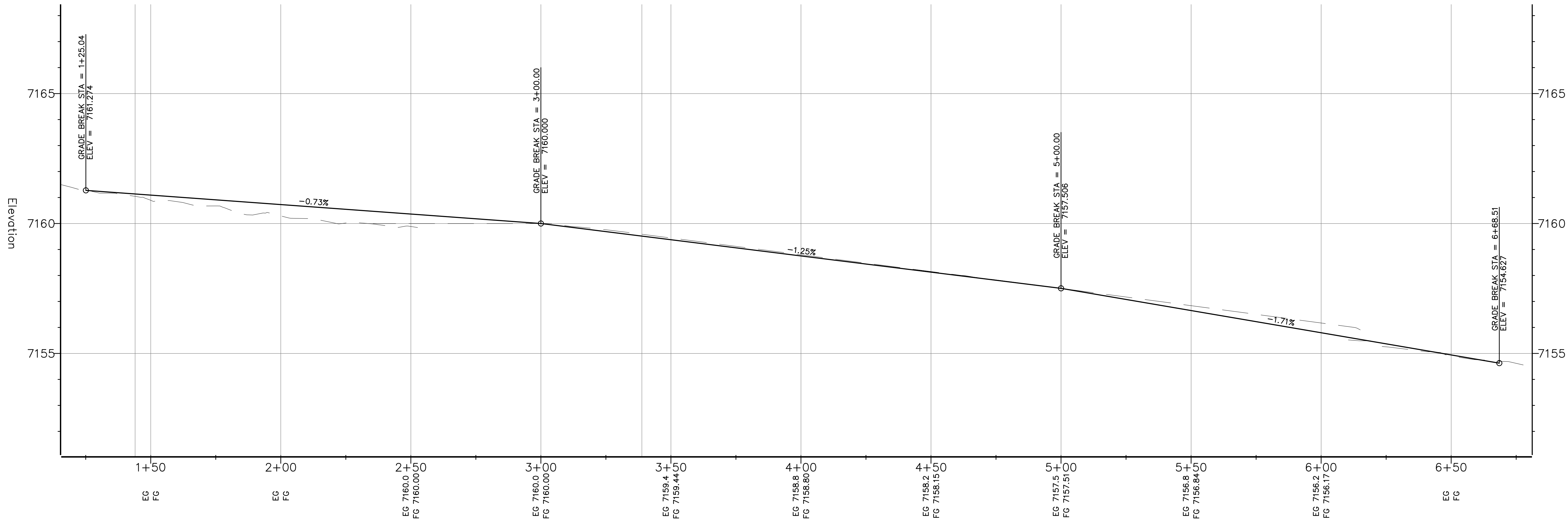
DRAWING LOG

1. REVIEW SET 5/14/25
2. REVIEW SET 7/7/2025
3. - -
4. - -

SHEET

3

DETAILS



SHREDGNAR, LLC
CIVIL ENGINEER
SALIDA, CO
BILL.HUSSEY@OUTLOOK.COM

BILL HUSSEY, PE
56989 (CO)

CLIENT
BLOCK 7 DEVELOPMENT, LLC
CONTACT: KENNY LAYTON, MATT OSNESS
E: COBUILTLCC@GMAIL.COM

SURVEYOR
HENDERSON LAND SURVEYING CO, INC
203 G ST A
SALIDA, CO 81201
CONTACT: MIKE HENDERSON
P: 719-539-6166
E: HLSC01001@QWESTOFFICE.NET

MESA RIDGE
SUBDIVISION

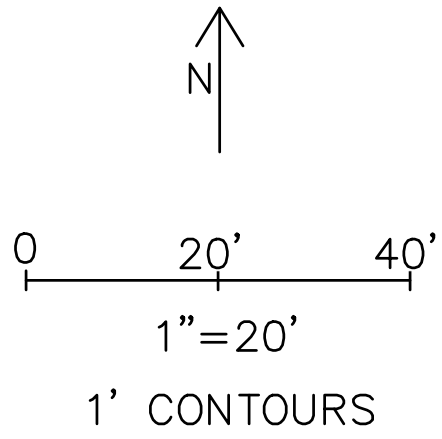
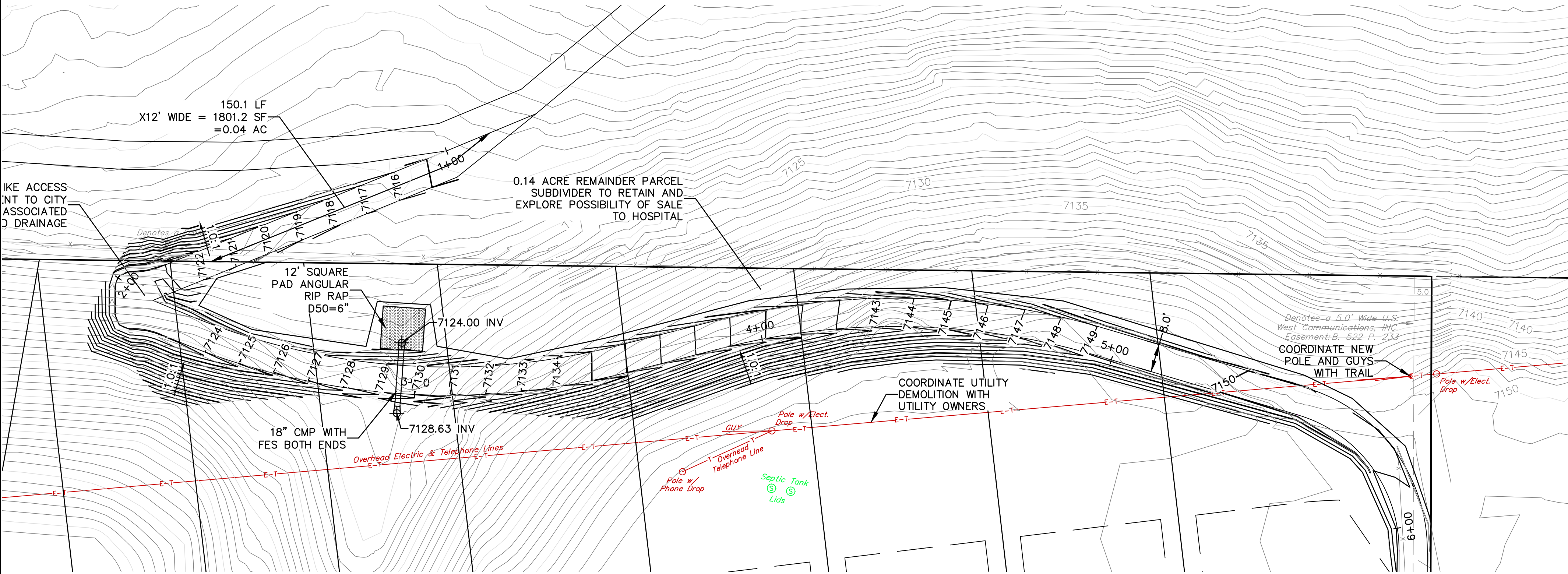
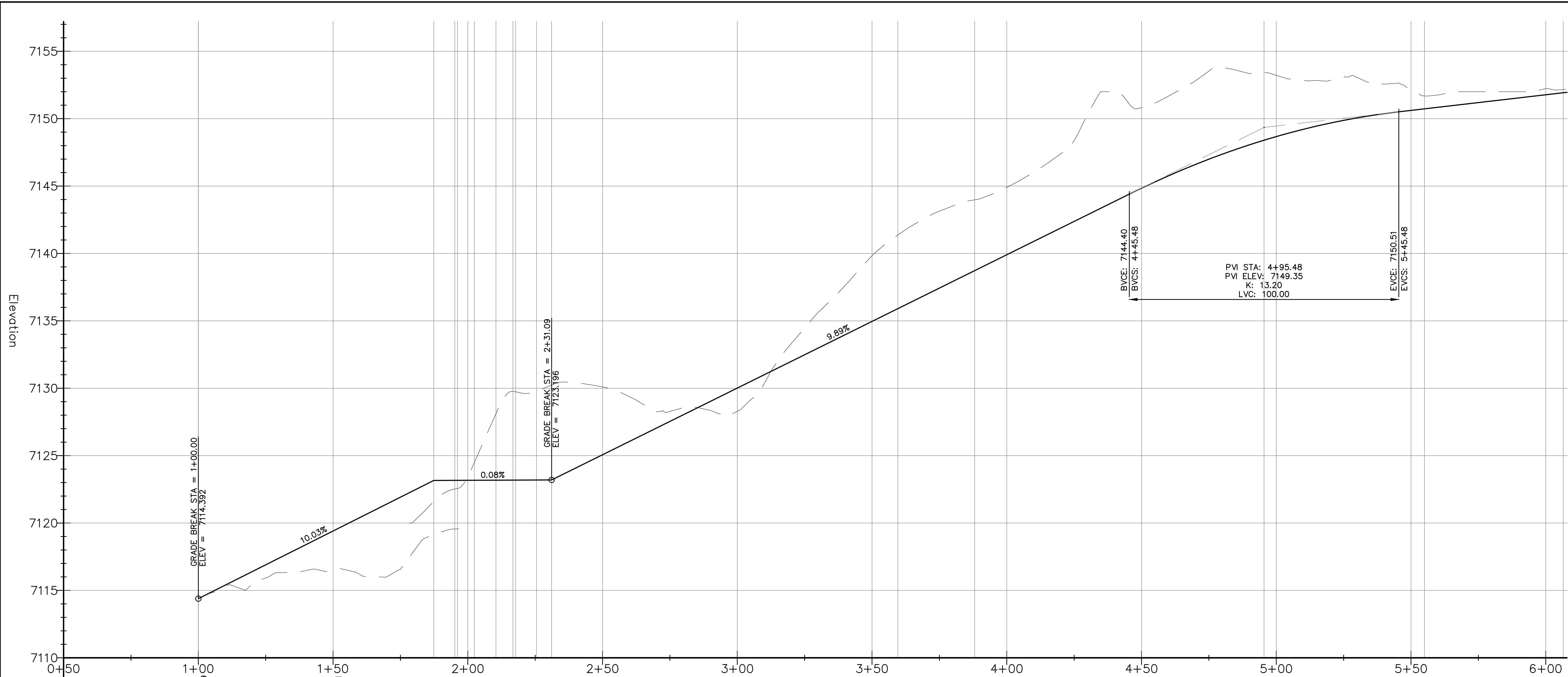
7305 CR 160
SALIDA, CO 81201
JOB # 25001

- DRAWING LOG
- 1. REVIEW SET 5/14/25
 - 2. REVIEW SET 7/7/2025
 - 3. - -
 - 4. - -

SHEET

4

CR 160 PLAN & PROFILE



SHREDGNAR, LLC
CIVIL ENGINEER
SALIDA, CO
BILL.HUSSEY@OUTLOOK.COM

BILL HUSSEY, PE
56989 (CO)

CLIENT
BLOCK 7 DEVELOPMENT, LLC
CONTACT: KENNY LAYTON, MATT OSNESS
E: COBUILTLCC@GMAIL.COM

SURVEYOR
HENDERSON LAND SURVEYING CO, INC
203 G ST A
SALIDA, CO 81201
CONTACT: MIKE HENDERSON
P: 719-539-6166
E: HLSC01001@QWESTOFFICE.NET

MESA RIDGE
SUBDIVISION

7305 CR 160
SALIDA, CO 81201
JOB # 25001

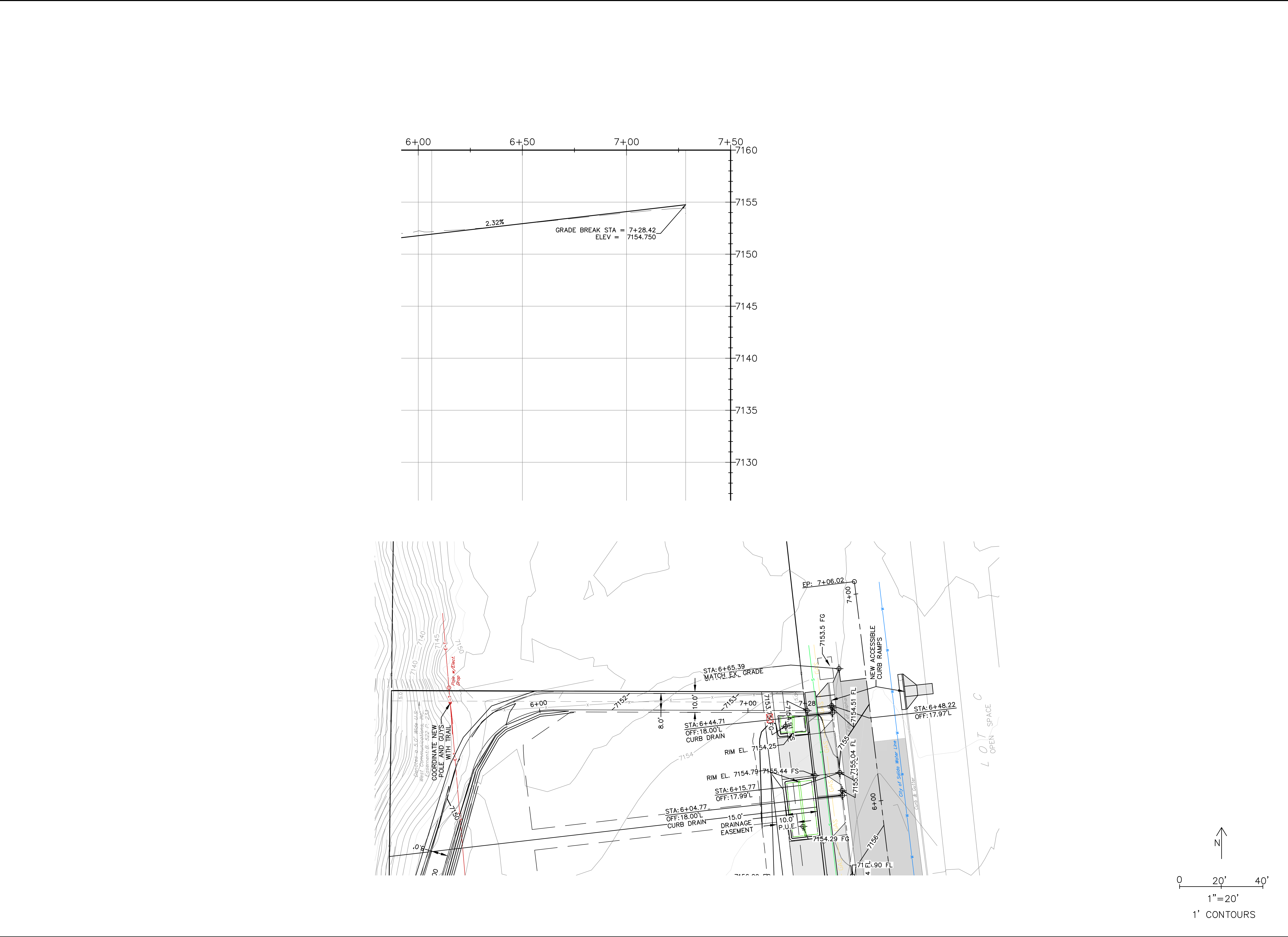
DRAWING LOG

1. REVIEW SET 5/14/25
2. REVIEW SET 7/7/2025
3. - -
4. - -

SHEET

5

TRAIL PLAN & PROFILE



SHREDGNAR, LLC
CIVIL ENGINEER
SALIDA, CO
BILL.HUSSEY@OUTLOOK.COM

BILL HUSSEY, PE
56989 (CO)

CLIENT
BLOCK 7 DEVELOPMENT, LLC
CONTACT: KENNY LAYTON, MATT OSNESS
E: COBUILTLLC@GMAIL.COM

SURVEYOR
HENDERSON LAND SURVEYING CO, INC
203 G ST A
SALIDA, CO 81201
CONTACT: MIKE HENDERSON
P: 719-539-6166
E: HLSC01001@QWESTOFFICE.NET

