



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	July 1, 2024

AGENDA ITEM

Places to Age – Discussion Regarding Potential Memorandum of Agreement

BACKGROUND

The “Places to Age” project is a conceptual proposal for a senior housing development to potentially include independent living, assisted living, and memory care facilities on an 8-acre portion of property owned by Salida Quality Farms, LLC and located off Meadowlark Drive west of Angelview Subdivision. The conceptual plans also include a 4-acre park dedication to be combined with the adjacent park space proposed under the Angelview Planned Development. (See Attachment A-1.) The project is being spearheaded by a local nonprofit in association with the Chaffee Community Foundation.

The Places to Age consortium (“PtA”) wishes to enter into a Memorandum of Agreement (MOA) with the City of Salida to delineate agreed upon responsibilities that pertain to the future development of the project. The four components proposed to be included in the MOA are: 1) technical assistance; 2) funding; 3) fee waivers or reductions; and 4) miscellaneous items. (See below.)

This MOA is not intended to, and does not, replace any of the conditions of development that are established through the annexation, zoning or subdivision process. The intent of this agreement is to clearly establish what PtA is responsible for throughout the process and to identify where the City can assist.

Specific questions posed by Places to Age:

1. Are these uses and facilities allowed under R-3 zoning?

These types of uses are all allowed within the R-3 High Density Residential zone. 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, among other uses. The Nursing Home use requires a Major Impact Review and approval by City Council and the Group Home use requires a Conditional Use Permit approval by Planning Commission. Certain commercial uses allowed under R-3 require Limited Impact Review and approval by Planning Commission. (See Attachment A-2.)

2. Are there potential fee reductions based on affordable housing?

Fee reductions for affordable housing include system development fees and school fees and are built into the current formulas and fee schedule. (See Attachment A-3.)



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3. **Is there any benefit to classifying this as a commercial property?**
Most multi-family rental units are classified as commercial for water and wastewater fees.
Otherwise, there is no discernable advantage in terms of fees.

REQUESTED DIRECTION FROM COUNCIL

City Council is asked to provide direction as to the specifics of the MOA components in order for staff to draft a formal MOA for consideration. A summary of proposed responsibilities agreed to by the City and Places to Age (based on their initial request) is outlined below.

Summary of proposed MOA components:

1. TECHNICAL ASSISTANCE

The City:

- Agrees to establish one point of contact who will be available to provide Salida-specific information regarding the process: Carolyn Poissant, Senior Planner
- Agrees to share examples of RFP's for construction or other samples to use as a guide
- Agrees to complete the Annexation Impact Report as requested by the County prior to the annexation public hearing by City Council

Places to Age:

- Agrees to establish one point of contact – Cheryl Brown-Kovacic
- Agrees to utilize an architect / design team with expertise in senior housing
- Agrees to contract with a programming / operations consultant with expertise in senior care facility management

2. FUNDING / GRANT SOLICITATION

The City:

- Agrees to assist with composing a template for letters of support (LOS) for grant applications and helping to identify appropriate parties and entities to obtain LOS from
- Agrees to inform PtA of potential funding sources and grant opportunities
- Does NOT agree to providing any type of cash match for funding
 - *Note: There are numerous resources for investigating grant opportunities based on an organizations mission, such as [Colorado Grant Watch](#). The [AARP Foundation](#) is another source. State and federal programs would likely fall under the [Department of Housing and Urban Development](#) and associated state pass-thorough funding grants.*

Places to Age:

- Agrees to seek and apply for funding and grants available through a variety of sources, including other local entities and non-profits; federal and state programs; and private funders and foundations
- Agrees to execute and comply with all funding and grant requirements
- Agrees to complete, file, and obtain approvals for all contract reporting documentation

3. FEE WAIVERS or REDUCTIONS

Fees applicable to this development:

- Planning assistance fees (e.g., pre-application meetings for complex projects): \$75/hr (Planning staff); \$150/hr (other departments)
- Annexation
 - Application fees and deposit have already been paid:
 - Annexation: \$1500
 - Zoning / Major Impact Review: \$1000
 - Deposit: \$5000 (2X each fee)
 - Note: Legal consultation fees are deducted from the applicant's deposit in accordance with the Special Fee and Cost Reimbursement Agreement, which has been provided and signed by the petitioner.
- Subdivision
 - Fees will depend upon the number of lots created with the subdivision.
 - Major subdivision (6 + lots): \$1500 + \$75/lot plus deposit
 - Minor subdivision (<= 5 lots): \$600 + \$75/lot plus deposit
- Major Impact Review: \$1500
- Planned Development: \$3000 plus deposit (if needed)
- System Development Fees – per Attachment A-3
 - ***Note: Water and wastewater system development fees are collected as part of an Enterprise Fund, which is self-supporting and pays for system-wide services and maintenance. Any reduction in these fees would need to be made up with alternative funding, i.e., through the City's General Fund balance. Staff will discuss the various development type options with the applicant. It is not possible to provide waivers from development parameters set by code requirements unless specified as such. Water and wastewater fees depend upon the number and type of units proposed.***
- Other fees:
 - Open Space fee-in-lieu of park dedication as applicable
 - Inclusionary Housing fee-in-lieu as applicable
 - Fire plan review fee
 - City and County building permit fees
 - Salida Public Schools

Note: City Council is requested to discuss and recommend specific directives as to any potential fee waivers or reductions.

Places to Age:

- Agrees to contact entities who have required fees beyond those required by the City, including Chaffee County and the School District
- Agrees to Provide requested information pertaining to fee reduction requests

4. Miscellaneous

The City:

- Agrees to discuss options for flexibility in terms of the order of required payments and submittals throughout the process, including completion of public improvements
- Agrees to explore how the IH ordinance translates to assisted living Medicaid and Medicare units
 - *Staff comments:*
 - *It would be reasonable to consider a [Colorado Medicaid-eligible](#) skilled nursing care facility (SNF) in the Inclusionary Housing calculations. This is not the same as assisted living, per se. There are specific requirements for long-term care coverages by Medicaid. Medicare does not cover assisted living or long-term care, only the medial services associated with various Medicare programs.*

Places to Age:

- Agrees to meet the intent of the City's Inclusionary Housing Ordinance in the assisted living "pods"
- Agrees to provide inclusionary housing in the independent living development

ATTACHMENTS

A-1 – Annexation Conceptual Plan

A-2 – R-3 Zone Requirements

A-3 – Water and Wastewater Fee Schedule



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Community Development	Carolyn Poissant - Senior Planner	July 1, 2024

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A-1 – Conceptual Plans

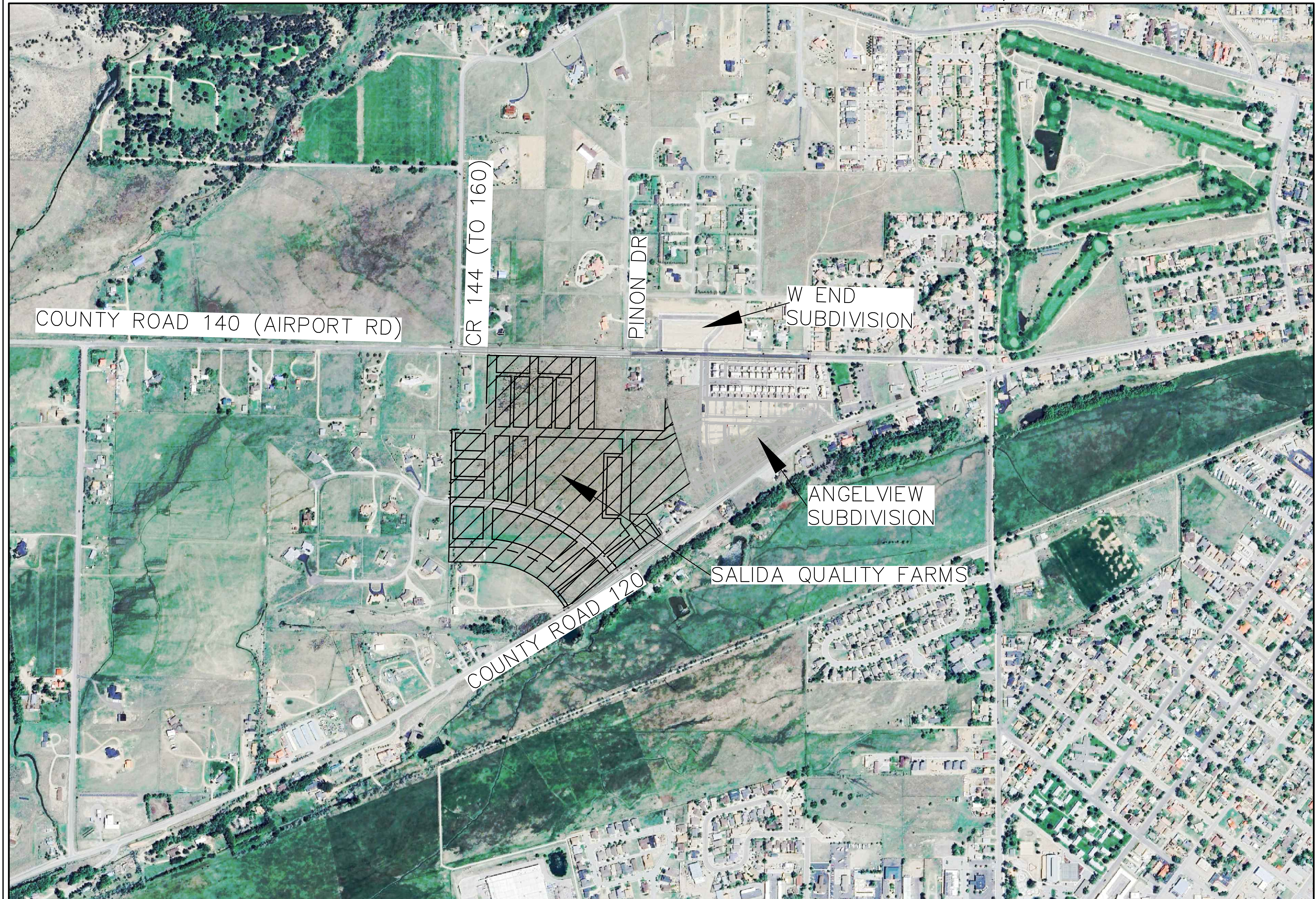
A-2 – Schedule of Uses & Dimensional Standards Table

