



# CITY COUNCIL ACTION FORM

<b>DEPARTMENT</b> Planning	<b>PRESENTED BY</b> Kathryn Dunleavy - Planner	<b>DATE</b> August 16, 2022
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## ITEM

Ordinance 2022-13: Second reading and public hearing on proposed zoning of Commercial (C-1) for Salida Fire Station Annexation.

## BACKGROUND

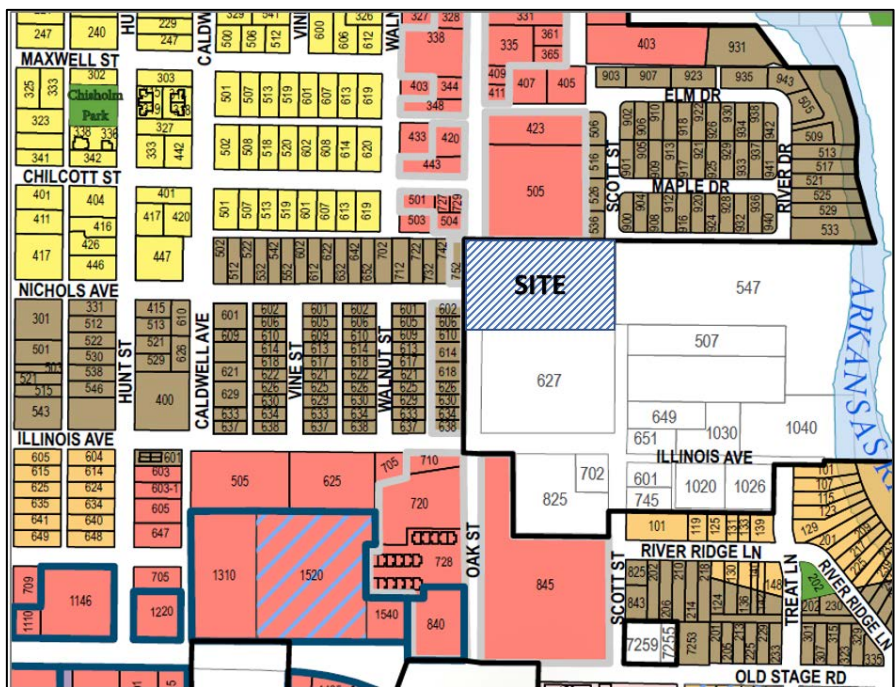
The applicant, City of Salida, is requesting Commercial (C-1) zoning for the Salida Fire Station Annexation parcel located at 611 Oak Street. The request was heard by the Planning Commission on July 25, 2022 and the Commission recommended approval of the request.

## SURROUNDING LAND USE AND ZONING:

The site is currently zoned COM (Commercial) in Chaffee County. The properties immediately to the south and east remain in Chaffee County and are zoned COM and RES respectively.

The properties to the north and west are within the city limits. The property to the north is zoned C-1 with SH 291 Established Commercial Overlay, and the properties to the east are zoned Manufactured Housing (R-4) with SH 291 Established Commercial Overlay.

## REVIEW STANDARDS FOR MAP AMENDMENTS (Section 16-4-210):



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

- Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
  - The Comprehensive Plan includes the goals that new projects should complement the neighborhood's mass and scale; be focused within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.



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- A fire station will be complimentary to the existing mix of commercial / residential / institutional buildings and uses that exist along this corridor.
- The area is within the MSA.
- The development of a fire station on this lot, with the potential to provide additional future uses such as workforce housing, and/or a training facility, maximizes the utilization of this lot for an essential public service.

**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 the land use code, the purpose of the Commercial (C-1) zone district is: “to provide for commercial and service businesses in a pattern that allows ease of access by both vehicles and pedestrians. Typically, residential uses are conditional within a C-1 zone district. Areas designated Commercial (C-1) are located primarily along the City’s main entrance corridors.”
- This is the most compatible zone district that the Land Use Code offers. In lieu of an “Institutional” district which does not exist, this proposed amendment is consistent with the purposes of the Commercial (C-1) district.
- “Government administrative facilities and services” require Administrative Review in C-1. Potential workforce housing options that may be provided on the site would require an Administrative Review, Limited Impact Review, or Major Impact Review depending on the type of residential use and/or the number of units.

