



CITY COUNCIL ACTION FORM

| DEPARTMENT | PRESENTED BY | DATE |
|------------|-----------------------------------|-----------------|
| Planning | Kristi Jefferson - Senior Planner | January 3, 2023 |

ITEM

Ordinance 2023-01: First Reading on the proposed Lundberg/Castro Annexation of the properties located at 601 Scott Street and 745 Scott Street.

BACKGROUND

On November 19, 2013 City Council approved Resolution 2013-79 for the Castro Pre-Annexation agreement with owner Virginia Castro to provide municipal sewer to her property located at 745 Scott Street. On October 19, 2021 City Council approved Resolution 2021-35 for the Lundberg Pre-Annexation agreement with owner Karen Lundberg to provide municipal water to her property located at 601 Scott Street. There is a single-family residence on each of the properties.



Section 4 of the pre-annexation agreements require the owners to annex their properties within 60 days becoming eligible, via contiguity. Virginia Castro's property, 745 Scott Street, became eligible with the Treat-Mesch Annexation approved by City Council on February 19, 2019. The Lundberg property located at 601 Scott Street is eligible with the Castro Annexation.



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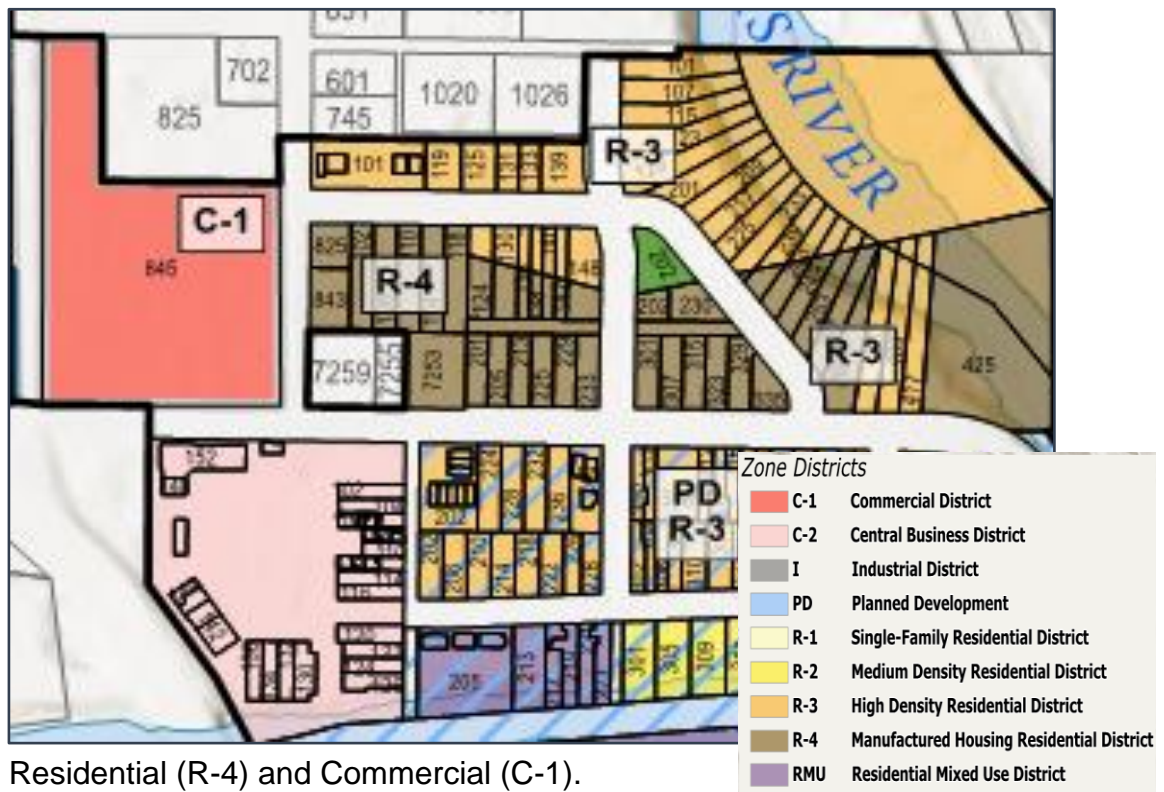
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The applicants, Karen Lundberg and Virginia Castro submitted the complete application to annex their properties located at 601 Scott Street and 745 Scott Street, respectively, on August 16, 2022 along with an application for Zoning to be considered during a separate hearing.

