



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	January 2, 2024

ITEM

Ordinance 2023-20 – Second reading and the Public Hearing for the Flour Mill Major Impact Review application for a Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 105.

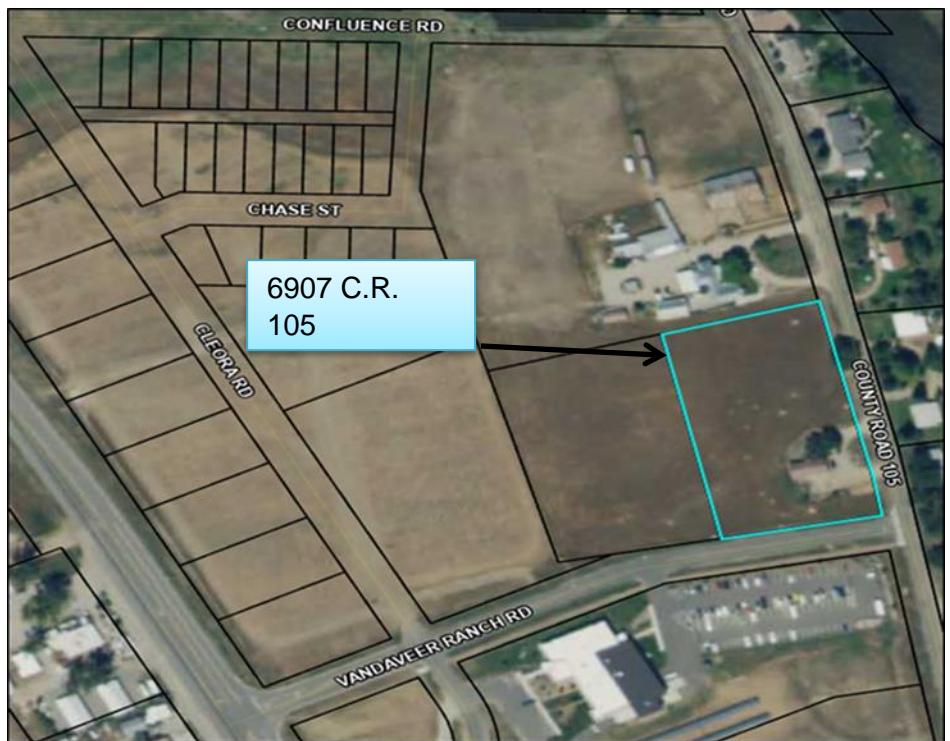
BACKGROUND

The applicant, Biker Baker Holdings LLC, represented by Rob Gartzman is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 105.

Land Use Code Sec. 16-3-120 allows for concurrent review of the applications.

The applicant is proposing a major subdivision of 14 lots and will be constructing 3 single-family, 3 duplex buildings and three multi-family buildings with 20 units in each. The proposal is for 9 for-sale residential units, 40 for-sale condominiums and 20 apartment rental units.

Each of the multi-family buildings will have 16 studio units and 4 two-bedroom units.



PROCESS:

An application for a Major Impact Review must follow a two-step process. The Planned Development and Major Subdivision is considered a project requiring “major impact review.” These applications are being processed concurrently and must be reviewed by both the Planning Commission and then City Council at noticed public hearings. The request is first addressed by the Planning Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the request to City Council. The Commission may also remand the application back to the applicant for further information or amendment.



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The Planned Development and Major Subdivision must be adopted by ordinance by the City Council, heard at 1st Reading and 2nd Reading with a public hearing at the second reading.

BACKGROUND AND DETAILS OF REQUEST:

- A. Major Impact Review approval of a Planned Development Overlay for the following deviations from Table 16-F Dimensional Standards:
- **Street frontage:** Lots 11 and 12 will have frontage off a private parking lot and not a public street. Land Use Code Sec. 16-6-120(10)(ii) requires all residential lots to front on local streets.
 - **Maximum density:** The R-3 zone district requires 2,100 square feet of lot area per dwelling unit with the inclusionary housing provided within the development. For the overall site the density allowance is 41 units, and the request is for an allowed density of 69 units.
 - **Maximum height allowed:** The maximum height allowed for primary buildings is 35'. The Applicant is requesting a deviation from the height requirement from 35' to 38' for the condo/apartment buildings on Lots 10, 11 & 13 to allow for architectural elements to conceal mechanical systems.
 - **Minimum lot size:** In the R-3 zone district the minimum lot size is 5,063 square feet and the applicant is requesting the minimum lot size of 2,470 square feet for Lots 1, 2, 4 and a minimum lot size of 2,000 square feet for Lot 3.
 - **Minimum lot frontage for the single-family and Laundromat lots:** The minimum lot frontage in the R-3 zone district is 37.5' and the applicant is requesting a minimum lot frontage of 36' for Lots 1, 2 and 4 and a minimum lot frontage of 28' for Lot 3.
 - **Minimum setbacks:** The required front and rear setbacks for primary structures in the R-3 zone district are 20' from front property line and 20' from the rear property line and the required side yard setbacks are 5'. The applicant is requesting the minimum front and rear setbacks as shown in the table below in green. No deviations from the side yard setbacks are requested.