**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.

- The zoning classification of Commercial (C-1) is compatible with the surrounding zoning of C-1 and R-4. The existing C-1 and R-4 zoned properties do have an SH 291 Established Commercial Overlay that is not being proposed for this property. The purpose of that Overlay is “to establish standards for development along one of the primary entrances to the City along Highway 291, and to provide for a transitional area between the City’s commercial and residential uses...” and “The established commercial sub-area establishes the initial entry image for the City on its northwestern and southern entrances”. Because the City is the owner and developer of this property, the City has a vested interest in the “entry image” of the City without the added layer of the Overlay, specific details of which may hinder design elements and configurations necessary for a use as specific as a fire station and for related public safety.
- Adjacent uses include a school, manufactured housing, and a proposed multi-family and duplex housing development. Chief Doug Bess emphasized that fire department personnel are trained to be aware of their surroundings when driving a fire truck, and have been without



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incident in the heavily car- and pedestrian-trafficked area surrounding their downtown station location.

- The City of Salida and Salida School District met on July 15th to discuss the proposals for the Fire Station and for Crest Academy located directly south of the proposed fire station. Several topics including future land uses, access, utilities, and an emphasis on pedestrian and bicyclist safety were discussed. Discussions will continue as will coordination of the respective development proposals. The school district anticipates applying for annexation and zoning of 627 Oak Street later this year.

**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 proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

### **PLANNING COMMISSION RECOMMENDATION**

A public hearing with the Planning Commission was held July 25, 2022 and the Commission recommended Council approve the proposed zoning of the site as Commercial (C-1).

### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed zoning of the Salida Fire Station Annexation site as Commercial (C-1).

### **SUGGESTED MOTION**

A council person should make the motion to “approve Ordinance 2022-13 on second reading.”

#### Attachment:

Ordinance 2022-13

Application materials

**CITY OF SALIDA, COLORADO  
ORDINANCE NO. 13  
SERIES OF 2022**

**AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS SALIDA FIRE STATION ANNEXATION AS COMMERCIAL (C-1) ZONE DISTRICT**

**WHEREAS**, on July 6, 2022, the City of Salida 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 2.94 acres located at 611 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

**WHEREAS**, by Ordinance No.12, Series of 2022 the City of Salida annexed Salida Fire Station to the City; and;

**WHEREAS**, Petitioner City filed an application to zone the Property within the Commercial (C-1)) zone district, and on July 25, 2022 the City of Salida Planning Commission considered the zoning application for the Property at a duly notice public hearing, and recommended that the City Council zone it as Commercial (C-1); and

**WHEREAS**, as required by the Salida Municipal Code, the public hearing on the zoning application for Salida Fire Station was held on August 16, 2022 at a regularly scheduled meeting of the Salida City Council.

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

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described on Exhibit A is hereby zoned Commercial (C-1).
3. Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-4-210 of the Salida Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Chaffee County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Salida Land Use Regulations, SMC §16-1-10, et seq., to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on August 2, 2022, ADOPTED and set for second reading and public hearing on the 16<sup>th</sup> of August, 2022.

CITY OF SALIDA, COLORADO

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Dan Shore, Mayor

[SEAL]

ATTEST:

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City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the \_\_\_\_ day of \_\_\_\_\_, 2022, and BY TITLE ONLY, after final adoption on the \_\_\_\_ day of \_\_\_\_\_, 2022.

