



# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Kathryn Dunleavy - Associate Planner	August 20, 2024

## AGENDA ITEM

Ordinance 2024-17: First Reading and setting a public hearing on a proposed annexation to the City of Salida a certain tract of land in unincorporated Chaffee County known as the Salida School District Annexation.

## BACKGROUND

The applicant, Salida School District, submitted a complete application to annex the 4.43 acre property, inclusive of adjacent rights-of-way, located at 627 Oak Street, on May 30, 2024.

### **Surrounding Land Use and Zoning:**

The site is currently zoned COM (Commercial) in the County. The properties to the east and south are in Chaffee County and are zoned RES (Residential). The properties to the north, west, southwest, and southeast are within the City limits and are zoned C-1 (Commercial), R-4 (Manufactured Housing Residential) C-1 (Commercial), and R-3 (High Density Residential), respectively. The properties to the west and southwest are also in the SH 291 Established Commercial Overlay.



## ANNEXATION PROCESS:

An application for annexation is a multi-step process. When annexing a property, the City must follow state statutes for contiguity and procedural requirements. The steps and standards include:

- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;

Overlay Districts	Zone Districts
<span style="border: 2px solid yellow; padding: 2px;"> </span> Salida Downtown Historic District (SDHD)	<span style="background-color: red; color: white; padding: 2px;"> </span> C-1
<span style="border: 2px solid green; padding: 2px;"> </span> Historic Protection Overlay (HPO)	<span style="background-color: pink; color: black; padding: 2px;"> </span> C-2
<span style="border: 2px solid purple; padding: 2px;"> </span> Creative District Boundary	<span style="background-color: gray; color: white; padding: 2px;"> </span> I
<span style="border: 2px solid blue; padding: 2px;"> </span> Highway 291 Established Commercial (291 CO)	<span style="background-color: lightblue; color: black; padding: 2px;"> </span> PD
<span style="border: 2px solid orange; padding: 2px;"> </span> Highway 291 Established Residential (291 CO)	<span style="background-color: yellow; color: black; padding: 2px;"> </span> R-1
<span style="border: 2px solid darkblue; padding: 2px;"> </span> Highway 50 Corridor Overlay (50 CO)	<span style="background-color: orange; color: black; padding: 2px;"> </span> R-2
<span style="border: 2px dashed orange; padding: 2px;"> </span> Central Business Economic Overlay (CBE0)	<span style="background-color: lightyellow; color: black; padding: 2px;"> </span> R-3
<span style="border: 2px solid cyan; padding: 2px;"> </span> Sackett's Addition Overlay	<span style="background-color: lightorange; color: black; padding: 2px;"> </span> R-4
	<span style="background-color: purple; color: white; padding: 2px;"> </span> RMU

- Staff reviews the petition for compliance with city and state statutes and Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date;
  - On July 16, 2024 City Council adopted Resolution 2024-44 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for September 3, 2024.
- The (City Council) public hearing is advertised in the newspaper for four consecutive weeks;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- Council holds the public hearing on the annexation petition;
- Council holds a public hearing to review and possibly approves the proposed zoning.

Annexation Agreement: An annexation agreement is not proposed with this annexation. All terms of this annexation were recently approved by City Council on March 19, 2024 in Resolution 2024-13, an amended pre-annexation agreement. That agreement included, but was not limited to, the school's obligations for right-of-way dedication, fees-in-lieu of street improvements, drainage improvements, and landscape requirements. Those obligations are required to be met prior to connection to municipal water services.

#### **FINDINGS OF FACT:**

As explained above, the annexation shall be considered by the Commission as a required step prior to the zoning of the property. The following findings of facts are required for annexation:

1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
2. All applicable owners of the property are party to the annexation.
3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City's Comprehensive Plan and its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA "encompasses properties which are eligible for annexation and extension of municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time."
4. The property may be efficiently served by City fire and police departments.
5. The property is a natural extension of the City's municipal boundary and meets the legal requirements for annexation.