Section 1 of the Castro pre-annexation agreement requires the owner of 745 Scott Street, Virginia Castro, to connect to City water service at the time water is available on Scott Street. Water service became available in Scott Street in late 2021 and the owner is required to pay the system development fees and make the connection to the City's water system for the single-family residence. Ms. Castro has submitted a letter requesting City Council consider that the payment of system development fees and connection to the water be deferred until the property is either redeveloped, sold or at the time the well fails.

A conceptual review meeting was not required with this application because the pre-annexation agreement required the annexation applications.

Surrounding Land Use and Zoning:
The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the north, east and west remain in Chaffee County and are also zoned RES in Chaffee County. The properties to south are within the city limits and are zoned High Density Residential (R-3), Manufactured Housing Residential (R-4) and Commercial (C-1).





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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:

- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;
- Staff reviews the petition for compliance with city and state statutes and 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 December 6, 2022 City Council adopted Resolution 2021-54 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for January 17, 2023.
- The (City Council) public hearing is advertised in the newspaper for four consecutive weeks;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- Council holds the public hearing on the annexation petition;
- Council reviews and possibly approves an annexation agreement; and
- Council holds a public hearing to review and possibly approves the proposed zoning.

FINDINGS OF FACT:

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."

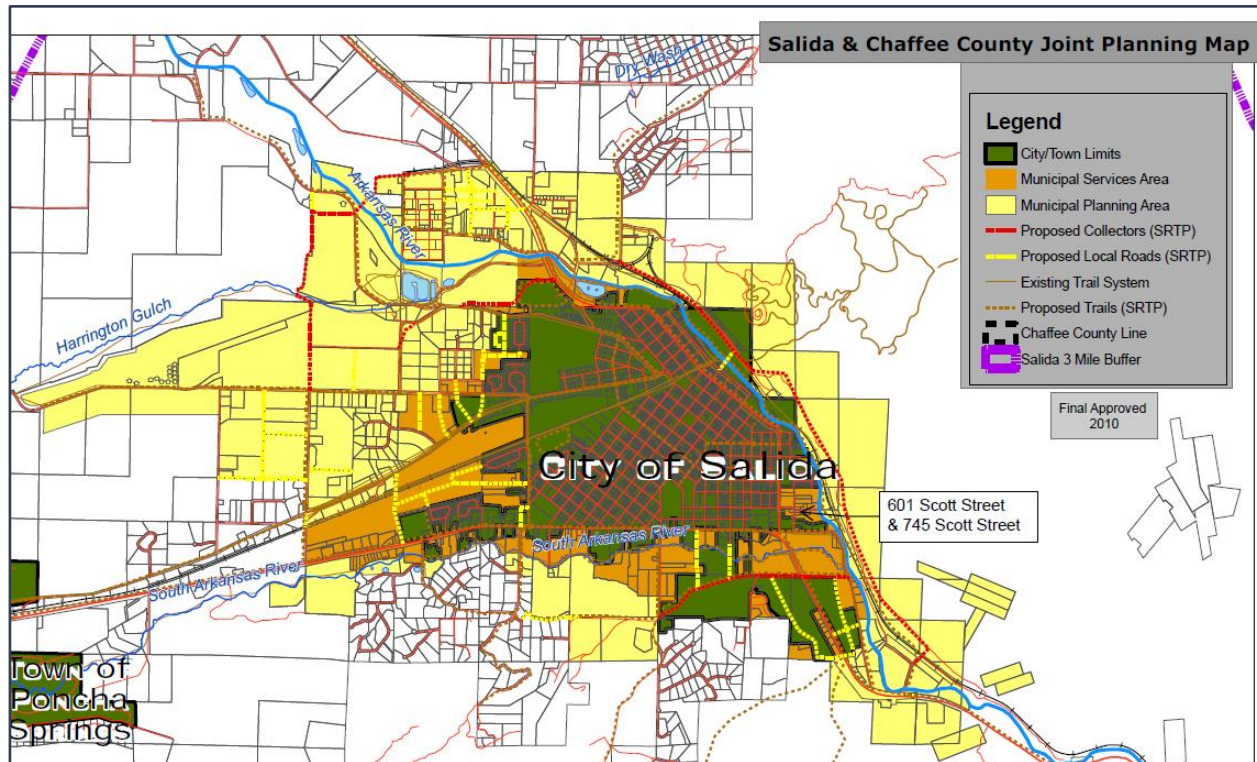


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The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan. Specifically, to promote new development projects that contain a variety of housing, including affordable units. The applicant will be required to meet the Inclusionary Housing Ordinance with new development on the property.