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City Clerk/Deputy City Clerk

**EXHIBIT A**  
**Legal Description of the Property**

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER 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 CENTER-WEST 1/16<sup>TH</sup> CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 477122, 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 SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET;

THENCE NORTH 89°30'29" WEST, A DISTANCE OF 406.23 TO THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 477122 AND THE EAST RIGHT OF WAY OF COLORADO HIGHWAY NO. 291 (OAK STREET) AS MONUMENTED;

THENCE NORTH 88°57'47" WEST, A DISTANCE OF 60.56 FEET TO THE WEST RIGHT OF WAY OF SAID HIGHWAY NO. 291, AS MONUMENTED;

THENCE SOUTH 00°16'23" WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 274.23 FEET;

THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 59.06 FEET TO SAID EAST RIGHT OF WAY AS MONUMENTED AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 476596;

THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 407.50 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 476596;

THENCE NORTH 00°19'13" EAST, ALONG THE EAST LINE OF SAID PROPERTIES DESCRIBED AT RECEPTION NOS. 476596 AND 477122, A DISTANCE OF 274.86 FEET TO THE POINT OF BEGINNING.

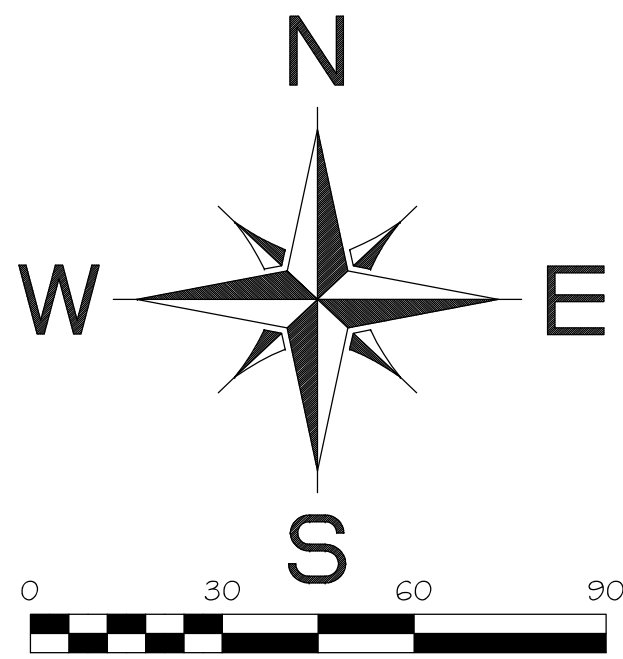
CONTAINING 2.94 ACRES

Also known by the following addresses:

611 Oak Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300005 & 380704300169



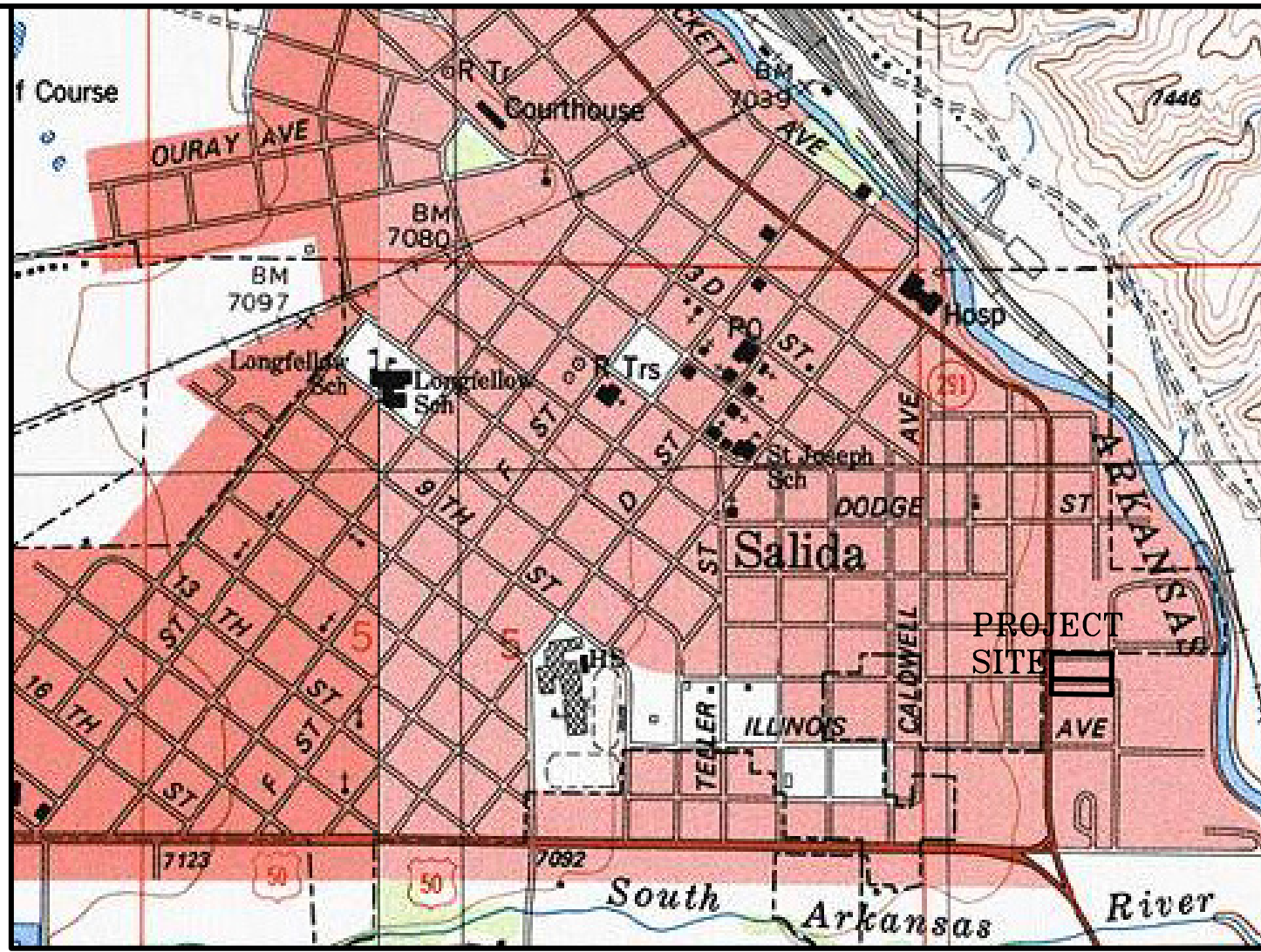


# SALIDA FIRE STATION ANNEXATION TO THE CITY OF SALIDA

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

## LEGEND

- FOUND MONUMENT AS NOTED
- ▲ 1 1/2" ALUM. CAP ON #5 REBAR L5 16117
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- POWER POLE
- SEWER CLEAN OUT
- SEWER MAN HOLE
- WELL
- X — FENCE
- ○ — OVERHEAD UTILITY
- S - S - UNDERGROUND SEWER
- ===== SALIDA CITY LIMITS



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 THE CITY OF SALIDA, AS OWNERS OF 100 PERCENT OF THE AREA TO BE ANNEXED, EXCEPTING PUBLIC STREETS; AND WHEREAS, THE CITY COUNCIL ADOPTED RESOLUTION NO. \_\_\_\_\_ (SERIES 20\_\_), DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 31-12-105, CRS, AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND WHEREAS, ON \_\_\_\_\_, 20\_\_, THE CITY COUNCIL ADOPTED ORDINANCE NO. \_\_\_\_\_ (SERIES 20\_\_) APPROVING AND ANNEXING SALIDA FIRE STATION ANNEXATION TO THE CITY OF SALIDA; NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE 'SALIDA FIRE STATION ANNEXATION TO THE CITY OF SALIDA' AS DESCRIBED HEREIN, TO WIT:

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER 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 CENTER-WEST CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 477122, BEING MARKED BY A 1 1/2" ALUMINUM CAP STAMPED L5 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED L5 16117, BEARS SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET; THENCE NORTH 89°30'29" WEST, A DISTANCE OF 406.23 TO THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 477122 AND THE EAST RIGHT OF WAY OF COLORADO HIGHWAY NO. 291 (OAK STREET) AS MONUMENTED; THENCE NORTH 88°57'47" WEST, A DISTANCE OF 60.56 FEET TO THE WEST RIGHT OF WAY OF SAID HIGHWAY NO. 291, AS MONUMENTED; THENCE SOUTH 00°16'23" WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 274.23 FEET; THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 59.06 FEET TO SAID EAST RIGHT OF WAY AS MONUMENTED AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 476596; THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 407.50 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 476596; THENCE NORTH 00°19'13" EAST, ALONG THE EAST LINE OF SAID PROPERTIES DESCRIBED AT RECEPTION NOS. 476596 AND 477122, A DISTANCE OF 274.06 FEET TO THE POINT OF BEGINNING. CONTAINING 2.94 ACRES

