



STAFF REPORT

MEETING DATE: June 22, 2020
AGENDA ITEM TITLE: City of Salida E. Crestone Ave. Property Rezoning Request
AGENDA SECTION: Public Hearing
STAFF: Bill Almquist, Planner

REQUEST:

The request is to rezone Portion of Lot 4-6 Strip C of Eddy Brothers Addition (a City of Salida-owned property at the intersection of E. Crestone Ave and W. 3rd St) from Single-Family Residential (R-1) to Medium Density Residential (R-2).

APPLICANT:

The applicants are the City of Salida (property owner) and the Chaffee Housing Trust (co-applicant).

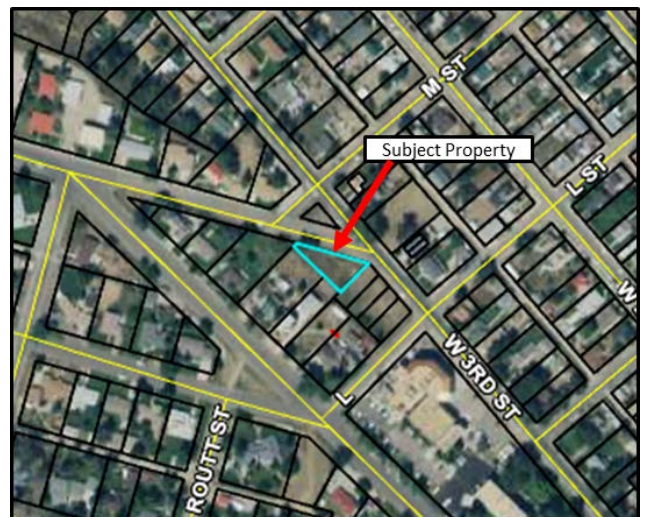
LOCATION:

Approximately 7,405 sf (.17 ac) lot west/southwest of the intersection of W. 3rd St. and E. Crestone Ave. The property is legally described as PT Lot 4-6 Strip C of Eddy Brothers Addition, Salida, Chaffee County Colorado.

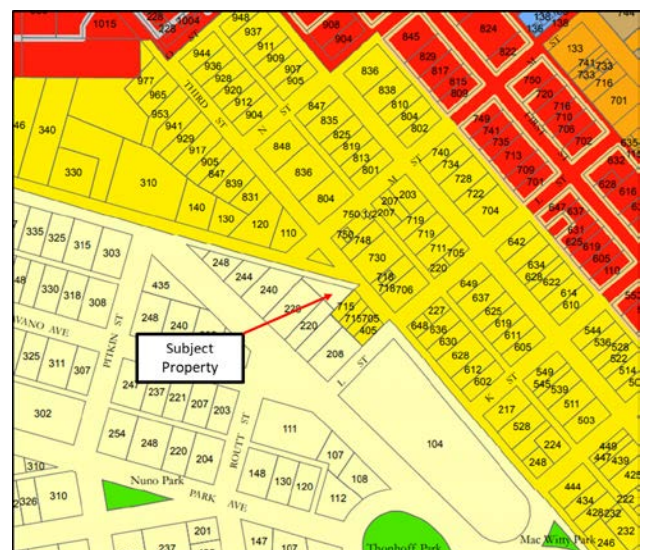
PROCESS:

An application for rezoning consists of a two-step process. The request is addressed by the Planning Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the zoning application to City Council. The Commission may also remand the application back to the applicant for further information or amendment. Council has final decision-making authority in such applications.

In its review of the application, the Commission shall focus on the long-term use of the property within the context of the City's Comprehensive Plan and current zoning for the property, as well as the surrounding area. Once the property is zoned, all of the uses permitted within the new zoning district are permitted as uses by right, not just what is proposed at the present time.



Vicinity Map



Zoning Map

OBSERVATIONS AND COMMENTS:

1. The City of Salida owns the subject parcel, as well as the smaller triangular-shaped parcel (zoned R-2) directly across E. Crestone Ave. Both parcels are vacant.
2. The properties immediately surrounding this parcel to the northwest, north, east, and southeast are located within the Medium-Density Residential (R-2) zone district. Properties to the west and south (on the mesa above) are zoned Single-Family Residential (R-1). The surrounding R-2-zoned areas are characterized by a mix of single-family residences, duplexes, and multi-family residences. The Chaffee County jail and office buildings are located a half-block to the southeast.



Looking south from W 3rd and M Streets at the subject property
(beyond the white stones)

3. The applicant, has also submitted a separate application requesting a right-of-way vacation for the portion of E. Crestone Ave between the two City-owned parcels, with the purpose of consolidating the two lots into a single development site. It should be emphasized, however, that the lot rezoning request is independent from the vacation of right-of-way request. The City of Salida has expressed interest in potentially making the site available for an affordable housing development and is working with the Chaffee Housing Trust (CHT) towards that end, per the guidance of the Comprehensive Plan and the Salida Strategic Housing Plan. A copy of CHT's latest conceptual site plan is attached to this report, for reference. However, no specific development is currently being proposed, nor does approval of this rezoning request guarantee any sort of transfer of property.

REVIEW AGENCY COMMENTS:

Finance Department – Aimee Tihonovich/Renee Thonoff – No concerns from a financial impact. Upon development, System Development Fees for water and sewer are required. The City of Salida charges these fees per unit.

Fire Department – Chief Doug Bess – No Comment.

Police Department – Russ Johnson – No Comment

Public Works – David Lady -- No Comment.

Utilities – (No comments received in time for publishing of staff report and packet. Any comments received by the meeting will be presented in person by staff)

REVIEW STANDARDS FOR MAP AMENDMENTS:

1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.

- The Comprehensive Plan's Policy LU&G-I.1 states that "New development within the city shall make the most appropriate use of the land using design standards that enhance and complement the historic built environment of the city." The accompanying Action Item LU&G-I. 1.a. specifically directs the City to: "Amend Salida's Land Use Code and Zoning Map to advance the objectives of this plan and consider appropriate zoning designations, densities and overlays that utilize setbacks and promote the traditional historic built environment."
- Rezoning this property from its current Single-Family Residential (R-1) status to Medium-Density Residential (R-2) will advance the objectives of the Comprehensive Plan by making the zoning of this parcel consistent with surrounding R-2-zoned parcels to the north, east, and southeast. A look at the City's Zoning Map shows the subject parcel surrounded on three sides by other properties zoned R-2 along W. Third Street. This parcel is very similar to the surrounding R-2-zoned parcels insofar as its size, topographical location (on the slope below Crestone Mesa) and accessibility to E. Crestone Avenue, W. Third Street, and M Street. It is distinct from the R-1-zoned properties immediately to the west due to its location below the mesa and its lack of access to Crestone Ave.
- Policy LU&G-I.2 states that "Infill and redevelopment should be encouraged and will advance the objectives of this plan."
- Rezoning this property from R-1 to R-2 would further encourage infill and redevelopment, thereby advancing the objectives of the Comprehensive Plan.
- Policy H-I.1 also directs the City to "Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles."
- As further discussed in Standard #2 below, rezoning the subject property to Medium-Density Residential (R-2) would allow for a greater variety of potential housing types on the property, all of which would be comparable to other housing types already seen in the immediate vicinity (i.e. single-family, duplex, etc.).

Given the policy directions cited above, staff finds that the request is consistent with the Comprehensive Plan.

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 Sec. 16-4-70(2), "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 may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.”

Staff finds that the proposed amendment is consistent with the purpose of the R-2 zone district, as the intent is to result in a lot that could provide a greater variety of potential housing and density—such as those which already exist on the adjacent lots to the southeast, lots across W. Third St., and other locations less than a block away.

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

- As mentioned before and shown in the zoning map provided above, the subject property is bordered by Medium-Density Residential (R-2) zoned properties to the northwest, north, east, and southeast. Single-Family Residential (R-1) properties are located to the west and south, primarily on the mesa. The parcel is most similar both topographically and geographically to R-2-zoned parcels insofar as it is below Crestone Mesa and very accessible to E. Crestone Avenue, W. 3rd Street, and M Street. The Salida Land Use Map from 1963 (portion attached to this report) took into account the topographical distinction of properties in this area and had designated the portion below Crestone Mesa, along W. Third St. between L and O Streets as “Multi-Family Residence (R-3).”
- The uses afforded by the proposed rezoning would include the same types of development that are seen on other R-2-zoned lots within a block radius of the subject property, including a mixture of single-family, duplexes, and multi-family residences. There are single-family condominiums directly across W. Third St. (at the corner of M St), and duplex condos/buildings immediately to the southeast on both sides of W. Third Street. Multi-family residences also exist less than a block away near the intersection of E. Crestone and Crestone Avenues (see map below).



View of duplex buildings immediately southeast of the subject property (view looking northwest)

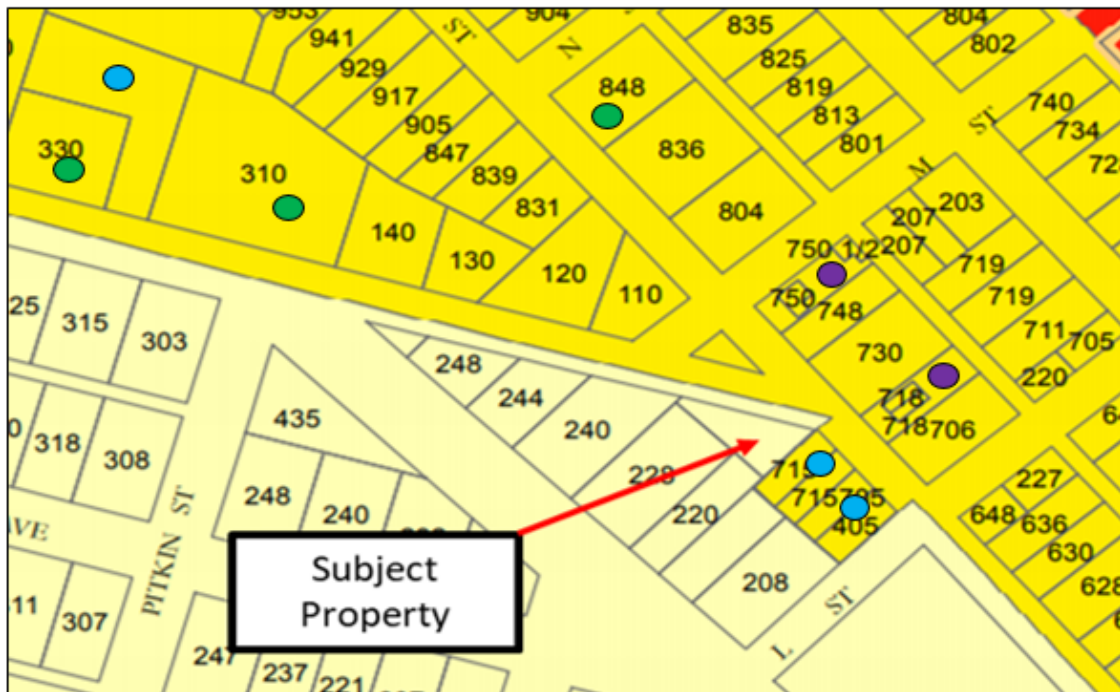


View of duplex building immediately east of the subject property, across W. Third St.



View of single-family homes immediately across E. Crestone Ave & W. Third St. from the subject property
(view looking northeast)

Dwelling Types in Surrounding R-2 Zone District



- Duplexes
- Condominiums
- Multi-family apartments
- (Remainder are single-family dwellings)

- Though there is no formal agreement between parties, nor has any specific development been officially proposed, the City of Salida is in discussions with the Chaffee Housing Trust (CHT) to determine the feasibility of an affordable housing project in this location. The most recent conceptual plan provided by CHT envisions a development on the subject lot and the other City-owned lot to the north, as well as the portion of E. Crestone Ave. in between (which would be dependent upon a vacation of that portion of right-of-way, separate from this application). The conceptual plan included at the end of this report shows a mix of three single-family homes (one with an attached ADU) and one duplex building spaced out similarly to homes directly across W. Third Street. CHT's concept elevations, also included, show homes that would mimic the surrounding roof styles and that would address W. Third Street in a manner similar to other homes on the block. Any such development would also require a future Limited Impact Review process that is separate from this application.

Staff finds that the development permitted by the proposed amendment to Medium-Density Residential (R-2) zoning shall be compatible with surrounding zone districts, land uses and neighborhood character.

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 subject parcel has over time become surrounded on most sides by R-2-zoned lots. The lots immediately to the southeast of the subject parcel (Lots 3 & 4 of the Chavez Minor Subdivision) were created via subdivision in 2006 and approved for a rezoning from Single-Family Residential (R-1) to Medium-Density Residential (R-2) that same year (see attached below). The subject parcel, along with the other smaller City-owned parcel across E. Crestone Ave. share much in common with those adjacent lots that were rezoned to R-2, including topography and access to W. Third St. Through the years, these neighboring lots, as well as several other lots in the vicinity, have developed with a variety of homes that reflect the development standards of the R-2 zone district.

Staff finds that the conditions affecting the subject parcel or the surrounding neighborhood have changed, both via nearby rezonings and the nature of surrounding neighborhood development.

RECOMMENDED FINDINGS:

That the application is in compliance with the review standards for map amendments.

RECOMMENDED ACTION:

Based upon the observations, review standards, and findings outlined above, staff recommends the following:

That the Commission recommend approval of the application to rezone the subject property from Single-Family Residential (R-1) to Medium-Density Residential (R-2) to City Council.

RECOMMENDED MOTION:

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

Attachments: Application

Topographical survey of subject property and area

1963 Zoning Map section and legend showing R-1/R-3 distinction

Conceptual site plan for potential future CHT development

Conceptual elevations for potential future CHT development

Staff Report and plat for adjacent Chavez Rezoning

Comments from 03/04/20 neighborhood meeting hosted by City and CHT

Proof of Publication

Public Comment Letters

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Street between D & E. \$1600.

Wanted to buy: small
camper trailer for our
boys, less than 20 ft.

Julie 719-395-2058.



Legal Notice

CPAXLP

PUBLIC NOTICE
REQUEST FOR PROPOSALS
FIRE STATION #4 RENOVATION
A PUBLIC WORKS CONSTRUCTION
PROJECT

The CHAFFEE COUNTY FIRE PROTECTION DISTRICT, a political subdivision of the State of Colorado, is soliciting proposals from qualified firms to perform the following construction services: renovation of Fire Station #4 located at 50 La Plata Street, Poncha Springs, Colorado 81242. This is a Guaranteed Maximum Price public works project.

A copy of the Request for Proposals may be obtained by emailing Chief Robert Bertram at RBertram@ChaffeeCountyFire.org or on the Fire District's website at www.chaffeecountyfire.org. Proposals must be received by the District before 5 p.m. MST on July 1, 2020 at the District's administrative office. Proposals received after the submission deadline will not be considered.

CHAFFEE COUNTY FIRE PROTECTION DISTRICT

By: /s/

Robert Bertram, Fire Chief
Published in The Mountain Mail June 5, 8,
9, 10, 11 and 12, 2020

PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS
BEFORE THE PLANNING COMMISSION
AND CITY COUNCIL FOR THE CITY
OF SALIDA CONCERNING A MAJOR
IMPACT REVIEW APPLICATION FOR
THE PROPOSED CONFLUENT PARK
SUBDIVISION

TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE that on June 22, 2020 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding an application submitted by and on behalf of Confluent Park, LLC, for the property including approximately 10.5 acres located at the northeast corner of the intersection of Vandaveer Ranch Road and Highway 50. The legal description is Lots 3 and 4 of the Confluent Park Minor Subdivision as recorded at Reception Number 456722 of the Chaffee County Recorder's Office.

The applicant wishes to subdivide the property in accordance with the recently approved Planned Development which has the underlying districts of Residential Mixed-Use District (RMU); Commercial District (C-1); and High Density Residential District (R-3) into approximately 37 lots.

If a recommendation is made by the Planning Commission at the above public hearing, it shall be forwarded to the City Council for an online public hearing on July 7 at 6:00 p.m. at the following link: <https://attendee.gotowebinar.com/register/8402368210594753549>

Currently it is expected interested persons may attend the public hearing in person, abiding by social distancing standards, or by attending the above online meetings. Public comment will be solicited and received in one or both formats. Further information on the application may be obtained from the Community Development Department, (719) 530-2631. To review the City's social distancing policy and other regulations, please visit <https://cityofsalida.com/covid-19info/>
Published in The Mountain Mail June 5, 2020

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION FOR THE
CITY OF SALIDA CONCERNING
A RIGHT OF WAY VACATION AND
REZONING APPLICATION

TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE: that on June 22nd, 2020 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, Salida, Colorado to vacate a portion of a street known as East Crestone Avenue located within Strip C of Eddy Brothers Addition (between M and 3rd Streets) and to rezone the parcel known as Part Lot 4-6 Strip C of Eddy Brothers Addition, Salida from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential). The complete legal description is available at City Hall.