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 housing opportunities.



4. The property may be efficiently served by City fire and police departments.
5. The property is a natural extension of the City's municipal boundary and meets the legal requirements for annexation.



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| | | |
|-------------------------------|--|--------------------------------|
| DEPARTMENT Planning | PRESENTED BY Kristi Jefferson - Senior Planner | DATE January 3, 2023 |
|-------------------------------|--|--------------------------------|

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

| Proposed Action | Planning Commission Recommendation | City Council First Reading | City Council Final Action |
|---------------------------------------|------------------------------------|----------------------------|---------------------------|
| Findings of Fact Resolution 2023- | | | 01/17/2023 |
| Annexation Ordinance 2023-01 | 12/13/2022 | 01/03/2023 | 01/17/2023 |
| Annexation Agreement Resolution 2023- | | | 01/17/2023 |
| Zoning Ordinance 2023-02 | 12/13/2022 | 01/03/2023 | 01/17/2023 |

Annexation Agreement: On January 17, 2023 staff will propose an annexation agreement that will incorporate the Inclusionary Housing, Open Space and Fair Contributions to Public School site requirements.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- **Salida Fire Department: Fire Chief, Doug Bess**, responded “Fire Department has no concerns at this time.”
- **Salida Police Department: Police Chief, Russ Johnson**, responded “No issues from PD at this time.”
- **Salida Public Works Department: Public Works Director David Lady**, responded “No concerns. I would recommend roadway improvements if/when a development application occurs.” TBD if both Illinois Avenue and Scott Street will require improvements.
- **Salida Finance Department: Staff Accountant, Renee Thonhoff**, responded “601 Scott Street has a sewer/water utility account. System development fees would need to be paid upon further development. 745 Scott Street has a sewer only utility account. System development fees for water and a water meter will need to be paid. Those fees are as follows: \$8,512 water and \$375 water meter. System development fees would need to be paid upon further development.”
- **Chaffee County Planning Director, Miles Cottom**, responded “I don’t have any comments to make on this application.”



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| Planning | Kristi Jefferson - Senior Planner | January 3, 2023 |

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held December 13, 2022 and the Commission recommended Council approve the proposed Lundberg/Castro Annexation with staffs recommended conditions.

STAFF RECOMMENDATION

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

1. Owner 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 units constructed on the property.
2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the 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)).
3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2023-01 on first reading and set the second reading and public hearing for January 17, 2023.”

Attachments: Ordinance 2023-01
Agency reviews
Lundberg/Castro Annexation petition and Annexation plat
Virginia Castro letter

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 01
SERIES OF 2023**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE LUNDBERG/CASRO ANNEXATION

WHEREAS, on August 16, 2022, representatives (the “Owners”) of the Lundberg/Castro Annexation, 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 .48 acres located at 601 Scott Street and 745 Scott Street, Salida, in the County of Chaffee, State of Colorado, and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 54, Series of 2022 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on January 17, 2023, 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 January 17, 2023 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published on December 9, 2022, December 16, 2022, December 23, 2022 and December 30, 2022 in *The Mountain Mail* newspaper; and

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

WHEREAS, the City hereby sets forth its Findings of Fact, Determinations, and Conclusions with regard to annexation to the City of the Lundberg/Castro 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:

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

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. Owner 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 units constructed on the property.

2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the 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).

3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.

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

A. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;

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

C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

INTRODUCED ON FIRST READING, on January 3, 2023, ADOPTED and set for second reading and public hearing on the 17 day of January, 2023.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2023, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2023.