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY OF SALIDA

BY: \_\_\_\_\_  
MAYOR

## CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT THE CITY OF SALIDA 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.

THE UNDERSIGNED OWNER OF PROPERTY TO BE ANNEXED HEREBY DEDICATE AND GRANT FOR PUBLIC USE AS A PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT, PERPETUAL, UNRESTRICTED USE OF SAID RIGHT-OF-WAY AND UTILITY EASEMENT AS SHOWN HEREON.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OWNERS:

MAYOR

COUNTY OF CHAFFEE )  
STATE OF COLORADO ) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE CITY OF SALIDA MAYOR. WITNESS MY HAND AND SEAL.

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

NOTARY PUBLIC

## CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE SALIDA FIRE STATION ANNEXATION WERE ACCEPTED FOR FILING IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, AND IS DULY RECORDED.

CITY CLERK

## CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP ALONG WITH A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE SALIDA FIRE STATION ANNEXATION WERE ACCEPTED FOR FILING IN MY OFFICE AT \_\_\_\_ M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 UNDER RECEPTION NUMBER \_\_\_\_\_.

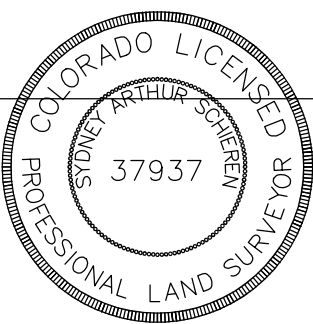
CHAFFEE COUNTY CLERK AND RECORDER

## 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.

**PRELIMINARY DRAFT**  
FOR REVIEW BY CLIENT  
FOR REVIEW BY AGENT ONLY

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

TOTAL PERIMETER OF LAND TO BE ANNEXED	1482.44 FT
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	741.02 FT
CONTIGUOUS BOUNDARY REQUIREMENT 1/6=16.7%	50%

## 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 SOUTH LINE OF SUBJECT PROPERTY BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED L5 16117 HAVING A BEARING OF NORTH 89°21'33" WEST
- 2) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 3) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH FIRST AMERICAN TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW) COMMITMENT NO. 21-1637, DATED NOVEMBER 9, 2021 (NORTH PARCEL) AND 21-15849, DATED AUGUST 30, 2021 (SOUTH PARCEL)
- 4) ROADWAY EASEMENT MAY CEASE TO EXIST DUE TO OTHER MEANS OF CONVENIENT INGRESS AND EGRESS TO AND FROM SAID PROPERTY THAT CURRENTLY EXIST AS STATED IN DEED AT BOOK 282 PAGE 264
- 5) TOTAL AREA TO BE ANNEXED=2.94 ACRES+/-

## 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 THE CITY OF SALIDA, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TITLE AGENT

REVISED:	
DATE: JUNE 22, 2022	
DATE: JULY 13, 2022	
DATE: AUGUST 9, 2022	
JOB # 21184	
DATE: MAY 17, 2022	
SHEET 1 OF 1	

## SALIDA FIRE STATION ANNEXATION TO THE CITY OF SALIDA

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



**LANDMARK**  
SURVEYING & MAPPING  
P.O. BOX 668 SALIDA, CO. 81201  
PH 719.539.4021 FAX 719.539.4031





## GENERAL DEVELOPMENT 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. 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"/> Variance                        | <input type="checkbox"/> Limited Impact Review:<br>(Type) _____                  |
| <input type="checkbox"/> Appeal Application              |  |
| <input type="checkbox"/> Certificate of Approval         | <input checked="" type="checkbox"/> Major Impact Review:<br>(Type) <u>Zoning</u> |
| <input type="checkbox"/> Creative Sign Permit            |  |
| <input type="checkbox"/> Historic Landmark/District      | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> License to Encroach             |  |
| <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: City of Salida