The general purpose of the applications is to consolidate existing City-owned properties on either side of the vacated right-of-way and result in a parcel that may be developed in accordance with the development standards of the R-2 district. Planning Commission will make a formal recommendation to City Council regarding the applications. A subsequent approval request will be required in order to construct up to six affordable housing units. Currently it is expected that interested individuals will be able to attend the public hearing in person (abiding by social distancing standards) or they may join the hearing via GoToWebinar at: <https://attendee.gotowebinar.com/rt/1909092342220683277>. Public comment is expected to be accepted in either format or via email ahead of time. Please submit email comments to bill.almquist@cityofsalida.com by 12:00pm on June 22nd. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2634. To review the City's social distancing policy and other regulations, please visit <https://cityofsalida.com/covid-19info/>.
Published in The Mountain Mail June 5, 2020

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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)

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

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

A. Applicant Information

Name of Applicant: Chaffee Housing Trust - Read McCulloch / City of Salida

Mailing Address: PO Box 692, Buena Vista, CO 81211

Telephone Number: (719) 239-1199

FAX: _____

Email Address: read@chaffeehousing.org

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: M & 3rd

Street Address: Intersection of East Crestone, M St., and 3rd St., Salida

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

PT LOT 4-6 STRIP C EDDY BROTHER ADD

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: 2/6/2020

Signature of property owner: [Signature for Drew Nelson] Date: 2/1/2020



CHAFFEE HOUSING TRUST
A Commitment to Community

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

Bill Almquist, Planner
Community Development Department
City of Salida
448 East First Street, #112
Salida, CO 81201

Bill,

The Chaffee Housing Trust (CHT) is submitting the enclosed application for the rezoning of the City owned lot at the intersection of M Street and 3rd Street.

The purpose of this application is to request rezoning of the parcel legally described as PT Lot 4-6 Strip C of Eddy Brothers Addition, Salida from R-1 to R-2 (consistent with adjacent zoning to the north, east, and southeast) for the purpose of developing affordable housing on a parcel created through the proposed vacation of E. Crestone Avenue. Per Article IV of the Building Code, Section 16-4-210:

- The parcel PT Lot 4-6 is zoned R-1. The parcel PT Lot 6 is zoned R-2. The former parcel should be R-2 to conform with the adjacent lots to the NW and SE along 3rd Street, as well as those across 3rd Street. The adjacent lots to the SW have frontage on Crestone Ave, on the mesa, are zoned R-1.
- Survey of both lots and Assessors maps are enclosed in this application.
- The current uses of the two parcels are vacant land except for E. Crestone Ave. that runs between them. The rest of both parcels are vacant land. All adjacent properties are developed with residential homes.
- The intended future use of the joined parcels is to provide affordable housing, targeting households earning 80% of Area Median Income or less for home ownership, conforming to the allowable uses in R-2 zones. The property will be developed as soon as possible, given building process and weather conditions. The change of PT Lot 4-6 from R-1 to R-2 is so that it conforms with adjacent properties along 3rd St.



- The proposal conforms with the Comprehensive Plan in several ways, as it state the "allocation of City-owned lands for affordable housing projects" as one of the efforts the City may include to the address the affordable housing issue (p.6-2), and implementation of measure #9 from the Strategic Plan states that "the City should provide direct support for the Housing Trust" (p.6-4). See application for Major Impact Review, section 1, for additional information to support conforming with the Comprehensive Plan.
- The proposed use of the parcel is consistent with the surrounding zone district and uses: residential housing, and is consistent with surrounding zoning, land uses, and neighborhood character.

Cordially,



Read McCulloch
Executive Director





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

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

- ☒ 1. A General Development Agreement completed.
- ☒ 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.
- ☒ 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 notarized affidavits for proof of posting the public notice.

☐ 7. 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).

- ☐ 8. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);
- ☐ 9. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
- ☐ 10. 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 drainage ways 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;

- ☐ 12. 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.

Per the 2013 Salida Comprehensive Plan, page 3-6, Zoning Districts, it states, "An appropriate range of housing types will be available to serve the varied lifestyles, ages, and income levels of residents." On page 4-6 it states, "...the vision for the City of Salida to be a place that is affordable for multi-generational population to live, work, play and raise a family. Planning ... will allow the city to be proactive in creating opportunities for current and future residents to remain in the community." Page 6-1, "The existing pattern of a mixture of housing types, family sizes and incomes in Salida neighborhoods is integral to the character of the community. Decent housing should be attainable by all citizens of Salida whether to rent or to own. Affordable housing has been a growing concern in recent years as the increase in housing costs has outpaced wage increases. While Salida may seem to some like an affordable alternative to other Colorado resort communities, rising housing costs have put pressure on local residents to live outside of the municipality, live in sub standard housing or leave the community. Ensuring diverse housing opportunities are available will enhance and support the city's economic and social diversity, and help maintain the sense of community. . . The city recognizes that the cost of infrastructure per household is reduced as density increases and dense housing should be encouraged" On page 6-2, it states, "Salida is not a city of gated communities or income defined neighborhoods. The city was built with functional neighborhoods constructed with a variety of home sizes, styles and income levels. Small multifamily structures were integrated into neighborhoods of large and small single-family homes providing neighborhoods which housed a variety of household sizes and incomes. The diversity of housing types drives the integrated feel of the neighborhoods in Salida and this quality is highly valued." On page 6-6, "Policy H-I.1 – Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles." Page 6-2 states, "The possibility exists for the city to...provid(e) meaningful incentives to developers that provide affordable housing. Other efforts from the city could include the possible allocation of city owned lands for affordable housing projects or offering reduced fees associated with the cost of developing affordable housing." On page 6-4 it states, "Adoption of the Strategic Plan was followed closely by the creation of the Chaffee Housing Trust ("Housing Trust"), a community land trust. Implementation measure #9 from the Strategic Plan states that the city should provide direct support for the Housing Trust.

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 new parcel should be zoned R-2 similar to the neighboring properties. Properties adjacent to the proposed lot to the northwest, northeast, and southeast are all zoned R-2. All these properties lie at a lower elevation than properties to the southwest, which lie on a mesa this is higher than rooftops to the northeast. This topographical distinction reflects the change in zoning from R-2 to R-1 for parcels that are on top of the mesa. The resulting parcel (including the vacated right of way) will meet all standards pertinent to R-2. Right of Way vacation will conform to all applicable codes.

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

At the time of development application, the CHT will provide all necessary parking, landscaping, and sign improvements as requested by the City of Salida, and that result from the pre-development public process.

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

The proposed use, residential housing, conforms with all neighboring property uses and zoning. As stated in #2 above, the parcel should be zoned R-2 to be compatible with adjacent properties. This project will fill a spatial gap created by the intersection of three streets. Construction of housing on the newly created parcel will create a continuous frontage of housing along the south side of 3rd Street, joining the frontage of the homes to the southeast. Refer to the responses to question #1 regarding the appropriateness of affordable housing on this site.

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

The operating characteristics, residential use, will not have an impact on neighboring properties. Residents of the future homes created on this lot will be similar to the majority of Salida residents, i.e. regular working families with steady incomes who can responsibly make payments on a mortgage or rent. Per the Community Land Trust model, the CHT will retain ownership to the underlying land, selling or renting the improvements (homes) to qualified county residents. Lease agreements will include provisions for the CHT to respond to any issues of nuisance. Residents may be evicted for failure to comply with lease agreements including nuisance, failure to maintain their residence, or non-compliance with condominium owners association rules and regulations. The CHT will also have the right to remedy any nuisance or failure to maintain the property. These provisions exceed existing provisions for neighboring properties, making the CHT property less likely to be a nuisance than those adjacent or in the neighborhood.

- 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.

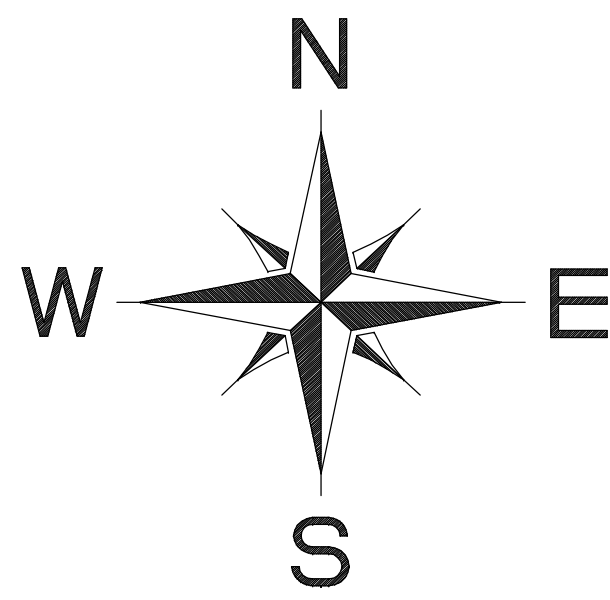
Water and sewer access, as well as electricity, are available on site or adjacent to the site. Access to the existing sewer line that runs down E. Crestone Ave will be ensured by a minimum 20' easement, and no structures will be placed within that easement so that the sewer may be maintained for public benefit, accessible for any future maintenance or repair.

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

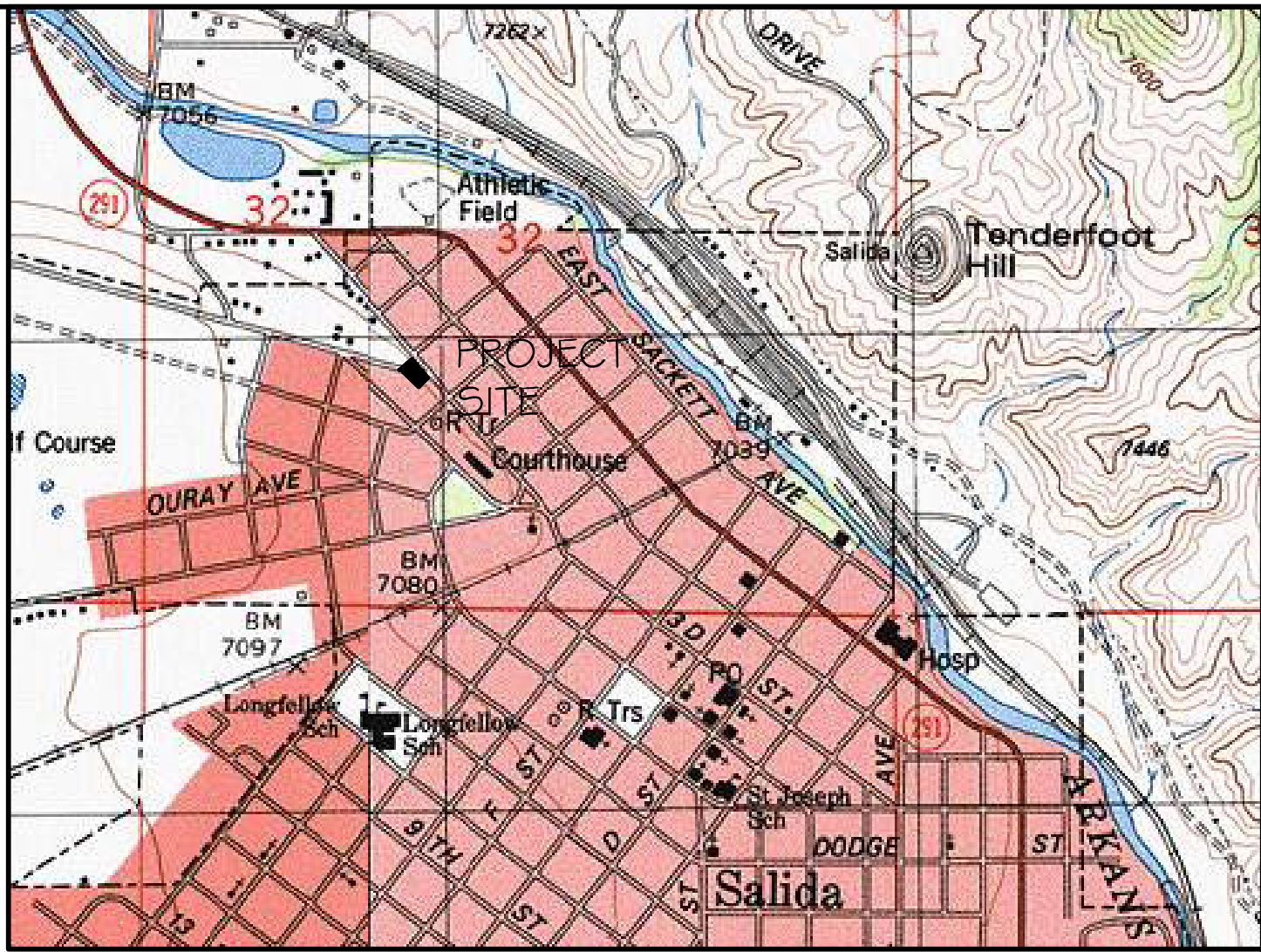
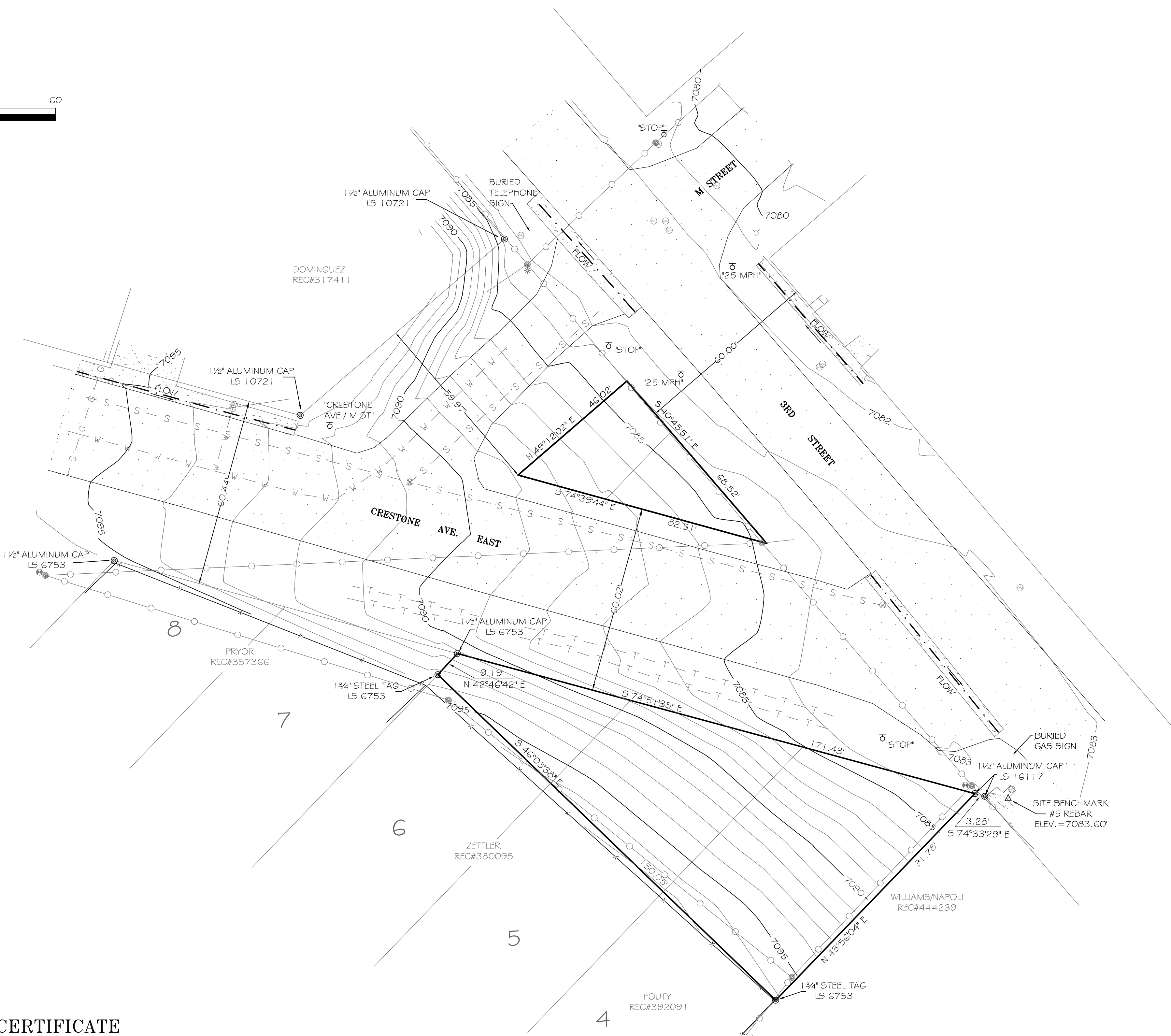
The use will improve the characteristics of the neighborhood by making use of space consumed by redundant streets, currently covered with asphalt or left as neglected and unattended open space. The addition of landscaping and the planting of trees on site will improve the environmental and aesthetic aspects of the site.