City Clerk/Deputy City Clerk

EXHIBIT A

Beginning at the south-western corner of Lot 1, Peel's Subdivision, from whence the intersection of the north right-of-way of Illinois Avenue and the western right-of-way of Scott Street bears North $17^{\circ}28'05''$ west a distance of 182.19 feet;

Thence north $89^{\circ}07'49''$ west a distance of 53.84 feet to the western right-of-way of Scott Street;
Thence along said right-of-way of Scott Street north $00^{\circ}17'02''$ west a distance of 172.97 more or less to the intersection of the northern right-of-way of Illinois Avenue, extended westerly;

Thence along said right-of-way of Illinois Avenue extended south $89^{\circ}20'24''$ east a distance of 57.51 feet to the eastern right-of-way of Scott Street;

Thence continuing on said right-of-way of Illinois Avenue south $89^{\circ}20'24''$ east a distance of 137.82 feet;

Thence south $00^{\circ}52'59''$ west a distance of 25.00 feet more or less to the southern right-of-way of Illinois Avenue, and the north-east corner of Lot 3, Peels Subdivision;

Thence south $00^{\circ}52'59''$ west a distance of 148.65 feet to the south-east corner of said Lot 1;

Thence north $89^{\circ}07'49''$ west along the south line of said Lot 1 a distance of 138.07 feet to the point of beginning.

Also known by the following addresses:

601 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300022

745 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300029

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION AND CITY
COUNCIL FOR THE CITY OF SALIDA
CONCERNING ANNEXATION AND
ZONING APPLICATIONS**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE** that on December 13, 2022

at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding applications for Annexation and Zoning submitted by and on behalf of Karen Lundberg and Virginia Castro, for the properties located at 601 Scott Street and 745 Scott Street.

The City is currently considering a petition to annex and zone the subject properties into the City. The general purpose of the application is to consider the applicant's request to zone the property High Density Residential (R-3).

Any recommendation by the Planning Commission for the Annexation and Zoning shall be forwarded to the City Council for review and a public hearing scheduled for January 17, 2023, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, (719) 530-2626.

*Please note that it is inappropriate to personally contact individual City Councilors 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/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail November 25, 2022



**PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM**

ATTENTION: _____

- ☒ Salida Public Works
- ☒ Salida Fire Chief
- ☒ Salida Police Chief
- ☒ Salida Finance Department
- ☐ U.S. Postal Service
- ☐ U.S. Forest Service
- ☐ CO Dept. of Transportation
- ☐ City Consulting Engineer – Water/Sewer
- ☐ City Attorney
- ☐ Centurylink Communications

DATE: November 21, 2022

- ☐ Xcel Energy
- ☐ Charter Communications
- ☒ Chaffee Co. Planning
- ☐ Army Corps of Engineers
- ☐ Division of Wildlife
- ☐ Town of Poncha Springs
- ☐ Chaffee Co. Building Official
- ☐ Historic Preservation Commission
- ☐ School District R-32-J
- ☐ Atmos Energy
- Other: _____

APPLICANT'S: Karen Lundberg and Virginia Castro

PROPERTY LOCATION: 601 Scott Street and 745 Scott Street

PROJECT DESCRIPTION: Annexation and Zoning applications for the two (2) lots consisting of approximately .48 acres. As part of the Lundberg Pre-Annexation and Castro Pre-Annexation agreements the property owners are required to annex their properties at the time they become eligible. The request is to zone the annexed properties as High Density Residential (R-3).

MEETING DATES:

- | | |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Planning Commission | <u>12/13/2022 @ 6:00 P.M.</u> |
| <input checked="" type="checkbox"/> City Council | <u>01/17/2023 @ 6:00 P.M.</u> |
| <input type="checkbox"/> Board of Adjustment | _____ @ _____ P.M. |
| <input type="checkbox"/> Board of Appeals | _____ @ _____ P.M. |

TRANSMITTAL INCLUDES:

- | | |
|---|---------------------------------------|
| <input checked="" type="checkbox"/> Application Form/Cover Letter | |
| <input type="checkbox"/> Vicinity Map | |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Plat | |

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: _____

RESPONSE NEEDED BY: 12/06/2022

RECEIVED: _____

From: [Doug Bess](#)
To: [Russ Johnson](#)
Cc: [Kristi Jefferson](#); david.lady@cityofsalida.com; [Renee Thonhoff](#); mcottom@chaffeecounty.org
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Wednesday, November 23, 2022 11:49:26 AM
Attachments: [image001.png](#)
[image002.png](#)

No concerns from fire.

On Wed, Nov 23, 2022 at 11:48 AM Doug Bess <doug.bess@cityofsalida.com> wrote:
N concerns from Fire.