MESA RIDGE
SUBDIVISION

7305 CR 160
SALIDA, CO 81201
JOB # 25001

DRAWING LOG

1. REVIEW SET 5/14/25

2. REVIEW SET 7/7/2025

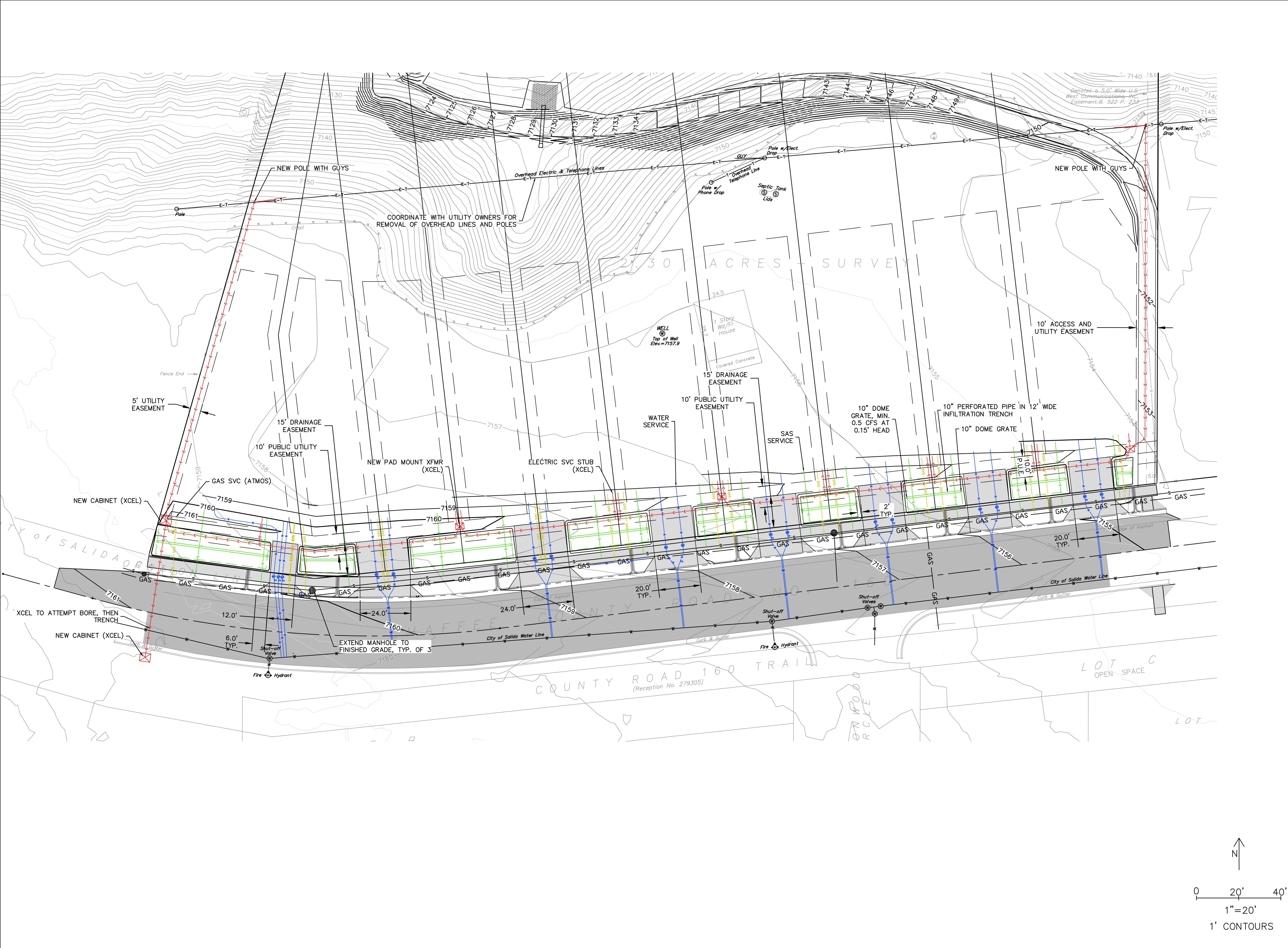
3. - -

4. - -

SHEET

6

TRAIL PLAN & PROFILE



SHREDGNAR, LLC
CIVIL ENGINEER
SALIDA, CO
BILL.HUSSEY@OUTLOOK.COM

BILL HUSSEY, PE
56989 (CO)

CLIENT
BLOCK 7 DEVELOPMENT, LLC
CONTACT: KENNY LAYTON, MATT OSNESS
E: COBUILTLCC@GMAIL.COM

SURVEYOR
HENDERSON LAND SURVEYING CO, INC
203 G ST A
SALIDA, CO 81201
CONTACT: MIKE HENDERSON
P: 719-539-6166
E: HLSCO1001@QWESTOFFICE.NET

MESA RIDGE
SUBDIVISION

7305 CR 160
SALIDA, CO 81201
JOB # 25001

DRAWING LOG

1. REVIEW SET 5/14/25
2. REVIEW SET 7/7/2025
3. - -
4. - -

SHEET

7

UTILITY PLAN

Drainage Report

Mesa Ridge Subdivision

Salida, CO

5/5/2025

Bill Hussey, PE, Shredgnar LLC

Contents

Existing Conditions	1
Proposed Development	4
Hydrology	5
Water Quality and Detention	6
Hydraulics	8
Other Considerations	10

Existing Conditions

The site straddles the northern edge of what is locally known as the mesa. The mesa portion of the subject parcel slopes from southwest to northeast at 1 to 3% grade. No significant channelization occurs and runoff generally sheet flows to the northeast, eventually running over the edge of the mesa. The northern portion of the subject parcel falls off the mesa to the north with grades ranging from 2:1 to 1:1.



Below the mesa, looking northeast



Looking southeast. Nearest house is on the subject property.

The drainage analysis area is bounded to the south by the centerline of County Road 160.

A portion of the parcel to the west of the subject parcel discharges runoff onto the subject property which sheet flows over the edge of the mesa to the north. Existing and Developed drainage maps are included in **Appendix A**.

The subject parcel is one of the last to be developed along the north side of County Road 160 on the north edge of the mesa. The only places where the slope is noticeably eroded are where relatively large directly connected impervious areas of street and access drive have unmitigated point discharges onto the steep slope.

For example, Las Casitas subdivision installed 900 feet of curb and gutter on the north side of CR 160. The only stormwater detention installed was an unknown volume at each driveway with very small inlets that are largely filled with debris. At the outfall of this approximately 0.6 acre impervious area, there is noticeable erosion. This curb and gutter was constructed prior to 8/18/2011 aerial imagery.



5/29/2023 imagery with impervious area delineated and erosion due to stormwater point discharge indicated by red arrow.



Each driveway in the Las Casitas subdivision has a small, clogged pipe that may have been designed to detain stormwater.



The outfall of the largely unmitigated 0.6 acre impervious Las Casitas subbasin displays notable, but not severe erosion, at least 13 years after its construction.

Proposed Development

The proposed development of single-family homes and duplexes incorporates 100-year detention into a bioswale feature owned and maintained by the property owners in the

development. This will catch all curb, gutter, and driveway runoff to avoid nuisance erosion such as that caused by Las Casitas subdivision. It is also sized to detain the southerly 30' of roofs, although roof pitches and downspout locations are beyond the scope of this report. Storms larger than the 100-year storm will flood the detention system and flow north over the edge of the mesa, following the historic flow path.

This strategy avoids the need to convey storms more frequent than the 100-year either down the slope or along CR 160 to the east. Both conveyance options would present more difficult design and/or cost challenges. Steep slopes are to be avoided with concentrated runoff when possible, and connecting to Las Casitas curb and gutter on CR 160 would make worse a situation that is already less than ideal.

The relatively small amount of runoff from roofs beyond the southerly 30' and backyard landscaping will follow historical sheet flow patterns north over the edge of the mesa, where it will do no more harm than currently.

Hydrology

USDA Web Soil Survey, and field observations, were used to determine that the site soils are hydrologic soil group A with infiltration rates of 2 to 6 inches per hour. Web Soil Survey data is included in **Appendix B**.

Rainfall data was taken from NOAA Atlas 14 and is included in **Appendix C**.

Mile High Flood District's modified rational method was used to calculate peak discharges for both the existing and proposed condition. Results are below and correspond to areas shown in the existing and proposed drainage maps in **Appendix A**. Rational method calculations are included in **Appendix D**. Subbasin naming conventions used for this study first indicate E or P for existing or proposed condition, then a sequential number generally from west to east, and finally M or S to indicate whether the subbasin is on the **Mesa** or **Slope** to the north.

SUBBASIN	RETURN INTERVAL (YEARS)						
	2	5	10	25	50	100	500
E1M	0.00	0.00	0.00	0.00	0.00	0.02	0.06
E1S	0.00	0.00	0.00	0.00	0.03	0.16	0.51
E2M	0.06	0.09	0.12	0.21	0.41	0.81	1.91
E2S	0.00	0.00	0.00	0.00	0.03	0.15	0.47
E3M	0.06	0.10	0.14	0.23	0.43	0.81	1.83
P1M	1.01	1.49	1.94	2.65	3.32	4.08	6.02
P2M	0.45	0.67	0.88	1.23	1.60	2.01	3.08

P3M	0.42	0.62	0.82	1.14	1.48	1.86	2.86
-----	------	------	------	------	------	------	------

E1M and E1S are substantially unchanged by development. They are analyzed here to give an estimate of required capacity for the ditch along the pedestrian trail which is proposed through E1S. The combined outfall of E1M and E1S is **Design Point 1**.

E2M covers off-site and on-site tributary area which sheet flows over the edge of the mesa towards the proposed pedestrian trail culvert crossing. E2S covers the area of the slope which will be tributary to the culvert crossing under the pedestrian trail at **Design Point 2**. E2S is not a natural subbasin, nor will it substantially change with development, but it is chosen because the difference between predevelopment sheet flow and developed point discharge is of interest. Areas below the proposed pedestrian path are not of interest in this study because they will be largely undisturbed.

E3M covers the remainder of off-site and on-site tributary area which sheet flows over the edge of the mesa at the northeast corner of the subject parcel. Discharge from E3M is **Design Point 3**.

P1M covers the area tributary to the proposed bioswale along the north side of CR160. Its imperviousness is calculated from the typical duplex layout on lot 7 which is conservative, because single family homes will have a slightly lower percentage of impervious area. It has no designated design discharge point because it will be designed for 100-year detention.

P2M covers the area of the mesa which sheet flows over the edge directly to the culvert crossing under the proposed pedestrian trail (Design Point 2). Its imperviousness is assumed to be 60%, which is the sum of 45% structural coverage and 15% parking/access coverage in R2 Inclusionary Housing developments. This is conservative because the portion of P2M which covers the neighbor's property to the west is much less impervious.

P3M covers the mesa area of the subject parcel that will be conveyed by the pedestrian trail ditch to the culvert crossing. P3M is, like P2M, assumed 60% impervious. It combines with the substantially unchanged E2S to discharge to **Design Point 4**, and ultimately to Design Point 2.

Water Quality and Detention

P1M is the only developed basin with a significant amount of continuous impervious area. The development design hydrologically disconnects this area into 9 separate bioswales where water quality control volume is met above ground. Each separate bioswale overflows

into an underground rock trench sized for 100-year detention. Storms exceeding 100-year intensity will overflow along property lines, to the north, and over the edge of the mesa along the historic flow path.

Detention sizing for P1M was completed using the MHFD Detention Basin Design Workbook (included in **Appendix E**). A summary of required detention volumes is provided in the table below.

	AF	CF
WQCV	0.021	914.76
25-YEAR	0.071	3092.76
100-YEAR	0.094	4094.64

The civil engineering plans show 2161 cubic feet of stormwater detention above ground in rain gardens, and 1934 cubic feet of stormwater detention in underground infiltration trenches. The table below shows above-ground stormwater detention volume. Depth times flat bottom area is one component of the volume, and the other is the volume of the triangular cross-section created by the sloping sides of each rain garden. Length of the flat bottom of each rain garden is listed in the table below. They are all 12' wide.

DET	BOTTOM AREA (SF)	DEPTH (FT)	LENGTH (FT)	VOLUME (CF)
1	593	0.55	53	397.65
2	272	0.67	25	231.82
3	650	0.5	47	384
4	480	0.5	37	289
5	333	0.5	26	204.5
6	326	0.5	26	201
7	319	0.5	26	197.5
8	311	0.5	26	193.5
9	87	0.5	7	62.5
			total	2161.47

The total length of 12' wide infiltration trench is 273'. Therefore the 1934 CF underground detention requirement is met at 7.08 CF detention per linear foot of infiltration trench. At a void ratio of 0.36 (**see Appendix F**), this means that a 12' wide trench with a 10" perforated pipe requires a height of 1.5'.

P2M and P3M may have up to 60% impervious area (conservatively high estimate), but the development plan of duplexes and single-family homes keeps impervious areas largely disconnected. Water quality treatment is provided by the existing vegetation on the slope which the design leaves largely undisturbed.

The summed 100-year peak discharge of P2M and P3M is 3.9 cfs. This will be discharged as sheet flow over the edge of the mesa which is 430' long. Assuming an approximately equal distribution, the 100-year peak flow over each linear foot of ridgeline is 0.009 cfs (4 gpm). Flows of this order of magnitude will do no more harm than the existing condition, so no additional detention is required in P2M and P3M. From field observations, it appears that this strategy has been followed for other development on the north side of CR160 with no issues. Rain barrels and green infrastructure concepts should be utilized, to the extent that they are legal and practical, to minimize undetained discharges over the edge of the mesa.

Additionally, in a meeting on 12/16/24 with city staff including Public Works Director David Lady, it was agreed that discharges from backyards and rear-sloping roofs in this development would be considered insignificant.

Hydraulics

For simplicity and conservatism, this report adds rational method peak flows unless otherwise noted.

Design Point 1 is the discharge to the ditch along the pedestrian trail from E1M and E1S. E1M and E1S are not substantially changed by development. Peak flows are shown in the table below.

DESIGN PT	RETURN INTERVAL (YEARS)						
	2	5	10	25	50	100	500
E-DP1	0.00	0.00	0.00	0.00	0.03	0.18	0.56
E-DP2	0.06	0.09	0.12	0.21	0.44	0.96	2.38
P-DP2	0.87	1.29	1.70	2.37	3.10	4.01	6.41
E-DP3	0.06	0.10	0.14	0.23	0.43	0.81	1.83
P-DP4	0.42	0.62	0.82	1.14	1.51	2.01	3.33

The Manning calculation shown below indicates that the 1' wide by 1' deep triangular cobble trailside ditch for DP1 can accommodate the 100-year flow of 0.18 cfs.

The open channel flow calculator

Select Channel Type: Triangle

Depth from Q: Select unit system: Feet(ft)

Channel slope: 0.07 ft/ft Water depth(y): 0.28 ft Bottom W(b): 0 ft

Flow velocity: 2.307441 ft/s LeftSlope (Z1): 1 to 1 (H:V) RightSlope (Z2): 1 to 1 (H:V)

Flow discharge: 0.18 ft³/s Input n value: 0.035 or select n

Calculate! Status: Calculation finished Reset

Wetted perimeter: 0.79 ft Flow area: 0.08 ft² Top width(T): 0.56 ft

Specific energy: 0.36 ft Froude number: 1.09 Flow status: Supercritical flow

Critical depth: 0.29 ft Critical slope: 0.0538 ft/ft Velocity head: 0.08 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

Design Point 2 sees a significant increase in flow due to development. The existing condition has no slope protection or flow control, but no erosion is evident. First, a culvert must be sized to convey flow under the proposed pedestrian trail. The FHWA nomograph included in **Appendix G** shows that an 18" CMP is sufficient to carry the 100-year flow without overtopping. An approximately 12' square pad of 1' angular rip rap should be placed at the outlet of the culvert.

Design Point 3 is an existing design point only and does not require hydraulic design.

Design Point 4 is the east trailside ditch approach to Design Point 2. The Manning calculation shown below indicates that the 1' wide by 1' deep triangular trailside ditch with native cobble surface can accommodate the 100-year flow of 2.01 cfs.

The open channel flow calculator

Select Channel Type: Triangle

Depth from Q: Select unit system: Feet(ft)

Channel slope: 0.07 ft/ft Water depth(y): 0.68 ft Bottom W(b): 0 ft

Flow velocity: 4.333 ft/s LeftSlope (Z1): 1 to 1 (H:V) RightSlope (Z2): 1 to 1 (H:V)

Flow discharge: 2.01 ft³/s Input n value: 0.035 or select n

Calculate! Status: Calculation finished Reset

Wetted perimeter: 1.93 ft Flow area: 0.46 ft² Top width(T): 1.36 ft

Specific energy: 0.97 ft Froude number: 1.31 Flow status: Supercritical flow

Critical depth: 0.76 ft Critical slope: 0.0389 ft/ft Velocity head: 0.29 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

Finally, hydraulics must be checked for the rain garden/perforated pipe/infiltration trench system that provides water quality control and 100-year detention for subbasin P1M. The

100-year peak flow is 4.08 cfs. Dividing by 9 and rounding up to account for slight variation in the size of each bioswale, the peak flow to an individual bioswale is 0.5 cfs.