CITY OF SALIDA TOPOGRAPHIC SURVEY

3RD STREET AND "M" STREET
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



SCALE
1" = 20'



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND MONUMENT AS NOTED
- SET BENCHMARK
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- WELL
- WATER VALVE
- WATER METER
- POWER POLE
- LIGHT POLE
- SEWER MAN HOLE
- STREET SIGN
- OVERHEAD UTILITY
- CONCRETE
- FENCE
- UNDERGROUND GAS
- UNDERGROUND SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER

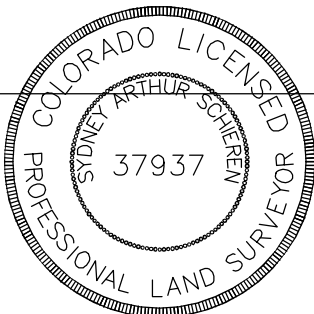
GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTHERN RIGHT-OF-WAY OF CRESTONE AVE. EAST BETWEEN A 1 1/2" ALUMINUM CAP STAMPED "LS 6753" AND A 1 1/2" ALUMINUM CAP STAMPED "LS 16117" HAVING A BEARING OF SOUTH 74°51'35" EAST.
- 2) ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD88.
- 3) CONTOUR INTERVAL = 1'
- 4) SITE BENCHMARK IS A #5 REBAR SET NEAR THE SIDEWALK ON THE SOUTH-EASTERLY CORNER OF THE SUBJECT PROPERTY HAVING AN ELEVATION OF 7083.60'
- 5) FIELD WORK PERFORMED ON NOVEMBER 18 & DECEMBER 12, 2019.
- 6) UNDERGROUND UTILITIES SHOWN AS MARKED BY OTHERS. LANDMARK SURVEYING & MAPPING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF UNDERGROUND UTILITIES DEPICTED HEREON.

LAND SURVEYOR'S CERTIFICATE

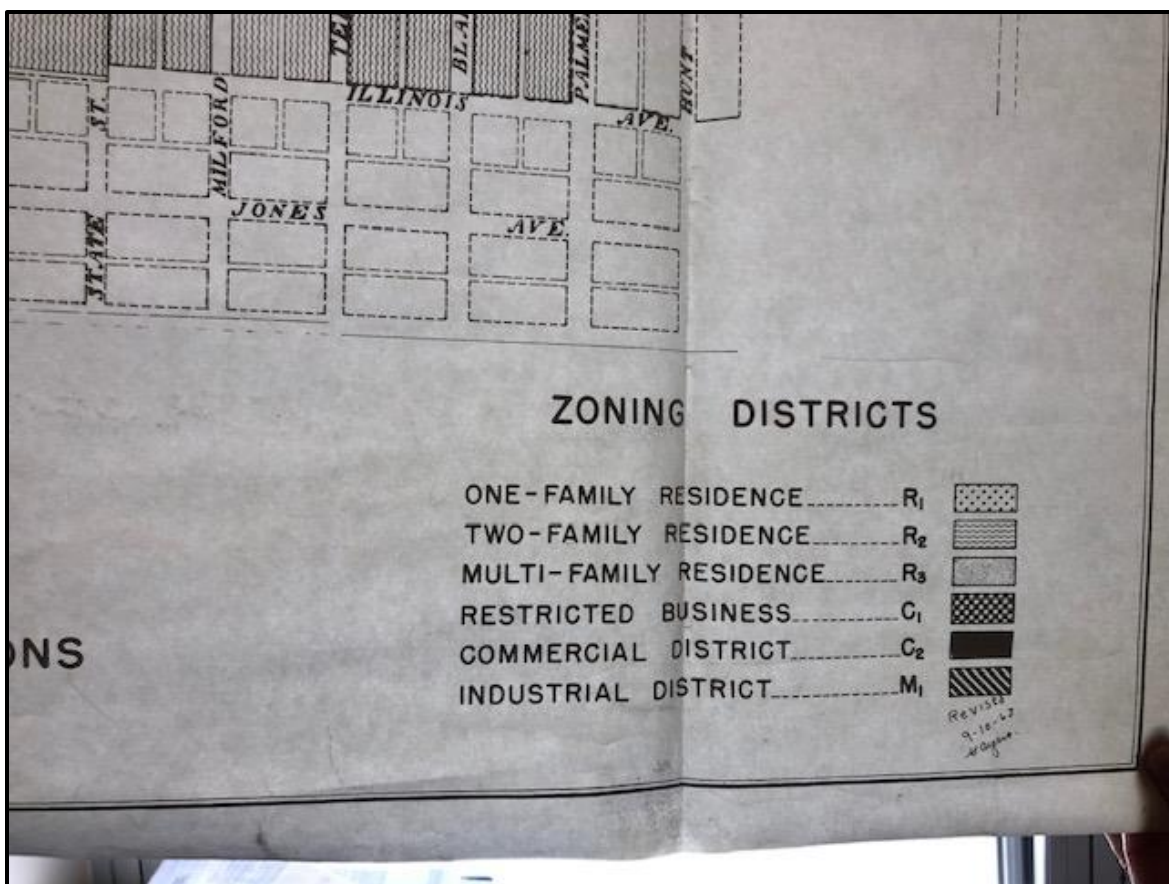
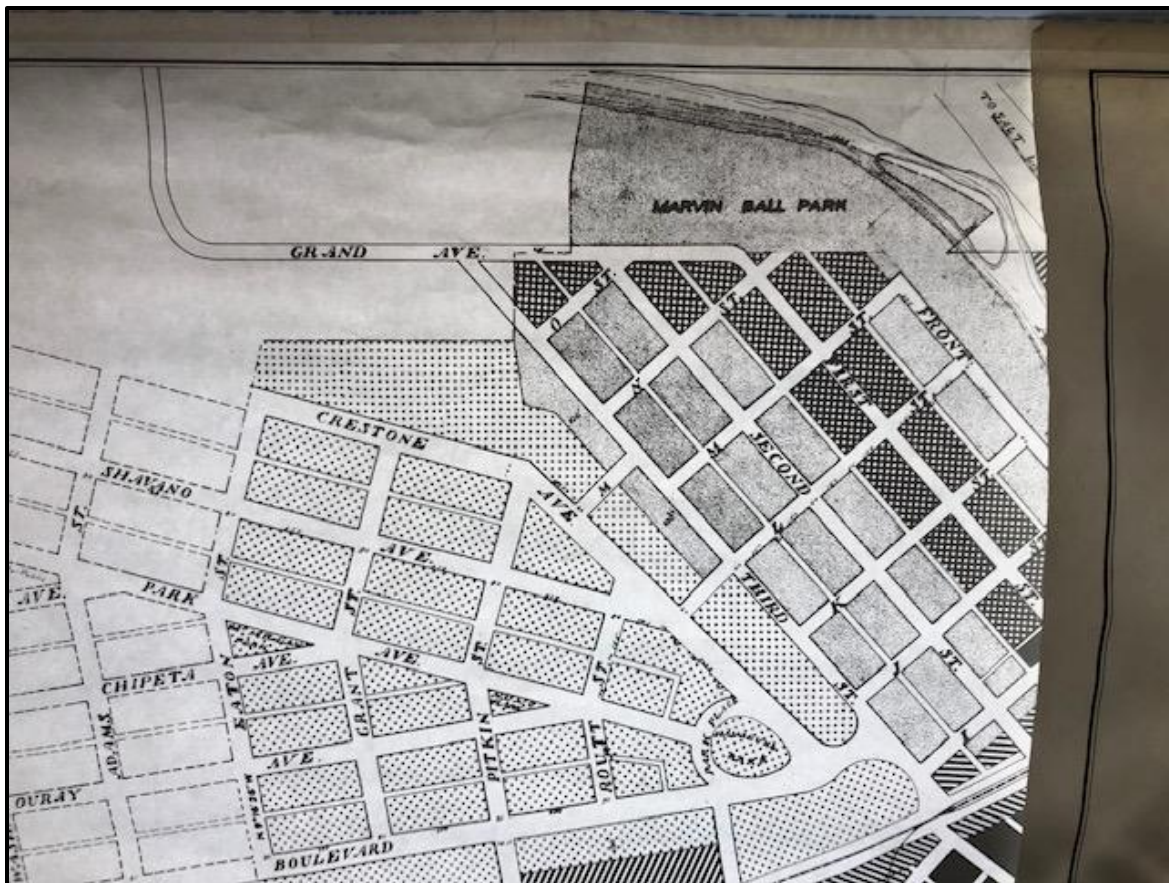
I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



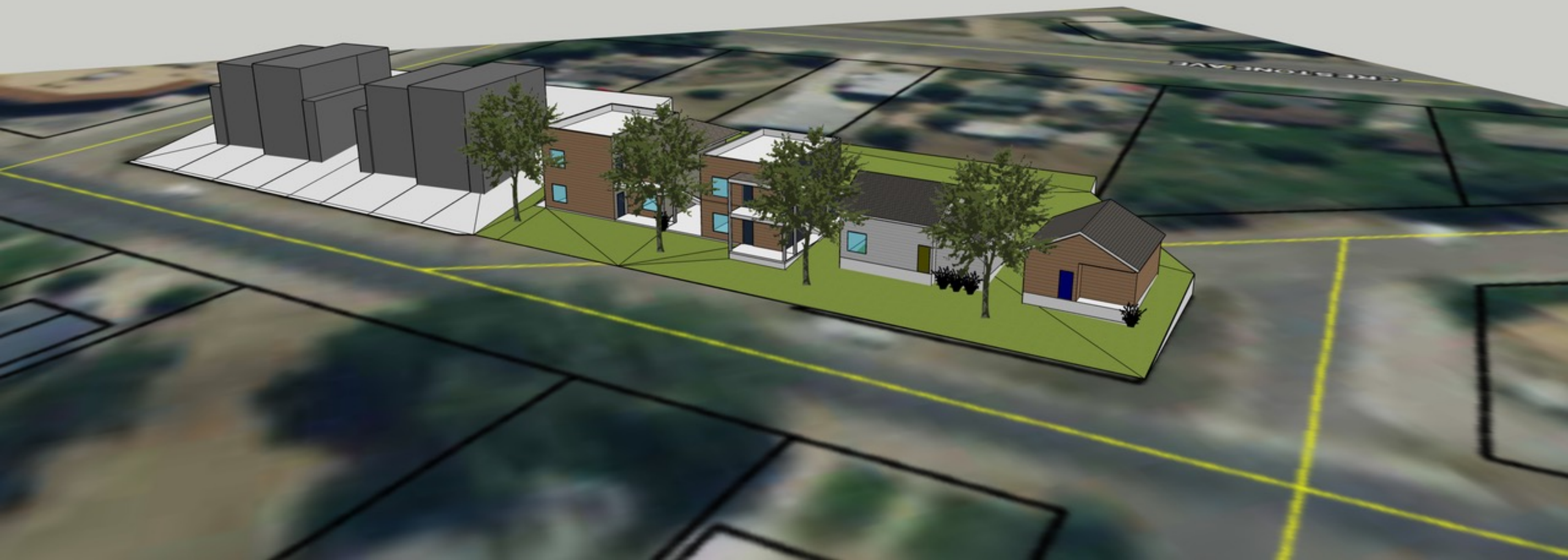
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT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

REVISED: DECEMBER 12, 2019	CITY OF SALIDA TOPOGRAPHIC SURVEY 3RD STREET AND "M" STREET CITY OF SALIDA CHAFFEE COUNTY, COLORADO
JOB # 19242	LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO. 81201 Ph 719.539.4021 FAX 719.539.4031
DATE: NOVEMBER 19, 2019	
SHEET 1 OF 1	



Conceptual Site Plan for Affordable Housing Development







STAFF REPORT

MEETING DATE: November 28, 2006

AGENDA ITEM TITLE: Chavez Rezoning, Lots 3 & 4, Chavez Minor Subdivision

AGENDA SECTION: Public Hearing

REQUEST:

The request is to rezone the subject property from Single-Family Residential (R-1) to Medium Density Residential (R-2).

APPLICANT:

The applicants are George and Inez Chavez, 208 Crestone Avenue, Salida, CO 81201.

LOCATION:

The subject property described as Lots 3 & 4, Chavez Minor Subdivision. The lots are located at the intersection of Third and 'L' Streets.

PROCESS:

An application for rezoning consists of a two-step process. The request is addressed by the Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the zoning application to City Council. The Commission may also remand the application back to the applicant for further information or amendment. Council has final decision-making authority in such applications.

In its review of the application, the Commission shall focus on the long term use of the property within the context of the City's Comprehensive Plan and current zoning for the property, as well as the surrounding area. Once the property is zoned, all of the uses permitted within the new zoning district are permitted as uses by right, not just what is proposed at the present time.

OBSERVATIONS:

1. The property has recently been replatted to create the four lots of the Chavez Minor Subdivision. Lots 1 and 2 are located along Crestone Avenue. The two subject lots share a rear yard with Lots 1 and 2 and there is a significant grade change from the rear of Lots 1 and 2 down to Third Street and Lots 3 and 4.
2. The purpose of the 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.

3. The two lots are each approximately 8,000 square feet in area. In the R-1 zone the only type of housing permitted is single family homes and accessory units. In the R-1 each of these lots could have two units; either a single-family home with an accessory unit or two single family homes as a conditional use. With the R-2 zoning each lot would still be limited to two units of density, but they could be developed as duplexes in addition to the above housing types.
4. The surrounding area along Third Street is zoned R-2 and has been developed consistent with that zone district designation. Across 'L' Street is the county jail and courthouse complex.

REVIEW STANDARDS FOR MAP AMENDMENTS (Section 16-13-60):

1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.

Applicant's Response: The request is to rezone Lots 3 & 4, also known as 208 Crestone Ave. This parcel is located on a steep slope facing the 700 block of 3rd and "L".

- The purpose of the Land Use Plan within the Comprehensive Plan is to specify locations in and around Salida where various land uses and intensities of use will be encouraged. The Plan indicates the subject property to be Medium Density Residential. The R-2 zone is consistent with Medium Density Residential.

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.

Applicant's Response: Presently, this property is zoned R-1. However, the area is more compatible to the surrounding area zoned R-2. Directly to the east of the property is the new county jail. Across 3rd Street and to the west the neighborhood is zoned R-2.

- The applicant is requesting a zone district designation of the subject property of Medium Density Residential (R-2). The purpose of the 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. Given the geography of the property, it is more associated with the nearby properties on Third Street than with the properties on Crestone that are zoned R-1 and should be developed in a way that is compatible with the Third Street neighborhood.

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.

Applicant's Response: The property in question is located next to the county jail. To the northwest of the property are smaller residential lots, an apartment, duplex dwelling, etc. The rezoning of the property from R-1 to R-2 would be conducive and compatible to the neighborhood.

- The zoning classification of R-2 is consistent with the zoning of adjacent properties along Third Street and would not be a detriment to the R-1 area along Crestone Avenue.

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.

Applicant's Response: *In recent years there have been many changes in the neighborhood in question. The immediate area is now comprised of the new county jail, new duplex dwellings, multi-family residences, smaller lots, etc.*

- This application is a result of the recent subdivision of the Chavez property which created the two lots in question that front on Third Street rather than Crestone Avenue. The geographic separation of the two streets effectively makes these new lots part of the Third Street neighborhood rather than the Crestone neighborhood. These two areas, though very close, do have distinctly different styles with smaller lots and some multi-family development in the Third Street neighborhood and mostly large single-family homes along Crestone Avenue.