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

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Findings of Fact Resolution 2024 - XX			09/03/2024
Annexation Ordinance 2024 - 17	7/22/2024	08/20/2024	09/03/2024
Annexation Agreement - Not Applicable			
Zoning Ordinance 2024 - 18	7/22/2024	08/20/2024	09/03/2024

#### **RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:**

- Salida Fire Department: Assistant Fire Chief, Kathy Rohrich, responded “Fire Department has no concerns at this time.”
- Salida Police Department: Police Chief, Russ Johnson, responded “No issues from PD at this time.”
- Public Works Department: Public Works, Director, David Lady, responded that sufficient right-of-way dedication has been shown on the annexation plat. The requested drainage report has been submitted. All other requirements of the pre-annexation agreement must be met prior to connection to municipal water services. This includes payment of fees-in-lieu of constructing required site improvements in the amount described in the cost estimate provided by the School District dated February 23, 2024.
- Salida Finance Department: Staff Accountant, Renee Thonhoff, responded that the account is classified as Sewer Only In City. System Development fees for commercial water, a water meter, and the equivalent wastewater fees (minus any existing credit) shall be required upon annexation.
- Xcel Energy: Donna George, Right of Way and Permits, responded “Please be advised that Public Service Company has existing both overhead and underground electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado’s ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.”
- Atmos Energy: Dan Higgins, responded, “Atmos Energy has no comment”.
- Chaffee County Planning Department: Planning Director, Miles Cottom, responded that according to County maps and records, the portion of Illinois Ave. abutting the southern property boundary and the portion of Scott St. abutting the eastern property boundary are still technically in the County. If your records reflect the same, this may be a good time to formally annex those two into the City.
- Chaffee County Building Department: Chief Building Official, Chad Chadwick, responded, “No concerns at this time.”

## **RECOMMENDATION**

### **PLANNING COMMISSION RECOMMENDATION**

A public hearing was held July 22, 2024 and the Commission recommended Council approve the proposed Salida School District Annexation.

### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed annexation.

**FISCAL IMPACT** - Fiscal Impact does not apply to this application.

## **MOTION**

A City Councilmember should state “I move to \_\_\_\_\_ Ordinance 2024-17 approving the annexation of approximately 4.43 acres known as the Salida School District Annexation.” followed by a second and a roll call vote.

ATTACHMENTS: Ordinance 2024-17  
Application Materials

**CITY OF SALIDA, COLORADO  
ORDINANCE NO. 17  
(Series of 2024)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO  
ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN  
UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE SALIDA SCHOOL  
DISTRICT ANNEXATION**

**WHEREAS**, on May 30, 2024, representatives of the Salida School District, R-32-J, filed a General Development Application (the "Petition") to commence proceedings to annex to the City of Salida (the "City") a certain unincorporated tract of land comprised of 4.43 acres located at 627 Oak Street in the County of Chaffee, State of Colorado (the "Property"), and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference; and; and

**WHEREAS**, pursuant to C.R.S. §31-12-108, the City Council by Resolution No.44, Series of 2024 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on September 3, 2024, commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado; and; and

**WHEREAS**, pursuant to C.R.S. §31-12-108 to -110, the City Council on September 3, 2024 held a duly-noticed public hearing to consider the proposed annexation; and

**WHEREAS**, notice of such hearing was published on July 26, 2024, August 2, 2024, August 9, 2024, and August 16, 2024 in *The Mountain Mail* newspaper; and

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

**WHEREAS**, the City hereby sets forth its Findings of Fact, Determinations, and Conclusions with regard to annexation to the City of Salida the Salida School District Annexation; and

**WHEREAS**, the City currently has in place a Comprehensive Plan and other long-range planning documents which constitute the City's annexation plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:**

1. The City incorporates the foregoing recitals as findings and determinations by the City Council.
2. The City hereby approves the annexation of the Property described on Exhibit A, attached hereto, and such real Property is hereby annexed to and made a part of the City of Salida.
3. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Salida, Colorado, on behalf of the City shall:
  - A. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;
  - B. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Plat, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Chaffee County, Colorado, with directions to the Chaffee County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and
  - C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

INTRODUCED ON FIRST READING, on the 20th day of August, 2024, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the 23<sup>rd</sup> day of August, 2024, and set for second reading and public hearing on the 3<sup>rd</sup> day of September, 2024.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED IN FULL AS REVISED, by the City Council on the 3<sup>rd</sup> day of September, 2024.