A-3 – Water and Wastewater Fee Schedule

ATTACHMENT A - 1

VICINITY MAP

TO SUPPORT ANNEXATION APPLICATION FOR SALIDA QUALITY FARMS, LLC / MEADOWLARK DRIVE



LEGEND

 ANNEXATION AREA



0 300 600
1" = 300'

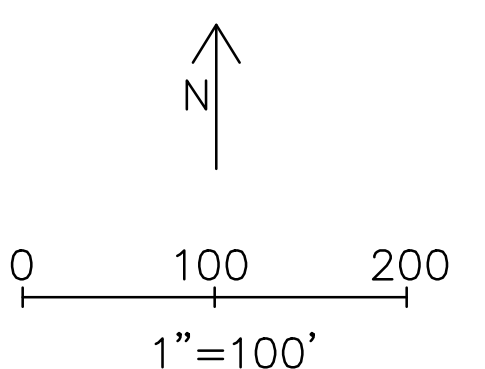
PLACES TO AGE
JOB #24004

DRAWN BY BILL HUSSEY
SALIDA, CO

6/18/24

SHEET 1 OF 4

CONCEPTUAL PLAN
TO SUPPORT ANNEXATION APPLICATION FOR SALIDA QUALITY FARMS, LLC / MEADOWLARK DRIVE



PLACES TO AGE
JOB #24004

DRAWN BY BILL HUSSEY
SALIDA, CO

6/18/24

SHEET 3 OF 4



ATTACHMENT A - 2

TABLE 16-D
Schedule of Uses

N = Not Permitted P = Permitted AC = Administrative Conditional Use C = Conditional Use AR = Administrative Review LR = Limited Impact Review MR = Major Impact Review	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards ¹
Residential Uses									
Accessory buildings and structures.	P	P	P	P	P	P	P	P	
Multiple principal structures	N	LR	LR	LR	LR	LR	LR	LR	Sec. 16-4-190(b)
Accessory dwelling units	AR	AR	AR	AR	AR	AR	AR	AR	Sec. 16-4-190(c)
Duplex dwelling units	N	P	P	P	P	P	LR ³	LR ³	
Residential (3 - 4 units)	N	AR	AR	AR	AR	AR	AR ³	AR ³	
Residential (5 - 19 units)	N	LR	AR	AR	LR	AR	LR ³	LR ³	
Residential (20 or more units)	N	MR	MR	MR	MR	MR	MR ³	MR ³	
Single-family dwelling units	P	P	AR ³	AR ³	AR	AR	AR ³	AR ³	
Single Mobile Home	N ³	N ³	N ³	P	N ³	N ³	N ³	N ³	
Medical marijuana cultivation—patient or primary caregiver—up to six plants	P	P	P	P	P	P	P	P	Sec. 16-4-190(j)
Medical marijuana cultivation—patient or primary caregiver—more than six plants	N	N	N	N	N	N	LR	N	Sec. 16-4-190(j)
Mobile home parks	N	N	N	LR	N	N	N	N	Sec. 16-4-190(d)
One or more dwelling units on the same site as a commercial or industrial use	N	N	N	N	AR	AR	LR	LR	
Recreational vehicles – long term occupancy	N	N	N	AR	N	N	AR	N	Sec. 16-4-190 (i)
Recreational vehicle parks	N	N	N	LR	N	N	LR	N	Sec. 16-4-190(e)
Rooming or boarding houses ²	N	N	LR ³	LR ³	LR ³	LR ³	LR ³	N	
Residential Business Uses	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards¹
Bed and breakfast inns	AR	AR	AR	AR	P	P	P	AR	
Short-term Rental Units	AR	AR	AR	AR	P	P	P	AR	Sec. 16-4-190(q)

	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	
Day care, adult	C	C	C	C	LR	AR	AR	LR	Sec. 16-4-190(f)
Day care, small	AC	AC	AC	AC	AC	AC	AC	AC	Sec. 16-4-190(f)
Day care, large	C	C	C	C	C	AC	AC	C	Sec. 16-4-190(f)
Home occupations	P	P	P	P	P	P	P	P	Sec. 16-4-190(g)
Home Businesses	LR	LR	LR	LR	AR	P	P	P	Sec. 16-4-190(g)
