

From: [Bill Almquist](#)
To: [Bill Hussey](#)
Cc: [kathryn.dunleavy@cityofsalida.com](#); [Gianfranco Palumbo](#); [Kristi Jefferson](#)
Subject: Re: R3 and R4 single family
Date: Thursday, October 20, 2022 2:30:44 PM
Attachments: [image001.png](#)

Not at all. I am including Kristi on here so that it can be added to the packet in time for Monday's meeting.

On Thu, Oct 20, 2022 at 2:10 PM Bill Hussey <bhussey@crabtreegroupinc.com> wrote:

Thank you for the info.

I think your intentions are good, and I think it makes sense to consider minimum densities and maximum lot sizes going forward in the code re-write. But currently the city code doesn't allow refusal of single family homes in R3 or R4 because the clear language of table 16-D must supersede the vague language of 16-4-70.

Is it too late to include this email thread in the packet? I see it hasn't hit the website yet.

From: Bill Almquist <bill.almquist@cityofsalida.com>
Sent: Thursday, October 20, 2022 12:29 PM
To: Bill Hussey <bhussey@crabtreegroupinc.com>
Cc: kathryn.dunleavy@cityofsalida.com; Gianfranco Palumbo <franco.palumbo@cityofsalida.com>
Subject: Re: R3 and R4 single family

Hey Bill,

The potential implications for Angelview have not been lost on me. I intend to bring this up (both for other lots within River Ridge/Dutch Run, as well as Angelview and others) and get Planning Commission's feedback on detached (stick-built) single-family homes in the R-3 and R-4. The purpose statement for R-3 seems to exclude unattached single-family (i.e. non-townhouse) uses, while the same for R-4 seems to exclude everything that is not manufactured housing or mobile homes. This is why we need to get things cleared up. I will dive deeper into it on Monday night.

On Thu, Oct 20, 2022 at 11:49 AM Bill Hussey <bhussey@crabtreegroupinc.com> wrote:

Hi Bill,

Could you please clarify where in the code disallows single family homes in R3 and R4? I just got a call from Carrie Mesch about River Ridge which got me thinking about this issue again. My interpretation: 16-4-70 says...

- (3) High-Density Residential (R-3). The purpose of the High-Density Residential (R-3) zone district is to provide for relatively high density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.
- (4) Manufactured Housing Residential (R-4). The purpose of the Manufactured Housing Residential (R-4) zone district is to provide for relatively high density manufactured housing, mobile home residences and mobile home parks. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.

The key words are "amongst other uses." The other uses in this case being single family homes. At best, the language in 16-4-70 is vague. So I would default to where the language is clear, in table 16-D, where single family homes in R3 and R4 are allowed under administrative review.

How will your interpretation apply to Angelview?

Thanks in advance for the clarification.

Bill Hussey
Crabtree Group, Inc.
Office: 719-539-1675
Mobile: 920-875-0015

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