Mailing Address: 448 E. 1st Street Suite 112

Telephone Number: \_\_\_\_\_ FAX: \_\_\_\_\_

Email Address: \_\_\_\_\_

Power of Attorney/ Authorized Representative: Nina Williams  
(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: Oak Street Fire Station

Street Address: 611 Oak Street

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: [Signature] Date: 07/06/2022

Signature of property owner: \_\_\_\_\_ Date: \_\_\_\_\_





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

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

- ☒ 1. General Development Application;
- ☒ 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. *\*major impact only*
- ☒ 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 proof of posting the public notice.

- ☐ 6. 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).

- ☒ 7. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190 ) or zoning variance (Sec. 16-4-180);

- ☐ 8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
- ☐ 9. 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 drainageways 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;

☐ 10. An access permit from the Colorado Department of Transportation; and

☐ 11. 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.

Public Safety and providing Core Services such as a Fire Station is a principle of the Comprehensive Plan.

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.

Adjacent property is C-1. Community bldgs & gov't fac.+ services are Admin Review in C-1.

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

The site will be reviewed for conformance to development standards during Admin Review.

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.

A community building / gov't facilities and services is an appropriate use within the C-1 zone district. The character of the neighborhood is a mix of residential, commercial, and community uses. Adjacent property to the north is zoned C-1, a school is located to the south, and residential uses are located across Oak Street / SH 291. This location along State Highway 291 provides ideal access and connectivity to the surrounding City for this use.

- 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 fire station will comply with Municipal Codes in regards to noise, odors, vibrations, glare and similar conditions.

- 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.

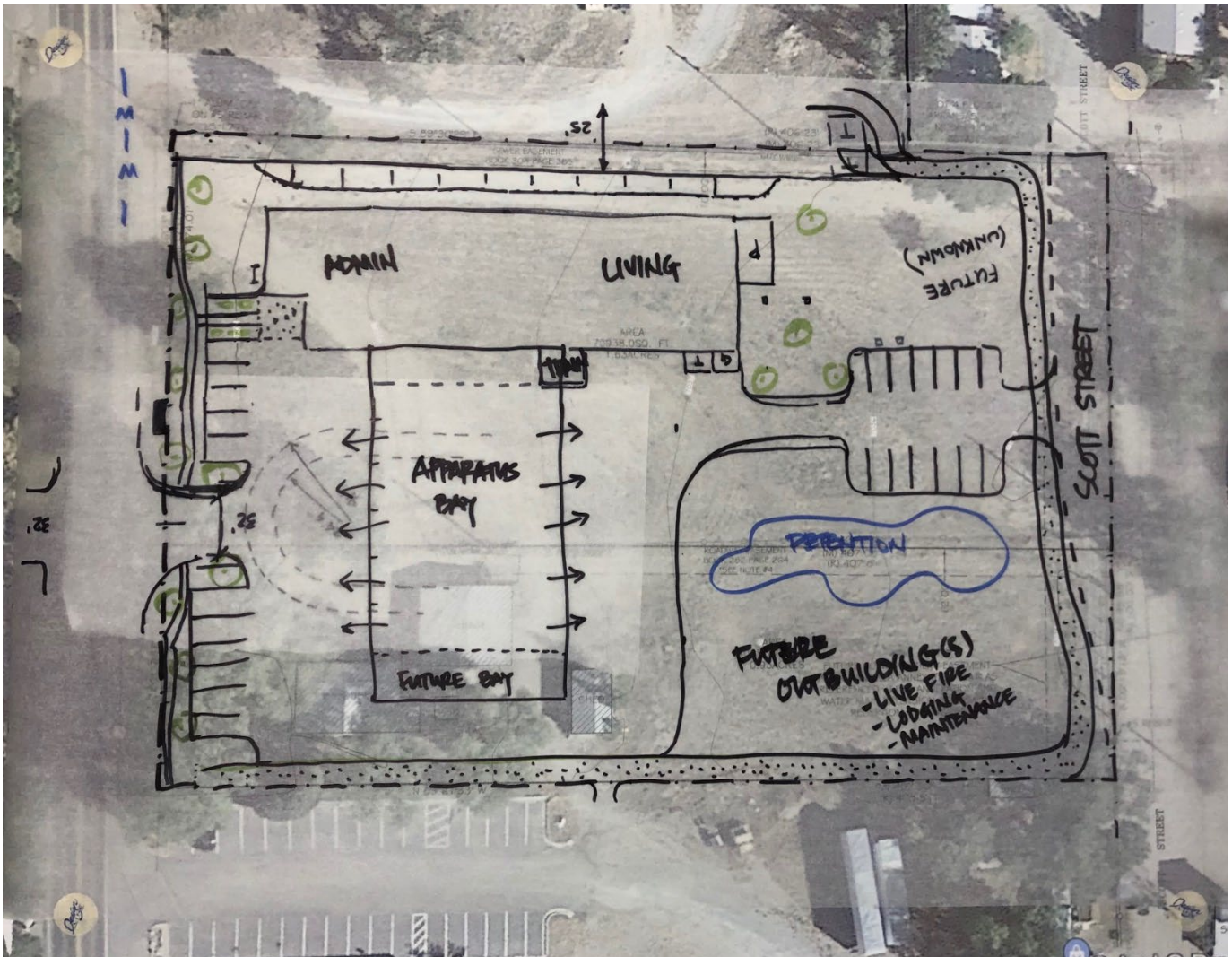
The City will provide adequate public facilities.