CITY OF SALIDA, COLORADO

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Mayor

[SEAL]

ATTEST:

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City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the 23<sup>rd</sup> day of August, 2024, and IN FULL AS REVISED, after final adoption on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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City Clerk/Deputy City Clerk

## EXHIBIT A

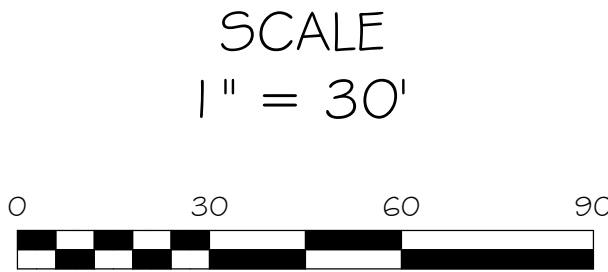
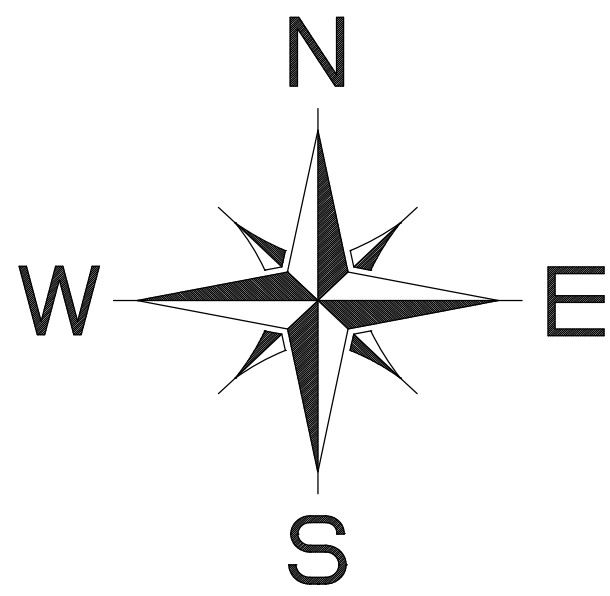
### LEGAL DESCRIPTION OF A TRACT OF LAND

A TRACT OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 474501, BEING MARKED BY A 1 ½" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 ½" ALUMINUM CAP STAMPED LS 16117, BEARS NORTH 78°21'04" EAST, A DISTANCE OF 1290.53 FEET;  
THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 38.99 FEET TO THE EAST RIGHT-OF-WAY OF SCOTT STREET;  
THENCE SOUTH 00°18'13" WEST, ALONG SAID EAST RIGHT-OF-WAY OF SCOTT STREET, A DISTANCE OF 378.79 FEET;  
THENCE NORTH 89°41'31" WEST, ALONG THE SOUTH RIGHT-OF-WAY OF ILLINOIS AVENUE, A DISTANCE OF 350.90 FEET;  
THENCE NORTH 89°59'07" WEST, ALONG THE SOUTH RIGHT-OF-WAY OF ILLINOIS AVENUE, A DISTANCE OF 97.41 FEET TO THE EAST RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 291 (OAK STREET);  
THENCE NORTH 89°59'07" WEST, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 291 (OAK STREET);  
THENCE NORTH 00°43'13" EAST, ALONG THE WEST RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 291 (OAK STREET), A DISTANCE OF 382.55 FEET;  
THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 59.06 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 474501;  
THENCE SOUTH 89°21'33" EAST, ALONG THE NORTH BOUNDARY OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 474501, A DISTANCE OF 407.49 FEET TO THE POINT OF BEGINNING.  
CONTAINING 4.43 ACRES

PREPARED BY:

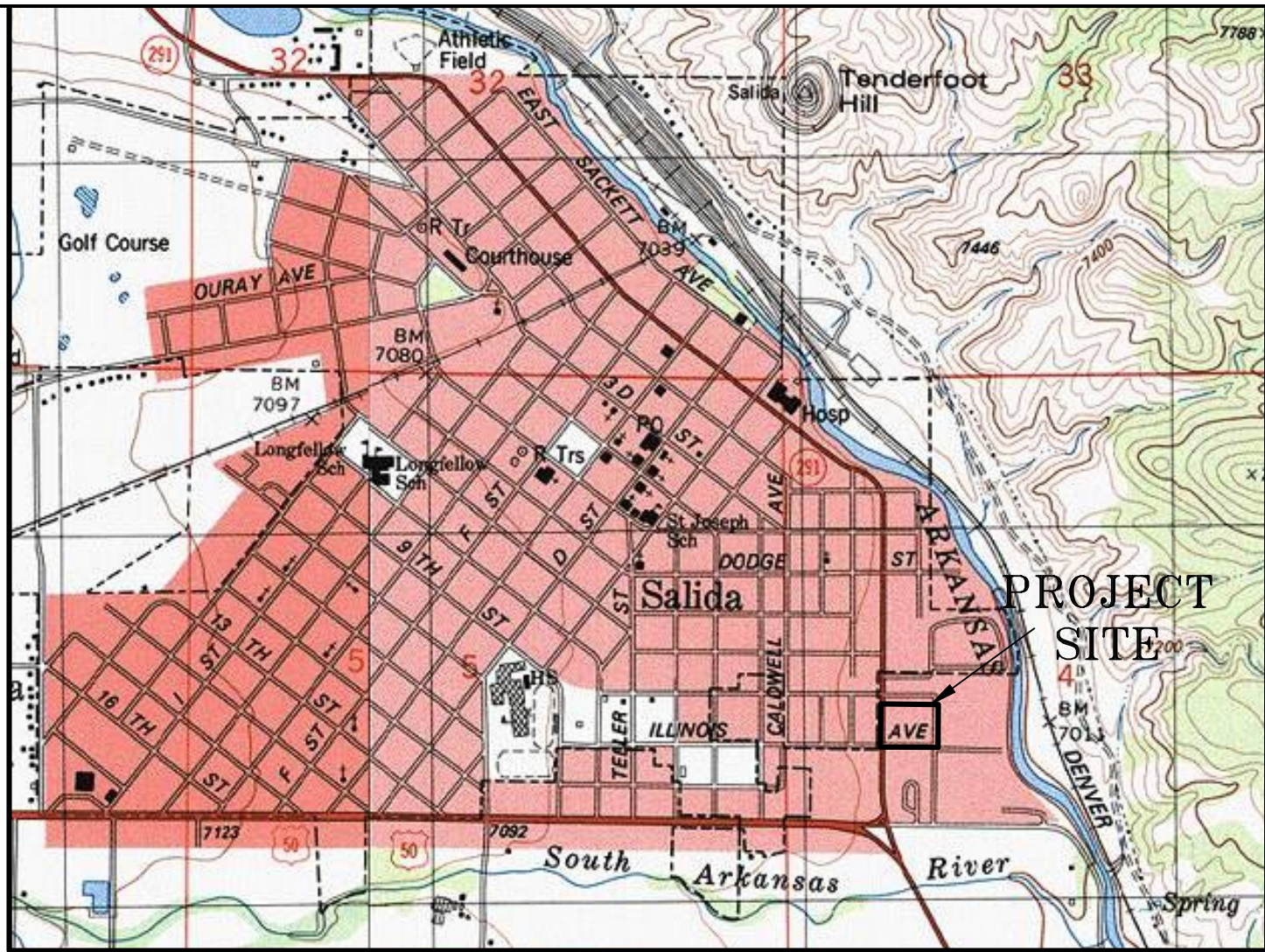






# SALIDA SCHOOL DISTRICT ANNEXATION PLAT

LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST  
QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9  
EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN,  
CHAFFEE COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE

## CITY COUNCIL APPROVAL

WHEREAS, THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX TERRITORY AS DESCRIBED HEREIN BY SALIDA SCHOOL DISTRICT R32-J AS OWNER OF 100 PERCENT OF THE AREA TO BE ANNEXED, EXCEPT PUBLIC STREETS; AND WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED ON \_\_\_\_\_, 20\_\_\_\_, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENT OF SECTION 31-1-2-107(1), C.R.S.; AND WHEREAS, AFTER NOTICE AND PUBLIC HEARING ON \_\_\_\_\_, 20\_\_\_\_, AS REQUIRED BY SECTION 31-1-2-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NO. \_\_\_\_\_ (SERIES 20\_\_\_\_), DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTIONS 31-1-2-107 AND 105, C.R.S. AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND WHEREAS, ON \_\_\_\_\_, 20\_\_\_\_, THE CITY COUNCIL ADOPTED ORDINANCE NO. \_\_\_\_\_ (SERIES 20\_\_\_\_) APPROVING AND ANNEXING SALIDA SCHOOL DISTRICT ANNEXATION.

NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE  
SALIDA SCHOOL DISTRICT ANNEXATION AS DESCRIBED HEREIN, TO WIT:  
LEGAL DESCRIPTION OF THE PERIMETER:

A TRACT OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 474501, BEING MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 16117, BEARS NORTH 78°21'04" EAST, A DISTANCE OF 1290.53 FEET;  
THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 38.99 FEET TO THE EAST RIGHT-OF-WAY OF SCOTT STREET;  
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THENCE NORTH 89°41'31" WEST, ALONG THE SOUTH RIGHT-OF-WAY OF ILLINOIS AVENUE, A DISTANCE OF 350.90 FEET;  
THENCE NORTH 89°59'07" WEST, ALONG THE SOUTH RIGHT-OF-WAY OF ILLINOIS AVENUE, A DISTANCE OF 97.41 FEET TO THE EAST RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 291 (OAK STREET);  
THENCE NORTH 89°59'07" WEST, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 291 (OAK STREET);  
THENCE NORTH 00°43'13" EAST, ALONG THE WEST RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 291 (OAK STREET), A DISTANCE OF 382.55 FEET;  
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THENCE SOUTH 89°21'33" EAST, ALONG THE NORTH BOUNDARY OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 474501, A DISTANCE OF 407.49 FEET TO THE POINT OF BEGINNING.  
CONTAINING 4.43 ACRES

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

MAYOR OF THE CITY OF SALIDA

## CERTIFICATION OF TITLE

I, \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN SALIDA SCHOOL DISTRICT R32-J, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

\_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

TITLE AGENT

## CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT SALIDA SCHOOL DISTRICT R32-J IS THE OWNER OF 100% OF THE LAND DESCRIBED AND SET FORTH HEREIN, EXCEPT PUBLIC STREETS, THAT SUCH OWNER DESIRES AND APPROVES THE ANNEXATION OF THE TERRITORY DESCRIBED HEREIN TO THE CITY OF SALIDA, COLORADO AND DOES HEREBY DEDICATE TO THE CITY OF SALIDA THAT PORTION OF PROPERTY TO BECOME THE RIGHT-OF-WAY OF SCOTT STREET AS SHOWN HEREON.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

OWNERS:

REPRESENTATIVE SALIDA SCHOOL DISTRICT R32-J

COUNTY OF CHAFFEE )  
STATE OF COLORADO ) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY REPRESENTATIVE SALIDA SCHOOL DISTRICT R32-J. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC

TOTAL PERIMETER OF LAND TO BE ANNEXED	1775.19
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	1006.51
CONTIGUOUS BOUNDARY REQUIREMENT 1/6=16.7%	56.7%

REVISED:
DATE: JULY 9, 2024
DATE: JULY 29, 2024
DATE: AUGUST 28, 2024
JOB # 19169
DATE: JUNE 27, 2024
SHEET 1 OF 1

## SALIDA SCHOOL DISTRICT ANNEXATION PLAT

LOCATED WITHIN THE NORTH HALF OF THE  
SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49  
NORTH, RANGE 9 EAST OF THE NEW MEXICO  
PRINCIPAL MERIDIAN,  
CHAFFEE COUNTY, COLORADO



## CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ORDINANCE FOR THE SALIDA SCHOOL DISTRICT WERE ACCEPTED FOR FILING IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AND IS DULY RECORDED.