Curb returns and underwalk drains will both be concrete channels modeled by the Manning calculation below.

The open channel flow calculator

Select Channel Type: Rectangle ▾

Depth from Q: ▾

Rectangle Trapezoid Triangle Circle

Select unit system: Feet(ft) ▾

Channel slope: 0.04 ft/ft	Water depth(y): 0.11 ft	Bottom W(b): 1 ft
Flow velocity: 4.436557 ft/s	LeftSlope (Z1): 0 to 1 (H/V)	RightSlope (Z2): 0 to 1 (H/V)
Flow discharge: 5 ft³/s	Input n value: 0.013 or select n	
Calculate!	Status: Calculation finished	Reset
Wetted perimeter: 1.23 ft	Flow area: 0.11 ft²	Top width(T): 1 ft
Specific energy: 0.42 ft	Froude number: 2.33	Flow status: Supercritical flow
Critical depth: 0.2 ft	Critical slope: 0.0063 ft/ft	Velocity head: 0.31 ft

Copyright 2007 (updated) by Dr. Xing Fang (xing.fang@auburn.edu), Department of Civil and Environmental Engineering, Auburn University, Alabama, USA.

Vertical 10" inlet pipes will be covered by domed inlet grates that allow 0.5 cfs at only 0.15' of head (see **Appendix H**)

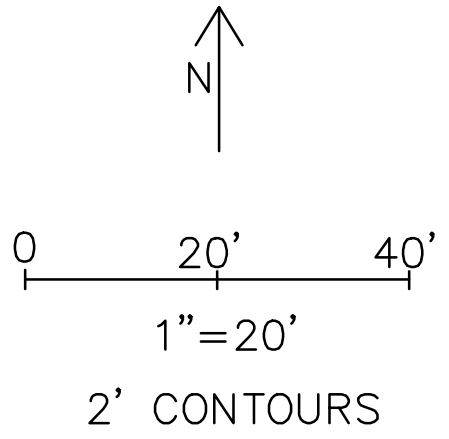
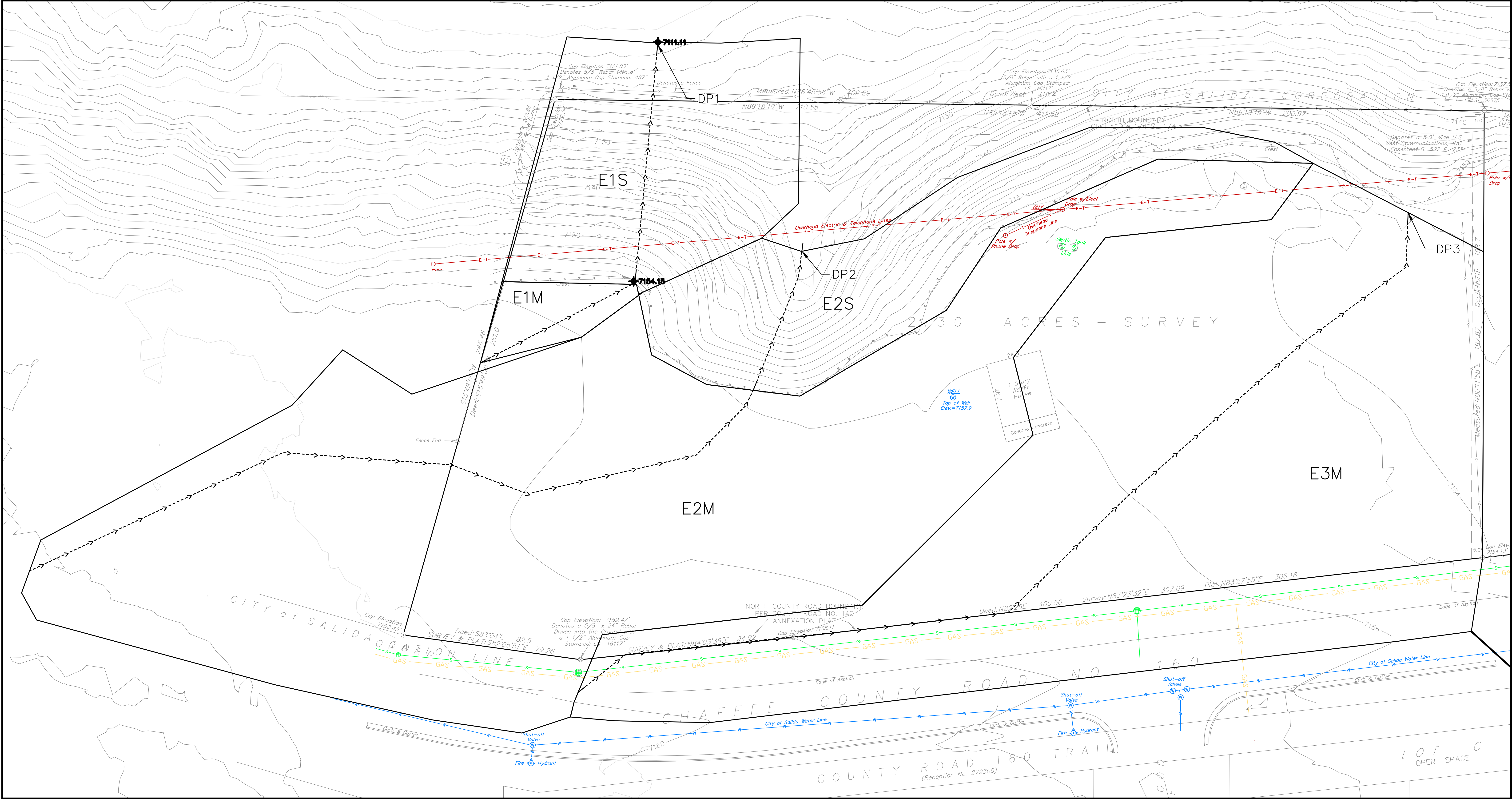
The perforations in the horizontal 10" pipe must be able to flow 0.5 cfs. ASTM D2729 specifies two rows of half inch holes at 5" on center. The design will place more than 2.25' of head on the perforations at peak flow. Using the equation for flow through an orifice, $Q=CA(2gh)^{.5}$, with contraction coefficient $C=0.62$, we find that the flow through each orifice is 0.01 cfs. Therefore, an average of 25' of perforated pipe must be included in each rock trench to flow 0.5 cfs. The total length is 273' for 9 trenches, for an average of 30'.

Other Considerations

Any development of the neighboring parcel to the west of the subject parcel should follow the same principles of drainage design as this report. If additional curb and gutter is added to the west of the subject property without appropriate drainage considerations, damage may occur.

Likewise, curb and gutter should not be connected in front of the Groover property (east of subject property) until the existing erosion problem is addressed at the east end of Las Casitas Subdivision.

EXISTING DRAINAGE MAP
MESA RIDGE SUBDIVISION

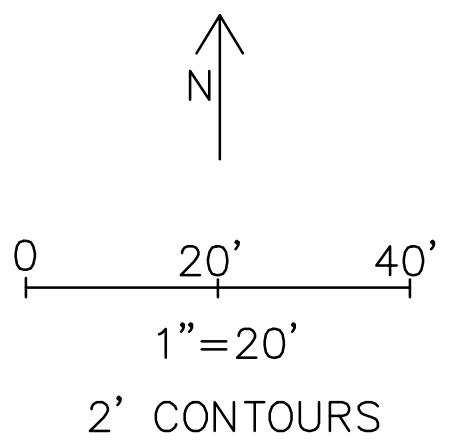
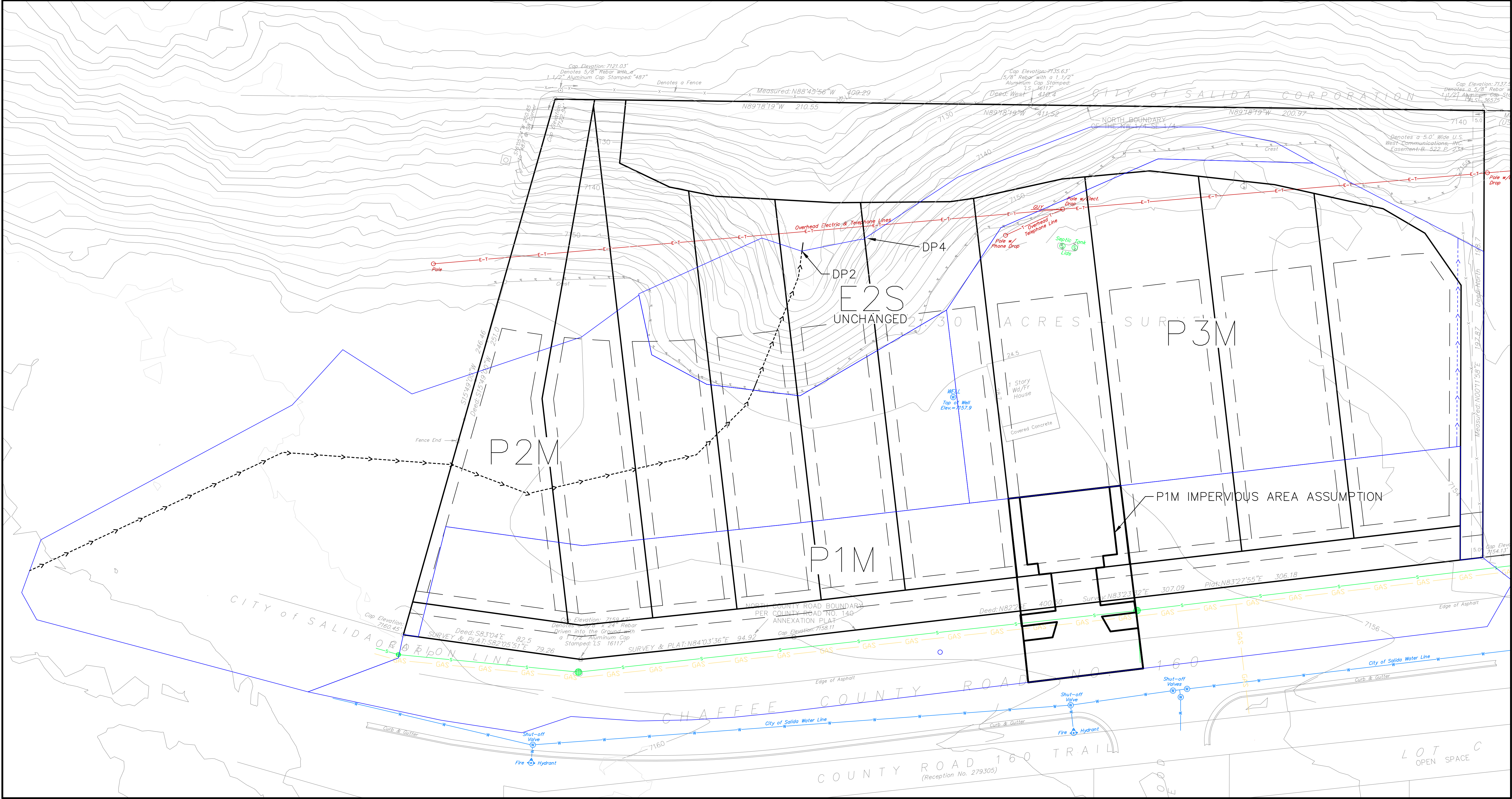


BLOCK 7
JOB #25001

DRAWN BY BILL HUSSEY, PE
SHREDGNAR, LLC
SALIDA, CO

5/5/25

DEVELOPED DRAINAGE MAP
MESA RIDGE SUBDIVISION



BLOCK 7
JOB #25001

DRAWN BY BILL HUSSEY, PE
SHREDGNAR, LLC
SALIDA, CO

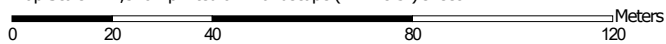
5/5/25

Soil Map—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties



Soil Map may not be valid at this scale.

Map Scale: 1:1,510 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

Survey Area Data: Version 17, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 29, 2021—Oct 30, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MaD	Manhattan sandy loam, 3 to 9 percent slopes	2.4	24.0%
SeB	St. Elmo gravelly sandy loam, 1 to 3 percent slopes	5.6	56.4%
SeF	St. Elmo gravelly sandy loam, 3 to 9 percent slopes	1.9	19.5%
Totals for Area of Interest		9.9	100.0%

Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

MaD—Manhattan sandy loam, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: jq8q

Elevation: 7,000 to 9,000 feet

Mean annual precipitation: 11 to 15 inches

Frost-free period: 60 to 100 days

Farmland classification: Not prime farmland

Map Unit Composition

Manhattan and similar soils: 100 percent

*Estimates are based on observations, descriptions, and transects of
the mapunit.*

Description of Manhattan

Setting

Landform: Alluvial fans, fan terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous, moderately coarse-textured gravelly
alluvium

Typical profile

H1 - 0 to 16 inches: sandy loam

H2 - 16 to 37 inches: gravelly sandy loam

H3 - 37 to 60 inches: very gravelly sand

Properties and qualities

Slope: 3 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): 4c

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: A

Ecological site: R048BY272CO - Sandy Bench

Hydric soil rating: No

Minor Components

Other soils

Percent of map unit:

Hydric soil rating: No

St. elmo

Percent of map unit:

Hydric soil rating: No

Data Source Information

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake
Counties

Survey Area Data: Version 17, Aug 29, 2024

Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

SeF—St. Elmo gravelly sandy loam, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: jq9f

Elevation: 7,000 to 9,000 feet

Mean annual precipitation: 11 to 15 inches

Frost-free period: 60 to 100 days

Farmland classification: Not prime farmland

Map Unit Composition

St. elmo and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of St. Elmo

Setting

Landform: Fan terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous, coarse-textured gravelly alluvium and/or calcareous, coarse-textured gravelly outwash

Typical profile

H1 - 0 to 10 inches: gravelly sandy loam

H2 - 10 to 20 inches: very gravelly loamy sand

H3 - 20 to 60 inches: very gravelly sand

Properties and qualities

Slope: 9 to 45 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: A

Ecological site: R048AY316CO - Dry Mountain Outwash

Hydric soil rating: No

Data Source Information

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake
Counties

Survey Area Data: Version 17, Aug 29, 2024

Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

SeB—St. Elmo gravelly sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: jq9c

Elevation: 7,000 to 9,000 feet

Mean annual precipitation: 11 to 15 inches

Frost-free period: 60 to 100 days

Farmland classification: Not prime farmland

Map Unit Composition

St. elmo and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of St. Elmo

Setting

Landform: Fan terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous, coarse-textured gravelly alluvium and/or calcareous, coarse-textured gravelly outwash

Typical profile

H1 - 0 to 10 inches: gravelly sandy loam

H2 - 10 to 20 inches: very gravelly loamy sand

H3 - 20 to 60 inches: very gravelly sand

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): 6s

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Ecological site: R048AY316CO - Dry Mountain Outwash

Hydric soil rating: No

Data Source Information

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake
Counties

Survey Area Data: Version 17, Aug 29, 2024



NOAA Atlas 14, Volume 8, Version 2
Location name: Salida, Colorado, USA*
Latitude: 38.5417°, Longitude: -106.0121°
Elevation: 7156 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