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Zone District R-3		Duplex Lots & Laundry facility Lot	Single-family Lots	Condominium/Apartment Lots
		Lots 3, 5, 6, 7, 8, 9 & 10	Lots 1, 2 & 4	Lots 11, 12 & 13
Required front setback principal building	20 feet	12'	12'	5'
Required rear setback principal building	20 feet	5'	5'	10'

- **Maximum Lot Coverage for structures:** The maximum lot coverage for structures in the R-3 zone district is 50% and the applicant is proposing lot coverage for structures of 64% for Lots 10, 11 and 13.
- **Maximum Lot Coverage for uncovered parking/access:** The maximum lot coverage for uncovered parking in the R-3 zone district is 25%, Lot 14 is the parking lot for the entire development and the applicant is requesting 73% coverage for uncovered parking/access for this lot only.
- **Minimum Landscape area:** The minimum landscape requirement is 30% in the R-3 zone district and Lot 14 is proposed to have a minimum landscape area of 27%. The proposed landscape area for the overall site is 45%.

It appears all other dimensional and parking requirements can be met by the development.

- B.** Approval of a Major Subdivision to subdivide the above-described property into 12 residential lots, one (1) lot for a laundromat and one (1) lot for the HOA maintained parking lot.

The Planning Commission held a public hearing on October 23, 2023 to consider the Major Impact Review application for the proposed Flour Mill Planned Development and Major Subdivision at 6907 C.R.105. At that hearing Planning Commission continued the public hearing to November 27, 2023 and suggested the applicant address the following;

1. That the applicant meets with the surrounding neighbors to go over the proposal and bring back changes that might result from that meeting.



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2. The timing of the required deed restricted units needs to be addressed.

The applicant informed staff that he met with some of the neighbors but that no change in plans resulted from those meetings. The applicant stated that he feels that he cannot compromise on density and wants to move forward with the proposal as submitted. Therefore, the applicant will provide a presentation regarding planned development to further explain the need to keep the planned development and major subdivision requests as originally submitted.

Staff has added the specific timing requirements of the deed-restricted units to the conditions of the Planned Development and the Major Subdivision.

PROPOSED PLANNED DEVELOPMENT

A Planned Development is an overlay which allows flexibility in the underlying zoning district standards to "...permit the application of more innovative site planning and design concepts than may not be possible under the application of standard zone districts."

The applicant is requesting Planned Development approval to allow deviations from Table 16-F Schedule of Dimensional Standards as outlined above.

THE CITY OF SALIDA COMPREHENSIVE PLAN:

Generally zoning should be consistent with the community's comprehensive plan. The following Policies, Actions and Principles apply to the proposal:

Policy LU&G-I.2: Infill and redevelopment should be encouraged and will advance the objectives of this plan.

The 2-acre property only has a single-family residence (to be removed). Approval of the planned development overlay would allow for infill rather than the mostly vacant lot.

Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of the available infrastructure.

The proposed project is maximizing density by requesting a 68% increase in the allowed residential density.

Action LU&G-I.2c: Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city. The site is within the MSA.



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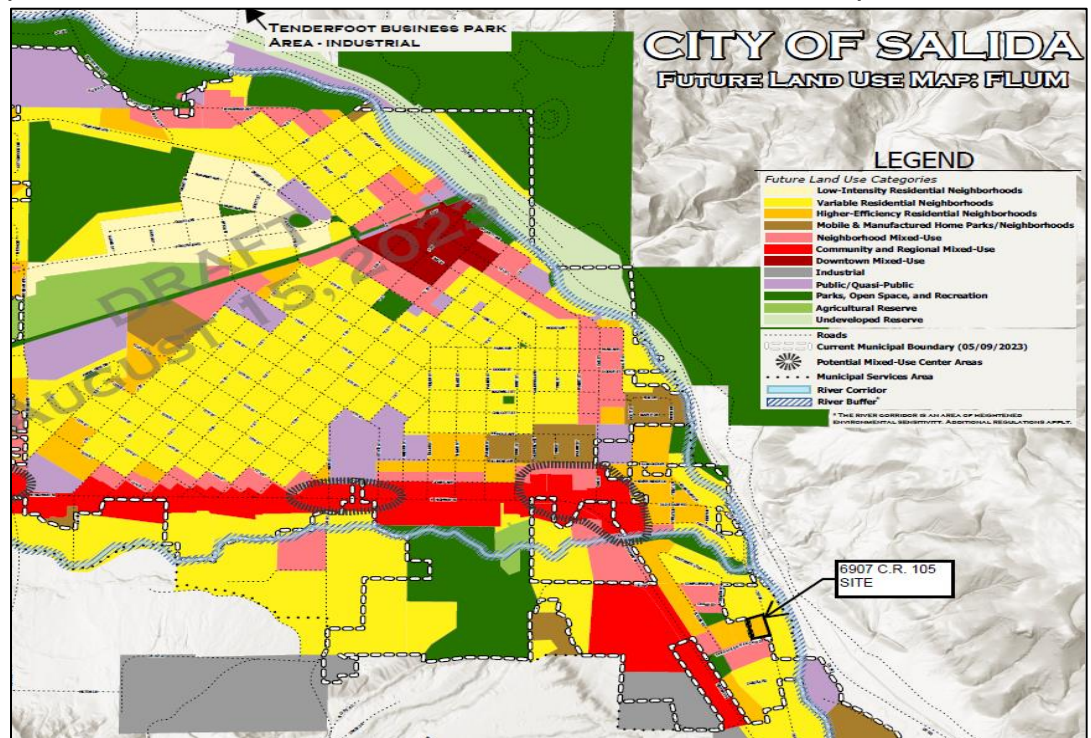
Policy H-I.1: Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.