On Tue, Nov 22, 2022 at 3:46 PM Russ Johnson <rjohnson@salidapolice.com> wrote:

No issues from PD at this time.

Thanks,



Russ Johnson

Chief, Salida Police Department

rjohnson@salidapolice.com

P: 719-530-2603 | C: 719-207-1602

448 E First Street, Suite 274, Salida, CO 81201

cityofsalida.com

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, November 21, 2022 4:00 PM
To: david.lady@cityofsalida.com; Russ Johnson <rjohnson@salidapolice.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: mcottom@chaffeecounty.org
Subject: Agency review - Lundberg/Castro Annexation and Zoning application

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

From: [Russ Johnson](#)
To: [Kristi Jefferson](#); david.lady@cityofsalida.com; ["Doug Bess"](#); ["Renee Thonhoff"](#)
Cc: mcottom@chaffeecounty.org
Subject: RE: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Tuesday, November 22, 2022 3:46:39 PM
Attachments: [image001.png](#)
[image002.png](#)

No issues from PD at this time.

Thanks,



Russ Johnson
Chief, Salida Police Department

rjohnson@salidapolice.com
P: 719-530-2603 | C: 719-207-1602
448 E First Street, Suite 274, Salida, CO 81201
cityofsalida.com

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, November 21, 2022 4:00 PM
To: david.lady@cityofsalida.com; Russ Johnson <rjohnson@salidapolice.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: mcottom@chaffeecounty.org
Subject: Agency review - Lundberg/Castro Annexation and Zoning application

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Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [DavidL](#)
To: [Kristi Jefferson](#)
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Monday, November 21, 2022 5:08:04 PM
Attachments: [image001.png](#)
[image007.png](#)

Likely both. TBD

David Lady P.E.
City of Salida
Director of Public Works
719-539-6257

On Nov 21, 2022, at 4:54 PM, Kristi Jefferson
<kristi.jefferson@cityofsalida.com> wrote:

For Illinois or Scott Street or both?

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: David Lady [mailto:david.lady@cityofsalida.com]
Sent: Monday, November 21, 2022 4:37 PM
To: 'Kristi Jefferson' <kristi.jefferson@cityofsalida.com>
Subject: RE: Agency review - Lundberg/Castro Annexation and Zoning application

No concerns. I would recommend roadway improvements if/when a development application occurs.



David Lady
Director of Public Works

david.lady@cityofsalida.com
P: 719-539-6257 | C: 719-239-0048
340 W. Hwy 291, Salida, CO 81201
cityofsalida.com

From: Kristi Jefferson [<mailto:kristi.jefferson@cityofsalida.com>]
Sent: Monday, November 21, 2022 4:00 PM
To: david.lady@cityofsalida.com; 'Russ Johnson' <rjohnson@salidapolice.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: mcottom@chaffeeconomy.org
Subject: Agency review - Lundberg/Castro Annexation and Zoning application

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Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626

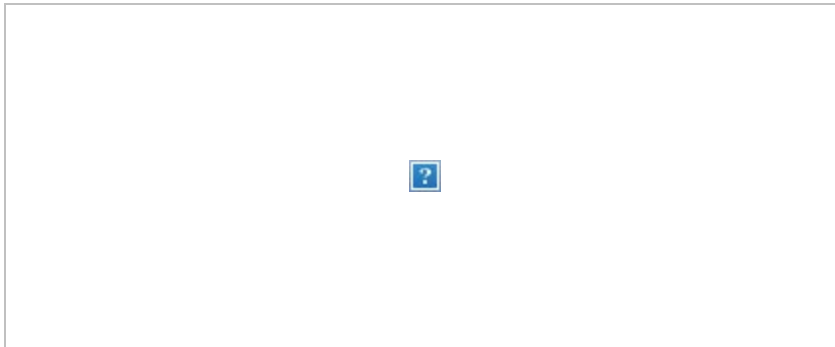


Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Cc: david.lady@cityofsalida.com; [Russ Johnson](#); [Doug Bess](#); mcottom@chaffeeconomy.org
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Tuesday, November 29, 2022 3:21:57 PM
Attachments: [image002.png](#)

601 Scott Street has a sewer/water utility account. System development fees would need to be paid upon further development.

745 Scott Street has a sewer only utility account. System development fees for water and a water meter will need to be paid. Those fees are as follows: \$8,512 water and \$375 water meter. System development fees would need to be paid upon further development.