RECOMMENDED FINDINGS:

1. That the application is in compliance with the review standards for map amendments because an R-2 zone district designation for this parcel implements the comprehensive plan and is compatible with zoning and use of nearby and neighboring properties.

RECOMMENDED ACTION:

Based upon the observations, review standards, and findings outlined above, staff recommends the following:

That the Commission recommends approval of the application to rezone the subject property from Single-Family Residential (R-1) to Medium Density Residential (R-2).

RECOMMENDED MOTION:

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

Attachments: Chavez Minor Subdivision Plat
Application

CHAVEZ MINOR SUBDIVISION

LOCATED IN
LOTS 1, 2 & 3, STRIP 'C', EDDY BROTHERS ADDITION

IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 2 OF 2

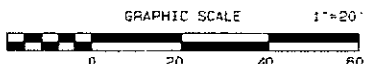
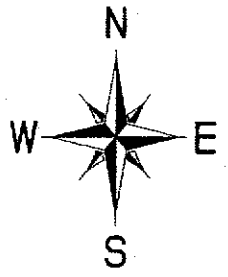
BLOCK 39

EAST CRESTONE AVENUE

EDDY BROTHERS ADDITION
STRIP C

THIRD STREET

STRIP B
CHAFFEE COUNTY
COURT HOUSE COMPLEX



DIRECTIONS ARE BASED ON THE BEARING S41°11'36"E BETWEEN RECOVERED REBAR CONTROL MONUMENTS AT THE INTERSECTION OF THE CENTERLINES OF FIRST & 'L' STREETS AND AT THE INTERSECTION OF THE CENTERLINES OF FIRST AND 'K' STREETS.

CONTOUR INTERVAL = 2 FEET
ELEVATIONS ARE ASSUMED

LEGEND:

- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED WITH LOT NUMBER AND '6753'.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED '6753'.
- DENOTES A WATER LINE.
- DENOTES A SANITARY SEWER LINE.
- DENOTES A WATER SHUT-OFF VALVE.
- DENOTES AN OVERHEAD ELECTRIC POWER LINE.
- DENOTES AN OVERHEAD TELEPHONE LINE.
- DENOTES AN OVERHEAD TELEVISION LINE.
- DENOTES APPROXIMATE LOCATION OF GAS LINE.
- DENOTES APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE.
- DENOTES A FENCE.

PROPERTY DESCRIPTION:

LOTS NO. 1, 2 AND 3, STRIP 'C', EDDY BROTHERS ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO.

OWNERS:

GEORGE A. & INEZ E. CHAVEZ
200 CRESTONE AVENUE
SALIDA, CO 81201

ZONING:

THE PROPERTY IS ZONED RESIDENTIAL 1 (R 1) AND NO CHANGE TO ZONING IS BEING REQUESTED.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST EXAMINE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE FIRST CLERKING FROM THE DATE OF THE SURVEYOR'S STATEMENT. IF YOU DO NOT EXAMINE THIS SURVEY WITHIN THE THREE YEAR PERIOD, YOU MAY LOSE YOUR RIGHT TO BRING A LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY.

SHEET 2 OF 2

CHAVEZ MINOR SUBDIVISION

LOCATED IN LOTS 1, 2 & 3, STRIP 'C', EDDY BROTHERS ADDITION TO SALIDA, CHAFFEE COUNTY, COLORADO

Job Number: J-06-001	HENDERSON LAND SURVEYING CO., INC.
DESIGNED BY: M.K.H.	P.O. BOX 812
DRAWN BY: THOD CAD	SALIDA, COLORADO
CHECKED BY: SBI, Pgs. 33-35 & 3244, Pgs. 43-44	DATE: 5/3/06
	DRAWING NO. L-06-23

Notes from 3/4/2020 Neighborhood Meeting at Scout Hut regarding E. Crestone AH project/site:

- Slow the process down
- CHT should pay for the survey that was done
- Make the property survey available to the public
- Concern about lowering property values
- Keep current property zoning
- Will there be new setbacks?
- What is the status of the CHT application?
- What precedent will be set by vacation and re-zoning?
- I question Salida's affordable housing survey (does 700 respondents represent a critical mass that is acceptable?)
- Is there any evidence of municipal workers leaving Salida because of being housing burdened?
- Why doesn't the project have rentals
- Historically, Salida has a mix of expensive and less expensive houses
- Get realtor input on how this project would affect current home values
- What would be the effect to changing traffic pattern by vacation of part of Crestone?
- Concern for impending recession & how this will affect the potential CHT buyer
- Why was lot not offered for public sale?
- Sample housing shown are generally objectionable to neighbors
- Concerns about affordability due to excavation requirements
- Tap fees for potential non-affordable housing will be lost under the CHT proposal
- Concerns about increased traffic and fast Sheriff's vehicles on emergency calls
- Are CHT's setbacks on this project the same as anyone else's?
- Would the ADU be income property for an affordable housing buyer?
- HOA fees? How would that affect affordability?
- Safety concerns due to increased traffic. 3rd Street is a corridor for traffic heading downtown.
- Traffic study?
- Project would drive traffic to Crestone & Grand Ave, both of which already have traffic issues
- Fire and Police route concerns
- Concern regarding neighbor's vehicle access and egress with work trucks
- Resident does not like the one-way street option for East Crestone
- Also concerns about the turnaround if bottom of E. Crestone is made into a cul-de-sac
- Residents at the meeting are unanimous in opposing CHT building on this lot
- What happens to M Street?
- Adjoining resident is upset that she didn't get the option to purchase the subject property as "backdoor" to her property
- Request to move Planning Commission date to April 27.



OFFICE OF HOUSING

PO Box 699
448 E. 1ST STREET, SUITE 225
SALIDA, CO 81201
PHONE (719) 530-2590
WWW.CHAFFEECOUNTY.ORG

Date: May 27, 2020

To: Salida City Council and Salida Planning Commission

CC: Salida Administrator, Drew Nelson
Salida Mayor, P.T. Wood
Salida Community Development Director, Glen VanNimwegen

Re: Support for Permanently Affordable Housing Project on East Crestone

Dear Esteemed Colleagues,

It has been a pleasure to serve the City of Salida and all of Chaffee County as the Director of the Office of Housing for the past two years, and I commend Salida's elected and appointed officials for the work you have done to increase the stock of affordable living units available to your residents.

As our community works together to navigate through the novel Coronavirus pandemic, it is becoming more apparent to many that housing insecurity in Chaffee County is very real, and that many of our residents are experiencing it for the first time – or for the first time in a long time. The Office of Housing and the Department of Human Services are seeing an increase in the number of requests for rent and deposit assistance, and advocates in the affordable housing industry are preparing to see a wave of relocations and evictions among low-income renters in the very near future. Therefore, the actions you are taking now to increase the availability of permanently affordable housing is more important than ever.

I applaud your creativity in identifying publicly owned locations where housing might be appropriate and seeking out partnerships to increase Salida's supply of permanently affordable housing. The City owned parcel on East Crestone Avenue near M Street would be very difficult to bring into productive use without the creative approach you are taking. The proposed

neighborhood improvements that could result from this plan, including eliminating confusing and unnecessary intersections and burying overhead powerlines, will benefit the entirety of the community. Those improvements will then allow the two city-owned parcels to be brought back into productive use, and through partnerships, will create permanently affordable housing.

One of the best features of Salida is it's inclusivity, and this location can be a prime example of integrating workforce housing into a rapidly increasing housing market. The homes that will potentially occupy that space will provide their residents with easy access to the Salida trail system, schools, grocery and other shopping, as well as the rich cultural environment downtown, while remaining permanently affordable.

The Office of Housing is poised to support this project in whatever capacity is appropriate, and I look forward to watching this collaboration unfold. I offer gratitude for the creative approach you are taking to encourage the creation of additional permanently affordable homes.

Respectfully,

Becky Gray
Director of Housing, Chaffe County
719-239-1398
bgray@chaffeecounty.org



E. Crestone public hearing comments

David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:08 AM

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

The city of Salida and Chaffee Housing Trust (CHT) are moving forward with their development plans of donating land to CHT (intersection of Third Street and East Crestone Avenue), vacating a section of East Crestone Avenue. The plan includes:

- Donating the land (section of East Crestone, section of M Street, and the two triangles of land) to CHT.
- Removing a section of the existing avenue (East Crestone Avenue, recently paved with new asphalt and street gutters – wasted taxpayer money).
- Creating one-way traffic flow on East Crestone and M Street (this will be Salida's only one-way street), which will end two-way access to homes on East Crestone Avenue and the Mesa.
- Reworking a section of West Third Street.
- Reworking M Street.
- Reworking East Crestone with a cul-de-sac (which will become a parking lot for the six proposed affordable/low-income units) on the newly vacated section of land that the city of Salida plans to donate to CHT.

CHT will also get reduced water tap fees, as per Salida's Planning Commission (Bill Almquist).

Estimate of what is being donated by the city of Salida to CHT for affordable homes at the East Crestone Avenue development site:

1. The land: \$350,000.
2. Street rework: \$150,000.
3. Reduced new water tap fees (normally \$17,000 per tap) for six units: \$51,000.
4. Moving of power lines: \$25,000.
5. The survey/platting of the land: \$3,000.
6. Time and labor of city of Salida Planning Commission, Public Works and street departments, bidding of the street rework, meetings, etc.: \$30,000.
7. Rezoning: \$10,000.
8. Sidewalks: \$20,000.

9. Property/building inspections: \$5,000.

Estimate of donation/giveaway: \$644,000.

Wow! This project is labeled as “affordable housing.” Affordable for whom? It’s affordable for the six lucky families (chosen by CHT) that will get to live there and receive assistance if they can’t make their house note. It becomes “affordable housing” because of the six-figure dollar donations.

I challenge City Treasurer Merrell Bergin to run the numbers and publish what the estimated dollar amounts are of this project and the current expenditures to current date.

CHT should withdraw their application to vacate and rezone East Crestone and West Third Street for “affordable housing.” The inclusionary ordinance provides for affordable housing in new developments and subdivisions.

And as a safety issue: West Third street is already a busy road. Don’t introduce 50 trips per day by the estimated 20 residents, six units and additional 12 cars onto this road.



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comments, cont'd

David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:12 AM

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

The city needs to answer/address the concerns of Nancy:

CHT, council owe explanation

May 20, 2020

Dear Editor:

In an April 9 letter, Willie Dominguez made a bold claim: Chaffee Housing Trust (CHT) built eight "affordable" units in the Two Rivers complex which were supposed to sell for \$170,000, but actually sold for \$266,800.

If true, this is a scandal. CHT made a deal with the developer and Salida officials. In lieu of building affordable housing themselves, the developer would deed this property to CHT to build affordable housing. Were these units then sold at market value, not as "affordable"? What is the truth?

In an Oct. 26, 2018, Ark Valley Voice article, CHT Executive Director Read McCulloch said this project is important because it's the first time a project like this has been created in rural Colorado. These units will be built and offered at 80 percent area median income – making home ownership possible for first-time homebuyers. "That means we have gotten concessions so that the homebuyer cost will be \$170,000." So, the promised \$170,000 price tag claim is true.

What about the sale price? A check of the Chaffee County assessor's website shows six of the eight units sold between April 12, 2019, and May 30, 2019, for \$266,800. (The other two were transferred to ownership of "Read McCulloch-director." Are they rentals?) Between the Oct. 26, 2018, statements by McCulloch and the first sale six months later, the sale price increased an astounding \$96,800 per unit.

Where is enforcement from the city of Salida? Was there any language in the contract forcing CHT to sell at the promised \$170K? Was it known the sale price would be promised at \$170K, then jacked up to \$266K just months later? Where did all that extra money go?

It might be a coincidence, but in the May 1 Mountain Mail McCulloch is quoted discussing the current city of Salida plan to give CHT land at Third and Crestone to build five "affordable units":

“He said development homebuyers’ current unit prices are around \$180,000. They were \$170,000 in 2019 and by the time construction possibly begins in 2021, prices could be as high as \$190,000, but they do not know yet.” Huh! He is still saying prices for his units were \$170K in 2019, even though this proved to be false.

CHT and Salida city government first promised us sun, moon and stars with the Salida Crossings development. After an expensive special election in September 2018, Salida Crossings was never built – and no one has ever explained why. The city and Mountain Mail have avoided this story like the proverbial plague.

The Two Rivers “affordable” units were sold at 157 percent of the promised price.

Now we’re supposed to trust CHT with free land at Third and Crestone?

It appears to me Chaffee Housing Trust operates less like a nonprofit and more like a development company. The only difference is the seed money and land are donated by taxpayers, and CHT reaps the reward. Both CHT and Salida City Council owe a thorough explanation.

Nancy Dominick,

Salida

Sent from [Mail](#) for Windows 10



Bill Almquist <bill.almquist@cityofsalida.com>

More E. Crestone public hearing comments

David Martin <dakotaw2k1@yahoo.com>

Wed, Jun 17, 2020 at 8:33 AM

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

The following needs to be made available to all parties participating in any E. Crestone hearings/meetings to ensure a fair and just decision is attained:

1. Any and all prior records of any and all costs associated with street repairs, roadwork, roadwork engineering, including any repaving for East Crestone Avenue within the last five years.
2. Any and all records, communications, reports, studies, related to landslide hazard, land slump, and appropriate mitigation of landslide and land slump hazards, and any and all associated cost of mitigation including but not limited to geotechnical studies, hazard insurance, retaining walls, etc.
3. Any and all cost projections associated with the leveling of the proposed site at East Crestone and West Third Street to create a level building site.
4. Any cost projections, estimates, communications, or other information related to construction of a retaining wall related to the proposed project at East Crestone and West Third Street. Any and all communications, reports, or other information related to obtaining hazard insurance to protect any and all structures from landslides or slump.
5. Copy of any geotechnical study of the proposed site at East Crestone and West Third Street, or any and all communications related to the stability or instability of the proposed site, and the need for a geotechnical study prior to any and all construction.
6. Any and all records of any vehicle or pedestrian accidents at or near the the proposed site at East Crestone and West Third Street. Any and all traffic studies, communications, reports, or other records describing or detailing pedestrian or vehicle accidents at or near the the proposed site at East Crestone and West Third Street or concerns related to the safety of this location.

7: Any and all records communicating with Chaffee County Sheriff department regarding traffic changes / impacts to East Crestone & West 3rd Street this housing project could impact.

8: Any and all records regarding wildlife studies.

9: Any and all records regarding why prior attempts by the City of Salida to develop this property was

terminated or abandoned.

10: All real costs a private citizen would pay for utilities to develop a residential site. (not reduced developer costs such as discounted water tap fees, Excel energy single source franchise fees, etc..).

11: Were any other potential developers of this project considered ?

12: Were other property offers to purchase this site considered current timeframe and through previous years ?

13: Labor hours/cost of all City personnel and costs incurred by the city including attorney fees, surveys, etc associated with the E. Crestone project.

May 18, 2020

Salida Mayor and City Council members:

Recent arguments related to the proposed affordable housing units located at Crestone and 3rd Streets have motivated me to share my perspective. Salidans have loudly voiced concerns about the need for housing for our teachers, medical support staff, firemen, cooks, waitresses, &..... The financial gulf between the rich and poor has widened, leaving many who now serve us on a daily basis with but one choice — to live miles from Salida where they are employed.

Salidans, we must not lose our blend of citizens — living next door to one another. This highly respected virtue is one of the most attractive traditions that Salida has cherished for generations. If we want to continue to enjoy the community spirit that makes Salida so attractive, we must share the space that is available with those who need it the most. All of us, citizens and tourists alike, demand services that require low wage employees who, unfortunately, cannot afford to live in “their” town.

When studying the city map, I smile at the peculiar design that has resulted from our forefathers decisions. There are numbered & lettered streets going east/west & north/south. Then there are assorted named streets that create abrupt angles, abutting the original ones. These intersections create interesting street junctures. Traversing the maze when multiple cars appear is challenging.

For safety reasons City Council and the Departments of Public Works and Police have redesigned a few of those intersections (Examples: along Teller at 5th/Park & 6th/C/Dodge). More “triangles” exist across our city, creating unnecessary traffic as well as snow-plowing problems. I consider these triangular footprints wasted use of space & encourage City Council to consider using more of the “triangles” for small affordable housing projects.

When I first heard of the possibility of redesigning the Crestone/3rd Street intersection, I was delighted. There is very little space left within Salida’s perimeter for housing development. This particular location is near downtown providing potential owners the opportunity to walk and/or bike to & from work so they don’t need duplicate vehicles.