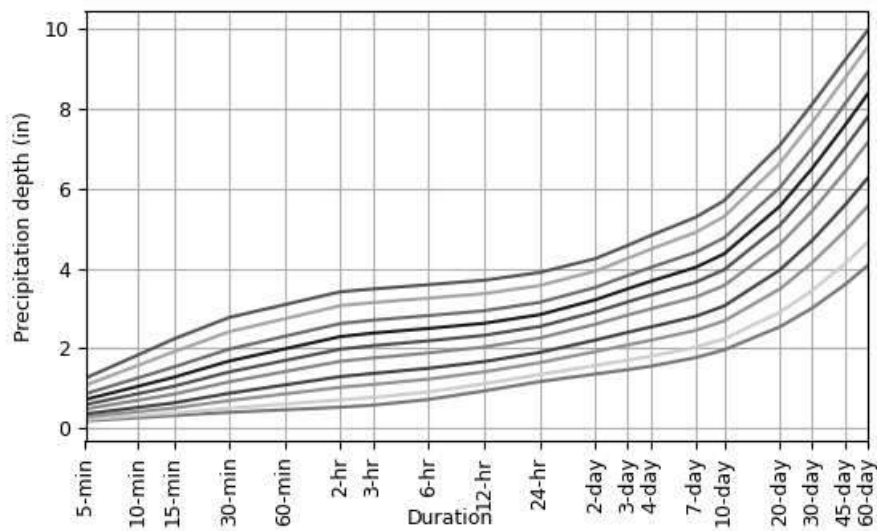
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.173 (0.136-0.225)	0.207 (0.162-0.269)	0.277 (0.217-0.362)	0.350 (0.272-0.460)	0.473 (0.365-0.675)	0.584 (0.435-0.837)	0.711 (0.510-1.04)	0.855 (0.586-1.29)	1.07 (0.702-1.66)	1.25 (0.790-1.94)
10-min	0.254 (0.199-0.330)	0.303 (0.237-0.394)	0.406 (0.317-0.530)	0.513 (0.399-0.673)	0.692 (0.535-0.988)	0.856 (0.638-1.23)	1.04 (0.747-1.53)	1.25 (0.859-1.89)	1.56 (1.03-2.43)	1.83 (1.16-2.83)
15-min	0.309 (0.243-0.402)	0.369 (0.290-0.480)	0.495 (0.387-0.646)	0.626 (0.486-0.821)	0.844 (0.652-1.20)	1.04 (0.778-1.50)	1.27 (0.911-1.86)	1.53 (1.05-2.30)	1.91 (1.25-2.96)	2.23 (1.41-3.46)
30-min	0.390 (0.306-0.507)	0.492 (0.386-0.641)	0.685 (0.535-0.894)	0.868 (0.674-1.14)	1.15 (0.881-1.62)	1.40 (1.04-1.99)	1.68 (1.20-2.44)	1.98 (1.35-2.96)	2.41 (1.58-3.72)	2.77 (1.75-4.30)
60-min	0.453 (0.356-0.590)	0.598 (0.469-0.778)	0.851 (0.665-1.11)	1.08 (0.837-1.41)	1.41 (1.07-1.96)	1.69 (1.24-2.37)	1.98 (1.41-2.86)	2.30 (1.56-3.42)	2.74 (1.79-4.20)	3.09 (1.96-4.79)
2-hr	0.517 (0.411-0.663)	0.703 (0.559-0.903)	1.02 (0.805-1.31)	1.29 (1.01-1.66)	1.67 (1.27-2.26)	1.98 (1.46-2.72)	2.29 (1.64-3.24)	2.62 (1.79-3.82)	3.06 (2.02-4.61)	3.41 (2.19-5.21)
3-hr	0.569 (0.456-0.723)	0.763 (0.611-0.972)	1.09 (0.868-1.39)	1.36 (1.08-1.75)	1.75 (1.34-2.35)	2.06 (1.54-2.80)	2.38 (1.71-3.32)	2.70 (1.86-3.90)	3.14 (2.08-4.68)	3.48 (2.25-5.27)
6-hr	0.711 (0.577-0.892)	0.902 (0.731-1.13)	1.22 (0.987-1.54)	1.49 (1.20-1.89)	1.88 (1.46-2.48)	2.18 (1.65-2.92)	2.49 (1.82-3.44)	2.82 (1.97-4.00)	3.25 (2.18-4.76)	3.59 (2.35-5.34)
12-hr	0.926 (0.762-1.15)	1.10 (0.907-1.37)	1.40 (1.15-1.74)	1.66 (1.35-2.07)	2.03 (1.60-2.64)	2.32 (1.78-3.06)	2.62 (1.94-3.56)	2.94 (2.08-4.11)	3.37 (2.29-4.86)	3.70 (2.45-5.42)
24-hr	1.16 (0.965-1.41)	1.34 (1.11-1.63)	1.64 (1.36-2.00)	1.89 (1.56-2.32)	2.25 (1.80-2.88)	2.54 (1.98-3.30)	2.84 (2.13-3.78)	3.15 (2.26-4.33)	3.57 (2.46-5.06)	3.90 (2.61-5.61)
2-day	1.35 (1.14-1.62)	1.56 (1.32-1.88)	1.91 (1.61-2.31)	2.20 (1.84-2.67)	2.60 (2.09-3.25)	2.90 (2.28-3.70)	3.21 (2.44-4.20)	3.52 (2.56-4.74)	3.93 (2.74-5.46)	4.24 (2.88-6.01)
3-day	1.46 (1.24-1.74)	1.70 (1.44-2.02)	2.08 (1.76-2.49)	2.40 (2.02-2.88)	2.83 (2.29-3.51)	3.16 (2.50-3.98)	3.49 (2.66-4.51)	3.82 (2.79-5.09)	4.25 (2.99-5.84)	4.58 (3.13-6.42)
4-day	1.54 (1.32-1.83)	1.79 (1.53-2.12)	2.20 (1.87-2.61)	2.53 (2.14-3.02)	2.98 (2.43-3.68)	3.33 (2.65-4.17)	3.68 (2.83-4.73)	4.02 (2.96-5.33)	4.48 (3.16-6.12)	4.82 (3.32-6.71)
7-day	1.76 (1.52-2.06)	2.02 (1.74-2.36)	2.44 (2.10-2.87)	2.80 (2.39-3.30)	3.28 (2.71-3.99)	3.65 (2.94-4.52)	4.02 (3.13-5.11)	4.40 (3.28-5.76)	4.90 (3.50-6.60)	5.28 (3.67-7.25)
10-day	1.96 (1.70-2.27)	2.23 (1.94-2.59)	2.68 (2.33-3.12)	3.06 (2.64-3.58)	3.57 (2.97-4.31)	3.97 (3.22-4.86)	4.36 (3.42-5.49)	4.76 (3.57-6.18)	5.30 (3.81-7.07)	5.70 (3.99-7.75)
20-day	2.53 (2.24-2.89)	2.90 (2.56-3.31)	3.48 (3.06-3.99)	3.96 (3.46-4.56)	4.60 (3.87-5.44)	5.08 (4.18-6.11)	5.55 (4.40-6.86)	6.02 (4.57-7.66)	6.63 (4.83-8.68)	7.08 (5.03-9.46)
30-day	3.00 (2.68-3.40)	3.44 (3.06-3.90)	4.14 (3.67-4.71)	4.70 (4.14-5.37)	5.44 (4.60-6.36)	5.98 (4.95-7.12)	6.51 (5.20-7.94)	7.02 (5.36-8.81)	7.66 (5.62-9.91)	8.12 (5.81-10.7)
45-day	3.59 (3.22-4.02)	4.11 (3.69-4.62)	4.93 (4.41-5.55)	5.58 (4.96-6.31)	6.41 (5.46-7.41)	7.01 (5.85-8.24)	7.58 (6.09-9.13)	8.11 (6.24-10.1)	8.76 (6.48-11.2)	9.21 (6.65-12.0)
60-day	4.07 (3.68-4.54)	4.66 (4.20-5.20)	5.56 (5.00-6.22)	6.26 (5.60-7.04)	7.16 (6.13-8.20)	7.79 (6.53-9.08)	8.37 (6.77-10.0)	8.91 (6.89-11.0)	9.55 (7.09-12.1)	9.97 (7.24-12.9)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

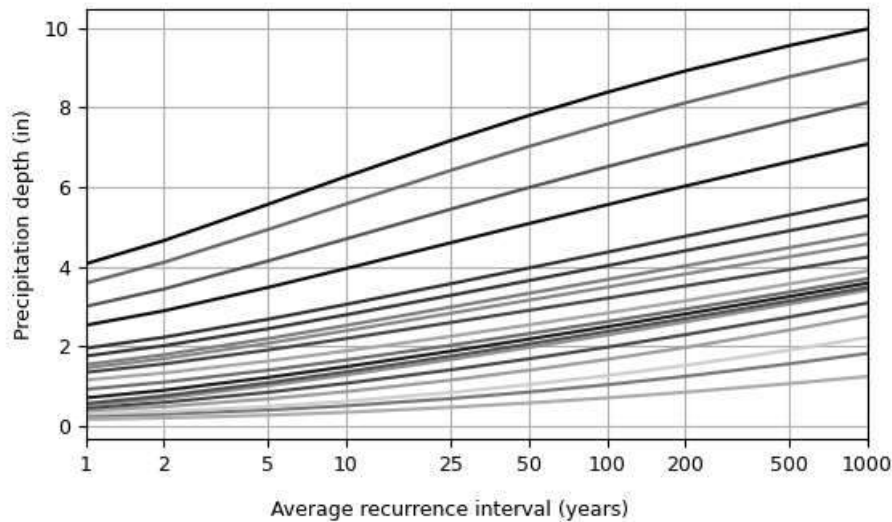
[Back to Top](#)

PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 38.5417°, Longitude: -106.0121°



Average recurrence interval (years)
1
2
5
10
25
50
100
200
500
1000



Duration	
5-min	2-day
10-min	3-day
15-min	4-day
30-min	7-day
60-min	10-day
2-hr	20-day
3-hr	30-day
6-hr	45-day
12-hr	60-day
24-hr	

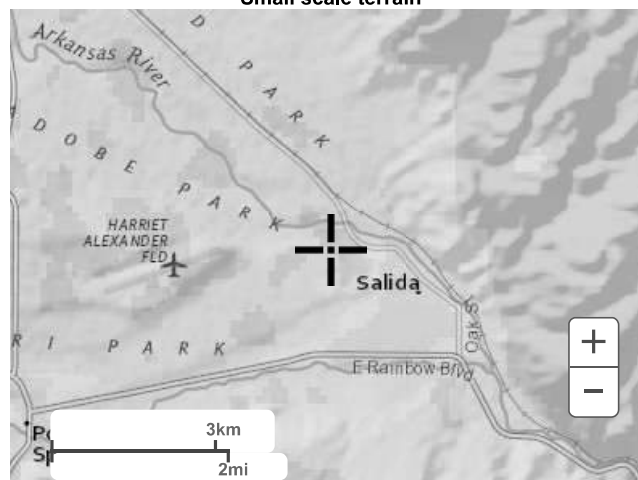
NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Thu Mar 20 22:53:23 2025

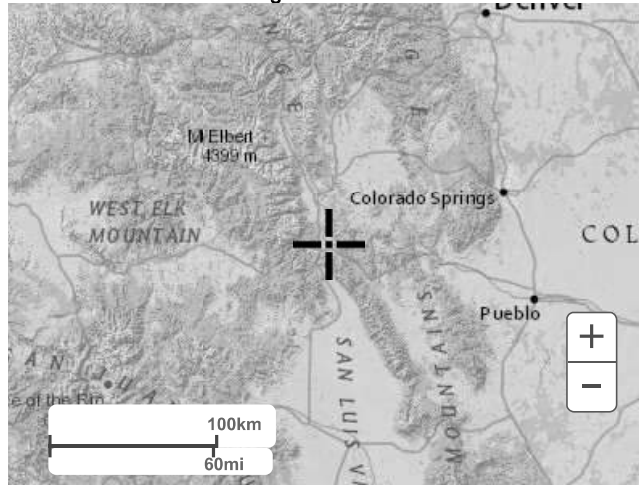
[Back to Top](#)

Maps & aerals

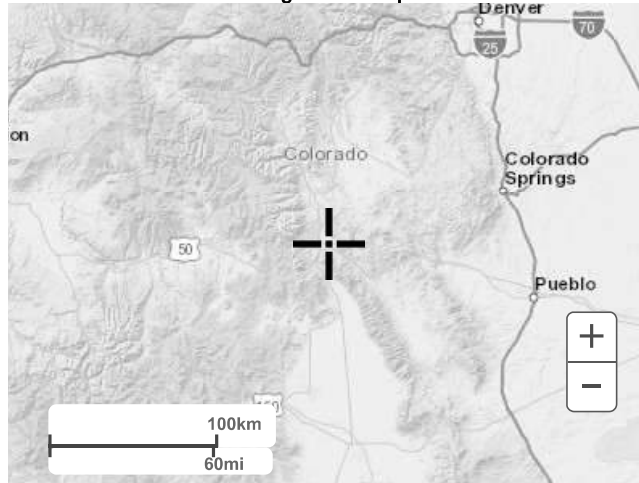
Small scale terrain



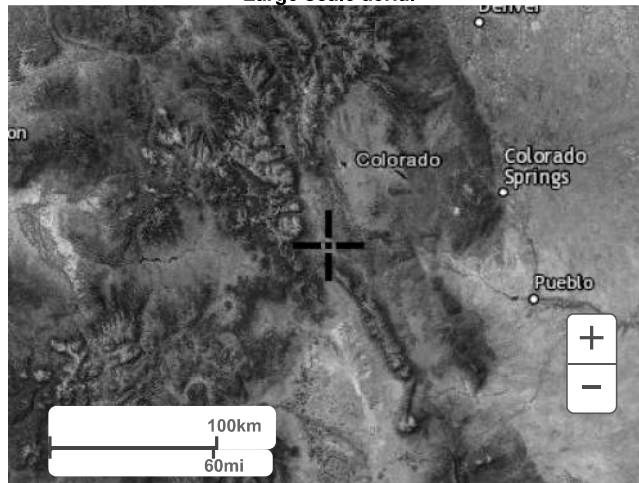
Large scale terrain



Large scale map



Large scale aerial



[Back to Top](#)

US Department of Commerce
 National Oceanic and Atmospheric Administration
 National Weather Service
 National Water Center
 1325 East West Highway
 Silver Spring, MD 20910
 Questions?: HDSC.Questions@noaa.gov

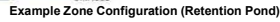
[Disclaimer](#)

Calculation of Peak Runoff using Rational Method

Q(cfs) = CIA

[illegible]

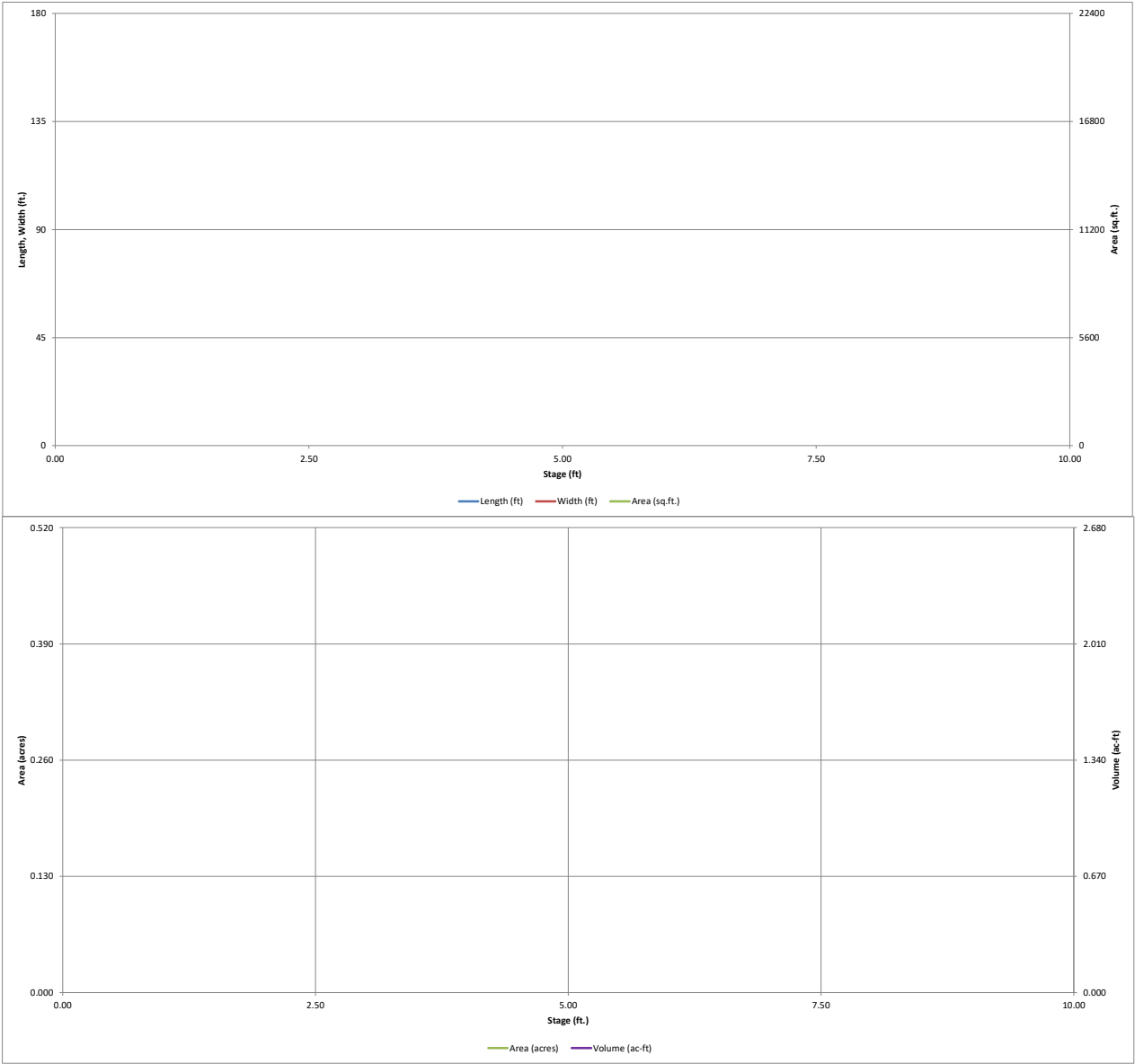
MHFD-Detention, Version 4.06 (July 2022)