- The majority of housing types in this specific area are single-family homes to the north and east of the Flour Mill property. To the west of the 6907 C.R. 105 is apartment buildings, including the income restricted LIHTC apartment buildings with 48 units and the market-rate Magpie apartments with 32 units.
- With the proposal the applicant will have a variety of housing types providing rental housing for occupants affordable to people making 80%-100% AMI and the applicant is proposing the for-sale units to sell to occupants earning at or below 120% AMI.

Policy H-II.1: Promote new development projects that contain a variety of housing, including affordable units. See above.

Action H-II.3.d: When affordable housing units are provided, ensure the city has a mechanism or partner organization to keep track of and enforce the deed restrictions or land ownership arrangements to ensure the housing remains attainable in the long-term for low and moderate income residents. The Chaffee County Housing Authority will be charged with qualifying residents for the deed restricted units, and enforce the standards.

The Comprehensive Plan Land Use Map shows the 6907 C.R. 105 property as Higher-Efficiency Residential.





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PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states “the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved.” The applicant’s requests and staff’s comments are listed below.

- (1) Minimum dimensional standards. The PD is a negotiated zone district. While there may be no fixed lot size or lot widths, the Planning Commission and City Council require minimum dimensional standards, including setbacks and space between buildings as necessary to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and to ensure that the PD is compatible with other developments in the area.
- In addition to the request to eliminate the public street frontage requirement for Lots 11 and 12, the applicant is also requesting to increase the density 68% for the overall site, reduce the required minimum lot size for Lots 1-4, reduced minimum front and rear setbacks for all lots.
 - The requested table of dimensional standards for the Flour Mill PD.
 - The requested deviations will not impact the property’s ability to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and

Flour Mill PD- Proposed Dimensional Standards	R-3	overall site	SF attached Lots 5,6,7,8,9&10	SF detached Lots 1, 2 & 4	laundromat Lot 3	condo/apartment lots Lots 11, 12 & 13	HOA lot Lot 14
lot #	Requirement						
min lot size	5063 s.f.	87133	n/a	2470	2000	7300	39532
density (min s.f of lot area per dwelling unit)	2100 s.f.	1263	2310	2470	n/a	365	n/a
min lot size attached	2160 s.f.	n/a	2310	n/a		n/a	n/a
min lot frontage	37.5'	n/a	n/a	36	28	n/a	n/a
min lot frontage attached	15'	n/a		34	n/a	n/a	n/a
max lot coverage: structures	50%	24%	43%	40%	30%	64%	0
max lot coverage: uncovered parking/access	25%	36%		0		0	73%
min landscape area	30%	45%	40%	40%	40%	36%	27%
side setback primary building	5'	5	5	5	5	5	n/a
side setback detached accessory building	3'/5'/10'	5	5	5	5	5	n/a
rear setback principal building	20'	5	5	5	5	10	n/a
rear setback accessory building	5'	n/a	5	5		5	n/a
front setback	20'	5	12	12	12	5	n/a
max building height primary	35'	35	25	25		35	n/a
max building height detached accessory building	25'	n/a	25	25		25	n/a
parking spaces required	69	76	n/a	n/a		n/a	76



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should be compatible with other developments in the area, including the Salida Ridge affordable apartment buildings.

- The proposal is less compatible with the adjoining property at 6906 Vandaveer Ranch Road which contains the 32 single-story Magpie apartments on a similar size parcel. That developer chose to construct single story, however the zone district allows for 35' height and density would have allowed for 36 units.

(2) Trails. Reasonable effort must be made to connect to nearby recreation trails, parks and public open space such that green corridors define and connect urbanized areas. Any trails identified for the area in the City's Comprehensive Plan or Parks Master Plan must be included in the PD.

- Staff is recommending as a condition of approval that the right-of-way dedication along C.R. 105 be at least 30' from centerline to accommodate an 8' separated bike/ped trail along CR 105, consistent with adjacent property requirements.
- The planned development plat is showing a dedication of 31' along the C.R. 105 right-of-way.
- When the adjoining property at 6906 Vandaveer Ranch Road was annexed into the city, the annexation agreement required them to include a ten (10) foot wide public pedestrian access maintained between the site and adjoining properties on the east and west, at the north end of the site.
- The Flour Mill Planned Development includes an eight (8) foot wide public pedestrian access connecting to the adjoining 6906 Vandaveer Ranch Road property. Staff is recommending a condition of approval that this pedestrian access trail be the same 10' width as the adjoining property for pedestrian connections.



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- (3) Ownership and Maintenance. No PD shall be approved unless the City Council is satisfied that the landowner has provided for or established an adequate organization for the ownership and maintenance of common open space and private roads, drives, parking or other common assets to ensure maintenance of such areas.

- The owners will have a homeowner's association to maintain Lot 14 within the development.