Some citizens complain that the “city” has done little to meet our housing crisis. Now that they are considering assisting Chaffee Housing Trust with this project, citizens complain that the cost is coming out of their pockets. I must remind all of you that NO Salida citizen pays property taxes to support the Salida city government.

Sales tax is the only portion that goes directly to running Salida. That means that every person who spends money in Salida — Chaffee County citizens AND tourists — pay the exact same portion that Salida citizens pay to pave & plow our streets, maintain our parks & sidewalks, etc..... How privileged Salidans are to have all those folks contributing to the support of our city.

Older generations sometimes have a preoccupation with property rights at the expense of human rights. We will be remembered by how we treat one another while we are on this planet, not by what we accumulate nor the view from the property we own.

Eileen Rogers
Salida Citizen
1010 F Street
539-4040

----- Forwarded message -----

From: **Jane Ewing** <janeewing42@gmail.com>

Date: Fri, Mar 13, 2020 at 1:53 PM

Subject: West Third Street Neighborhood. Please forward to Bill Almquist.

To: <dan.shore@salidaelected.com>, <jane.templeton@salidaelected.com>, <justin.critelli@salidaelected.com>, <mike.pollock@salidaelected.com>, <harald.kasper@salidaelected.com>, <alisa.pappenfort@salidaelected.com>

West Third Street and East Crestone Avenue

Chaffee Land Trust Project

Jane Ewing 718 West Third Street Unit A

The construction of residential units on city owned property near the busy intersection on either side of East Crestone Avenue and West Third Street will result in a traffic safety issue. My concern, beyond that of the fiscal responsibility for the city to revamp streets and property, is safety.

The corridor of West Third Street and Crestone Avenue is used extensively by vehicles, pedestrians, and cyclists. This traffic is impacted by cars, vans, and trucks that are parked along the edge of the thoroughway. That added congestion is compounded by delivery trucks that daily weave around the parked vehicles, pause to leave mail and packages, and reenter the street. County sheriff cars travel this corridor, as well. There are no sidewalks nor is there a bike path here. This area is not a typical neighborhood, where homes often have single or double car garages, added parking spaces in driveways, and sidewalks to accommodate pedestrians. A traffic survey may reveal that the traffic is not heavy enough to cause a concern. The tally, though, does not consider the additional use I noted above. My understanding is that the proposed new units may or may not have even a single car garage or a driveway wide enough for a second vehicle. If there are five units, we can expect that each active resident would have one or two

vehicles that will leave and arrive multiple times each day onto and from the already well-used streets.

My issue with the planned development is the location and the impact it will cause by reconfiguring the land. Added vehicles here will raise the potential for accidents in this already chaotic traffic area. I send this notice as an alert, a caution, and a protest.

June 2020

Jane Ewing 718 W 3rd Street Unit A

West 3rd Street and East Crestone Avenue

When I see the parcel of land under consideration by the Chaffee Housing Trust (CHT) for reconfiguration to build affordable housing, it concerns me the number of added residents who would access W 3rd Street from their driveways. W 3rd Street is a thoroughfare already dangerously busy. My fear is not only for those who already travel on W 3rd Street, but for the future residents who will have no other way to leave home than to back directly onto the street. The CHT's plans that have been publicly shared reveal that there is inadequate, or at best minimal space, for a driveway or place to park one's car. I wonder if the CHT is taking into consideration the risk they will place on travelers using W 3rd Street, people who live on that street, and the future residents who will be housed in the planned units.

Editor, Mountain Mail June, 2020

West 3rd Street and East Crestone Avenue

I write to question the wisdom of the City Council's and Planning Department's consideration of giving away land in the 700 block of West Third Street to the Chaffee Housing Trust (CHT). If that happens, not only would the city of Salida accrue a large financial obligation by having to alter land, close a street, and relocate utilities, but it would allow the CHT to construct housing units that would exacerbate the already dangerous traffic flow along West 3rd Street, East Crestone, and M Streets. Should the City Council and Planning Department continue to pursue giving away the land in question to the CHT, I ask that they publicly list in detail the city's financial obligations to do so and their traffic study report.

Jane Ewing 718 West 3rd Street Unit A

Editor, Mountain Mail June, 2020

West Third Street and East Crestone Avenue

The construction of residential units on city owned property near the busy intersection on either side of East Crestone Avenue and West Third Street will result in a traffic safety issue. My concern, beyond that of the fiscal responsibility for the city to revamp streets and property, is safety.

The corridor of West Third Street and Crestone Avenue is used extensively by vehicles, pedestrians, and cyclists. This traffic is impacted by cars, vans, and trucks that are parked along the edge of the throughway. That added congestion is compounded by delivery trucks that daily weave around the parked vehicles, pause to leave mail and packages, and reenter the street. County sheriff cars travel this corridor, as well. There are no sidewalks nor is there a bike path here. This area is not a typical neighborhood, where homes often have single or double car garages, added parking spaces in driveways, and sidewalks to accommodate pedestrians. A traffic survey may reveal that the traffic is not heavy enough to cause a concern. The tally, though, does not consider the additional use I noted above. My understanding is that the proposed new units may or may not have even a single car garage or a driveway wide enough for a second vehicle. If there are five units, we can expect that each active resident would have one or two vehicles that will leave and arrive multiple times each day onto and from the already well-used streets.

My issue with the planned development is the location and the impact it will cause by reconfiguring the land. Added vehicles here will raise the potential for accidents in this already chaotic traffic area. I send this as an alert, a caution, and a protest.

Jane Ewing 718 West Third Street Unit A



Bill Almquist <bill.almquist@cityofsalida.com>

Building on crestone Ave

1 message

Jessica Mazzucca <jesshibbs44@yahoo.com>

Wed, Jun 10, 2020 at 11:03 AM

To: bill.almquist@cityofsalida.com

I cannot attend the meetings because I have children and my husband is out of town working but I am submitting my email opposing this project. it would be one thing if it was one or two homes but the fact that you want to shove six homes into such a small area is absolutely ridiculous. You have to realize that there is a home at the end of this hill that is going to be substantially smothered by this. I live three houses up from the bottom of the hill and I cannot fathom the idea of looking down the hill and having it blocked my view with six homes shoved into a small area. While I realize that our town is growing and we need affordable housing maybe we should consider the market as a whole and look at how expensive the smallest of homes are being sold for. Then maybe people can actually afford homes and not have to have small tiny homes shoved in one area. There is plenty of land in our town and county where these can be built elsewhere . You already have an extreme speeding issue in this town especially going up and down the hill and if there was a cul-de-sac at the end I only see it getting worse. Will any of the town cops sit at the end of the cul-de-sac and watch for speeding, I highly doubt it. Not to mention it's kind of seems like an artery road for many people- has the fire department been asked if they use this road during emergencies? And what it will affect if gone?? Or the other homes that sit directly on Crestone Avenue by the courthouse if there was an emergency then you only have one access route which is the front of the home instead of being able to access the back of the home. Because you're shoving six small houses into one are???. We are a very smart and bright community but this proposal is absolutely One of the worst ideas that our community has come up with. Please feel free to email me back or contact me via phone 719-239-0306.

Jessica Mazzucca

Sent from my iPhone



letter to P&Z

karen karnuta <karenkarnuta@gmail.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Thu, Apr 23, 2020 at 11:02 AM

Please get this to P&Z.
Karen

Karen Karnuta
(Owner) 750 W 3rd Street

To The Salida Planning Commission.

I am one of the closest neighbors, the front door of my property faces Third Street directly across from the vacant triangle of land.

I think this project will impact the neighborhood, and I think the density is high for the neighborhood. However, I support this project.

I read a letter in the paper that said it will be "only" five houses. While five units is a drop in the bucket for what our city needs, to the five families who will live there it means everything.

I know families who live in the Habitat houses, and families who live in the Housing Trust project in Two Rivers. The security, safety and comfort to these families makes all the difference. These families no longer have to worry about their rent going up, or having to move when their rental house is sold. Things many of us take for granted.

Because of the difference secure housing will make in these families lives, I support this project though I believe it is not a perfect project.

Karen Karnuta



another q on the crestone project

karen karnuta <karenkarnuta@gmail.com>

Thu, Apr 23, 2020 at 5:34 PM

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

thanks for passing that on. I am asking you to also give this letter stating the same thing to the P&Z board. The main thing is the testing, they may not need to be engineered depending on the results. As a builder in this neighborhood, I have a fair bit of experience with this sand and I would hate to see the foundations crack.
Thanks for your time answering all my questions today!

To the Salida Planning Commission --

This project will be a better built project if the soils are tested, and foundations engineered if required by the test results. As this is not a city requirement, I recommend it is added to the project approval as a requirement.

If you look at the house I own, 750 W 3rd, the foundation is good and the house has not moved in over a hundred years. If you look across M Street to the house on the other corner, that house has had significant movement and the foundation is cracked and the house (I have been inside) is more than 12" out of level. The two houses are about 80 feet apart and were likely built in a similar time period.

The sand underlying the project is very variable in its ability to support the weight of a house. It is quite different from the cobble (rocks and sand) that underly most of the construction in town.

Karen Karnuta

[Quoted text hidden]

SUPPORT THE AFFORDABLE HOUSING PROJECT AT 3RD AND M STREET IN SALIDA

Repeatedly, the citizens of Salida indicated in surveys that affordable housing is the #1 issue facing our community - not even close with any other issue raised in these surveys.

Findings of Housing Needs Assessment (2016), conducted at the request of Chaffee County, Salida, Poncha Springs, and BV, outline the monumental task in creating affordable housing. This assessment's findings are: 2,426 dwellings are needed, between the 60 – 120% area median income (AMI) to meet the current need. 889 dwellings in this same AMI range are needed to meet the future growth needs.

Understanding the need and hearing its citizens' housing concerns, Salida committed to assisting in the development of affordable housing. After considering all City-owned property, Salida determined that the property at 3rd and M Streets is the best location now for affordable housing construction. Part of this decision is based on the fact that this land is deemed not useable by the City of Salida for another purpose.

The Chaffee Housing Trust has been determined by the Salida as a good partner for the construction of affordable housing at 3rd and M. The CHT is a proven developer of affordable housing, having constructed the Old Stage Road Rowhouses (6 units sold and 2 units rented to Salida citizens at under 65% AMI). This project was done in partnership with Natural Habitats in the Two Rivers development, as part of Salida's inclusionary housing ordinance.

The CHT also partnered with Fading West, developer of The Farm community in Buena Vista, to purchase 7 dwellings, find qualified lower income buyers, support these buyers in becoming qualified for financing, and assisting them in closing. Currently, 3 buyers have closed on their new homes in The Farm. Another will close in June, 2020. Four other units will close to buyers between June and October, 2020. The mean AMI for these homes is 70%.

In all of the above instances, the CHT obtained grants for down payment assistance, assuring that these homes were made available at below-market prices and affordable to lower income buyers. Grants acquired by CHT to provide down-payment assistance to date have totaled \$230,000. All of these homes are legally protected, permanently-affordable homes in perpetuity to future buyers in the same AMI as the original buyers.

Who are the buyers/renters of these CHT-assisted affordable homes?

In Salida:

- construction worker for a local builder
- 12-year middle school teacher with family
- employee of Pure Greens
- emergency room hospital employee
- single-mom-employee of a local manufacturer with family
- local medical office administrator
- Columbine Manor employee
- Essential grocery store worker

In BV:

- first-year elementary school teacher
- Colorado Kayak Supply retail employee (closing in June)
- BV lumber yard employee
- BV Town employee.

The affordable housing at 3rd & M is in keeping with Salida's longtime tradition of diverse neighborhoods. I urge citizens to support this project.

Ken Matthews, Vice-President, Chaffee Housing Trust

Merrell Bergin
PO Box 868
Salida, CO 81201-0868
mberginco@gmail.com

June 18, 2020

Mr. Bill Almquist
Planner
City of Salida
448 East 1st Street
Salida, CO 81201

Re: Right of Way Vacation and Rezoning Application
East Crestone Avenue and Part Lot 4-6 Strip C of Eddy Brothers Addition
Planning Commission Public Hearing June 22, 2020

Mr. Almquist, Members of the Planning Commission:

I am writing in support of the proposed right of way vacation and rezoning application for the subject parcel. Beginning with the community meeting on March 4, 2020 at the Scout Hut, I have listened carefully to all sides of the proposed six-unit workforce housing development, to be built in the area of East Crestone Avenue, 3rd and M Streets. The proposal is a prime example of creative and forward thinking on the part of City Council, Economic Development staff, the Planning Commission, Chaffee Housing Trust and other community stakeholders committed to helping fill a small piece of Salida's critical housing gap. It makes a statement that the City will not rest until more opportunities for affordable housing exist, one small (but significant) project at a time.

As a downtown property owner and 16-year resident, I appreciate the desire for people to maximize and protect their interests. The City is doing just that. Vacating the right of way and consolidating the zoning of these unique parcels allows the City to actively achieve the highest and best use of its holdings. This is not for anyone's monetary gain, instead it merely exchanges raw dirt for the greater public good - for ALL Salidans. As it stands today, these parcels are not useful to anyone and the right of way only encourages motorists to cut through the residential area on their way elsewhere. How does that help anyone?

Are there challenges with this plan? Sure; if it were cookie-cutter easy, this project would have been done long ago. Planning and other City departments have put a lot of effort into finding solutions to make this **work**. The only area not fully addressed, that might need more attention is how to calm and redistribute vehicle traffic among West 3rd Street, Poncha Boulevard and Crestone Avenue, by the Courthouse. Careful and holistic planning for pedestrian, bicycle and vehicle traffic in the area should be done in any case. Traffic engineering, calming and enforcement solutions are well within our reach, making the entire area better and safer for all.

Beyond simple self-interests, dollars and cents I would urge all decision makers and the community at large to look at the [heartfelt stories of their neighbor's housing insecurities](#)

[that were presented on May 28 by The Chaffee County Housing + Health, Dinner and a Movie Series.](#) These are real people with real needs and it's in our power to make a difference.

In each of these personal stories, significant obstacles were overcome with creativity and just plain hard work. In each case, creative partnerships greatly improved people's lives and health, while the community as a whole benefits. The Planning Commission can help the City meet stated its goals for improving housing security through affordability, while increasing this area's property values and revitalizing a desirable in-town neighborhood overall.

An amazing amount of speculation, poor assumptions, fearmongering and wild financial estimates have already been put to the public, from a handful of abutting neighbors who favor their own interests rather than sharing in a sense of partnership with their neighbors and the larger community. This is not "win-lose", it is a win for all.

Tonight's public hearing and those that follow will bring out the real costs, facts and figures and should put to rest the "Not in My Backyard" fear factor being cast on this creative effort.

This hearing should conclude that the requests for vacation and rezoning meet existing safeguards and codes, are reasonable and proper. Granting these actions will move the project forward again for public comment and another hearing, with accurate costs and detailed plans. If technical issues are raised tonight, please make every effort to remediate them. I urge you vote "yes" and continue the process.

Merrell Bergin
Tel. 303-601-1785

VIA EMAIL to: bill.almquist@cityofsalida.com



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone Public hearing signs are non-compliant

Michelle Parmeter <mparmete@yahoo.com>

Thu, Jun 11, 2020 at 1:03 PM

Reply-To: "mparmete@yahoo.com" <mparmete@yahoo.com>

To: "bill.almquist@cityofsalida.com" <bill.almquist@cityofsalida.com>

Cc: "harald.kasper@salidaelected.com" <harald.kasper@salidaelected.com>, Mike Pollock <mike.pollock@salidaelected.com>, "dan.shore@salidaelected.com" <dan.shore@salidaelected.com>, "jane.templeton@salidaelected.com" <jane.templeton@salidaelected.com>, "justin.critelli@salidaelected.com" <justin.critelli@salidaelected.com>, "alisa.pappenfort@salidaelected.com" <alisa.pappenfort@salidaelected.com>, Glen Van Nimwegen <glen.vannimwegen@cityofsalida.com>, Nina Williams <nwilliams@mdbrlaw.com>, Drew Nelson <drew.nelson@cityofsalida.com>

One sign per property is required by code: "Notice shall be posted by the applicant on the subject property...."

There are 2 applications for 2 properties being discussed, rezoning E. CRESTONE property and vacation. E. CRESTONE property that is going to be rezoned did not meet 15 day and applicant placement requirement plus full disclosure. The 3rd W Public notice did not meet full disclosure requirement.