Easy ways to pay your utility bill: auto pay with a checking account, phone payments 833.892.0176. or pay online please register at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app MyCivic Utilities. where you can now set up auto pay!

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

On Mon, Nov 21, 2022 at 4:00 PM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

From: [Miles Cottom](#)
To: [Kristi Jefferson](#)
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Tuesday, November 22, 2022 9:55:55 AM
Attachments: [image002.png](#)

Hey Kristi,

I don't have any comments to make on this application.

Thank you!

--

Miles W. Cottom

Planning Director / Asst. County Attorney

Chaffee County Government

Phone: 719-221-3475

On Mon, Nov 21, 2022 at 4:00 PM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

Kristi Jefferson

Senior Planner

City of Salida

448 E. First Street

Suite 112

Salida, CO 81201

(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

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

- ☒ Annexation
- ☐ Pre-Annexation Agreement
- ☐ Variance
- ☐ Appeal Application
- ☐ Certificate of Approval
- ☐ Creative Sign Permit
- ☐ Historic Landmark/District
- ☐ License to Encroach
- ☐ Text Amendment to Land Use Code
- ☐ Watershed Protection Permit
- ☐ Conditional Use

☐ Administrative Review:

(Type) _____

☐ Limited Impact Review:

(Type) _____

☐ Major Impact Review:

(Type) _____

☐ Other: _____

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

A. Applicant Information

Name of Applicant: Lundberggardson properties LLC

Mailing Address: Virginia Castro
601 Archery Lane Salida, CO 81201
745 Scott St. Salida, CO 81201

Telephone Number: 719-207-2321

FAX: _____

970-749-3344

Email Address: KKLundberg@gmail.com

mtgini@hotmail.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: Lundberg/Castro Annexation + Zoning

Street Address: 601 Scott St, 745 Scott St.

Legal Description: Lot 1-3 Block _____ Subdivision Peels (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

8-16-22

Signature of property owner _____

Date

8/17/22



ANNEXATION APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

1. PROCEDURE (City Code Section 16-9-20)

A. Development Process

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review for Completeness.
4. Resolution to Accept Application to City Council
5. Establish Public Hearing Date before Council per Colorado Municipal Annexation Act of 1965.
6. Staff Evaluation of Application and Annexation Agreement (if applicable)
7. Establish Public Hearing Date Before the Planning Commission.
8. Public Notice Provided For Hearings.
9. Public Hearing Conducted by Commission.
10. Annexation Ordinance to City Council for 1st and 2nd Reading.

2. APPLICATION CONTENTS (City Code Section 16-9-40)

1. General Development Application

2. Annexation Petition

3. Annexation Map. The preferred scale of the map is one (1) inch equals one hundred (100) feet; the minimum allowable scale is one (1) inch equals two hundred (200) feet. Sheet size shall be twenty-four (24) inches by thirty-six (36) inches. If it is necessary to draw the map on more than one (1) sheet, a sheet index shall be placed on the first sheet. The annexation map shall contain the following:

- a. Annexation Name
- b. Legal description. Legal description of the perimeter
- c. Names and addresses. Names and addresses of the owners, subdivider, land planner and land surveyor registered in the State.
- d. Scale
- e. North arrow
- f. Date. The date the map was prepared.
- g. Boundary lines and dimensions. Boundary lines of the proposed annexation. Distinction of the boundary that is contiguous to the City and the length of the same boundary on the map, including required showing of contiguity in feet.
- h. Platted lots. Lot and block numbers if the area is already platted.
- i. Improvements and easements. The location and dimensions of all existing and proposed streets, alleys, easements, ditches and utilities within or adjacent to the proposed annexation.
- j. Vicinity map. The vicinity map shall show the location of the proposed annexation, in relation to the City.
- k. Acreage. Total acreage to be annexed.
- l. Certificates. Certificates required to appear on the final annexation plat are described in Section 16-9-40 of the Land Use Code.

4. Digital Copy. A digital copy of the plat compatible with the City GIS shall be submitted.

5. Application Fee \$3,000 cash or check made out to City of Salida (\$1,000 application fee + \$2,000 retainer for attorney's fees)

7. Public Notice.

- a) 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 proof of posting the public notice.