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- (4) Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD as required by the City.
- The applicant has provided civil engineering plans that include designs for private HOA maintained water and sewer services to serve the interior of the site. The plans are being reviewed by the Public Works Director and the City Engineering Consultants.
 - Staff is recommending a condition of approval that the civil plans be approved by the Public Works Director and City Engineering Consultants prior to second reading and public hearing with City Council.
- (5) Residential Density. Density shall be limited as required by the Planning Commission and City Council upon consideration of the overall development plan, individual characteristics of the subject land and surrounding uses. In a multi-lot PD, the averaging of lot areas shall be permitted to provide flexibility in design and to relate lot size to topography, but each lot shall contain an acceptable building site. The clustering of development with usable common open areas shall be permitted to encourage provision for and access to common open areas, encourage pedestrian access and to save street and utility construction and maintenance costs. Such clustering is also intended to accommodate contemporary building types which are not spaced individually on their own lots but share common side walls, combined service facilities or similar architectural innovations, whether or not providing for separate ownership of land and buildings. In high-density development, housing will be designed to provide adequate privacy between dwelling units.
- The R-3 zone district requires 2,100 square feet of lot area per dwelling unit with the inclusionary housing being provided within the development. For the overall site the density allowance is 41 units and the request is for an allowed density of 69 units. The request is an approximate 68% increase in density ($69-41=28$) ($28/41=68\%$).
- (6) Relationship to the Subdivision Regulations. The provisions of these regulations concerning Planned Developments are not intended to eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City.



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- The applicant submitted a 14-lot major subdivision to be reviewed concurrent with this planned development application.

(7) Improvement Standards. The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development. Deviations may be incorporated only with the approval of the Planning Commission and City Council as a part of its review of the Overall Development Plan for a PD and shall conform to acceptable engineering, architectural and planning principles and practices. If a deviation from the improvement standards is not specifically addressed and approved under the Overall Development Plan, the improvement shall comply with all improvement standards of this Chapter.

- Sec 16-8-20 – Road, driveway and sidewalk standards. (a) Access to Roads. All lots and developments shall have direct access to a public street: Lot 11 and Lot 12 in this proposed development will have access to a public street via the HOA owned and maintained parking lot which is Lot 14. All other improvements shall meet design standards required in Article VIII.

(8) Maximum height. The maximum height of buildings may be increased above the maximum permitted for like buildings in other zone districts. In no case shall a building exceed the maximum height requirement if the deviation shall result in:

- a. Adverse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas or scale that is disproportionate to surrounding development or natural features.
- The maximum height requirement in the R-3 zone district is 35' and the applicant is requesting a deviation from the height requirement from 35' to 38' for the condominium/apartment buildings on Lots 11, 12 & 13 to allow for architectural features and to conceal mechanical systems behind a parapet wall. The proposed parapet wall will be 36' and the architectural features will be 38'. The mechanical systems shall be concealed by the parapet wall.



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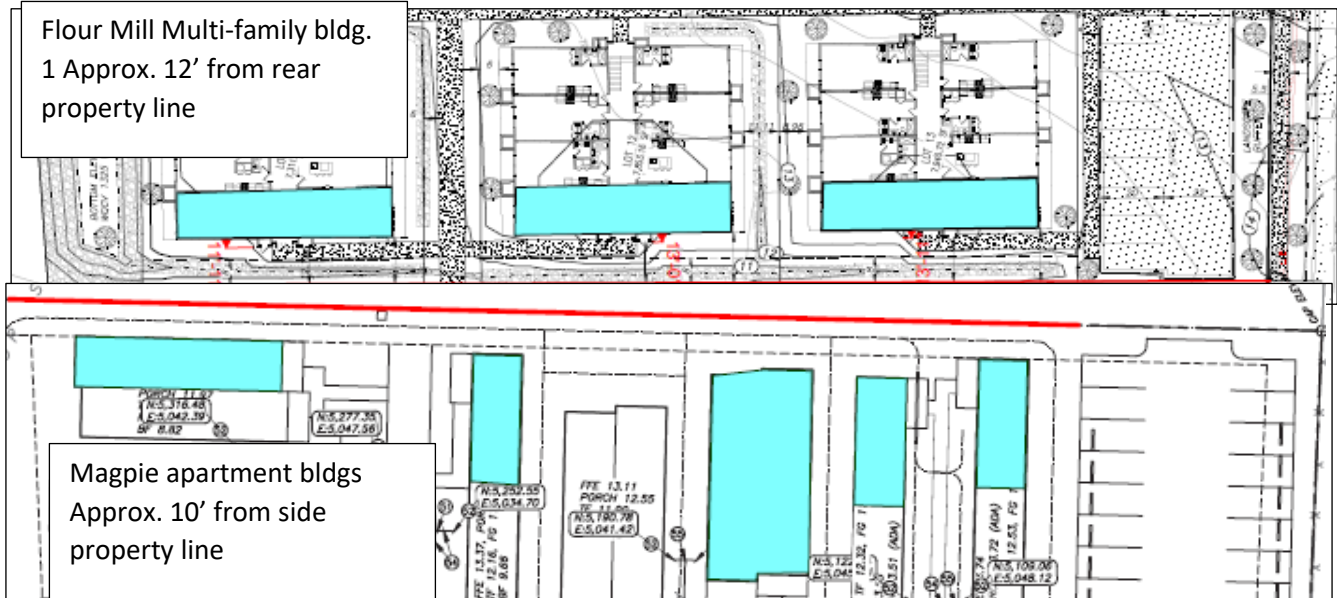


- b. Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.