Sent from Yahoo Mail on Android

On Thu, Jun 11, 2020 at 12:48 PM, Bill Almquist <bill.almquist@cityofsalida.com> wrote:

For reference, I am attaching photos showing that the site was posted in multiple locations (only one location is required by the Code) on Friday, June 5th. I am also attaching a photo of the replacement notice that I constructed at the corner of W. 3rd and E. Crestone Ave. on Monday, June 8th, after I learned that the postings had blown off in Saturday's "derecho." I also attempted to re-secure one of the other notices to the stop sign, but it appears that sign fell down again. The sign at the corner of W. 3rd and E. Crestone Ave. remains.

On Thu, Jun 11, 2020 at 12:03 PM Michelle Parmeter <mparmete@yahoo.com> wrote:

The city's lack of transparency is appalling with respect to E Crestone vacation and adjoining property rezoning and it is a travesty of civil and fair government. The public hearing signs for the applications to rezone and vacate are non-compliant to meet the 22 Jun Public Hearing.

The sign on E. Crestone (attached) was blown away last Saturday lasting less than 20 hours. It was replaced by Bill at 345 pm on Monday and was promptly blown up the street by wind. It was placed in its current state the next day by an elderly gentleman who walks up E. Crestone every day. It looks like trash in the ditch.

The notice posting has not met the 15-day requirement for public hearing nor was it posted in its current state by the applicant. The notice also did not mention the donation of land thereby not fully disclosing the purpose of the public hearing. The above are violations of public hearing notice posting requirements.

It also used legalese most people do not understand. Most people do not know that vacation of E. Crestone means the street is going away which further exemplifies the City's lack of transparency.

The following was sent to Bill Almquist on 8 June 2020:

One of your signs met its demise with the wind again this afternoon after you left. I counted the hours the signs were up and took pictures.

You did not meet the full 15 days required for public hearing notices being displayed on the property prior to the public hearing.

You also didn't fully disclose the full intent of vacation and rezoning ... eventual donation of land that provides government services which is an illegal donation.
You also didn't make them sturdy or waterproof.

QED: The 22 June meeting has to be moved.

Regards,
Michelle M Parmeter





Sent from Yahoo Mail on Android

--

Bill Almquist
Planner



(719) 530-2634
bill.almquist@cityofsalida.com

"M.S.H.G.S.D"



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 1.

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:47 AM

Please be aware that Mayor's and council's behavior has instilled mistrust and lack of transparency with the public by only hearing CHT's side during the City Council meetings on 15 Oct 2019 and 16 Mar 2020.

15 Oct 2019 council meeting did not include all parties as only CHT was represented. The agenda item was nebulous and didn't invoke a reason for citizens to look further in the package:

Agenda item 6.g Request for Property Donation – Chaffee Housing Trust (Administration)

An average citizen would not be alarmed by this agenda item and would not consider looking at the package to see if it impacts them. The details of the agenda item were buried in a 31 MB package and found on page 193 of 219 pages further exemplifying the City's lack of transparency. The package included a property survey that would require the city to donate land to the abutting property owner not CHT. City council present at this meeting included Dan Shore and Cheryl Brown-Kovacic (council member at the time). Both have conflict of interests. Dan shows bias toward CHT as he is donator to CHT and Cheryl was on the CHT advisory board. Cheryl motioned to approve the request to begin vacation of the land. All these behaviors further support a lack of transparency from the City deepening mistrust.

16 March work session did not include all parties. It was held 6 days after the Governor requested COVID emergency disaster. No teleconferencing options were provided for this meeting. The meeting was biased toward CHT as citizens being cautious about COVID spread were not provided an avenue to participate and were discriminated. Read, CHT executive director, had the mayor and council's undivided attention for over an hour. The opposition's comments from the 4 Mar community meeting were not accurately presented by the Planning Commission. Recap of 4 March meeting in the 16 March working session shows bias by using "perceived" and not accurately reflecting the comment on affordable housing survey.

"Attendees were largely in opposition to the project due to perceived to property values, questioning the need of affordable housing and implications for traffic and transportation."

The opposition stated the survey did not accurately reflect the views of all Salida citizens. A valid survey should have 80% response rate. The survey has a 12% response rate. The survey only asked if affordable housing was an issue. It did not ask if affordable housing means home ownership. It did not ask if people would prefer to own or rent affordable housing. It did not ask the city to vacate a busy public street. The following is the list from 4 Mar meeting. The city has not provided response and did not attempt to impartially acknowledge the opposition:

Why is CHT not building rentals?

What were the criteria for determining available lots?

What lots did the City of Salida determine were available?

What does the timeframe or timeline look like?

Why is the property going to be rezoned?

That the project will lower our property values

That the survey that addresses affordable housing as a number one concern of Salida

Citizens does not reflect the views of Salida citizens accurately .

Clarity on the deed management and intergenerational transfer of deeds.

That the process is moving too fast.

Sent from [Mail](#) for Windows 10

E. Crestone Public hearing comment 2

Inbox



Michelle Parmeter
to me

Wed, Jun 17, 7:48 AM (1 day ago)

The city continues to ignore the fact that the E. Crestone public hearing signs are non-compliant. They did not meet full 15 day posting period nor did they accurately describe the nature of the public hearing. The public notice signs further instill public mistrust as they do not draw the attention of passing cars, bikes or walkers. The signs are 27" off the ground and are not visible to passing cars. They don't even look like good garage sale signs. See example of useful public notice signs.





PUBLIC NOTICE

Application No: _____

Applicant: _____

Proposal: _____

 To submit comments or obtain information contact:
 Planning and Development Services
 747 Market Street, Room 345, Tacoma, WA 98402
(253) 591-5030
www.tacomapermits.org

Please provide Chain of Custody of digital evidence that supports the pictures metadata were safe from secondary tampering.

One sign per property is required by code: "Notice shall be posted by the applicant on the subject property...."

There are 2 applications for 2 properties being discussed, rezoning E. CRESTONE property and vacation.

E. CRESTONE property that is going to be rezoned did not meet 15 day and applicant placement requirement plus full disclosure. The 3rd W Public notice did not meet full disclosure requirement.

[Sent from Yahoo Mail on Android](#)

On Thu, Jun 11, 2020 at 12:48 PM, Bill Almquist

<bill.almquist@cityofsalida.com> wrote:

For reference, I am attaching photos showing that the site was posted in multiple locations (only one location is required by the Code) on Friday, June 5th. I am also attaching a photo of the replacement notice that I constructed at the corner of W. 3rd and E. Crestone Ave. on Monday, June 8th, after I learned that the postings had blown off in Saturday's "derecho." I also attempted to re-secure one of the other notices to the stop sign, but it appears that sign fell down again. The sign at the corner of W. 3rd and E. Crestone Ave. remains.

On Thu, Jun 11, 2020 at 12:03 PM Michelle Parmeter <mparmete@yahoo.com> wrote:

The city's lack of transparency is appalling with respect to E Crestone vacation and adjoining property rezoning and it is a travesty of civil and fair government. The public hearing signs for the applications to rezone and vacate are non-compliant to meet the 22 Jun Public Hearing.

The sign on E. Crestone (attached) was blown away last Saturday lasting less than 20 hours. It was replaced by Bill at 345 pm on Monday and was promptly blown up the street by wind. It was placed in its current state the next day by an elderly gentleman who walks up E. Crestone every day. It looks like trash in the ditch.

The notice posting has not met the 15-day requirement for public hearing nor was it posted in its current state by the applicant. The notice also did not mention the donation of land thereby not fully disclosing the purpose of the public hearing. The above are violations of public hearing notice posting requirements.

It also used legalese most people do not understand. Most people do not know that vacation of E. Crestone means the street is going away which further exemplifies the City's lack of transparency.

The following was sent to Bill Almquist on 8 June 2020:

One of your signs met its demise with the wind again this afternoon after you left. I counted the hours the signs were up and took pictures. You did not meet the full 15 days required for public hearing notices being displayed on the property prior to the public hearing. You also didn't fully disclose the full intent of vacation and rezoning ... eventual donation of land that provides government services which is an illegal donation. You also didn't make them sturdy or waterproof.

QED: The 22 June meeting has to be moved.

Regards,
Michelle M Parmeter



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 3

Michelle Parmeter <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 7:48 AM

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

Even though the code only requires letters go to properties 175 ft from subject property, the city has further instilled mistrust by not making it clear to the Mesa and west-side neighborhoods that the proposed Crestone corridor to/from downtown is being eliminated and they will be impacted.

Sent from [Mail](#) for Windows 10



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 4

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:49 AM

-
-

City council approved the motion for city staff to begin the application process for E. Crestone vacation on 15 October 2019. The section of land proposed to be vacated in this motion is different than the E. Crestone vacation application proposed section of land submitted by City of Salida/Chaffee Housing Trust (CHT). The difference between the land section in what was approved with Council motion and what is part of the vacation application is a piece of land that abuts a private property owner. The action by the City of Salida to begin vacation of land that was not approved in the 15 October motion and to change the section of land in the vacation application to benefit CHT is unethical and shows blatant bias toward CHT. Had the City of Salida kept with the approved by motion land vacation section, the City would have to quick claim deed the land to the abutting property owner. Since the city is both the applicant and approver of this application, they are the plaintiff and judge at the same and just talking about the application in City offices/staff meetings without the defendants (concerned citizens) being present is also unethical.

Sec. 16-6-130. - *Vacation* of recorded plat, right-of-way or easement.

(2) Quitclaim Deed. Whenever the City approves an application *vacating* a public right-of-way, the City shall provide abutting landowners with a quitclaim deed for the *vacated* lands. Each abutting landowner shall be deeded that portion of the *vacated* right-of-way to which the owner's land is nearest in proximity.

According Colorado Constitution Article XXIX Ethics in Government Section 1c, local government officials or employees shall avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated.

Colorado Constitution Article XXIX – Ethics in Government

Section 1. Purposes and findings.

(1) The people of the state of Colorado hereby find and declare that:

(a) The conduct of public officers, members of the general assembly, local government officials, and government employees must hold the respect and confidence of the people;

(b) They shall carry out their duties for the benefit of the people of the

state;

(c) They shall, therefore, avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated;

*It is the **duty** of all **public servants** to ensure that the **public's** money is spent as efficiently as possible and that programs are provided effectively, **without discrimination or prejudice**, with **transparency** and **without waste of money or resources***

Although CHT and the City have made E. Crestone about affordable housing to feed on the goodwill of citizens, E. Crestone vacation opposition is not about to have or to not have affordable housing. It is about public safety, fiscal responsibility and ethics.

Sent from [Mail](#) for Windows 10



E. Crestone public hearing comment 5

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

E. Crestone opposition is not about to have or to not have affordable housing.

While data will support that Salida needs affordable housing, the fiscal and safety data does not support it on E. Crestone. Providing affordable housing is the right thing to do but E. Crestone is the wrong place. In addition to public safety and fiscal responsibility issues surrounding the vacation and rezoning of property, there is already affordable housing 1000 ft from the projected development site (HUD housing at Mesa/Crestone). This section of the city is already "scattered" with affordable housing. The development code needs to reflect that all neighborhoods equally share the responsibility of affordable housing scattering.

CHT and the City unfortunately has made E. Crestone about affordable housing to feed on the sympathy of goodwill. The City's benevolence and emotions have succumbed to believing E. Crestone development is viable location for affordable housing. The affordable housing platform cannot be an excuse to ignore public safety and fiscal responsibility.

Fiscal responsibility

Applicant screening process

Research should be done on organization's processes and practices before donating to that organization. Noble cause alone cannot be grounds for donations. Donations should not be given to an organization with processes susceptible to fraud and that are not equitable.

CHT's applicant screening process has been recently been abused and is susceptible to fraud.

The following screen shots have been redacted for the individual's name; however, the name of the applicant is public knowledge due to our county tax assessor database, county website and social media.

The applicant is the BV lumberyard employee mentioned in the 27 May 2020 Mountain Mail editorial by Ken Matthews. The applicant is a 21-year-old male. The BV lumberyard employee bought the CHT house on 27 March 2020, quit his lumberyard job on 3 Apr 2020 and started as a Chaffee County Detention officer on 6 Apr 2020. The Chaffee County Detention officer job pays \$42K/year which is over the minimum income allowed for CHT housing for a single person. It takes more than 10 days to get hired by the county as a detention officer. A screening process that allows this is not fair to those that really need help ... even non-low income individual get the opportunity to buy a house at age 21.

Cost

The land value alone ranges from \$360K to \$430K. Harald is selling his .16 acres on Hillside for \$144K. The tax value on .17 acres in town is around \$120K.

E. Crestone property is .17 acres

E. Crestone vacated street is .18 acres

M. Street property is .17 acres (from county tax accessor)

P.T's requirement for selecting viable lots around town were that they were shovel-ready. Rezoning, vacating a street and moving utilities does not constitute shovel-ready. The citizens asked for the requirements for selecting viable lots numerous times and we have not been given an answer.

Drew Nelson's comment that E. Crestone is an "odd" angle so it must go away is not a valid argument. There are at least a half dozen "Bermuda" triangles around town ... some of them with parks. Parks are shovel-ready.

Public Safety

- o E. Crestone is the most natural flowing corridor to/from downtown to/from the Mesa. It is the natural extension of Highway 160. It is the least restricted corridor as well: no stop signs or yield signs.
- o Traffic study performed on E. Crestone is invalid due to decrease activity in these pandemic times. Any numbers from the traffic study should be doubled or tripled to accurately reflect vehicular traffic volumes. The traffic study also does not count any pedestrian or bicycle traffic.
- o You are taking away a major traffic route from the Mesa and routing vehicles and cars through a congested road (Crestone) in front of the courthouse and county buildings as well as through an unsafe intersection (Crestone and Poncha).
- o Routing traffic via H 291 is longer is distance and traverses a busy section of 1st Street.
- o Last week, we saw 4 Sheriff vehicles and 2 Salida police vehicles scream up E. Crestone in a period of 2 hours.
- o A minute increase in response times increases mortality by between 8 (measured 1 day after the initial incident) and 17% (measured 90 days after the initial incident). By eliminating E. Crestone, you are increasing the emergency response time from the fire station to the Mesa neighborhoods. Does the city really want to be liable for the increase of mortality?
- o By eliminating E. Crestone, you putting vehicular, pedestrian and bicycle traffic to/from the Mesa in danger.

While I applaud your intent to help affordable housing issues, affordable housing cannot trump public safety or fiscal responsibility.

Michelle M Parmeter

SHERIFF'S OFFICE

John Spezze, Sheriff
Andy Rohrich, Undersheriff

641 West 3rd Street
PO Box 699
Salida, Colorado 81201

Emergency: 911

Non-Emergency: 719-539-2596
Communications Center Fax:
719-539-3648

Records Fax: 719-539-1077

Email: records@chaffeesheriff.org

FIRE RESTRICTIONS

PAY TICKET ON-LINE

-->

DETENTIONS DEPUTY – CIVILIAN

The Chaffee County Sheriff's Office is accepting applications for full-time and part-time positions as a Civilian Detentions Deputy. These Deputies will perform a variety of duties pertaining to inmate activities and movement within the facility. This is a fast paced environment requiring energetic, self-motivated individuals with good computer skills, communication skills and the ability to multi-task. This facility has 105 beds and houses local inmates, overflow inmates from other agencies and inmates pending sentences with the Colorado Department of Corrections.

Applicants must be at least 18 years of age, possess a valid Colorado driver's license with a good driving record, no felony convictions, have a high school diploma or equivalent, and be able to work varying shifts and weekends.

-----> Annual full-time salary starts at \$42,000.00 with benefits that include: health, dental, vision, retirement and paid leave time.

Applications can be downloaded or picked up at the Chaffee County Detention Facility -148 Crestone Ave. Salida, CO. Applications must be notarized. Our records staff is available for notarization Monday through Thursday.

For additional information on these positions, please contact Lieutenant Justin Martinez at (719)539-7150. Chaffee County is an equal opportunity employer.

FULL TIME COOK

Full-Time Assistant Cook – full benefits

The Chaffee County Detention Center has an immediate opening for an assistant jail cook. Applicants must be at least 21 years of age and be able to pass a background check. Salary for this position is \$38,480 per year/\$18.50 hour. Applications can be picked up at 148 Crestone Avenue, Salida or downloaded from our website. Applications will be reviewed as they are received and hiring will be done promptly. For more information please contact Lt. Martinez at 719-539-7150. Chaffee County is an EOE.