8. Petition for Exclusion from the South Arkansas Fire Protection District (optional)

9. Notarized Special Fee and Cost Reimbursement Agreement completed

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"

Beginning at the south-western corner of Lot 1, Peel's Subdivision, from whence the intersection of the north right-of-way of Illinois Avenue and the western right-of-way of Scott Street bears North 17°28'05" west a distance of 182.19 feet;

Thence north 89°07'49" west a distance of 53.84 feet to the western right-of-way of Scott Street;

Thence along said right-of-way of Scott Street north 00°17'02" west a distance of 172.97 more or less to the intersection of the northern right-of-way of Illinois Avenue, extended westerly;

Thence along said right-of-way of Illinois Avenue extended south 89°20'24" east a distance of 57.51 feet to the eastern right-of-way of Scott Street;

Thence continuing on said right-of-way of Illinois Avenue south 89°20'24" east a distance of 137.82 feet;

Thence south 00°52'59" west a distance of 25.00 feet more or less to the southern right-of-way of Illinois Avenue, and the north-east corner of Lot 3, Peels Subdivision;

Thence south 00°52'59" west a distance of 148.65 feet to the south-east corner of said Lot 1;

Thence north 89°07'49" west along the south line of said Lot 1 a distance of 138.07 feet to the point of beginning.

Also known by the following addresses:

601 Scott Street, Salida, CO 81201


And assessor's schedule or parcel number: 380704300022

745 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300029

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) |
|---|--------------------------------------|------------------------------------|---|
| Virginia Castro | 8/16/2022 | 745 Scott, Salida CO | Lot 1, Peels Subdivision |
|  | 8/16/22 | 6017 Archery Ln. Salida, CO | Lot 2+3 Peels Sub. |
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To Whom it May Concern,

This is a request to be annexed into the city of Salida Colorado for the properties at 745 Scott Street, Salida Colorado (owned by Virginia Castro) and 601 Scott Street, Salida Colorado (Owned by Lundberg and Son Properties, LLC). Both properties are asking for high density Residential (R3) zoning as we believe that is the type of residential property that best fits with surrounding properties and subdivisions.

Thank You,

Karen Lundberg

Virginia Castro

12 December 2022

Dear Mayor Shore and Councilors Naccarato, Templeton, Critelli, Pollock, Kasper and Pappenfort:

As you consider the annexation of my property at 745 Scott Street into the city of Salida, I humbly request that the connection to city water be delayed until the property is either redeveloped or sold or the well fails. Connecting to city water right now would present a significant financial burden for me.

While I knew that someday I would pay to connect to city water, there was no predicting the impact the pandemic would have on me personally. I came down with a breakthrough case of Covid in October of 2021. Over a year later I am still dealing with the aftermath of that illness. I am now one of the "long haulers" who has severe lingering effects from the virus. The company that I worked for since 2005 could no longer hold my position for me since neither I nor the doctors could say when I would be able to return to work. Luckily, I had the money that I had saved in anticipation of connecting to city water.

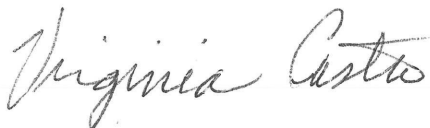
My recovery has been stagnant. I attribute that partly to the shooting that took place right next door in January. That trauma, coupled with the constant construction and influx of new neighbors, was not conducive to my healing.

Since I wasn't recovering, I decided to find a more peaceful place to rehabilitate and to rent out my home. For a tenant, I found a local preschool teacher who had been struggling in her search to find a place to live in the increasingly expensive community.

I am including a couple of pictures of my property. One is what it looked like when I bought it. The other is what it looks like after I poured time, money and attention into it.

Thank you for considering my request and thank you for your service to the Salida community.

Sincerely,

A handwritten signature in cursive script that reads "Virginia Castro".

Virginia Castro
129 County Road
Gunnison, CO 81230
(970) 749-3344

This is what the house looked like when I bought it. Pieces of the roof were in the yard. No local insurance company would cover it. The county listed the condition as poor.



Now I get compliments on the house and the yard when people pass by. I added a front porch, replaced the roof, put in a sidewalk and flagstone walkway. I planted perennial gardens that attract many birds and other pollinators. In addition to many upgrades inside, I connected to the city sewer, as a requirement of the purchase. This photo is from early spring before everything is in bloom.