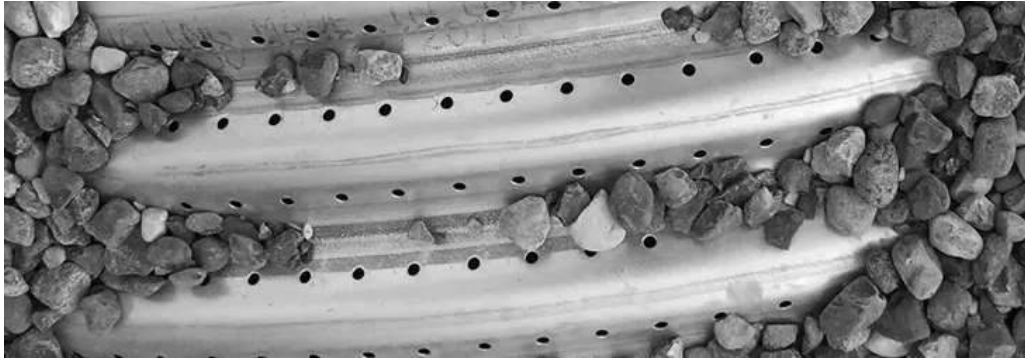
Basin ID: PM1

	acre-feet
	acre-feet
0.60	inches
0.85	inches
1.08	inches
1.41	inches
1.69	inches
1.98	inches
2.74	inches

Initial Surge Area (A_{ISV}) =		ft ²
Surge Volume Length (L_{ISV}) =		
Surge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{LFloor}) =		ft
Length of Basin Floor (L_{LFloor}) =		
Width of Basin Floor (W_{LFloor}) =		
Area of Basin Floor (A_{LFloor}) =		ft ²
Volume of Basin Floor (V_{LFloor}) =		ft ³
Depth of Main Basin (H_{MMain}) =		ft
Length of Main Basin (L_{MMain}) =		
Width of Main Basin (W_{MMain}) =		
Area of Main Basin (A_{MMain}) =		ft ²
Volume of Main Basin (V_{MMain}) =		ft ³
Calculated Total Basin Volume (V_{Total}) =		acre-feet

[illegible]





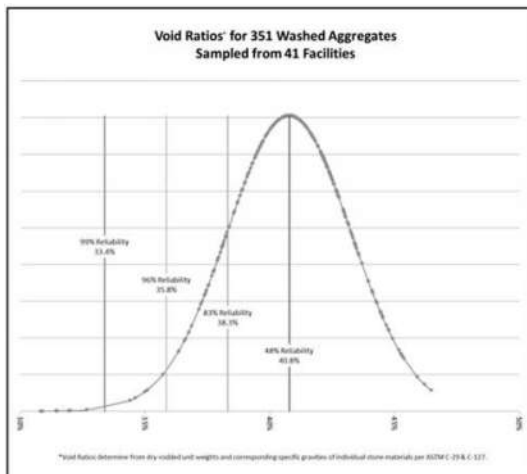
Examining Stone Void Space Part 1: Is 40% a Reliable Number?

By: **Robert Chapman** ⓘ September-14-2020

Stormwater detention systems often include a large portion of the storage volume within the voids of the backfill material. Depending on the underground structure design and size, allocated storage within the stone voids can vary between 25-60% of the overall storage for the project. The generally accepted number has been 40% stone void space. However, there have been few national studies to prove the 40% void space is reliable. Engineers need to ask if this number is indeed accurate, and if not, what is the implication on designs?

A recent study¹ with 300+ washed aggregates from 41 facilities within the United States sought to address the 40% assumption. The findings were surprising:

- 40% void space is an average, not a given truth. It is an average communicated based on very few studies. In fact, it's only about 60% reliable.
- The same aggregates were found to have variation throughout various geographies within the same quarry company.
- To obtain a 96% reliability in stone voids, 36% stone void storage should be considered in the design.



Compounding this issue is that stone void space will most often decline over time. One reason for this is that on-site erosion & insufficient sediment controls can lead to sediment buildup and can compromise a design before site stabilization even occurs. If you have ever been to a construction site, you know what I mean. Unfortunately, improper erosion and sediment controls at a construction site are not uncommon, and one month without proper erosion and sediment management during construction can do more damage than years of sediment accumulation from a paved surface, and can present a compounding downstream flooding risk each year with long term accumulation.

It's important to remember that there is no going back when it comes to the occlusion of stone voids; once they are filled, the storage capacity is permanently lost. Therefore, the end goal for engineers should be to minimize the reliance on stone voids for storage, and by doing so, you maintain as much of the storage design as possible, reducing downstream concerns. How do you do that? We'll address that in our next post.

SUBSCRIBE

Get insights, news, tip & tricks delivered directly to your inbox

Enter your Email Address

CATEGORIES

[Bioretention](#)

[Treatment/Filtration](#)

[Detention](#)

[Infiltration](#)

[Regulations](#)

[Maintenance](#)

[Testing](#)

[Design](#)

[Low Impact Development](#)

[Filtration](#)

[Field Monitoring](#)

[BMPs](#)

[Backfill](#)

[Installation](#)

[HDS](#)

[Biofiltration](#)

[Rainwater Harvesting](#)

ALSO OF INTEREST

[UrbanPond® Concrete Detention](#)

[Plants](#)

[CarMax](#)

MORE FROM CONTECH

Company

About Us

Press Releases

Markets

Newsletter

Events

Learn

Pipe Blog

Stormwater Blog

Technical Presentations

Contact

Email Us

[Request Pricing](#)
[Plants and Yards](#)
[International](#)

Careers

[Join Us](#)

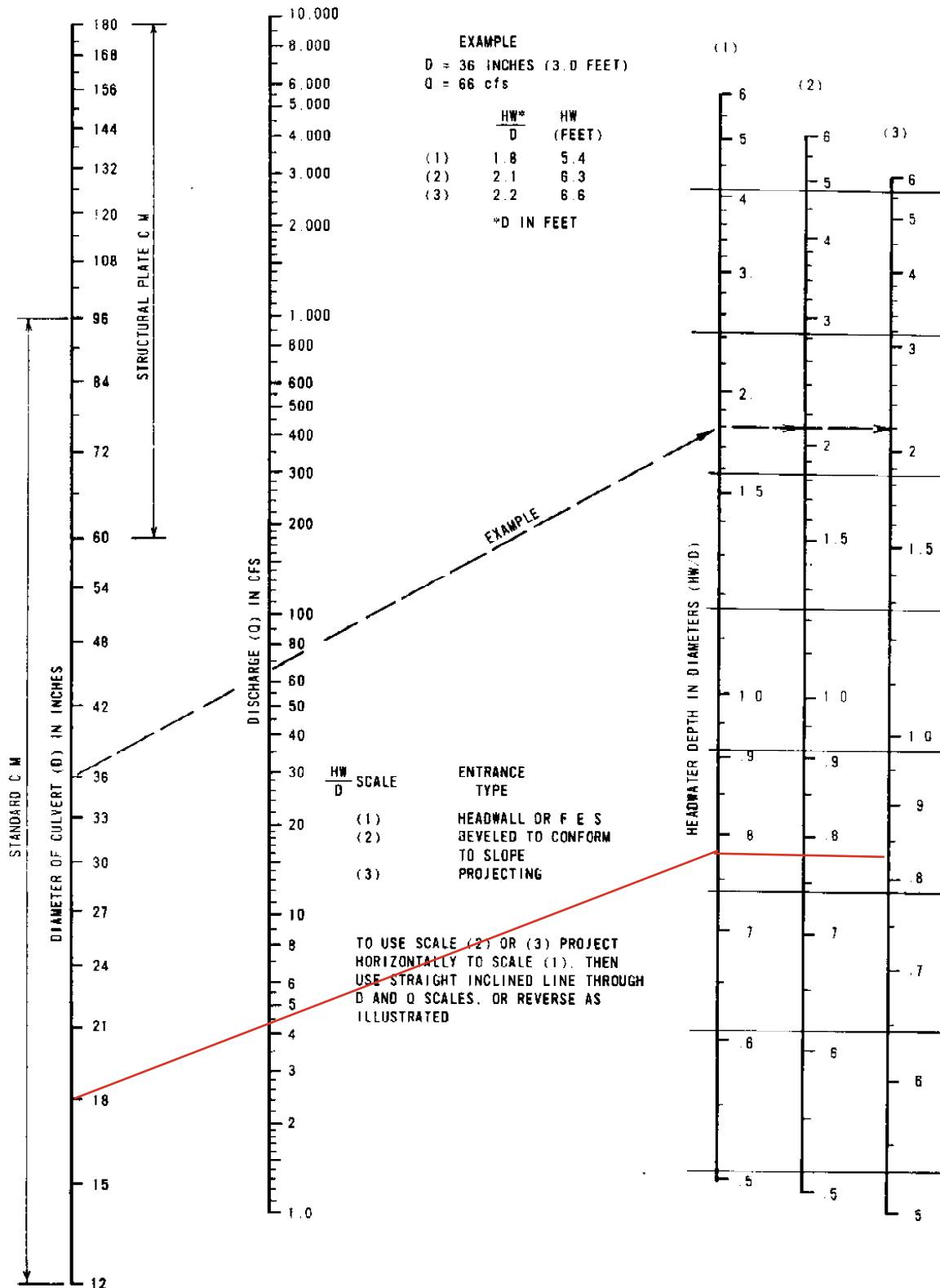
Customers

[Payments](#)

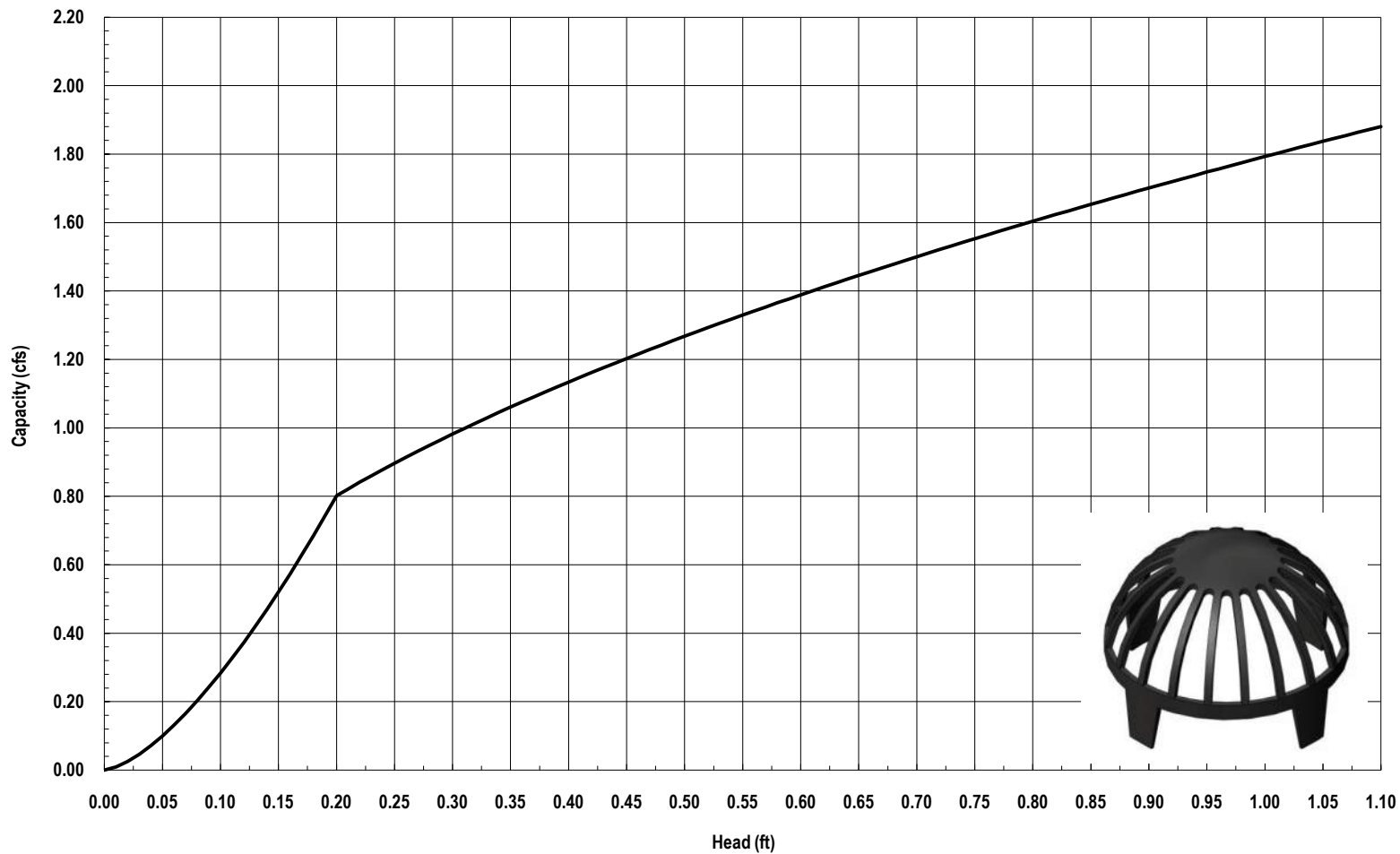


©2025 Contech Engineered Solutions LLC | [Terms and Conditions](#) | [Privacy Statement](#) | [Credit Applications](#) | 800-338-1122
In the State of North Carolina, engineering services are provided by Contech Arch Engineering, Professional Corporation.

Inlet Control Nomograph for CMP



Nyloplast 10" Dome Grate Inlet Capacity Chart



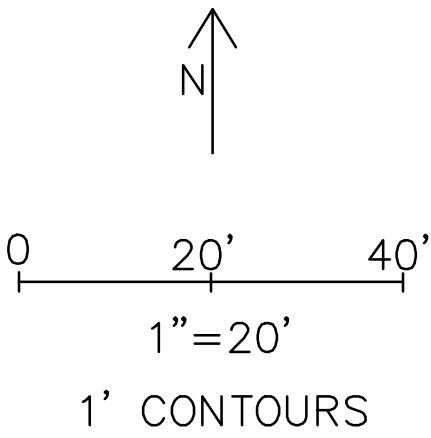
3130 Verona Avenue • Buford, GA 30518
 (866) 888-8479 / (770) 932-2443 • Fax: (770) 932-2490
 © Nyloplast Inlet Capacity Charts June 2012

LAND DEDICATION FOR TRAIL
MESA RIDGE SUBDIVISION



LEGEND

- DEDICATION TO CITY FOR TRAIL, AND ASSOCIATED GRADING AND DRAINAGE
- REMAINDER PARCEL



BLOCK 7
JOB #25001

DRAWN BY BILL HUSSEY, PE
SHREDGNAR, LLC
SALIDA, CO

6/23/25
SHEET 1 OF 1

Action R&OS-IV.1.c – A plan identifying current and future maintenance needs and amenities for each park should be created.

Policy R&OS-IV.2 – Support local organizations that volunteer and help provide new recreational amenities and help to maintain the current infrastructure.

Action R&OS-IV.2.a – Work with local organizations to provide maps to the Salida's park and trail network and public parking areas.

Action R&OS-IV.2.b - Continue to provide community support funding for projects brought forward by local organizations with demonstrated community support.

Policy R&OS-IV.3 – Regional collaboration should be utilized to provide new parks and trails.

Action R&OS-IV.3.a – Continue to work to help implement the land management plans of the Bureau of Land Management, State Parks, Forest Service and Division of Wildlife and establish working partnerships to help with their goals of preservation and wilderness awareness.

Principle R&OS-V. Land Acquisition

Open space, parks and trails in and around the city are important amenity for residents and visitors.

Policy R&OS-V.1 – Identify and prioritize parcels around the city for the future acquisition for parks, trails and open space.

Action R&OS-V.1.a – Establish a working relationship with the Land Trust of the Upper Arkansas to streamline future open space projects.