Work



**Detention Deputy
at Chaffee County
Detention Center**

April 6, 2020 -
Present
Salida, Colorado



**Former Yard
Worker at Rocky
Mountain Lumber
& Hardware**

July 3, 2017 - April 3,
2020
Buena Vista, Colorado

Education



**Went to Salida
High School**
Class of 2017



**Went to Salida
Schools**

Places He's Lived



**Buena Vista,
Colorado**
Current City



Salida, Colorado
Hometown

Basic Info



Male
Gender

Relationship



Single

People You May Know



Karen Olszewski
The University of Southern...
2 Mutual Friends



Rhonda Flurry



Holly Bauer White
Leader - Strategy & Innova...
1 Mutual Friend



SEE MORE

Pages You May Like



The Hunger Trailer at Pon...
Barbecue
464 Likes



The Firefly Restaurant
American
342 Likes



Natural Grocers (Denver E...
Specialty Grocery Store
407 Likes



SEE MORE

Owner

Redacted

Buildings

Occupancy	Townhouse - Separate Unit	Roof Type	Gable
Built As	Modular 2 Story	Roof Cover	Composition Shingle
Square Feet	930	Foundation	24 Concrete
Year Built	2019	Tot # of Rooms	3
Adjusted Year Built	2019	Bed Rooms	2
HVAC	Electric Radiant	Baths	1.5
Building Condition	Good	Total Basement Area	0
Building Quality	Average	Exterior Wall	Frame Siding
Interior	Drywall	Value	\$129,882
Stories	2		

Type	Description	Units or Square Footage
Porch	Open Slab	12
Porch	Open Slab	12
Porch	Open Slab	20
Porch	Slab Roof	100

Valuation

	2020
Land Value	
Building Value	\$129,882
Total Value	\$129,882
Assessed Land Value	
Assessed Building Value	\$9,290
Total Assessed Value	\$9,290
Estimated Total Taxes	\$549.98

Sales

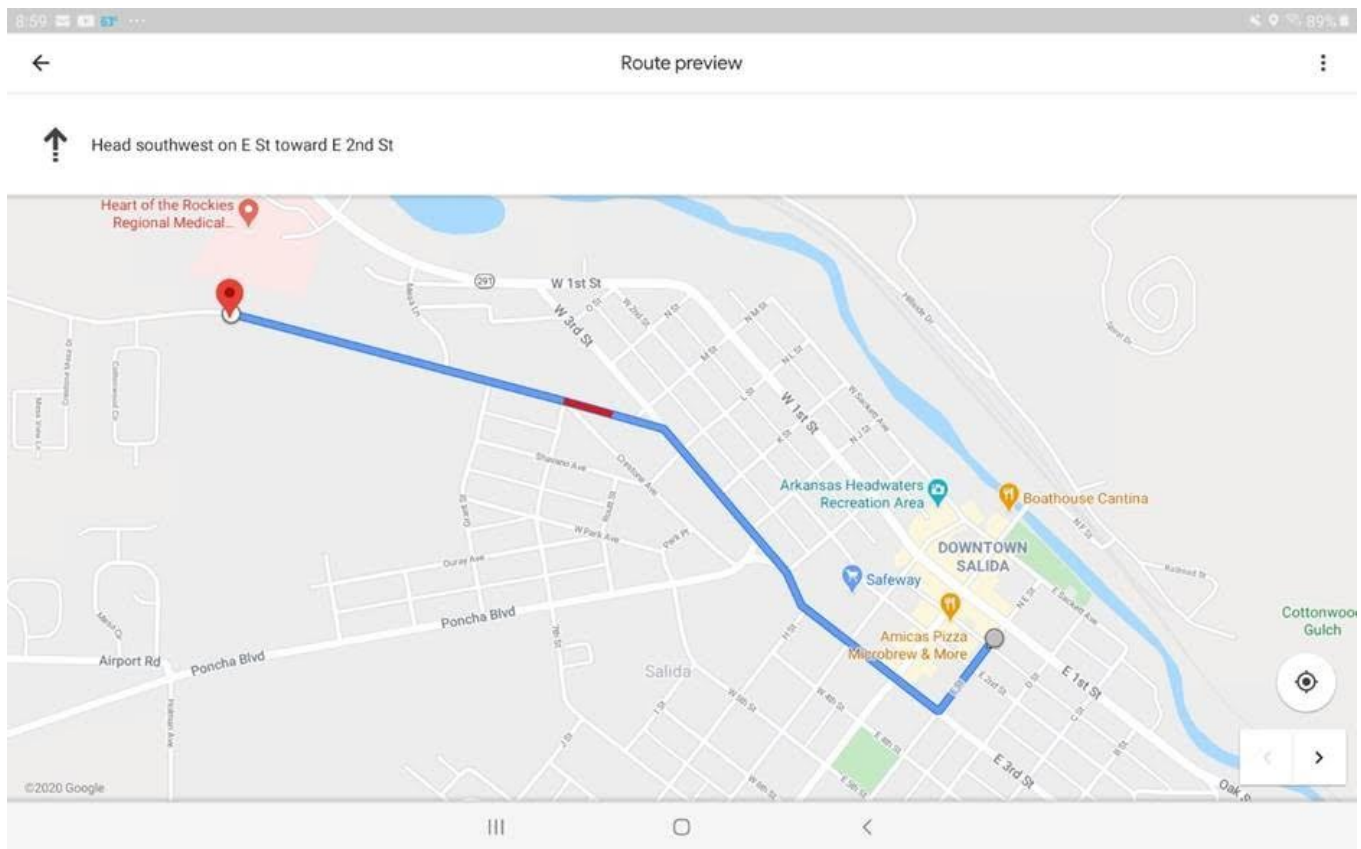
Sale Date	Sale Price	Instrument	Reception Number	Vacant or Improved
03/27/2020	\$213,600	Warranty Deed	457885	Improved

Photos



Sketches





Sent from [Yahoo Mail](#) on Android

Sent from [Mail](#) for Windows 10

E. Crestone public hearing comment 6

Inbox



Michelle Parmeter

**Wed, Jun
17, 7:51 AM
(1 day ago)**

to me

City council approved the motion for city staff to begin the application process for E. Crestone vacation on 15 October 2019. The section of land proposed to be vacated in this approved motion (see first image) is different than the E. Crestone vacation application proposed section of land submitted by CHT/City of Salida (see second image). The difference between the land section in what was approved by Council motion and what is part of the vacation application is a section of land that abuts a private property owner (see third image). The action by the City of Salida to begin vacation of land that was not approved in the 15 October Council motion and to change the section of land in the vacation application to benefit CHT is unethical and shows blatant bias toward CHT. Had the City of Salida kept with the approved by motion land vacation section, the City would have to quickly claim deed the land to the abutting property owner (Pryor resident). It is also a conflict of interest for any public servant to take a premeditated impartial position on any application.

City of Salida Municipal Code Sec. 16-6-130. - Vacation of recorded plat, right-of-way or easement.

(2) Quitclaim Deed. Whenever the City approves an application vacating a public right-of-way, the City shall provide abutting landowners with a quitclaim deed for the vacated lands. Each abutting landowner shall be deeded that portion of the vacated right-of-way to which the owner's land is nearest in proximity.

According Colorado Constitution Article XXIX Ethics in Government Section 1c, local government officials or employees shall avoid conduct that is in violation of their public trust or that creates a justifiable impression among members of the public that such trust is being violated.

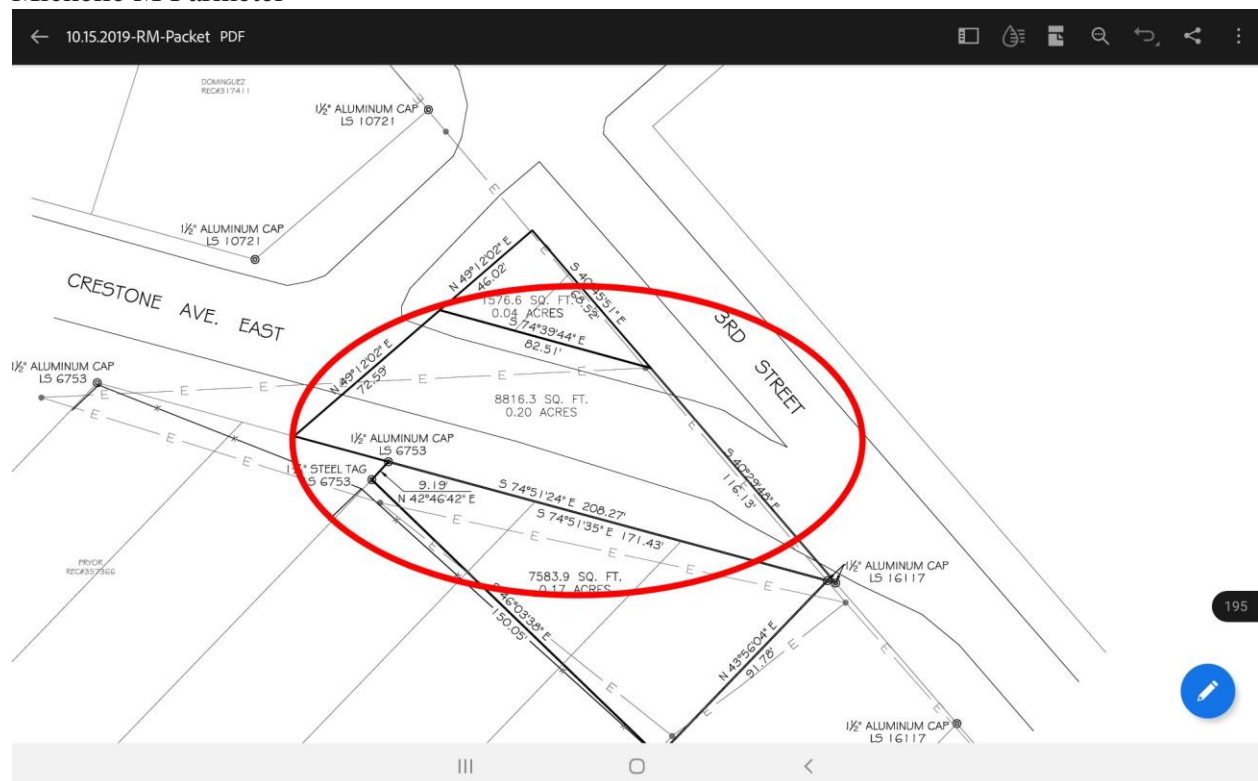
Colorado Constitution Article XXIX – Ethics in Government
Section 1. Purposes and findings.

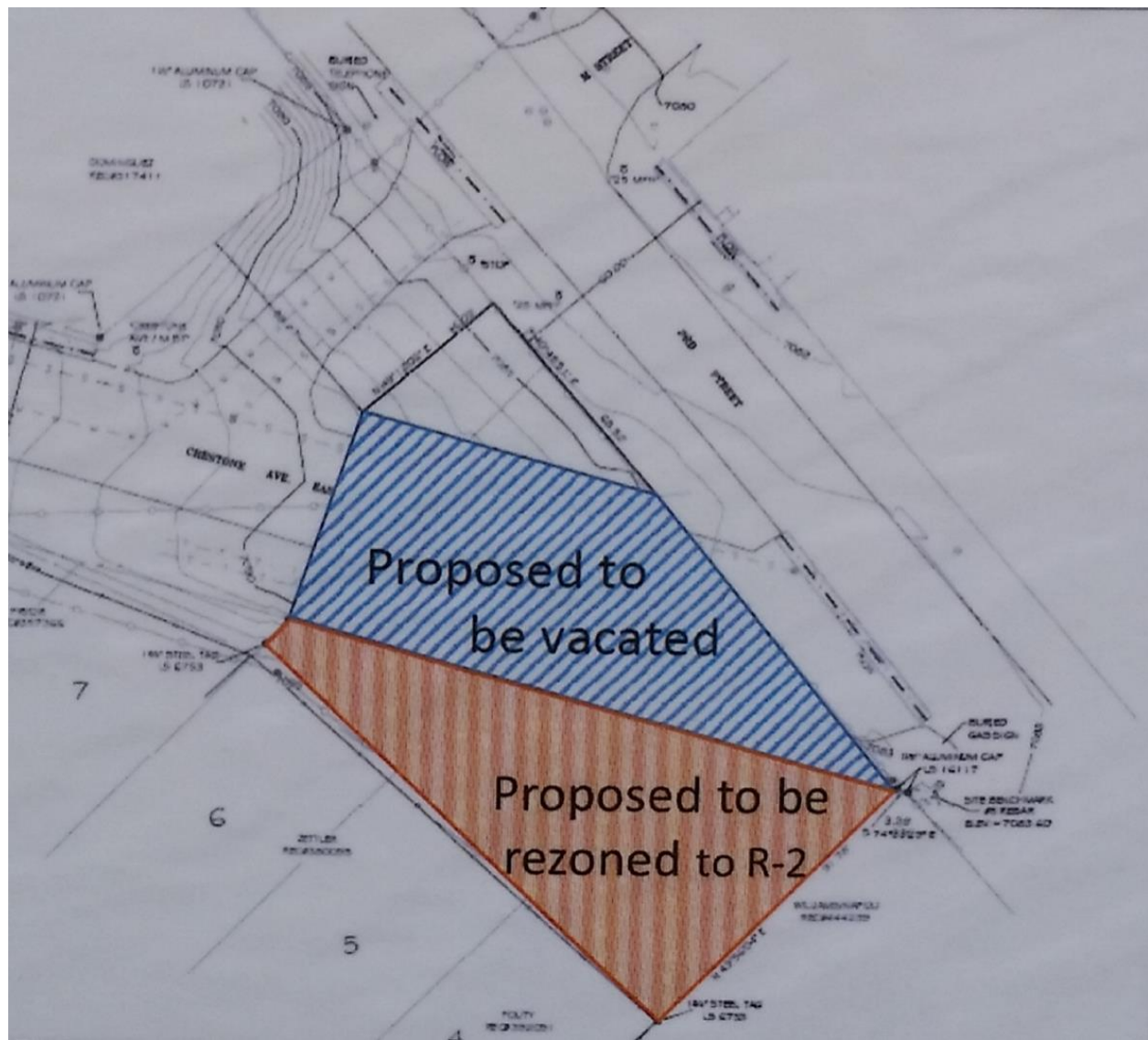
(1) The people of the state of Colorado hereby find and declare that:

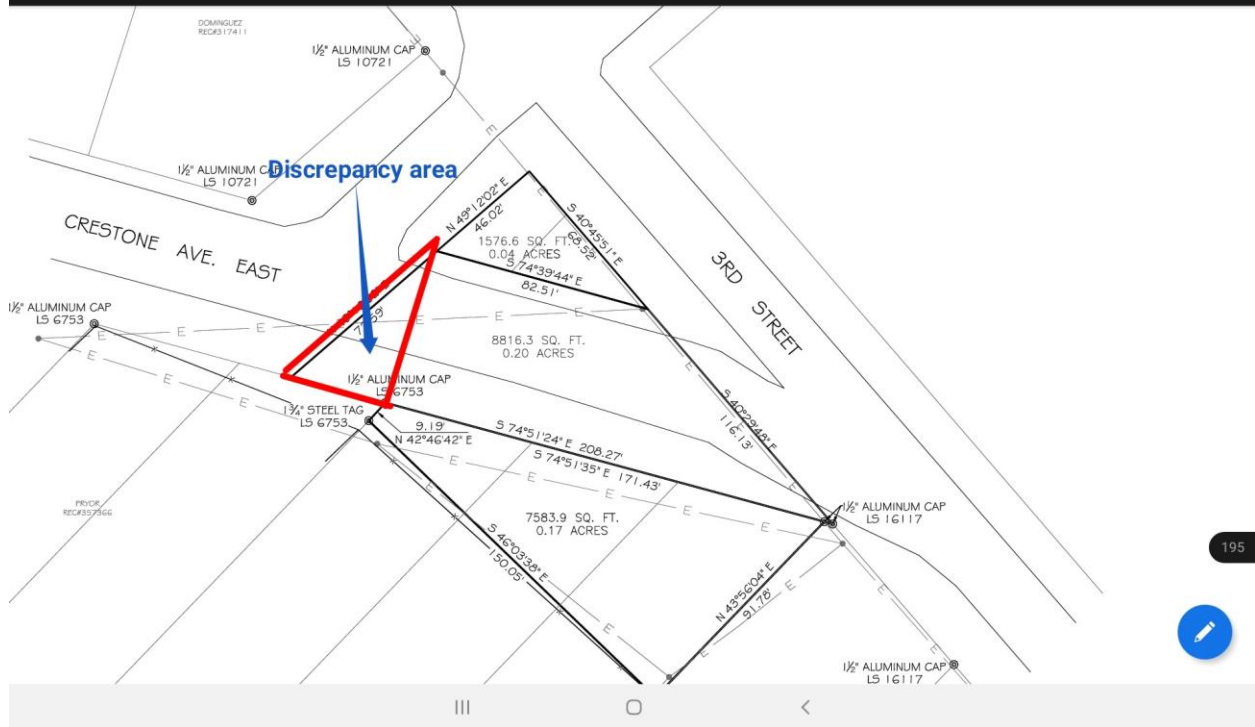
(a) The conduct of public officers, members of the general assembly, local government officials, and government employees must hold the respect and confidence of the people;

(b) They shall carry out their duties for the benefit of the people of the state;

(c) They shall, therefore, avoid conduct that is in violation of their









Bill Almquist <bill.almquist@cityofsalida.com>

E Crestone public comment 7

Michelle Parmeter <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 7:50 AM

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

CHT housing is not affordable.