Public/Institutional Uses	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards¹
Bus Stations	N	N	N	N	N	LR	LR	LR	
Churches, parish homes and religious education buildings	AR	AR	AR	AR	AR	AR	AR	AR	
Clubs operated by and for their members	LR	LR	LR	LR	LR	P	P	P	
Community buildings	LR	LR	LR	LR	LR	AR	AR	N	
Government administrative facilities and services	LR	LR	LR	LR	LR	AR	AR	AR	
Group homes	C	C	C	C	C	N	C	N	
Hospitals	N	N	N	N	MR	MR	MR	MR	
Nursing homes	N	MR	MR	MR	MR	N	MR	N	
Parks	AR	AR	AR	AR	AR	AR	AR	AR	
Public parking facilities	N	N	N	N	LR	LR	LR	LR	
Recreation facilities	C	AR	AR	AR	AR	AR	AR	AR	
Schools	LR	LR	LR	LR	LR	LR	LR	LR	
Commercial, Personal Service and Office Uses	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards¹
Commercial lodging	N	N	N	N	LR	AR	AR	N	
Commercial parking lots and garages	N	N	N	N	LR	LR	LR	LR	
Downtown Street Patio	N	N	N	N	N	C	N	N	Sec.16-4-190 (r)
Drive-in facilities	N	N	N	N	N	LR	LR	N	Sec.16-4-190(l)
Drive-in food or beverage facilities	N	N	N	N	N	LR	LR	N	Sec.16-4-190(l)
Outdoor amusement establishment	N	N	N	N	N	N	LR	LR	
Eating and drinking establishments	N	LR	LR	LR	P	P	P	LR	
Medical marijuana centers	N	N	N	N	N	N	AR	N	Sec. 16-4-190(k)

Retail marijuana store	N	N	N	N	N	N	AR	N	Sec. 16-4-190(k)
Marijuana cultivation facilities	N	N	N	N	N	N	LR	LR	Sec. 16-4-190(p)
Professional offices	N	N	N	N	P	P	P	LR	
Campground	N	N	N	N	N	N	MR	MR	
Retail sales and rental establishments	N	LR	LR	LR	P	P	P	LR	Sec. 16-4-190(m)
Temporary commercial activities	N	N	N	N	LR	LR	AR	LR	Sec. 16-4-190(n)
General Services	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards¹
Automobile sales, service and repairs	N	N	N	N	N	LR	P	P	
Gasoline service stations and car washes	N	N	N	N	N	N	AR	AR	
Mobile home and recreational vehicle sales and services	N	N	N	N	N	N	P	P	
Veterinary clinics	N	N	N	N	N	LR	LR	LR	
Industrial Uses	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards¹
Light industrial	N	N	N	N	LR	LR	AR	AR	
Heavy industrial	N	N	N	N	N	N	MR	MR	
Marijuana infused products manufacturing operation (Medical or Retail)	N	N	N	N	N	N	N	N	
Medical marijuana optional premises cultivation operation	N	N	N	N	N	N	N	N	
Communication facility	N	N	N	N	N	N	MR	LR	Sec. 16-4-190(o)
Storage yards	N	N	N	N	N	N	LR	LR	
Warehouses, enclosed storage and truck terminals	N	N	N	N	N	N	LR	P	
Wholesale businesses	N	N	N	N	N	LR	LR	P	
Bulk fuel storage facilities and wholesale sales of fuels	N	N	N	N	N	N	N	LR	
Junkyards, salvage yards or automobile wrecking yards	N	N	N	N	N	N	N	MR	