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- The Magpie Apartments are 10' from their side property line and the Flour Mill Multi-family buildings are approximately 12' from their rear property line.
- There shouldn't be loss of air circulation for adjacent properties but with 22' between the Flour Mill condominium/apartment buildings and the adjacent single story Magpie apartment buildings to the west there may be some shadowing in the morning.
- c. Inability to provide adequate fire protection using equipment currently in use by the Fire Department.
- The Fire Department has no concerns with the proposal.



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(9) Gross Building Floor Area. The gross building floor area of uses other than residential may be limited as required by the City Council upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses.

- The only other use proposed within the Flour Mill Planned Development is a laundromat on Lot 3 to serve occupants of the development.

(10) Permitted Uses. A PD may include any permitted principal or accessory uses by right and conditional review uses allowed in any other zone, except that any use that has been declared a nuisance by statute, ordinance or any court of competent jurisdiction shall not be permitted.

- The applicant is requesting the following deviations from table 16-D Schedule of Uses.

FLOUR MILL SCHEDULE OF USES			
N = Not Permitted P = Permitted AR = Administrative Review	R-3 Zone District	Flour Mill Planned Development	Standards ¹
Residential Uses			
Accessory buildings and structures.	P	P	Sec. 16-4-190(c)
Accessory dwelling units	AR	AR	Sec. 16-4-190(c)
Duplex dwelling units	P	P	
Residential (3 - 4 units)	AR	P	
Residential (5 - 19 units)	AR	P	
Residential (20 or more units)	MR	P	
Single-family dwelling units	AR	P	
Short-term Rental Units	AR	N	Sec. 16-4-190(q)
Laundromat (Lot 3)		P	Standards ¹
Notes: ¹ The standards referenced herein are in addition to all other applicable standards of this Land Use Code.			



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(11) Transportation design. The PD shall provide interconnected transportation networks designed to disperse and reduce the length of automobile trips, connect to adjacent roadways and enhance the greater transportation pattern of the City and surrounding area.

- The development has two entrances with one access off C.R. 105 and the second access off Vandaveer Ranch Road and should not have major impacts on the traffic in the area.
- The applicant submitted the following summary of trip generation for the 69 units.

The Flour Mill

CRATREE GROUP INC.

Summary of Trip Generation

Land Use	ITE Code	Intensity	Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
					Rate	Total	In		Out		Rate	Total	In		Out	
							%	Trips	%	Trips			%	Trips	%	Trips
Single Family Detached Housing	210	9 DU	9.57	86	0.75	7	25%	2	75%	5	1.01	9	63%	6	37%	3
Apartments	220	20 DU	6.65	133	0.51	10	20%	2	80%	8	0.62	12	65%	8	35%	4
Condominiums/Townhouses	230	40 DU	5.81	232	0.44	18	17%	3	83%	15	0.52	21	67%	14	33%	7
Total				452		35		7		28		42		28		15

(12) Development Standards. The PD may deviate from the Development Standards described in this Chapter only if the reasons for such deviations are well-documented and are necessary for realizing the purposes described in the objectives of development. Any variation from the development standards of this Chapter must be specifically addressed and approved in the Overall Development Plan. If an area of development (parking, landscaping, illumination, fences, signs, etc.) is not specifically addressed and approved under the Overall Development Plan, the area of development shall meet or exceed the standards of this Chapter applying to that area of development.

- The applicant is requesting a deviation from the landscape standards for Lot 14 in order to meet the parking requirements for the entire development. The development will meet the remaining standards of Article VIII.

(13) Energy Efficient Design. The construction of new buildings will be required to meet the energy standards of the building codes.



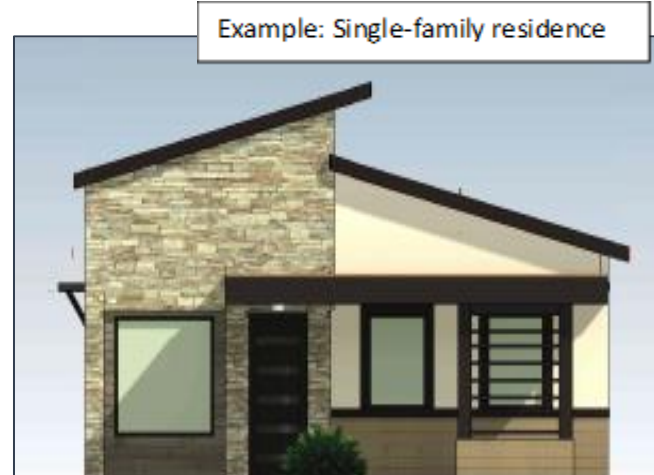
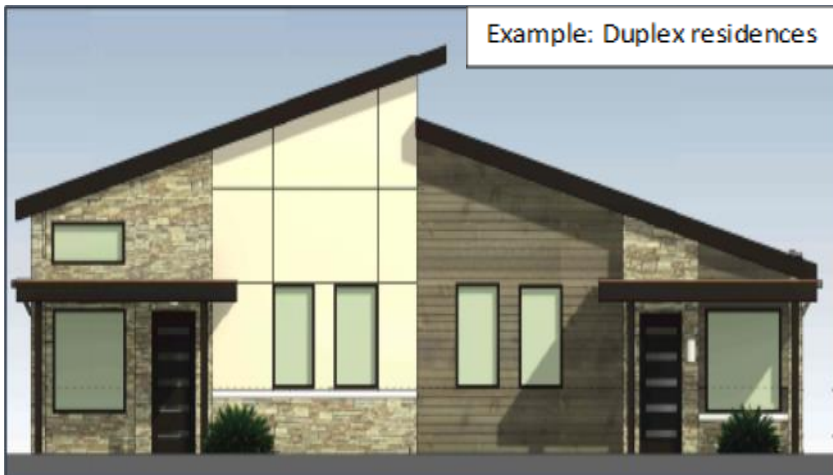
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- The construction of new buildings will be required to meet the energy standards of the building codes.