- 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 not cause significant deterioration to the environment. Fire-fighting foam with PFAS will not be introduced to this site.



Initial Concept Sketch of Fire Station Site Plan. This is the first preliminary draft developed during a design workshop on June 30, 2022 and is subject to change:



**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING BEFORE  
THE PLANNING COMMISSION AND 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 July 25th, 2022 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,  
Suite 190, Salida, CO and online at the  
following link: [https://attendee.gotowebinar.  
com/rt/1909092342220683277](https://attendee.gotowebinar.com/rt/1909092342220683277)

The hearing is regarding applications for  
Salida Fire Station Annexation and Zoning  
submitted by the City of Salida for the  
property located at 611 Oak Street. The  
City is currently considering a petition to  
annex and zone this municipally-owned  
property into the City. The general purpose  
of the application is to consider the City's  
request to annex the property and to zone  
the property C-1.

Any recommendation by the Planning  
Commission for the Annexation and  
Zoning shall be forwarded to the City  
Council for review and a public hearing  
scheduled for August 16th, 2022 at or  
about the hour of 6:00 p.m. at City Council  
Chambers and online at the following  
link: [https://attendee.gotowebinar.com/  
register/6382995264411204366](https://attendee.gotowebinar.com/register/6382995264411204366).

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 in person or via the above  
GoToWebinar link so your comments can be  
made part of the record.

Published in The Mountain Mail July 8, 2022

DRAFT Planning Commission Minutes, July 25, 2022:

3. **Salida Fire Station zoning** - The City of Salida is requesting a zoning designation of Commercial (C-1), should the property be annexed.

A. **Open Public hearing – 6:08pm**

B. **Proof of Publication -Yes**

C. **Staff Review of Application –**

Planner Dunleavy explained the request to rezone the property to Commercial (C1) and recommends approval.

D. **Applicant's Presentation –**

Fire Chief Bess and Seth Clark were present to answer questions.

E. **Public Input – N/A**

F. **Close Public Hearing – 6:14pm**

G. **Commissioner Discussion –**

Commissioners asked about the difference between commercial and institutional zoning and whether a new institutional zoning would be a possibility for that lot in the future.

H. **Commission Recommendation –**

Motion made by Vice-Chair Bomer to recommend City Council approve the Salida Fire Station Annexation Zoning application, Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Colby

**THE MOTION PASSED.**