Notes:

¹ The standards referenced herein are in addition to all other applicable standards of this Land Use Code.

² Provided that State Health Code space and sanitation requirements are met.

³ An existing dwelling can be modified or rebuilt as a matter of right provided it is in conformance with the dimensional standards of Table 16-F.

* The allowed use is conditional in the SH 291 Corridor Overlay (291 CO). Refer to Section 16-5-50 regarding the SH 291 Corridor (291 CO) District.

TABLE 16-F Schedule of Dimensional Standards[illegible]

Max. building height for a detached accessory bldg.	25'	25'	25'	25'	25'	25'	25'	25'
Notes:								
1 If a property does not utilize the zero setback allowance, the minimum landscape area shall be ten (10) percent.								
2 If the property adjoins a residential zone district, setbacks on the side and rear lot line shall be the same as those in the residential zone.								
3 Existing structures are not required to meet off-street parking requirements. New structures and additions shall meet off-street parking requirements.								
4 A covered porch may encroach into the front yard setback by twenty-five (25) percent.								
5 If a front-loaded garage is set back at least ten (10) feet behind the primary street-facing building façade, the lot coverage between the garage entrance and the primary, street-facing building façade shall not be included in the calculation of lot coverage for uncovered parking/access.								
6 Standards for inclusionary housing development per Section 16-13-50.								
7 Fifteen (15) percent of the single-family lots within an inclusionary housing development may be twenty-five (25) feet by one hundred fifty (150) feet.								
8 See Section 16-4-190(c) for a description of side lot line setbacks for all accessory buildings, including ADUs.								