(14) Variety in Housing Types. Where residential uses are proposed, the PD shall provide for a variety in housing types and densities, other facilities and common open space.

- The applicant is proposing a major subdivision of 14 lots and will be constructing 3 single-family, 3 duplex buildings and three multi-family buildings with 20 units in each. The proposal is for 9 for-sale residential units, 40 for-sale condominiums and 20 apartment rental units.





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3-D renderings of proposed development



(15) Fiscal Impacts. The fiscal impacts of the PD have been satisfactorily addressed and the City or special district will be able to provide adequate levels of service for police and fire protection, street maintenance, snow removal and other public services, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts.

- Utility easements, common areas and Lot 14 are to be owned and maintained by the homeowner's association. The City will provide police and fire protection and serve the project with water and sewer through public mains. Water and sewer system development fees will help offset long term costs of expanding those systems. The fees for Fair Contributions for Public School Sites will be required per residential unit (except the deed restricted units) to help offset impacts on the school district, and open space fees will be required for each unit.



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(16) Higher levels of amenities. Higher levels of amenities than would be achieved by using established zone districts, including open spaces, parks, recreational areas, trails and school sites, will be provided to serve the projected population.

- There are no private or public parks or recreational areas proposed within the planned development. The applicant has agreed to provide trail access connecting to the pedestrian trail within the 6906 Vandaveer Ranch Road development.
- The applicant will be required to construct an 8' trail along C.R.105.

(17) Physical Conditions or Constraints. There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements.

- The only constraint the property presents is the need to be redeveloped.

(18) Adjacent and nearby developments. The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval period.

- Immediately adjacent uses consist of single-family and multi-family residences. The single-family residences to the north and east are zoned Residential within the County and the properties to the south and west are zoned High-density residential (R-3) or Planned Development.
- The proposed residential units on this site would blend with the existing adjacent and nearby Salida Ridge apartments and the Magpie apartment buildings. Given the variety of residential properties in the area, and the primarily residential nature of the proposal, the adjacent properties should not be detrimentally affected.
- Staff has received letters from both adjoining neighbors who are not in support of the proposal. The letters are attached to the staff report for the Commission to consider.

EVALUATION STANDARDS FOR MAJOR PLANNED DEVELOPMENTS

Section 16-7-40(c) - In addition to the above evaluation standards, the following standards or requirements shall govern the application of a major planned development and shall be utilized by the Planning Commission and the City Council in evaluating any major PD plan:



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- (1) Staging of Development. Each stage within a PD shall be so planned and so related to the existing surroundings and available facilities and services that failure to proceed to the subsequent stages will not have an adverse impact on the PD or its surroundings at any stage of the development.
 - The applicant is proposing to build the development in three (3) phases.
 1. The first phase includes the street and sidewalk improvements, water and sewer infrastructure and the single-family and duplex units.
 2. The second phase includes partially completing Lot 14 parking lot, the two condominium buildings containing 20 units in each and at the end of phase 2 the applicant will build the laundry facility.
 3. The third and final phase will be the completion of the 20-unit apartment building and completion of Lot 14, parking lot.
- (2) Parks, Trails and Open Space. Each major planned development shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces are developed and preserved as the community grows.
 - There are no parks, open space or recreation facilities in the development, and given the size of the lot it would not be practical. The City has a 1.24-acre park located in the Confluent Park Planned Development near this property.
 - The applicant acknowledges that required open space fees-in-lieu will be paid at time of building permit for each unit and has already noted this on the major subdivision plat.
- (3) Civic Engagement. Civic buildings and public gathering places should be provided to reinforce community identity and support civic engagement.
 - No civil buildings or public gathering places are proposed within the development.



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B. MAJOR SUBDIVISION PLAT REVIEW

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The applicant is requesting that the Planning Commission recommend approval of the 13-lot residential subdivision, 1 lot for laundry facility and 1 lot for parking to be commonly-owned by the homeowners association. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan as detailed on pages 3 and 4 of this report which promotes diverse residential housing (including affordable for-sale and rental units) and access to nearby trails. Staff finds that the development is compatible with surrounding land uses and should not create unreasonable adverse effects on neighboring properties.
2. Zone District Standards. The applicant is requesting exemptions from the public street frontage for 2 of the 14 lots, minimum lot size, density and the multi-family units be allowed as a use by right. Deviations to such standards have been requested through the concurrent Planned Development application.
3. Improvements. The proposed subdivision shall be provided with improvements which comply with 16-2-60 and landscaping which complies with Section 16-8-90 of this Chapter.
 - a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
 - b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - c. Phases. The applicant is proposing three phases within the planned development request.
4. Natural Features. Staff is unaware of any extraordinary natural features on the site.
5. Floodplains. This property does not reside in the floodplain. This standard does not apply.