CITY CLERK

## CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 UNDER RECEPTION NUMBER \_\_\_\_\_.

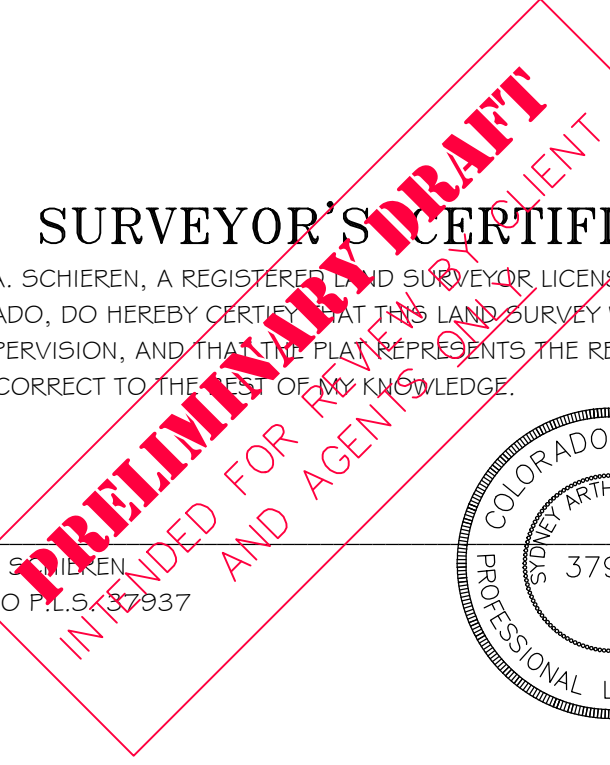
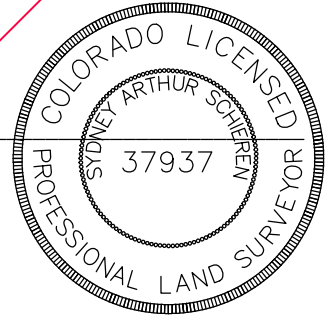
CHAFFEE COUNTY CLERK AND RECORDER

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.

## 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







## GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 Fax: 719-539-5271

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Annexation               | <input type="checkbox"/> Administrative Review:<br>(Type) _____                  |
| <input type="checkbox"/> Pre-Annexation Agreement            |  |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:<br>(Type) _____                  |
| <input type="checkbox"/> Certificate of Approval             |  |
| <input type="checkbox"/> Creative Sign Permit                | <input checked="" type="checkbox"/> Major Impact Review:<br>(Type) <u>EDNING</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: Salida School District R-32-J  
Mailing Address: 627 Oak Street, Salida, CO 81201  
Telephone Number: 719-530-5200 FAX: 719-539-6220  
Email Address: smoore@salidaschools.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: Horizon Exploratory Academy  
Street Address: 627 Oak Street, Salida, CO 81201  
Tract in p23W4 4-49-9  
Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent \_\_\_\_\_ Date \_\_\_\_\_

Signature of property owner [Signature] Date 5/6/24



## **SALIDA SCHOOL DISTRICT R-32-J**

### BOARD OF EDUCATION

Joe Smith, President

Jodi Breckenridge Petit, Vice-President; Matthew Hobbs, Treasurer

Directors: Ben Hill, Karen Lundberg, Mandy Paschall, Jenn Schuchman

David Blackburn, Superintendent

William Wooddell, Assistant Superintendent

To the City of Salida:

As previously discussed in our pre-annexation agreement, The Salida School District is seeking to annex our current county property located at 627 Oak St. into the city in the coming months. We are currently on County land, and we are looking at moving into the city with the intent of building up this side of the community along with the new fire station. This will also allow the district to put forth work to tap into city utilities as we pursue a remodel project on the land with intent to improve programming facilities for many students within the district. This development will allow us to safely serve more students in a learning-rich environment within the city lines.

Our development of the land will consist of adding on an additional square footage on the structure already existing at 627 Oak St with the intent of bringing our Horizons Exploratory Academy into the facility. We currently have one of our middle schools meeting at this location, and this addition will allow us to bring more students onto a centralized campus. We will also be endeavoring to create an appealing and well-kept space that fosters student learning as well as improves the visual appeal for the entire town. We have appreciated the partnership we have with the city in our other main campus locations and feel this would be a move that would allow us to continue our partnership allowing for the district and city to better serve our community and specifically the students within the community.