Action R&OS-V.1.b – Continue to look for additional sources of funding for acquiring open space lands and constructing trails.

Action R&OS-V.1.c – Utilize the Salida Regional Transportation Plan in reviewing land use applications in the Municipal Planning Area to ensure trails are created with new development.

Action RO&S-V.1.d – The logical extension of existing or proposed bicycle/pedestrian trails across a property proposed for annexation shall be a condition of the annexation.

Action R&OS-V.1.e – Create an Open Space plan for the management and prioritization of acquisition of parcels in and around Salida.

Action R&OS-V.1.f – Pursue opportunities to provide parks in areas of the city that are underserved.

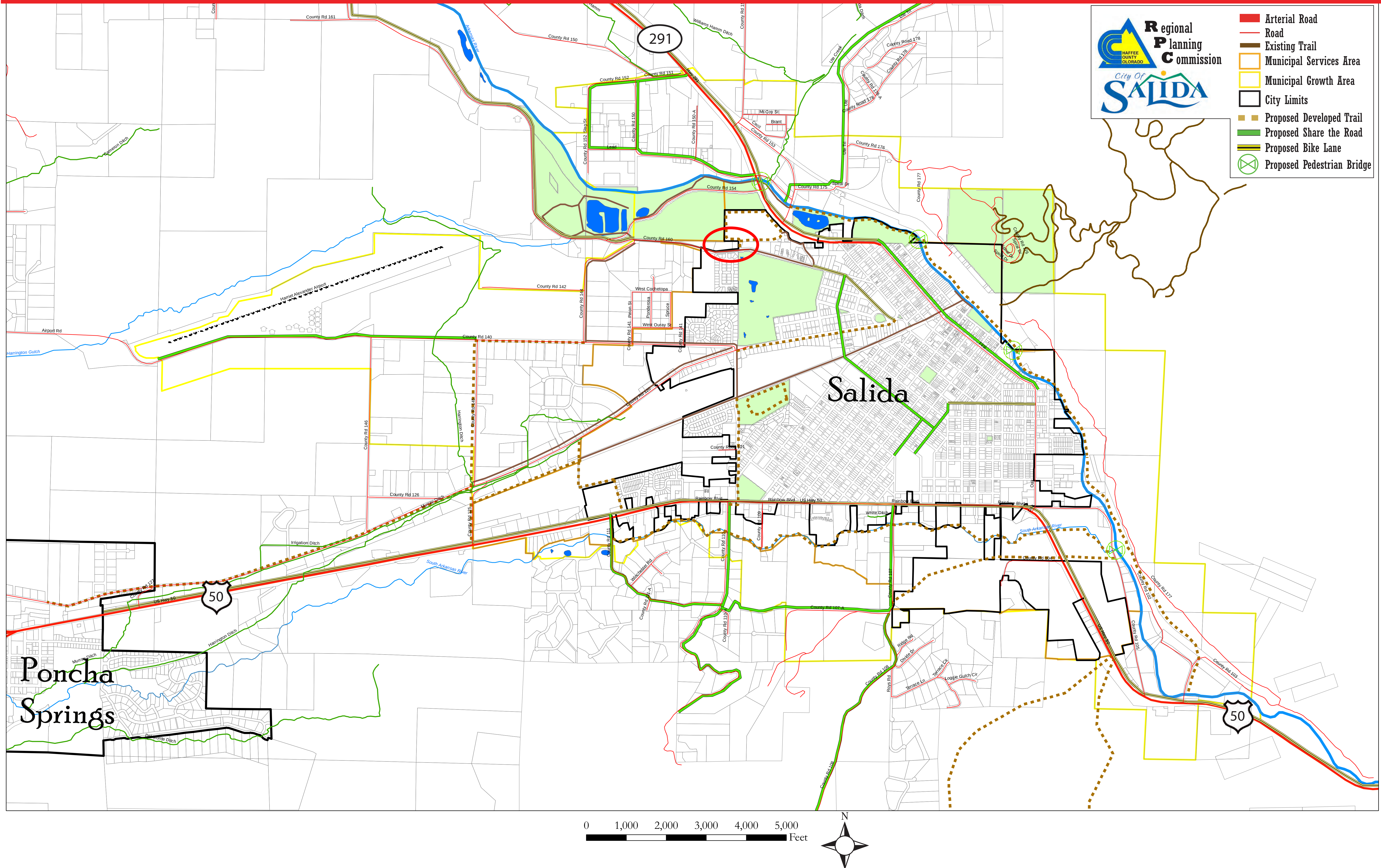


Remodeled soaking pools at the Salida Aquatic Center



Salida Mountain Trails- Frontside Trail being built by local volunteers

9.3 Trail Plan



Tuesday, February 4, 2025

To: Chaffee County Commissioners; Salida City Council Members and Planning and Zoning Commission Members
Re: **Property listed for sale and located at 7305 County Road 160**

Dear County Commissioners, City Council Members and Planning and Zoning Commission Members:

We are Lorita and Dewey Groover and we are property owners and residents of 7285 County Road 160, Salida, Colorado. The property adjacent to ours on the west side is 7305 County Road 160 which is currently under contract and listed for sale by Pinyon Real Estate.

We have lived at this residence for close to 12 years and previously we lived on the east side of Salida for nearly 18 years. We have both worked many years as teachers for the Salida School District. Lorita is in her 32nd year as a teacher and Dewey taught and coached for 22 years before retiring.

We are writing to make you aware of the uniqueness of this property at 7305 County Road 160. It is a homestead located in Chaffee County. It has always been a small home on just over 2 acres on the ridge that overlooks the fields below the Crestone Mesa area.

We are sure you are familiar with this property. The largest part of the field below the mesa is the property of the Colorado Parks and Wildlife and the Mt. Shavano State Fish Hatchery. The Arkansas River is located just north of the fields, Frantz Lake to the west and Sands Lake to the northeast.

On the east side of the field are many buildings including the Heart of the Rockies Regional Medical Center and Delnay Guest House, the headquarters and helicopter pad of the REACH Air Medical Services, the Ascent Eye Care, Solvista Health Regional Assessment Center, and the RV park where people associated with the hospital live year-round.

This land was vacant not too long ago before this extensive development replaced the land wildlife used to graze upon for food and water and to use for shelter. Now there are huge buildings with lights brightening the night sky continuously and asphalt covering the land once used by wildlife. This area is unique and there is nothing like it in close proximity to our city. It is **critical habitat** for many species of wildlife including deer, fox, Canada geese, bobcats, and mountain lions to name a few.

For decades, wildlife walked up the hill to the ridge on the mesa in order to get to the golf course on the south side of County Road 160 to graze for food and drink water, as well as other areas of the mesa. We see lots of wildlife walking on a game trail right next to our house early in the morning and at sunset each day. This trail is located on the property now for sale and under contract at 7305 County Road 160.

We feel an urgency to inform you that this game trail is absolutely essential to protect and preserve for wildlife, especially when you consider that wildlife has been squeezed into smaller areas by the development of new homes and their impenetrable fences. Wildlife now has less land to use for their survival and getting to the top of the mesa is much more difficult. This game trail is the only route animals can safely use in the area all the way from the east end of Crestone Avenue from the jail to the west at Frantz Lake.

We invite you to walk the trail below our house east and west of the hospital and you can see for yourself why wildlife uses this trail more than any other. This is why the game trail is essential-it's used daily by wildlife because there are no other trails animals can regularly use to get to and from the mesa from the fields, river and lakes before without endangering themselves.

This game trail is just to the west of the northwest side of our property where wildlife moves under a wire fence and up the hill. This spot is the easiest for wildlife to use to access the mesa. Now, with such extensive development on top of the mesa and below, there is less and less land available to meet the needs of wildlife.

We realize that when developers wish to build developments that negotiation happens called "Pre-Annexation Agreements." Likely, this negotiation is now underway with your agencies as the property next door to us is under contract and recently we saw excavation to sample the soil, though, as adjacent property owners, we have not been notified of an application for annexation. The developer, who only identified himself as "Matt," told Dewey recently that he plans on building 5 to 8 multi-million dollar houses on the property. For a property this size, that's too dense!

We are pleading with you today to consider asking whomever buys this property for development to swap land on the east side of the property, adjacent to our house, in order to preserve the existing wildlife game trail as part of the "Pre-Annexation Agreement" and to carefully consider how dense this property should be to protect the quality of life on the mesa for people and wildlife.

A pedestrian trail is not needed as there are pedestrian trails below the mesa connecting the east and west sides, on the mesa itself along County Road 160 and just down the county road from our home which connects the Fisherman's Trail north to Frantz Lake and to the pedestrian trail to the east, below the ridge.

A width of a suitable trail for wildlife – not pedestrians – should follow the guidelines of the recommendations of the Colorado Parks and Wildlife managers whose job it is to protect animals and preserve resources for wildlife. There are lots of trails already built and designated for use by wildlife only throughout Colorado which could be used to determine the proper width of this game trail so animals feel safe to use it without harm or interference by people.

As for the trail's length, we recommend that the trail should run from below our house on the northwest side to the southeast side where the game trail now meets County Road 160. In other words, the developer should give up land on the east side of his property for an adequate trail to be designated for wildlife where our two properties now meet running from the northeast side to the southeast side of the property.

Wild animals have lived on the mesa long before there ever was a Salida or Chaffee County and they deserve a place to thrive. The profit developers make is extremely high. Requiring this developer to give up a small portion of his land for the open space necessary for a wildlife trail is a fair trade. He forfeits a bit of land in Chaffee County in order to annex into the City of Salida. And, how dense should this development be? When deciding how many houses and the size of their footprint, we ask that you consider that NOT all of the 2.38 acres of this property (which we have also seen advertised at 2.45 acres) is not suitable for houses to be built upon.

There is a large area west of the house where over many years the residents of the homestead dumped their garbage. This crater and the land to the north on the ridge and leading down the hill is not suitable for anything to be built upon it. Neither is the entire length of the ridge and the hillside for that matter from the east to the west.

So, how much of the acreage of this property is land suitable to be built upon? Please – in your calculation of the area which actually can be used for development as you consider the density of the development, subtract the area which is useless for building such as the land where the dump used to be, the ridge itself running east to west and the hill leading to the field below. At first glance, it may seem as the whole land is suitable for development, but it is not. And what is not useful to build upon should be ***subtracted from the area as the density is determined.***

We are optimistic and grateful that the updated Land Use Code prioritizes the needs of wildlife so that their needs will be supported and protected for the future. Greg Felt, who recently completed his service to the county commission, has visited our property and saw for himself why this area should be protected. Mr. Felt said that he has walked the trails in the area and agreed that the area is critical habitat. And, Tyler Kersey, the District Wildlife Manager of Salida West, is familiar with this property and agrees that the game trail should be preserved and that the Pre-Annexation Agreement should be formalized to designate a trail for wildlife only.

We acknowledge that your jobs are challenging as you try to balance the wants of people and the needs of wildlife. We are hopeful that now you have been made aware of the existence of this game trail adjacent to the property at 7305 County Road 160, that each of you – in all three agencies – will make the honorable decision to require that land be set aside so that this game trail be preserved and that the question of density for any proposed development be carefully analyzed. Your decisions will require the future owners of this property to give up a small portion of their newly acquired land to preserve this critical wildlife habitat as it should be.

Please contact us if you want to visit this area to see for yourselves how crucial this land is for wildlife as we are willing to talk with you further about this request. Our phone numbers are as follows: Lorita's is 719-207-2606 and Dewey's is 719-207-3725. Our home email is dewabbylor@outlook.com

Sincerely,
Lorita and Dewey Groover
Property Owners of 7285 County Road 160, Salida, Colorado

From: Tim Donnelly <tfdonnelly78@gmail.com>
Sent: Saturday, February 15, 2025 1:33 PM
To: City of Salida Planning <planning@cityofsalida.com>; City Council <citycouncil@cityofsalida.com>; parks&recreation@cityofsalida.com
Cc: Peter Poorman <pete@petepoorman.com>; Linda Inge <bobandlindainge@yahoo.com>; Stephanie Poorman <stephanie@stephaniepoorman.com>; Sandy Baur <sandybaur107@gmail.com>
Subject: Cottonwood Green's common space and the trails in it are PRIVATE PROPERTY

You don't often get email from tfdonnelly78@gmail.com. [Learn why this is important](#)

From: Tim Donnelly, President, Cottonwood Green Association Inc

In the joint Salida City Council and Planning Commission work session on Tuesday, January 4, 2025, there was an informal review of the plan for development of the property at 7305 County Road 160. Bill Hussey, an engineer working for the developers, presented a map and made comments during his presentation that suggest that he believes the trails in the common area of the Cottonwood Green subdivision are public trails. Bill then suggested that these trails be used for public access between the City-owned trail along Crestone Avenue and the City-owned trails near the intersection of Airport Road, Poncha Boulevard, and Holman Avenue. This can be seen in the recording of the work session on YouTube in the time range from 16:50 to 19:30.

The Cottonwood Green common space and the trails in it are **PRIVATE PROPERTY**. This is clearly indicated in the Final Plat (attached), which designates the area as a "Private Park". It is also reflected in the County property records which show that this land is owned by "COTTONWOOD GREEN ASSOCIATION INC". Use of these trails by anyone other than the owners of property in Cottonwood Green and their invited guests would be trespassing. It is in no way appropriate to route the public through this area.

Please ensure that the planning and implementation of any future City-owned trails do not depend upon or encourage trespassing on the common areas in Cottonwood Green subdivision.

Please call me with any questions at 402-578-8609.

Thank you
Tim Donnelly

July 7, 2025

City of Salida City Council
Re: 7305 CR 160 annexation



Dear City Council members,

The Board of Directors of Salida-area Parks, Open-space & Trails (SPOT) wholeheartedly supports the annexation of the 7305 CR160 property into the City of Salida with the inclusion of the Mesa Ridge Trail as proposed in the original application.

Planning for the Mesa Ridge Trail began in earnest in 2020 with Nathan Young's, the former property owner's, proposal for annexation. SPOT, along with Salida's Parks & Recreation, Public Works and Planning Departments, CPW, the hospital, Chaffee County, community neighbors, SMT trail builders and Nathan designed the trail as a link, from the existing CR160 mesa trail down to the HRRMC gazebo across on a hospital trail to CR154, which in turn leads to the existing trails around and through both the Sands and Frantz Lake Wildlife Areas.

In 2022, this collaboration also led to the resurfacing of the hospital cross trail that runs along the CPW boundary, which corrected an irrigation drainage problem and prepared it for public use.

Currently, the property is owned by Kenny Layton and SPOT fully endorses the Mesa Ridge as part of his annexation. It is City supported, completely engineered, is situated in an appropriate place to connect existing and future developments and trails and the hospital supports the connection of this trail to their own.

Thank you sincerely for your consideration,

Donna Rhoads

Donna Rhoads, SPOT President

Donna Rhoads

Planner/Grant Writer
President
719 221-4008

Katy Grether

Grant Writer/Analyst
Vice-President
719 530-1931

Denise Wentz

Physical Therapist
Treasurer
719 221 4062

Lisa Walner

Adopt-a-Trail Coordinator
803 622-0264

Wayne Sawyer

Consultant
719 221-6986

Cheryl Brown-Kovacic

Grant Writer/Educator
505 228-8602

Jessica Downing

Recreation Planner
303 506-2776

Chris Miller

Trail Planner
719 207

Salida-area Parks, Open-space & Trails (SPOT) is a non-profit, volunteer organization with a mission to promote the creation, preservation, improvement and appreciation of parks, open space and trails in the greater Salida area. Our SPOT Board of Directors help plan, write grants and implement projects in Chaffee County. For over thirty-five years, our volunteers have worked with citizens, municipalities and public entities of Chaffee County and beyond to enhance recreational opportunities for people of all ages in the area, including helping develop the popular 11+-mile Salida Trail System with connections extending out into the county. Forethought for safe, non-motorized trail connections are part of both SPOT and Salida's vision, especially as our community grows.

SPOT PO Box 748 Salida, CO 81201

SPOT aims to promote the creation, preservation, improvement and appreciation of parks, open space and trails in the greater Salida area.



City Council Action Form

Department	Presented By	Date
Community Development	Kristen Hodges - Associate Planner	July 15, 2025

Agenda Item

Resolution 2025-32: A Resolution of the City Council for the City of Salida, Colorado Making Findings of Fact, Determinations, and Conclusions Concerning the Granzella-City of Salida Annexation.