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6. Noise Reduction. Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. This property does not border a highway right-of-way.
7. Future Streets. Future streets are not proposed for this development.
8. Parks, Trails and Open Space. No public open space dedication is proposed within this development with the exception of trail connections. The applicant will be required to pay a fee-in-lieu for open space at the time of building permit submittal for each residential unit constructed on the property.
9. Common Recreation Facilities. This development does not include any common recreation facilities.
10. Lots and Blocks. The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated.
11. Architecture. The architectural concept proposed for this site is intended to complement the surrounding neighborhood. It meets or exceeds the architectural requirements of the Code
12. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.
13. Inclusionary Housing. Land Use Code Sec. 16-13-20 - Any application brought under planned development and major subdivision sections of this code are required to include at least sixteen and seven tenths (16.7) percent of the total number of residential dwelling units as affordable dwelling units, pursuant to requirements set forth in Article XIII.
 - The inclusionary housing requirement for this property is 11 deed restricted units and the applicant will exceed the required number of deed restricted units.
 - The applicant is committed to legally deed restricting 50% of the units within the development. The IH requirements will also be included in the Flour Mill Annexation agreement and the Subdivision Improvement and Inclusionary Housing Agreement.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	January 2, 2024

- The applicant is requesting to deed restrict one (1) of the for-sale residential units in phase 1, fourteen (14) of the for-sale condominiums in phase 2 and the remaining 20 rental units in phase 3.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Requests to referral agencies and the comments received are as follows:

- **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."
- **Salida Parks and Recreation Department:** Director Diesel Post, responded "Thanks for sharing. I do not see any mention of open space or fee-in-lieu. I know that Rob mention to the planning commission that Confluent park was so close and that that would the park that this neighborhood would use, he will still need fee-in-lieu and probably some trail connections."
- **Public Works Department and City Engineering Consultants:**
- **Salida Finance Department:** Staff Accountant, Renee Thonhoff, responded 6907 C.R. 105 has a sewer/water utility account. System development fees would need to be paid upon further development.
- **Salida School District:** Superintendent David Blackburn, responded "We will accept fees in lieu of land."
- **Xcel Energy:** Response is attached
- **Chaffee County Planning Director,** No response received



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	January 2, 2024

A. PROPOSED PLANNED DEVELOPMENT

The following conditions were presented to the Planning Commission. The Planning Commission recommended City Council approve the Flour Mill Planned Development Overlay, with staffs recommended conditions and plat notes. Planning Commission recommended adding language to condition #'s 3, 4 and 5 (incorporated into the Ordinance) and added an 11th condition regarding short-term rentals:

1. The applicant shall provide fifty (50) percent of the units within the development as permanently deed-restricted. Because the applicant is exceeding the required number of inclusionary housing units and targeting levels below the range specified in the code, Land Use Code Sec. 16-13-60(2) creating parity across the levels of affordability is waived. The following plat notes must be added to the planned development plat and the major subdivision plat regarding the timing of the deed-restrictions.
2. Phase 1 (Single-family and Duplex homes) - A certificate of occupancy must be issued for one (1) single-family unit meeting the for-sale Inclusionary Housing deed restriction, prior to issuance of certificate of occupancy of the 6th market rate for-sale unit in Phase 1. The average sales price of the affordable housing unit shall not exceed a price affordable to households earning one hundred forty (140) percent AMI for Chaffee County.
3. Phase 2 (First Condominium building) - Seven (7) out of the 20 condominium units must be permanently deed restricted meeting the parameters of the for-sale Inclusionary Housing policy, prior to certificate of occupancy of the first condominium building in Phase 2. A certificate of occupancy will not be issued to each individual condominium unit but to the entire building. The average sales price of the affordable housing unit (studios) shall not exceed a price affordable to households earning up to one hundred (100) percent AMI for Chaffee County.
 - Amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. In the for-sale condominium building there will be at least one (1) deed restricted two-bedroom unit and six (6) deed restricted studio units.
4. Phase 2 (Second Condominium building) - Seven (7) out of the 20 condominium units must be permanently deed restricted meeting the parameters of the for-sale Inclusionary Housing policy, prior to certificate of occupancy of the second condominium building in Phase 2. A



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DEPARTMENT	PRESENTED BY	DATE
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certificate of occupancy will not be issued to each individual condominium unit but to the entire building. The average sales price of the affordable housing unit (studios) shall not exceed a price affordable to households earning up to one hundred (100) percent AMI for Chaffee County.

- Amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. In the for-sale condominium building there will be at least one (1) deed restricted two-bedroom unit and six (6) deed restricted studio units.
5. Phase 3 (Apartment building)- All 20 rental units in the apartment building will be permanently deed-restricted meeting the Inclusionary Housing parameters for rental units, prior to certificate of occupancy of the apartment building in Phase 3. At least fifty (50) percent of all provided units shall be priced affordable to households earning up to eighty (80) percent of the AMI for Chaffee County. Studio units rented above eighty (80) percent AMI for Chaffee County shall not be eligible to satisfy inclusionary housing requirements.
- Amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. The apartment building will have 16 studios rented at 80% AMI and 4 two-bedroom units rented at 100% AMI.
6. That new residential dwelling units constructed on the property shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites, at the time of issuance of a building permit.
- The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.
7. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.
8. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to approval of the Subdivision Improvement and Inclusionary Housing Agreement.
9. That the pedestrian access trail on the western side of the property be the same 10' width as the adjoining property for pedestrian connections.