Even with land donations, the price per square foot for CHT housing is unaffordable:

Salida – Two rivers house sold on 19 April 2019 for \$266.8K with 828 sq ft comes to \$322/sq ft

BV- The Farm house sold on 27 March 2020 for \$213.5 K with 930 sq ft comes to \$230/sq ft

The cost per square foot to build a basic home in Colorado is \$150/sq ft. Any developer or individual given free land should be able build a house for less than \$230-322/sq ft. Is a nonprofit corporation profiting from this difference in cost per square foot, \$140K and \$74K, respectively for the homes mentioned above? Is this really affordable? You decide.

Whether you are an individual, business or municipality, donations and grants to organizations should not be given on noble cause alone. In the case of the City of Salida:

- What oversight/due diligence is done by City of Salida before donating to any organization?
- Where is City of Salida's checklist used as criteria for screening eligibility of organizations requesting donations?
- What percentage of the donations goes toward salaries and operational expenses for the organization?
- What is the organization's five-year plan for growth (employees and assets)?
- Is the business model of the organization fiscally sound, sustainable and resilient?
- Does the organization protect personal individual information according to PII (Personally Identifiable Information) cyber security best practices?

Money used to provide donations and grants to organizations comes from taxpayers (income, property and sales tax). CHT's request for E. Crestone land donation by the City of Salida is misuse of the affordable housing platform and taxpayer benevolence. City council is being negligent by donating to any organization that doesn't adhere to consistent, objective, safe and fair business processes.

Sent from [Mail](#) for Windows 10



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 8

Michelle Parmeter <mparmete@yahoo.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Jun 17, 2020 at 7:50 AM

The applications submitted by Chaffee Housing Trust (CHT) for vacation of E Crestone and rezoning the collective land to R2 should be null and void:

<https://cityofsalida.com/wp-content/uploads/3.16.20-Packet.pdf>

The applications were signed only by CHT executive director on 6 February 2020 as applicant/agent. The applications were submitted to the City by CHT just before the 4 March 2020 community meeting. The City of Salida was hand-written in as co-applicant on the applications sometime after the submission by CHT. The owner signature block was left unsigned.

CHT is not the owner of the land therefore should not be able to request vacation or rezoning of land. The land is owned by the citizens of Salida. CHT is a non-profit corporation with over \$1.5M in assets in 2018 (obtained from 2018 tax form 990). City council is overstepping their boundaries by sole-sourcing affordable housing development to CHT.

The applications cherry pick sections from the 2013 city comprehensive plan as the reason for vacating and rezoning; however, the plan clearly states, "The City of Salida does not directly provide affordable housing for the community." How much more direct can you get than donating citizen-owned land, city services and city labor? A comprehensive plan is not law ... rather it is a guide of vision.

<https://cityofsalida.com/wp-content/uploads/Complete-Comprehensive-Plan.pdf>

H-II.1 – Promote new development projects that contain a variety of housing, including affordable units.

Action H-II.1.a – Any residential development at the Vandaveer Ranch should include a significant affordable housing component.

Action H-II.1.b – Consider adoption of an inclusionary zoning ordinance.

Action H-II.1.c – Seek changes to the Land Use Code to ensure that affordable housing is interspersed throughout the city, maintaining diversity in existing neighborhoods.

The comprehensive plan does not recommend vacating a busy street and donating city assets, services and labor for affordable housing.

The planning commission meeting scheduled for May 26th to review these applications should be canceled due to the invalid submission of applications by CHT or at the very least postponed due to the state order requiring group gatherings be less than 10 people.

Rezoning and vacating of land requires a major impact review by the City Council. If indeed the city continues to review these invalid applications, the City Council should recuse themselves due to conflict of interest based on their lack of impartiality (non-signatory co-applicant) and conspiracy of personal agendas. We live in a democratic society. The council cannot be the judge, jury and executioner for these applications. Where are the checks and balances in this process if City council can give away city land and services without due process?



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 9

Michelle Parmeter <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 7:53 AM

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

The application for vacation of E. Crestone/rezoning of land to R2 and subsequent donation of land to CHT should be stopped due to the following reasons:

1. E. Crestone does serve governmental purposes. A City-owned utility sewer line runs underneath it. This contradicts Nelson's statement in the 1 May 2020 Mountain Mail article: "Nelson cited Colorado Revised Statutes 31-15-713 when he said real estate owned by a municipality not used for governmental purposes may be transferred via ordinance. Since there has been no governmental use of the property in question, it is eligible to be transferred by ordinance."
2. A traffic study conducted during Stay/Safer at home Executive Orders is being used to support the vacation of E. Crestone. It is not a valid traffic study due to COVID-19 and the closing of Chaffee County to tourism.
3. The vacation causes injury to the surrounding neighborhoods. It is non-compliant with Municipal Code Section 16-4-110: "... shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading"
 - a. Increases traffic/parking on an already busy street
 - b. Re-routes Mesa traffic to Crestone Ave which is already burdened with traffic/parking issues around the courthouse and county buildings.
 - c. Lacks realistic/safe residential parking for the proposed units. Even though city code only requires 1 parking space/unit, actual parking space/unit usage is closer to 2-3. Proposed residents will have to park additional vehicles somewhere on 3rd street and walk/cross on an unsafe street.
4. The donation of city land and services is not fiscally prudent or legal.
5. The use of our electric franchise fee fund collected from Exel Energy(1% of our energy bills) to help with undergrounding current utilities for the site needs to be prevented. This money is for use by all residents to assist with undergrounding utilities.

Instead of cramming six 35 ft tall buildings on .17 acres and jeopardizing the safety of our citizens in surrounding neighborhoods, the land on E. Crestone should be designated as a pollinator garden perhaps to commemorate our City's fallen civil servants. The land has 7 trees and native rabbitbrush which is beneficial to migrating butterflies. We need more green zones in Salida and less structures polluting our skyline.

Sent from [Mail](#) for Windows 10



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 10

Michelle Parmeter <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 7:54 AM

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

In the Friday February 27th, 2020 Mountain Mail, there was an article outlining Chaffee Housing Trust's meeting on Thursday March 5th during which CHT plans on giving updates on recent activities. What the article fails to mention is a major request of CHT that is in the works:

The CHT is applying to have the City-owned lots (triangles) on either side of E. Crestone Ave where intersects 3rd St. donated to the CHT. This would include the vacation of that short section of E. Crestone between 3rd and M. The lot created would allow the construction of 5 units + and ADU on the south side of the lot, backed up to the east side for affordable housing.

On October 15, 2019, the council unanimously approved vacation of E. Crestone Ave without a no-injury, traffic or emergency response impact assessment. CHT was the only side represented in the 15 Oct meeting. In early November 2019, the city had the property surveyed at the city's expense. In late February 2020, the city started removing street signs on W 3rd Street. CHT is announced the development of that property for affordable housing on March 4th, 2020 at 600 PM in the Scout Hut. CHT further continued development discussion without opposing parties at the 16 March 2020 City council work session.

Property values surrounding the lots average over \$500K. The average price of the affordable housing will be \$265K. A 2017 Stanford affordable income housing study indicates that housing of similar value surrounding affordable housing does not see a negative impact; however, surrounding housing that is valued well-above the affordable housing value does see a negative impact to value.

The 2018 inclusionary housing ordinance requiring 12.5% affordable homes is for new annexations and developments of 5 or greater units. Salida has plenty of large undeveloped zones that will provide affordable housing due to the inclusionary housing ordinance. Decisions by the council around affordable housing need to be fair, informed and least impactful to its citizens.

Sent from [Mail](#) for Windows 10



Bill Almquist <bill.almquist@cityofsalida.com>

E. Crestone public hearing comment 11

Michelle Parmeter <mparmete@yahoo.com>

Wed, Jun 17, 2020 at 8:49 AM

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

Please explain why Salida Municipal code does not explicitly state which decisions the city considers quasi-judicial. This is best practice.

Does the City of Salida have a published code of ethics? If not, why? Does the city have certified ethics training for its personnel?

Please explain why Salida Mayor and City council did not ask if opposing party was represented at the 15 Oct 19 and 16 Mar 20 council meetings.

By not asking, these meetings even though they were public are analogous to a judge allowing court proceedings to occur without opposing council.

Sent from [Mail](#) for Windows 10

From: Rob Dubin <robdubin100@gmail.com>

Sent: Wednesday, June 10, 2020 12:52

To: P. T. Wood <pt.wood@salidaelected.com>; Dan Shore <dan.shore@salidaelected.com>; jane.templeton@salidaelected.com; Justin Critelli <justin.critelli@salidaelected.com>; mike.pollock@salidaelected.com; alisa.pappenfort@salidaelected.com; harald.kasper@salidaelected.com; merrell.bergin@salidaelected.com

Subject: Crestone Ave- Chaffee Housing Trust

I would like to go on record as being against closing the intersection at 3rd and M Streets as I feel this project is going to result in several unintended consequences that will be detrimental to our city.

Like many in Salida I've long thought that affordable housing needs to remain one of our top priorities. However it is clear to me the Chaffee Housing Trust's plan for 3rd and M Street is addressing the right problem with the wrong solution. On a recent weekday I stood at the intersection of Crestone and East Crestone Avenue for half an hour and witnessed that 65% of the cars heading west onto Crestone and eventually CR160 were coming up East Crestone from 3rd street- the intersection that the City proposes closing to accommodate the Housing Trust's new homes. Meanwhile Longhorn Ranch, Crestone Mesa and Cottonwood Green are all building with dozens or eventually 50 or more homes to be built on Country Rd. 160 - all accessed by Crestone Avenue. If the housing trust project goes forward all that traffic will be forced to travel up Crestone and go in front of the courthouse. The result will be a four or five fold increase in traffic going in front of the courthouse than we currently have.

For traffic east bound into town the situation is even worse as it forces much more traffic into the already difficult intersection with Poncha blvd. Cars on Crestone have a yield sign and have to look behind them over their right shoulder while also gauging the speed of on coming cars turning up the hill at this unsafe intersection. Increasing the traffic many fold will lead to accidents. Chaffee County's wide courthouse lawn with the beautiful trees and parklike atmosphere is one of the charms of Salida. Turning this street into a major thoroughfare is not an improvement.

As City planners are well aware there are also currently under consideration plans to expand the courthouse building and put parking across the street in the lot owned by the Presbyterian church. Putting parking where a lot already exists is a wonderful Salida community solution which was offered to save cutting down the beautiful trees in front of the courthouse. However it does mean there will be a significant increase in pedestrians crossing the street towards the courthouse. The crosswalk from the parking lot will be right in the crosshairs of traffic at the already difficult intersection with Poncha Blvd mentioned above. New construction on CR 160, the closing of 3rd and M streets and new offices and more visitors at the Courthouse will combine for a "perfect storm" with deadly consequences. Greatly increased traffic is being funneled directly to where pedestrians will be trying to cross the street to access the courthouse from the new parking lot. The traffic study for this project was done during the Covid shutdown making its data unreliable. In addition the study was done without knowing exactly what the County will be doing as regards a new building and the above mentioned parking lot. For both of those reasons there is no possibility of intelligent decision making based upon such a flawed traffic study.

None of us want to stand in the way of increased affordable housing in Chaffee County but this project has not been well thought out. The likelihood of an auto-pedestrian accident in front of the courthouse is a virtual certainty with possible deadly consequences. No one wants that. The Housing Trust should pursue its goals at one of its other potential locations.

Rob Dubin
Salida CO



Bill Almquist <bill.almquist@cityofsalida.com>

FW: Letter of support for affordable housing

1 message

Glen VanNimwegen <glen.vannimwegen@cityofsalida.com>
To: bill.almquist@cityofsalida.com

Mon, Jun 1, 2020 at 10:13 AM

Glen Van Nimwegen, AICP

Community Development Director



From: robert weisbrod [mailto:weisbr9@yahoo.com]
Sent: Sunday, May 31, 2020 8:45 PM
To: glen.vannimwegen@cityofsalida.com
Subject: Letter of support for affordable housing

submit.

Dear Editor,

I ask your readers to support the efforts to create affordable housing in Salida, including the East Crestone street vacation to create a buildable lot. As a result of home ownership through the Chaffee Housing Trust, I've been able to stay in my current job at the hospital. As a renter, it was getting too expensive for me to stay in Salida and I would have left town. Instead, I'm not stressed about getting kicked out of my place because they are going to sell it, or raise the rent yet again to where I can't afford it. My home is a lot nicer than rentals I've lived in. I'm getting to know my neighbors here, which didn't happen in a rental. I'm developing community with other homeowners, I can garden here, and I have stability, socially and financially with fixed monthly housing payments that will not go up.

Employees that work here should be able to live here. It is good for businesses because workers stay longer. They do less commuting (less environment impact). Workers who live in the community spend most of their money in the community, contributing to the tax base, supporting local businesses. As a percentage of their income, they spend more than wealthy residents and visitors. Moderate amounts of tax dollars should be spent on supporting workforce. Tax dollars are spent beautifying the city for tourists, on roads, schools, and other essential things. Aren't workers essential to our economy?

Please, let's help out our local employees and our community, we'll all be happier in the end.

Robert Weisbrod

[Sent from Yahoo Mail for iPhone](#)

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.

----- Forwarded message -----

From: **Wallace Ewing** <wkewing1@gmail.com>

Date: Fri, Mar 13, 2020 at 1:51 PM

Subject: Third Street housing project. Please forward to Bill Almquist

To: <dan.shore@salidaelected.com>, <jane.templeton@salidaelected.com>, <justin.critelli@salidaelected.com>, <mike.pollock@salidaelected.com>, <harald.kasper@salidaelected.com>, <alisa.pappenfort@salidaelected.com>

I have listened to both sides of the proposal to build affordable housing at the intersection of East Crestone Avenue and Third Street, and I understand the issues involved. Disregarding costs to the city, the effect of the project on property values, and the traffic problems that it will create, I oppose the concept on the grounds that this parcel of land is not an appropriate site for multiple housing of any kind, affordable or otherwise, because it requires the City of Salida to vacate a busy street that connects residents on the Mesa with downtown Salida, and that also entails constructing multiple residences on a steep hill that would leave owners with little or no backyard and would impact the residents' property on (upper) Crestone Avenue. I cannot think of a positive outcome for the housing project, if it were approved. There must be other sites within the city that present fewer problems.

Wallace K. Ewing

[718 West Third Street, Unit A](#)

[Salida CO 81201](#)



Bill Almquist <bill.almquist@cityofsalida.com>

East Crestone Avenue Right of Way Vacation

Gregory Smith <gsmith@cruzio.com>

Fri, Jun 19, 2020 at 11:50 AM

To: bill.almquist@cityofsalida.com

Cc: gsmith@cruzio.com

Bill,

I have to object to this complete fiasco. Taking a highly used city street out of use and giving it away to private ownership is ultimately the worst planning proposal that I have seen in my years of being an architect. The street also functions as a public utility corridor that will now have those public utilities bisect private property. The number of issues and problems that this creates destroys any semblance of logic for the contrived benefits this action will offer. I'm sorry that the reputation of the Planning Department along with the Planning Commission, and City Council will be diminished if this action goes thru.

Gregory Smith

20 Trailside Circle

Salida, Colorado 81201

(831) 247-2219

gsmith@cruzio.com