



CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
December 05, 2023 - 6:00 PM

MINUTES

CALL TO ORDER

Pledge of Allegiance

Roll Call

PRESENT

Council Member Suzanne Fontana
Council Member Justin Critelli
Council Member Aaron Stephens
Council Member Harald Kasper
Council Member Alisa Pappenfort
Mayor Dan Shore
Treasurer Ben Gilling

ABSENT

Council Member Dominique Naccarato

Civility Invocation

CONSENT AGENDA

Council Member Critelli moved to combine and approve the items on the Consent Agenda, Seconded by Council Member Kasper.

Voting Yea: Council Member Fontana, Council Member Critelli, Council Member Stephens, Council Member Kasper, Council Member Pappenfort

THE MOTION PASSED.

Approve Agenda

Approve November 21, 2023 Minutes

Approve MOU with the Salida School District for the Dog Park

Approve Contract with Monarch Mountain for Ski Bus Services

CITIZEN COMMENT—Three (3) Minute Time Limit

Jackie Berndt, Robin Anderson, Jim Miller, Marc Wisehart, Danny Taylor, Christopher Welter, Katy Blanton, Luis Henriquez, and Kat Been spoke during Public Comment.

LIQUOR LICENSING AUTHORITY

A new Brew Pub Liquor License for Elevation Beer Company LLC dba Elevation Beer Company at 146 W 1st Street, **PUBLIC HEARING**

Mayor Shore opened the Public Hearing. Clerk Erin Kelley presented the new Brew Pub Liquor License Request.

The Applicant, Christian Koch, asked Council to approve the request.

Hearing no other comment, Shore closed the Public Hearing.

Council discussed the request.

Council Member Critelli moved to approve a new Brew Pub Liquor License, Seconded by Council Member Kasper.

Voting Yea: Council Member Fontana, Council Member Critelli, Council Member Stephens, Council Member Kasper, Council Member Pappenfort

THE MOTION PASSED.

UNFINISHED BUSINESS / ACTION ITEMS

Ordinance 2023-16 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A SUBSTANTIAL MODIFICATION OF PARCELS VPA-1, VPA-7, VPA-8, AND VPA-9 OF THE VANDAVEER RANCH PLANNED DEVELOPMENT TO MODIFY THE OVERALL DEVELOPMENT PLAN BY CHANGING THE ENTITLEMENTS, ZONE DISTRICT MAP, DIMENSIONAL STANDARDS, AND OTHER STANDARDS FOR THE SOUTH ARK NEIGHBORHOOD, **FINAL READING AND PUBLIC HEARING**

Mayor Shore opened the Public Hearing. Community Development Director Bill Almquist presented the Ordinance.

Read McCulloch, Salty Riggs, and Rob Gartzman commented.

Hearing no other comment, Shore closed the Public Hearing.

Council Member Pappenfort moved to approve Ordinance 2023-16, to approve a Substantial Modification to the Vandaveer Ranch Overall Development Plan for the South Ark Neighborhood, as it is in compliance with the review standards for Substantial Modifications to a Planned Development found at Section 16-7-150 of the Land Use Code, which final technical language shall be finalized and approved by the City Attorney before publication of the ordinance, with no substantive changes being made, Seconded by Council Member Critelli.

Council Member Kasper moved to amend the language of Pages 11-12 of the ordinance as follows:

Affordable and Workforce Housing Standards

"This South Ark Neighborhood PD Modification shall ensure and require that a minimum of ~~seventy-five percent (75%)~~ **fifty percent (50%)** of all housing units constructed within the PD modification area be either "affordable workforce housing" or "~~non-income-based workforce housing~~" as defined herein and as further specified below. **A minimum of an additional 25% of all housing units shall be prioritized for the local Chaffee County workforce, either through affordable workforce housing or non-income-based workforce housing (i.e. through reoccurring first-rights-of-refusal) to be agreed upon via future development agreements.** The additional requirements listed below shall override and supersede the City of Salida's Inclusionary Housing Ordinance requirements as found within the Salida Municipal Code: "

Non-income-based workforce housing "shall be defined as deed-restricted (**or otherwise-restricted**) housing that is available to individuals who are part of the Chaffee County local workforce as defined herein. Such housing shall not be based on income but shall be ~~deed-restricted~~ **reserved** for members of the Chaffee County local workforce **via reoccurring 90-day first-rights-of-refusal** for a minimum of 5 years from the date of initial sale."

Additional Requirements

- "Any residential units within the South Ark Neighborhood PD modification area owned by public or non-project entities, such as the Chaffee Housing Authority, or

the Chaffee Housing Trust, Chaffee County, City of Salida, Colorado Mountain College, or Salida School District, are exempt from the AMI and deed-restriction requirements set forth herein, as long as the use of such units are restricted to the Chaffee County local workforce or students of a local education institution, but such residential units may **not** count however toward the fifty percent (50%) overall and per-phase affordable workforce housing units requirement."

~~"A minimum of twenty-five percent (25%) of total residential units within the PD amendment area shall be deed-restricted non-income-based workforce housing as defined herein. Such deed restriction on all non-income-based workforce housing shall apply for a minimum of 5 years. It is preferred that these units remain available and occupied by the Chaffee County local workforce following the termination of the deed-restriction."~~

Seconded by Council Member Critelli.