Thank you for your consideration,

Joe Smith

Salida School Board - President



## ANNEXATION APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

#### A. Development Process

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

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

#### ✓ 1. General Development Application

#### 2. Annexation Petition

DLR  
Already  
Submitted

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

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

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

#### 5. Application Fee - According to current adopted fee schedule



**7. Public Notice.**

- a) A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
- b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
- c) Applicant is responsible for posting the property and proof of posting the public notice.

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

**9. Notarized Special Fee and Cost Reimbursement Agreement completed**

## ANNEXATION PETITION

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### TO THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, GREETINGS:

The undersigned hereby petition(s) the City of Salida to annex to the City of Salida the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by the landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C. R. S. 1973, Section 31-12-107(l)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

1. That it is desirable and necessary that the above-described territory be annexed to the City of Salida.
2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the City of Salida.
3. That no less than one-sixth of the aggregate external boundaries of the above-described territory hereby petitioned to the City of Salida is contiguous to the City limits of the City of Salida.
4. Accompanying this petition are two mylars and twenty copies of the annexation map.
5. That a community of interest exists between the above-described territory and the City of Salida, and that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the City of Salida.
6. That the above-described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Salida, was held within the twelve months preceding the filing of this petition.
7. That the above-described territory does not include any area included in another annexation proceeding involving city other than the City of Salida.
8. That the above-described territory is not presently a part of any incorporated city, city and county, or town.
9. That the above area described will (not) result in the detachment of the area from any school district and the attachment of the same to another school district.

## **ANNEXATION PETITION**

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### **"INSERT A"**

(Description of territory proposed for annexation)



**LEGAL DESCRIPTION  
OF A TRACT OF LAND**

A TRACT OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 474501, BEING MARKED BY A 1 ½" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 ½" ALUMINUM CAP STAMPED LS 16117, BEARS NORTH 78°21'04" EAST, A DISTANCE OF 1290.53 FEET;  
THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 38.99 FEET TO THE EAST RIGHT-OF-WAY OF SCOTT STREET;  
THENCE SOUTH 00°18'13" WEST, ALONG SAID EAST RIGHT-OF-WAY OF SCOTT STREET, A DISTANCE OF 378.79 FEET;  
THENCE NORTH 89°41'31" WEST, ALONG THE SOUTH RIGHT-OF-WAY OF ILLINOIS AVENUE, A DISTANCE OF 350.90 FEET;  
THENCE NORTH 89°59'07" WEST, ALONG THE SOUTH RIGHT-OF-WAY OF ILLINOIS AVENUE, A DISTANCE OF 97.41 FEET TO THE EAST RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 291 (OAK STREET);  
THENCE NORTH 89°59'07" WEST, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 291 (OAK STREET);  
THENCE NORTH 00°43'13" EAST, ALONG THE WEST RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 291 (OAK STREET), A DISTANCE OF 382.55 FEET;  
THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 59.06 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 474501;  
THENCE SOUTH 89°21'33" EAST, ALONG THE NORTH BOUNDARY OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 474501, A DISTANCE OF 407.49 FEET TO THE POINT OF BEGINNING.  
CONTAINING 4.43 ACRES

PREPARED BY:



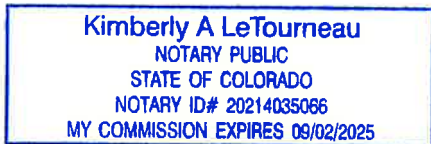


## ANNEXATION PETITION

### CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF CHAFFEE     )

being first duly sworn, upon oath deposes and says that she/he was the circulator of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.



  
Circulator

Subscribed and sworn to before me this 6<sup>th</sup> day of May, A. D. 2024.

Witness my hand and official seal. My commission expires: September 2, 2025.

  
Notary Public



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

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on September 3, 2024 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida City Council at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

The hearing is regarding applications for Annexation and Zoning submitted by and on behalf of Salida School District R-32-J, for the property located at 627 Oak Street.

The City is currently considering a petition to annex and zone the subject property into the City. The general purpose of the application is to consider the applicant's request to zone the property Commercial (C-1).

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, (719) 530-2631.

\*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/ comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

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