Background

The proposed actions for the Granzella-City of Salida Annexation are as follows:

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Findings of Fact Resolution 2025-32			7/15/2025
Annexation Ordinance 2025-12	6/10/2025	7/1/2025	7/15/2025
Annexation Agreement Resolution 2025-			8/5/2025
Zoning Ordinance 2025-13	6/10/2025	7/1/2025	7/15/2025

State statutes require cities to approve findings that the proposed annexation has met the requirements of the State of Colorado. The proposed annexation consists of Tract 1 of the Lowry/Cooper Boundary Line Adjustment comprised of 5.6 acres located at located at 547 Scott Street and Tracts 3 and 4 of the Lowry/Cooper Boundary Line Adjustment comprised of 2.6 acres located at located at 507 Scott Street. The findings include:

- Notice in the paper for four consecutive weeks: the proposed annexation was published in the Mountain Mail on June 6, 2025, June 13, 2025, June 20, 2025, and June 27, 2025.
- Mail notice by registered mail to County Clerk, County Attorney, Salida School District, HRRMC Hospital District, Upper Arkansas Water Conservancy District, Salida Regional Library, Colorado Mountain College-Salida District and South Arkansas Fire Protection District. The letters were mailed on June 10, 2025.
- A public hearing occurred on June 10, 2025 regarding the annexation and Planning Commission determined the area to be annexed complies with state statutes including:
 - That not less than one-sixth of the perimeter of the area is adjacent to Salida's boundary;
 - The property has not been divided since starting the annexation;
 - No other annexation proceedings including the property have been started by another municipality;
 - The annexation will not cause the property to be detached from the school district; and
 - The annexation is not three miles beyond our municipality and there is a Three Mile Plan in place.

Recommendation

All of the findings have been met and staff recommends the Council adopt Resolution 2025-32.

Fiscal Impact

There is no fiscal impact.

Motion

A City Councilmember should state "I move to _____ Resolution 2025-32 approving the findings of facts for the Granzella-City of Salida Annexation.", followed by a second and a roll call vote.

**City Of Salida, Colorado
Resolution No. 32
Series of 2025**

A Resolution of the City Council of the City of Salida, Colorado, Making Findings of Fact, Determinations, and Conclusions Concerning the Granzella-City of Salida Annexation

WHEREAS, in May of 2025, representatives of the Granzella-City of Salida Annexation (the "Owners"), filed a General Development Application (the "Petition") to commence proceedings to annex to the City of Salida (the "City") a certain unincorporated tract of land known as Tract 1 of the Lowry/Cooper Boundary Line Adjustment comprised of 5.6 acres located at located at 547 Scott Street and Tracts 3 and 4 of the Lowry/Cooper Boundary Line Adjustment comprised of 2.6 acres located at located at 507 Scott Street, in the County of Chaffee, State of Colorado, and being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, the City Council by Resolution 22, Series of 2025, found that the Petition is in substantial compliance with § 31-12-107(1) of the Colorado Revised Statutes; and

WHEREAS, the City Clerk has provided notice of public hearing on the proposed annexation by publication once per week for four successive weeks and by registered mail to the Clerk of the Board of County Commissioners, the County Attorney, the school district and to any special district having territory in the area to be annexed; and

WHEREAS, the City Council has completed a public hearing on June 3, 2025 to determine the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and Sections 31-12-104 and 105, Colorado Revised Statutes, to establish eligibility for annexation.

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

1. That the City Council hereby finds and concludes with regard to the annexation of the territory described in Exhibit A attached hereto and incorporated herein, that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the City and because of such contiguity, a community of interest exists between the territory proposed to be annexed and the City; and

BE IT FURTHER RESOLVED:

2. That the City Council finds and determines that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; that the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a municipal boundary more than three miles; that the City has in place a plan for said three mile area; and that in establishing the boundaries of the area to

be annexed the entire width of any street or alley is included with the area annexed.

BE IT FURTHER RESOLVED:

3. That an election is not required, and no additional terms or conditions are to be imposed upon the area to be annexed.

Resolved, Approved and Adopted this 15th day of July, 2025.

City of Salida, Colorado

By _____

Dan Shore, Mayor

[SEAL]

[ATTEST] _____
City Clerk/Deputy City Clerk

EXHIBIT A

Tracts 1, 3, and 4 of the Lowry/Cooper Boundary Line Adjustment

A TRACT OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, INCLUDING TRACTS 1, 3 AND 4 OF THE LOWRY/COOPER BOUNDARY LINE ADJUSTMENT AS RECORDED AT RECEPTION NO. 335781, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER-WEST 1/16TH CORNER OF SAID SECTION 4, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT 1, BEING MARKED BY A 1 ½" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED

BY A 2 ½" ALUMINUM CAP STAMPED LS 16117, BEARS SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET;

THENCE SOUTH 89°21'55" EAST, ALONG THE NORTH BOUNDARY OF SAID TRACT 1, A DISTANCE OF 755.13 FEET TO THE WESTERLY RAILROAD RIGHT-OF-WAY BOUNDARY AS SHOWN ON SAID PLAT OF LOWRY/COOPER BOUNDARY LINE ADJUSTMENT;

THENCE SOUTH 03°20'39" EAST, ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 223.94 FEET TO A POINT ON THE CENTER THREAD OF THE ARKANSAS RIVER;

THENCE SOUTHWESTERLY ALONG THE CENTER THREAD OF THE ARKANSAS RIVER, A DISTANCE OF 249 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF SAID TRACT 1;

THENCE NORTH 89°53'39" WEST, ALONG SAID SOUTH BOUNDARY OF TRACT 1, A DISTANCE OF 213 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID TRACT 4;

THENCE SOUTH 00°41'25" WEST, ALONG SAID EAST BOUNDARY OF TRACT 4, A DISTANCE OF 24.07 FEET;

THENCE NORTH 89°24'25" WEST, ALONG THE SOUTH BOUNDARY OF SAID TRACT 4, A DISTANCE OF 483.70 FEET TO THE EAST RIGHT-OF-WAY OF SCOTT STREET;

THENCE NORTH 00°21'20" EAST, ALONG THE SAID EAST RIGHT-OF-WAY OF SCOTT STREET, A DISTANCE OF 220.41 FEET;

THENCE NORTH 89°21'33" WEST, A DISTANCE OF 38.81 FEET TO THE WESTERLY LINE OF A 30 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT;

THENCE NORTH 00°19'13" EAST, ALONG SAID WESTERLY LINE OF A 30 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT, A DISTANCE OF 274.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.25 ACRES

Also known by the following addresses:

507 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300042

547 Scott Street, Salida CO 81201

And assessor's schedule or parcel number: 380704300168



City Council Action Form

Department	Presented By	Date
Police	Russ Johnson - Police Chief	July 15, 2025

Agenda Item

A Memorandum of Understanding between the City of Salida and Solvista Health to enter into a MOU to memorialize the Parties' collaborative relationship and understanding, and to clarify duties of each Party, as well as set forth all terms and conditions between the Parties.

Background

Solvista Health is a non-profit organization that has provided healthcare to Fremont, Chaffee, Lake, and Custer Counties since 1962. In May of 2022, Solvista opened a Regional Assessment Center (the "RAC") which is licensed to provide acute treatment for behavioral health crises and withdrawal management care for individuals who are temporary or permanent residents of Colorado and the region.

The RAC is located in the City of Salida. The City of Salida employs a police force who is tasked with protecting the lives, property, and businesses of both Salida residents and guests. Because of the location of the RAC, the Salida Police Department is responsible for working with the RAC and responding to incidents that may occur at the facility. Since this is a Regional Assessment Center, individuals are brought into Salida from all over the area. Since the RAC is a non-secure facility, patients may walk out into the community at any time.

The RAC and Salida Police have had a working relationship for several years. We have both been working on limiting risk to staff and the community. This MOU was created with the legal assistance of both entities as a formal guideline as we continue our working relationship.

Recommendation

Staff recommend Council approve the MOU allowing the City and Solvista Health to enter into a formal MOU with the Regional Assessment Center.

Fiscal Impact

There is no fiscal impact.

Motion

A Councilmember should make a motion to _____ the MOU between the City and Solvista Health followed by a second and a roll call vote.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is made with an effective date of July 1st, 2025 between the CITY OF SALIDA, a Colorado statutory municipal corporation (the “City”) and Solvista Health, a non-profit healthcare provider (“Solvista”), (collectively the “Parties”).

RECITALS

WHEREAS, Solvista Health is a non-profit organization that has provided healthcare to Fremont, Chaffee, Lake, and Custer Counties since 1962. In May of 2022, Solvista opened a Regional Assessment Center (the “RAC”) which is licensed to provide acute treatment for behavioral health crises and withdrawal management care for individuals who are temporary or permanent residents of Colorado and the region.

WHEREAS, the City of Salida employs a police force who is tasked with protecting the lives, property, and businesses of both Salida residents and guests.

WHEREAS, the City and Solvista wish to enter into the MOU to memorialize the Parties’ collaborative relationship and understanding, and to clarify duties of each Party, as well as set forth all terms and conditions between the Parties.

NOW, THEREFORE, the parties set forth and memorialize their mutual understandings as follows:

1. Purpose and Description.

The purpose of this MOU is to establish roles and responsibilities of each party and further clarify how the Parties can best work together to accomplish their goals of serving the City and the greater community when it comes to behavioral health support.

2. Term.

This MOU shall become effective upon signature of both parties and remain in effect until either cancelled by mutual written agreement of the Parties or upon thirty (30) days notice of either party.

3. Specific Obligations.

The Parties have agreed to provide or facilitate the following components of the MOU, and comply with the additional terms as follows:

A. For the duration of this MOU, the **City** shall comply with the following:

- a. Ensure that patrol officers are advised when the RAC is on diversion status if the City is made aware of this status by RAC staff;
- b. Police Officers will collect the name, date, and other information necessary to report to the RAC point of contact when they are turned away from bringing a potential patient to the facility;

- c. Salida Police Department will track and clearly distinguish both (a) calls by RAC staff to respond to a reactive call for service or to an issue at the request of RAC and (b) officer utilizing the RAC facility to drop off patients or obtain information.
- d. An officer in contact with a person expressing violent or homicidal behavior will not bring said person to the RAC;
- e. Salida Police Department will respond should a patient become violent or the facility wishes to press charges as a result of the patient's conduct;
- f. If a patient is in the facility and has an active warrant for a felony or other Victim's Rights Act crime, the Police Department will coordinate with RAC Staff for transfer of the patient following stabilizing treatment;
- g. When pertinent to an incident or occurrence at the RAC, the police department will assist in providing body camera footage when requested, if such footage is available and there is not a pending investigation precluding release under the Colorado Criminal Justice Records Act;
- h. The police department's point(s) of contact with the RAC will be Chief Russ Johnson or Commander Spencer Blades who will be contacted to report issues as they arise.

B. For the duration of this Agreement, **Solvista Health** agrees to the following:

- a. RAC staff will communicate with 911 dispatch that the RAC is on diversion status to avoid unnecessary transport;
- b. If a patient did not originate from the City's jurisdiction, prior to accepting a patient, Solvista will obtain written affirmation from the transporting community to ensure transportation back to the originating area at discharge;
- c. Solvista will maintain arrangements with approved Colorado Secure Transportation organizations to return patients to their home community when other means of transport are not available.
 - i. Failure of a community to comply with these transportation agreements could result in refusal of service to that community in the future;
- d. If a patient on an M-1, EC, or IC elopes from the facility, RAC Staff will alert the Police Department and make reasonable efforts to maintain contact and/or relay real-time information regarding the patient's whereabouts;
 - i. Should the patient be deemed appropriate for re-admittance, Solvista staff will work with Colorado Secure Transport or EMS to return the patient to the RAC facility;
- e. Once there have been three (3) instances where patients from the same community continue to leave against medical advice and/or refuse transport, or the entity delivering the patient fails to ensure return transport a formal complaint shall be drafted jointly and filed with the governing body having oversight of the entity.
- f. If it is determined that a patient needs to be placed on an M-1, EC or IC, RAC will be responsible for arranging transfer to the appropriate facility;

- g. If a patient is in the facility and has an active warrant for a felony or other Victim's Rights Act crime, RAC staff will inform the client that the police are here to facilitate taking the person into custody. If the RAC staff is aware or is made aware that a patient has an active warrant, staff will contact the Police Department to inform them of the patient's expected release date or if the patient leaves the facility against medical advice. If the warrant is for a felony offense or falls within the Victim's Rights Act, RAC will cooperate with law enforcement's efforts to place that person under immediate arrest unless the patient requires treatment that is vital for their immediate medical needs or safety. The RAC's point of contact for the police department will be Julie Anderson 801-425-2876, or Dr. Gogarty 719-250-5326, who will be contacted to report issues as they arise.

4. Elopements.

The Colorado Behavioral Health Administration defines an elopement as "absconding from a mental health hold, certification, emergency/involuntary commitment, or a secure facility where an individual is being held as a result of a court order. If a patient absconds and RAC Staff has a concern about the safety of the individual or community, RAC staff will notify Salida Police. As part of its license, the RAC has measures in place to deter elopement absconders from the facility and will provide those policies/measures to the City in writing within thirty (30) days of this agreement. RAC will provide updated policies/measures to the City within thirty (30) days of any changes. RAC Staff are provided with behavioral health management and de-escalation training to intervene and decrease absconder risk. RAC Staff shall be responsible for monitoring patients while they are in the facility. If a patient is missing, Staff must conduct an inspection of the building, the grounds, and the immediate area surrounding the building. Staff will complete a critical incident report and efforts will be made to continue to evolve to reduce similar instances of absconding in the future. If a patient absconds from the RAC and is located by the Police Department, it is the responsibility of RAC Staff to arrange transport of the patient back to the facility. The Police Department will not be liable for absconders or elopements

5. Reporting.

At least every six (6) months, the RAC and the Police Department will share data regarding the number of clients served, the total number of episodes of treatment, the number of patients who abscond, as well as limited demographic information (i.e. locations served and number of patients from location of origin). The Police Department will also keep track of the number of calls to the RAC and type of service call, the number of clients dropped off by the Police to the RAC, the number of clients accepted by the RAC due to police drop offs, and the number of times the police self-dispatch to the RAC for inquiries. The Parties will work collaboratively on a case-by-case basis to provide reporting on specific incidents that either party has a vested interest in. The Parties also agree to participate in after action reviews as appropriate.

6. No Third-Party Beneficiaries.

None of the provisions in this MOU shall give or allow any claim, benefit, or right of action by any person or entity other than the Parties.

7. No Personal Liability of Elected Officials and Officers.

No individual who is either a director, councilperson, and/or officer of Solvista or the City shall be subject to personal liability to any person or entity in connection with the performance or non-performance based upon any of the undertakings of the Parties hereunder.

8. Indemnification.

To the extent permitted by law, the Parties shall indemnify and hold harmless one another from any cost, loss and expense, including reasonable attorney's fees, arising out of any liability or claim of liability for injury or damage to person or property resulting directly or indirectly from the other party's management and operation of the Agreement.

9. Counterpart Execution.

This MOU may be executed in one or more counterparts, each of which shall constitute an original, but all of which, when taken together, shall constitute a single MOU. For purposes of recording, if executed in counterpart the only duplicate pages submitted for recording shall be the page upon which the signatures appear.

10. Entire Understanding.

This MOU contains the entire understanding between the Parties with respect to the matters set forth herein, and all prior agreements or understandings with respect to the subject matter hereof are deemed merged herein.

IN WITNESS WHEREOF, the undersigned have executed this MOU to be effective as of the day and year written below and acknowledge and accept the terms and conditions herein.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

CITY OF SALIDA

ATTEST

City Administrator, Christy Doon

City Clerk, Kristi Jefferson

SOLVISTA HEALTH

ATTEST

Mandy Kaisner, CEO

Julie Anderson, RAC Director



City Council Action Form

Department	Presented By	Date
Community Development	Carolyn Poissant - Senior Planner	July 15, 2025

Agenda Item

Resolution approving the Salida Quality Farms, LLC / Meadowlark Drive Subdivision: continuation of public hearing to August 19, 2025

Background

A Major Impact Review of an application for the Salida Quality Farms / Meadowlark Drive Major Subdivision was reviewed by Planning Commission on June 10th and public noticing was completed for a City Council public hearing on July 15th. However, the applicant is making changes to the proposed subdivision and may need to go back to Planning Commission prior to the City Council public hearing. As such, this agenda item needs to be continued to a date certain of August 19, 2025.

Motion

A Council member should state, "I move to continue the public hearing for a Resolution to approve the Salida Quality Farms, LLC / Meadowlark Drive Major Subdivision to August 19, 2025," followed by a second and roll call vote.



DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	June 17, 2025

Administration and Human Resources

- Staff attended the Colorado Municipal League Conference, with a number of elected officials, in June.
- 2025 Year to Date Turnover – 11.15%
- Average Full-Time Salary - \$78,428
- Number of Citizens Served Per Employee – 26.34 (5900 Citizens / 224 Current Employees (Excluding Elected Officials))
- Month of June – 6 new hires onboarded; 2 employees offboarded – 1 voluntary, 1 involuntary
- Submitted an RFP in BidNet for a Countywide GreenHouse Gas Inventory. The deadline to apply will be August 1st. This work is covered by the Energy Efficiency Conservation Block Grant we received last summer.
- Provide City Updates to What's Up Salida, Salida Rotary and the Downtown Business Group.
- Received confirmation from the Urban and Community Forestry Grant program that we can use the grant funds we received last year for tree related needs on Oak Street and Cleora Park.

Arts and Culture

- Steamplant:
 - Hosted 68 total events
 - Serving 3873 guests
 - 10 Concerts or Performances
 - 1 wedding
 - 1 reception
 - 1 educational class
 - 1 Poetry reading
 - 22 Arts and Culture led programs
- Community Engagement/ Creative District:
 - Coordinated by Salida Arts & Culture Creative District program, the downtown businesses and galleries continue to hold First Fridays, and new businesses continue to participate each month to provide an engaging evening in downtown Salida. Next up is August (Country theme) and September (& Western theme.)
 - Tina provided an informal tour about Salida's Creative District program to board members of Sundance Film Festival.
 - Josh Blanchard, Executive Director of Colorado Creative Industries stopped in Salida for a visit. Tina provided updates about the Salida Creative District Program.
- Arts and Culture Programming
 - Visual art: The Paquette Gallery Summer exhibit "River and Waves" features river themed art by multiple local and regional artists including Jess Oatman, Zach Otte, Lisa Lindsey, Jesse Crock, Spencer Herford, Anne Walker, Lindsay Sutton Stephens, and more. The exhibit continues through July.
 - Film: *Pavements* the revolutionary biopic about the "most important band of the 90's" screens July 25 at the SteamPlant. *Sinners*, the gothic hit written and directed by Ryan Coogler, starring Michael B. Jordan screens August 8.
 - Music: Salida's Thursday night free Summer Concert Series is in full swing. The next bands to perform are DJ Williams Band July 10; Focus Group on July 17; Mo'Champipple & the Meso Horns on July 24; and Pint & a Half on July 31.



DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	June 17, 2025

- Education: Summer Creativity Camps are halfway through. Salida kids learn from local artists and have explored painting, printmaking, mask-making and are now learning about stop-motion. The next and final summer camp is Maps and Trails with artist Brink Messick.
- Events: Chalk Fest was a success with over 30 artists, 1000+ visitors, and an activated pedestrian mall. Next up, Salida Arts & Culture is planning for the 6th annual Salida Jazz Fest to be held Saturday, August 9, 5pm-10pm. Come and enjoy an evening of jazz, funk and fusion under the stars with Focus Group, Alex Maes, and Black Hole Boogie Band! Groove with us at Salida Jazz Fest. Free! Food trucks, concessions, and cash bar available.

City Clerk

- Staff have been receiving inquiries from prospective candidates interested in submitting their petitions to run for office prior to the official availability of candidate packets. Pursuant to C.R.S. 31-10-302(2), August 5th is the first day candidates may pick up nomination packets and begin circulating nomination petitions. All completed petitions, including signed affidavits of circulator and acceptances of nomination, must be submitted to the Clerk's Office by 4:00 p.m. on August 25th.
- The Clerk's Office will be closed during the week of July 14th, as Staff will be attending the Colorado Municipal Clerks Association Institute classes. We will have access to our computers and will respond to emails as time permits.
- We have successfully completed the short-term rental license renewal process and will provide the total number of renewed licenses at the August 4th work session.
- We have processed 45 CORA requests so far this year.
- Municipal Court has 41 cases for the July docket.
- We processed 33 amplified sound permits this past month. So far, we have processed 113 amplified sound permits in 2025.
- We are currently processing one (1) new liquor license application and processing several liquor license renewals.

Community Development

- Building Permits: We have received 79 building permits through July 7, including 26 primary units and 11 accessory dwelling units.
- 1st and D Apartments Space-to-Create Project: Artspace was recently awarded \$1.75 million towards the affordable workforce housing project from OEDIT/Colorado Community Revitalizations Tax Credit Program. They have also advanced to the interview stage of the CHFA Middle Income Housing Tax Credit (MIHTC) Program which will happen later this month. Depending upon a successful award of those funds, they would then apply to the Department of Housing for additional funds to be able to officially move forward with the project.
- Draft Land Use Code: Staff continues to work with Clarion on finalization of the draft consolidated land use code. We held another public meeting on Wednesday, June 18th at the Steamplant Annex to discuss the draft code and zoning map, go over comments received thus far, and to describe the remaining timeline and other input opportunities. Approximately 45 people attended. New drafts of the land use code and zoning map are anticipated to go up on the website in the coming weeks at: www.cityofsalida.com/commdev/page/land-use-code-rewrite



DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	June 17, 2025

- South Ark Neighborhood: The infrastructure design for the South Ark Neighborhood continues to progress. It is anticipated that full designs will be available in the next few weeks and an RFP for construction of the infrastructure is anticipated to go out shortly thereafter. Additional clearances for work around the wetlands and for river crossings will also be required.
- Places to Age Project: The PtA group is working on a new subdivision plan that will likely require them and the current property owner to return to Planning Commission for a new recommendation. As the previous subdivision plan had already been publicly noticed, we will need to continue that to a date certain in the future following the updated review and recommendation by Planning Commission.
- Eastside Senior Living LIHTC Project: Staff published an RFP for this project on July 7th with submittals due at the end of the month. The plan is to have a developer selected by mid-August, to allow time for a complete LIHTC application to be submitted in February 2026.

Finance

- Abby Melia successfully completed rigorous training and testing to become an ADP Certified Payroll Specialist, enhancing our payroll expertise and reinforcing the City's commitment to professional development.
- We finalized the sale of the last remaining RVs that were originally purchased to support workforce housing during the COVID-19 pandemic—closing out that chapter and returning funds to the City.
- We are in the process of starting citywide cybersecurity training and testing to better protect City systems and data—ensuring every employee plays a role in our digital defense.
- We are updating the Accounts Payable process to include electronic invoice capture, a change that will streamline workflow, reduce manual processing, and improve overall efficiency.
- A new Lodging Tax tracking report is being added to the Treasurer reports packet, giving Council and the public clearer insights into local revenue from overnight stays. This report will be updated quarterly to coincide with the quarterly collection of the tax.
- Responses to the City's Auditor RFP (Request for Proposals) are now under evaluation. A recommendation for the next external auditor will be presented to Council for approval next month.
- The following table shows some of the key daily accounting work that is accomplished in the office.



DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	June 17, 2025

Finance Office - Key Operating Metrics	2025					
	Jan	Feb	Mar	Apr	May	Jun
Number of front desk customers served	220	187	234	238	224	225
Number of invoices paid	375	350	359	433	407	362
Number of utility bills processed	4,362	4,367	4,368	4,373	4,408	4,421
Number of online utility payments received	2,890	2,939	2,907	2,914	3,059	2,955
Number of delinquent utility accounts processed	375	350	370	411	404	327
Number of journal entries prepared	58	66	23	62	33	30
Number of payroll checks processed	321	340	324	324	318	382
Number of utility service orders processed	35	255	124	94	187	131
Number of new construction utility accounts set up	5	5	1	10	-	3
Number of Accounts Receivable billings	33	32	32	48	38	39
Percent of Utilities customers paying via digital payment methods	66.3%	67.3%	66.6%	66.6%	69.4%	66.8%

Fire

- Salida Fire Department Supports a Safe and Spectacular 4th of July**
 This Independence Day, the Salida Fire Department worked behind the scenes from 8:00 AM to 1:00 AM to help bring the community a memorable and safe fireworks celebration. Their efforts ensured that the show went off smoothly and safely, allowing residents and visitors to enjoy the festivities with peace of mind. Thanks to careful planning and coordination, no fires were reported during the holiday — a great outcome for a night filled with celebration. Chief Jonke expressed his appreciation to the firefighters who helped make the 4th a success, especially those who gave up their holiday to serve the community. Special shout out to US Forest Service and Chaffee Fire Brush 4 for the extra help.
- Chris Bainbridge Promoted to Division Chief of Wildfire**
 The City of Salida is proud to announce the promotion of Chris Bainbridge to **Division Chief of Wildfire** for the Salida Fire Department. With 28 years of dedicated service and a deep commitment to wildfire mitigation and community safety, Chris brings both experience and leadership to this critical role. As Division Chief, Chris will oversee wildfire response strategies, mitigation planning, and interagency coordination to help protect Salida and surrounding areas from the growing threat of wildland fires. His promotion reflects not only his professional expertise but also his passion for serving the community. Chief Jonke is pressing forward with a proactive mitigation and education strategy to help our community be better prepared for a wildfire event.
- Salida Fire Goes Solar: New Station Powered by the Sun**
 The Salida Fire Department has taken a bold step toward sustainability with the completion of a new solar installation at the city's fire station. This system is projected to generate all the electricity the station needs — and more, marking a major milestone in the City of Salida's ongoing efforts to reduce its environmental impact. This project reflects the city's commitment to clean energy and long-term resilience. A special thanks goes to City Administrator Christy Doon, whose leadership helped secure a nearly \$500,000 DOLA grant to fund the installation.



DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	June 17, 2025

The City of Salida continues to invest in forward-thinking infrastructure that benefits both the community and the environment.

Parks and Recreation

- Parks
 - Parks Staff have worked with some volunteers to do some weeding at Trailside Estates.
 - Employees installed new irrigation and plantings on the new planters at 2nd and F Street
 - Staff added some plantings along with weeding efforts around the Steam Plant Theater.
 - Installation of a memorial tree and bench at Riverside Park.
 - Parks Staff is continuing to work with Public Works on taking over the parks and facilities backflow management program.
 - Working with City CIS Technician to roll out the Cartegraph Assest Management System and get better working records of our irrigations systems.
- Aquatics
 - Working on hiring a new fitness instructor who is interested in teaching in the evenings
 - Swimming lessons still have several spaces open for sign-ups
 - We are having a lot of slip and falls in the lobby area
 - The Cyclone Swim Team held a meet on June 27, 28, and 29 – they had 140 swimmers
 - The Cyclone Swim placed 1st place and beat the 2nd place team by 318 points
 - Shawna O'Shea is settling into her new position as an administration and Community Relations Supervisor – learning the ins and outs of the Aquatic Center
- Recreation
 - **Youth Football** Registration is open and closes August 13th
 - **Adult kickball** registration is open and closes August 6th
 - At the department's yearly mid point, so far our satisfaction rating is at **94% overall satisfaction** for the programs activities and events we've run so far this year.
 - **Youth Tennis and Youth Pickleball** are available to drop in until the end of August for \$5 each time.
 - Pickleball is on Mondays with ages 8-10 from 5:00 – 6:00 and ages 11 – 14 from 6:00 – 7:00 PM.
 - Tennis is on Fridays with ages 6-10 from 3:00 – 4:00 and ages 11 – 14 from 4:00 – 5:00 PM.
 - **Rafting and River Safety** had 2 days available in July, and both filled with 12/12 kids.
 - **Youth Baseball, Youth Softball, Men's, women's and coed league softball** are all finishing up in July. So far we've had good seasons!
 - Baseball has stayed at about the same number of players with 179 this year.
 - Adult softball also has about the same number of players as last year with 172 this year.
 - Youth softball has just about the same number of participants that it had last year too at 60.
 - The **Touch-a-Truck** event is scheduled for September 20 at the fairgrounds; we'll have more information on that soon.
 - **Heart of the Rockies Halloween** is scheduled for Friday October 31st this year and we're starting to work on that as well.
 - We've brought on our AmeriCorps member as a part time recreation coordinator after her term finished with AmeriCorps.
 - Ryan applied for and received a \$650 scholarship from Colorado Parks and Recreation Association (CPRA) for continuing education. We're still working out what to use these funds for.
- Events
 - **Mobile Recess**



DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	June 17, 2025

- **Date:** every Wednesday through August
- **Time:** 10AM - 1PM
- **Location:** Alpine Park
- **Farmer's Market**
 - **Date:** every Saturday through October
 - **Time:** 8AM – Noon
 - **Location:** Alpine Park
- **Surf Competition**
 - **Date:** 7/10 & 7/30
 - **Time:** 3-9PM
 - **Location:** Scout Wave
- **Summer Concert Series**
 - **Date:** 7/17, 7/24, 7/31, 8/7, 8/14 (& most Thursdays through August)
 - **Time:** 6:30 – 8PM
 - **Location:** Riverside Park
- **Salida Arts Festival**
 - **Date:** 7/19 & 7/20
 - **Time:** 9AM - 10PM
 - **Location:** Riverside Park
- **Dog Agility Competition**
 - **Date:** 7/25 - 7/27
 - **Time:** all day
 - **Location:** Marvin Park, Field 4 & parking lots
- **National High School Trail Championship**
 - **Date:** 7/26
 - **Time:** 6AM - Noon
 - **Location:** Riverside Park & S Mountain
- **Lacrosse Camp**
 - **Date:** 8/4 - 8/7
 - **Time:** 9AM - 1PM
 - **Location:** Marvin Park, Fields 1 & 2
- **Jazz Fest**
 - **Date:** 8/9
 - **Time:** 8AM - 10PM
 - **Location:** Riverside Park
- **City of Salida E-Waste Event**
 - **Date:** 8/9
 - **Time:** 1-5PM
 - **Location:** Marvin Park
- **Grace Church Park Service**
 - **Date:** 8/10
 - **Time:** 7AM - 3PM
 - **Location:** Riverside Park
- **Locals' Day – no rentals in Riverside Park**



DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	June 17, 2025

- **Date:** 8/2 & 8/30
- **Time:** all day
- **Location:** Riverside Park

Police

- The School District agreed to pay \$30,000 towards the SRO salary during the 2025-2026 school year. This does not represent half; however, it is a step in the right direction for the City.
- We have seen an increase in complaints in regard to cyclists. Because of the increase in the number of electric bicycles, they are gaining the attention of drivers and pedestrians. Many of the electric bicycle riders are traveling at speeds that are near the posted speed limit on the roadway. They are also failing to slow and/or stop at intersections when other vehicles are around. Electric vehicles are required to follow the rules of the road. They are allowed to partake in the "safety stop" but that is only when intersections are clear, and they must be traveling under ten miles per hour when doing so. We have been stopping electric bicycle riders for careless actions and will continue to do so when warranted.
- We will be working on various school safety drills next week. The training will include Chaffee SO, Salida Fire, and Chaffee EMS. The main focus will be communication and safety.
- FIBARK was fairly smooth this year. We actually had our busiest night on Thursday. The crowds were bigger than years past but the problems were minimal.

Public Works

- Planning and Construction
 - Streets
 - Oak Street – Sewer main work complete. Water main construction underway
 - Downtown Streetscape – 2nd and 3rd Street complete as of last update. 2nd and G under construction. The contractor adjusted traffic control to allow for G St traffic as long as possible. Paving and completion of this intersection planned for the week of 7/14.
 - SRTS CDOT Local Agency Project - Final FOR plans submitted to CDOT. To be bid after West SH-291 Improvements due to grant timelines
 - 50-291 Intersection (CDOT Project) – CDOT provide preliminary design plans of the proposed roundabout.
 - West 291 Entry (Mesa Ln to M St) – Final design updates underway
 - Utilities
 - Poncha Sewer Line contracting underway. Contractor priorities focus on CDOT permitting over the next couple of months.
 - SCADA system being designed and coordinated with contractor
 - Design underway for new water tank at Mesa site (existing tank between WTP and Salida)
 - Other CIP Items
 - South Ark Neighborhood – Consultant working on final design and preparing permitting items for ACOE and CDOT
 - Platting documents to be presented in the next couple of months.



DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	June 17, 2025

- Operations
 - Streets
 - Storm sewer cleaning and maintenance
 - Coordination with shop stucco project
 - Sign maintenance
 - Support for special events and parades
 - Utilities
 - Downtown street project utility support
 - Support on sewer development work in Poncha Springs
 - Smart meter swap out; nearing completion
 - Water plant focusing on Cartegraph implementation and CDPHE inspection responses
 - Sewer plant equipment repairs and prep for hauling off annually permitted biosolids





DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	June 17, 2025