Voting Yea: Council Member Fontana, Council Member Critelli, Council Member Stephens, Council Member Kasper, Council Member Pappenfort

THE MOTION PASSED.

Council Member Pappenfort moved to further amend the Ordinance by updating the language of Page 12 of the ordinance as follows:

Non-income-based workforce housing "shall be defined as deed-restricted (or otherwise-restricted) housing that is available to individuals who are part of the Chaffee County local workforce as defined herein. Such housing shall not be based on income but shall be reserved for members of the Chaffee County local workforce via reoccurring 90-day first-rights-of-refusal ~~for a minimum of 5 years from the date of initial sale.~~"

Seconded by Council Member Critelli.

Voting Yea: Council Member Fontana, Council Member Critelli, Council Member Stephens, Council Member Kasper, Council Member Pappenfort

THE MOTION PASSED.

Returning to the Ordinance as amended,

Voting Yea: Council Member Fontana, Council Member Critelli, Council Member Stephens, Council Member Kasper, Council Member Pappenfort

THE AMENDED ORDINANCE PASSED.

Ordinance 2023-17 AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE FLOUR MILL ANNEXATION, **FINAL READING AND PUBLIC HEARING**

Mayor Shore opened the Public Hearing. Senior Planner Kristi Jefferson presented the Ordinance.

Jim Miller commented.

The applicant, Rob Gartzman requested approval of the Ordinance.

Hearing no other comment, Shore closed the Public Hearing.

Council discussed the Ordinance.

Council Member Critelli moved to approve the Ordinance, Seconded by Council Member Pappenfort.

Voting Yea: Council Member Fontana, Council Member Critelli, Council Member Stephens, Council Member Kasper, Council Member Pappenfort

THE MOTION PASSED.

Ordinance 2023-18 AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE FLOUR MILL ANNEXATION AS HIGH DENSITY RESIDENTIAL (R-3) ZONE DISTRICT, **FINAL READING AND PUBLIC HEARING**

Mayor Shore opened the Public Hearing. Senior Planner Kristi Jefferson presented the Ordinance.

Ned Suesse commented.

Hearing no other comment, Shore closed the Public Hearing.

Council discussed the Ordinance.

Council Member Pappenfort moved to approve the Ordinance, Seconded by Council Member Fontana.

Voting Yea: Council Member Fontana, Council Member Critelli, Council Member Stephens, Council Member Kasper, Council Member Pappenfort

THE MOTION PASSED.

NEW BUSINESS / ACTION ITEMS

Resolution 2023-51 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, MAKING FINDINGS OF FACT, DETERMINATIONS, AND CONCLUSIONS CONCERNING THE FLOUR MILL ANNEXATION

Council Member Critelli moved to approve the Resolution, Seconded by Council Member Kasper.

Voting Yea: Council Member Fontana, Council Member Critelli, Council Member Stephens, Council Member Kasper, Council Member Pappenfort

THE MOTION PASSED.

Resolution 2023-52 AN AMENDMENT TO RESOLUTION 2022-50 ESTABLISHING BUDGET AND APPROPRIATIONS BY FUND FOR THE CITY OF SALIDA OPERATIONS FOR CALENDAR YEAR 2023, **PUBLIC HEARING**

Mayor Shore opened the Public Hearing. Finance Director Aimee Tihonovich presented the Resolution.

Hearing no comment, Shore closed the Public Hearing.

Council discussed the Resolution.

Council Member Pappenfort moved to approve the Resolution, Seconded by Council Member Critelli.

Voting Yea: Council Member Fontana, Council Member Critelli, Council Member Stephens, Council Member Kasper, Council Member Pappenfort

THE MOTION PASSED.

Resolution 2023-53 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, SUPPORTING APPLICATIONS FOR STATE AND FEDERAL GRANT FUNDS TO ASSIST IN THE IMPLEMENTATION OF INFRASTRUCTURE FOR THE SOUTH ARK NEIGHBORHOOD AND COMMITTING LOCAL MATCHING FUNDS

Council Member Kasper moved to approve the Resolution, Seconded by Council Member Pappenfort.

Voting Yea: Council Member Fontana, Council Member Critelli, Council Member Stephens, Council Member Kasper, Council Member Pappenfort

THE MOTION PASSED.

Ordinance 2023-19 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING AN OPTION TO GROUND LEASE REAL PROPERTY, LOCATED AT 102 D STREET AND 233 E. FIRST STREET, FROM THE CITY OF SALIDA TO ARTSPACE PROJECTS, INC., **FIRST READING AND SETTING A PUBLIC HEARING**

Council Member Pappenfort moved to approve the Ordinance on first reading and set a second reading and Public Hearing for December 19, 2023, Seconded by Council Member Kasper.

Voting Yea: Council Member Fontana, Council Member Critelli, Council Member Stephens, Council Member Kasper, Council Member Pappenfort

THE MOTION PASSED.

Mayor Shore announced Christy Doon as the name of the sole finalist under consideration for the position of City Administrator

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Reports were given.

ADJOURN

Adjourned at 8:25.



City Clerk | Deputy City Clerk

Mayor Dan Shore