ATTACHMENT A-3

Fees and Charges for Water and Wastewater Services, effective January 2024

Description of Fee, Rate or Charge	Code Section	Special Charges	Fixed Fees				Commercial Fees (2) (3)					
			Residential Single-Family and Duplexes (1)	Residential Multi-Family (1)	Accessory Dwelling Units	Legally-Restricted Affordable Housing (1)	3/4" line	1.0" line	1.5" line	2.0" line	3.0" line	4.0" line
Water System Development & Associated Fees												
System Development Fee	13-3-20 (c)		\$ 8,512	\$ 6,384	\$ 3,405	\$ 3,405	\$ 8,512	\$ 14,270	\$ 28,316	\$ 52,472	\$ 106,742	\$ 217,534
Surcharge in High Zone	13-3-20 (d)		\$ 1,936	\$ 1,452	\$ 774	\$ 774	\$ 1,936	\$ 2,904	\$ 4,352	\$ 6,530	\$ 9,797	\$ 14,695
Irrigation only (plus 50% of applicable surcharge above)	13-3-20 (c)		\$ 4,256	\$ 4,256		\$ 4,256	\$ 4,256	\$ 7,135	\$ 14,158	\$ 26,236	\$ 53,371	\$ 108,767
Water Meter - Ultrasonic	13-02-90		\$ 375	\$ 375		\$ 375	\$ 400	\$ 500	\$ 850	\$ 1,100	\$ 2,500	\$ 3,400
Note: Meter prices are based on supplier prices and, therefore, are subject to change outside of the City's control.												
Wastewater System Development Fees												
System Development Fee for water & sewer customer	13-3-20 (c)		\$ 5,206	\$ 3,905	\$ 2,082	\$ 2,082	\$ 7,808	\$ 16,918	\$ 30,190	\$ 42,199	\$ 79,834	\$ 132,732
Monthly Water Rates and Charges for Service												
Service charge	13-3-30 (b)		\$ 20.67	\$ 20.67	\$ 10.33	\$ 20.67	\$ 20.67	\$ 27.48	\$ 41.32	\$ 54.96	\$ 82.44	\$ 109.92
Water maintenance charge			\$ 7.17	\$ 7.17	\$ 3.58	\$ 7.17	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Volume (usage) charge (over 2,000 gallons only)												
Tier I (2,000 to 13,333 gallons/month)			\$ 1.89	\$ 1.89	\$ 1.89	\$ 1.89	\$ 1.89	\$ 1.89	\$ 1.89	\$ 1.89	\$ 1.89	\$ 1.89
Tier II (over 13,333 gallons/month)			\$ 2.52	\$ 2.52	\$ 2.52	\$ 2.52	\$ 2.52	\$ 2.52	\$ 2.52	\$ 2.52	\$ 2.52	\$ 2.52
Demand fee up to 100,000 gallons							\$ 7.17	\$ 7.17	\$ 7.17	\$ 7.17	\$ 7.17	\$ 7.17
Demand fee 101,000 to 500,000 gallons							\$ 21.51	\$ 21.51	\$ 21.51	\$ 21.51	\$ 21.51	\$ 21.51
Demand fee 501,000 to 1,000,000 gallons								\$ 53.77	\$ 53.77	\$ 53.77	\$ 53.77	\$ 53.77
Demand fee over 1,000,000 gallons									\$ 71.70	\$ 71.70	\$ 71.70	\$ 71.70
Monthly Wastewater Rates and Charges for Service												
Service charge	13-3-30 (b)		\$ 27.85	\$ 27.85	\$ 13.93	\$ 27.85	\$ 28.85	\$ 40.27	\$ 60.10	\$ 90.14	\$ 114.17	\$ 141.22
Residential volume charge (based on winter water usage) (2,000 gallons usage included in residential service charge)			\$ 1.84	\$ 1.84	\$ 1.84	\$ 1.84						
Commercial volume charge (based on actual water usage)							\$ 3.41	\$ 3.41	\$ 3.41	\$ 3.41	\$ 3.41	\$ 3.41
Sewer only service charge - per equivalent living unit		\$ 44.18										
Other												
Permanent disconnection of water line	13-2-210	\$ 50.00	Notes (1) All fixed fees are multiplied by the number of such units associated with each account. (2) Includes mixed-use developments in a single building where 50% or more of the ground floor is used for commercial, personal (3) Also applies to single-ownership, single-lot rental projects of 3 units or more. The required size of the commercial meter will be determined via the size calculation sheet provided by the City of Salida and verified by the project engineer. The development must meet a minimum of 50% of the maximum allowed density for the lot, and individual units may not exceed 1200 SF, excluding garage space. Should any individual unit within said development convert to a unique owner in the future (via condominiumization, subdivision, etc.), the applicant will be responsible for paying the difference between the paid system development fees (SDFs), as a portion of the total number of units, and the SDFs for the non-rental unit applicable at the time of conversion.									
Bulk water - untreated for construction within the City of Salida (per 1,000 gallons)	13-3-30 (a)	\$ 5.00										
Bulk water - treated (up to 1,000 & per each add'l 1,000 gallons)	13-3-30 (a)	\$ 8.00										
Bulk water - set hydrant meter	13-3-30 (a)	\$ 75.00										
Inactive account (sewer only customers) per month	13-3-30 (g)	\$ 20.28										
Returned check charge	13-3-30 (h)	\$ 25.00										
Final billing and new account charge	13-3-30 (i)	\$ 62.00										
Sewer only final billing and new account charge	13-3-30 (i)	\$ 31.00										
Temporary water disconnection fee - once annually	13-03-50	\$ -										
Temporary water disconnection fee - more than 1x per year	13-03-50	\$ 40.00										
Delinquent Charge - water service	13-3-30 (h)	\$ 3.50										
Delinquent Charge - wastewater service	13-3-30 (h)	\$ 3.50										
Late Fee (SteamPlant, Public Works, Finance, Fire, Pool, Wastewater - 30		\$3.50 or 5%										
Period of time after which service is subject to termination	13-3-50 (c)	45 days										
Water termination (shut-off) fee	13-3-70 (d)	\$ 40.00										
Account reinstatement charge (waived if shut-off fee paid)	13-03-80	\$ 40.00										



Date revised: 12/19/2023