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10. At the time of development, the applicant is required to pay \$8,851.61 for the Confluent Park pressure reducing valve reimbursement agreement recorded at reception #470651.
11. No short-term rentals allowed within the Flour Mill Planned Development.

B. PROPOSED MAJOR SUBDIVISION

The following conditions were presented to the Planning Commission for the major subdivision. The Planning Commission recommended City Council approve the Flour Mill Subdivision, with the following conditions and plat notes. The Commission recommended adding language to condition #'s 6, 7 and 8 (incorporated into the Ordinance) and added an 9th condition regarding short-term rentals:

1. The following plat notes to be updated on the Major Subdivision Plat prior to recording the subdivision:
 - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.
 - The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.
 - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed.
2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to approval of the Subdivision Improvement and Inclusionary Housing Agreement.
3. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement and Inclusionary Housing agreement that guarantees the construction of the public improvements that are required for the project and that Article XIII Inclusionary Housing of the Land Use Code requirements are met.



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DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	January 2, 2024

4. The applicant shall provide fifty (50) percent of the units within the development as permanently deed-restricted. Because the applicant is exceeding the required number of inclusionary housing units and targeting levels below the range specified in the code, Land Use Code Sec. 16-13-60(2) creating parity across the levels of affordability is waived. The following plat notes must be added to the planned development plat and the major subdivision plat regarding the timing of the deed-restrictions.
5. Phase 1 (Single-family and Duplex homes) - A certificate of occupancy must be issued for one (1) single-family unit meeting the for-sale Inclusionary Housing deed restriction, prior to issuance of certificate of occupancy of the 6th market rate for-sale unit in Phase 1. The average sales price of the affordable housing unit shall not exceed a price affordable to households earning one hundred forty (140) percent AMI for Chaffee County.
6. Phase 2 (First Condominium building) - Seven (7) out of the 20 condominium units must be permanently deed restricted meeting the parameters of the for-sale Inclusionary Housing policy, prior to certificate of occupancy of the first condominium building in Phase 2. A certificate of occupancy will not be issued to each individual condominium unit but to the entire building. The average sales price of the affordable housing unit (studios) shall not exceed a price affordable to households earning up to one hundred (100) percent AMI for Chaffee County.
 - Amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. In the for-sale condominium building there will be at least one (1) deed restricted two-bedroom unit and six (6) deed restricted studio units.
7. Phase 2 (Second Condominium building) - Seven (7) out of the 20 condominium units must be permanently deed restricted meeting the parameters of the for-sale Inclusionary Housing policy, prior to certificate of occupancy of the second condominium building in Phase 2. A certificate of occupancy will not be issued to each individual condominium unit but to the entire building. The average sales price of the affordable housing unit (studios) shall not exceed a price affordable to households earning up to one hundred (100) percent AMI for Chaffee County.
 - Amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. In the for-sale condominium building there will be at least one (1) deed restricted two-bedroom unit and six (6) deed restricted studio units.



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8. Phase 3 (Apartment building)- All 20 rental units in the apartment building will be permanently deed-restricted meeting the Inclusionary Housing parameters for rental units, prior to certificate of occupancy of the apartment building in Phase 3. At least fifty (50) percent of all provided units shall be priced affordable to households earning up to eighty (80) percent of the AMI for Chaffee County. Studio units rented above eighty (80) percent AMI for Chaffee County shall not be eligible to satisfy inclusionary housing requirements.
- Amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. The apartment building will have 16 studios rented at 80% AMI and 4 two-bedroom units rented at 100% AMI.
9. No short-term rentals allowed within the Flour Mill Major Subdivision.

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held October 23, 2023 and November 27, 2023 and by a vote of 5 to 2 the Commission recommended Council approve the proposed Flour Mill Planned Development and Major Subdivision with staffs recommended conditions as amended by Planning Commission.

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2023-20 on second reading”, followed by a second and a roll call vote.

Attachments: Proof of publication
Planning Commission minutes October 23, 2023
Planning Commission minutes November 27, 2023
Ordinance 2023-20
Agency review comments
Letters from neighboring properties
Ned Suesse letter December 18, 2023
Curt Shuey letter December 18, 2023
Letters of Support
Application Materials
Flour Mill Planned Development Plat
Flour Mill Major Subdivision Plat

**THE CITY OF SALIDA CITY COUNCIL
CONCERNING A MAJOR IMPACT
REVIEW APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC AND
INTERESTED PERSONS: PLEASE TAKE**

NOTICE that on January 2, 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 the Major Impact Review application for the Flour Mill Planned Development Overlay and Major Subdivision. The Major Impact Review application was submitted by and on behalf of Rob and Sarah Gartzman of Biker Baker Holdings, LLC, for the property located at 6907 County Road 105.

The requests include:

A. Approval of a Planned Development Overlay to allow the following deviations from the High Density Residential (R-3) zone district:

- Proposed subdivision with two (2) lots that will not front a public road, increased allowed density, reduced minimum lot size, reduced lot frontage, maximum lot coverage for structures (Lots 11, 12 & 13), reduced setbacks, increased height (Lots 11, 12 & 13) and reduced landscaping standards for Lot 14.

B. Approval of a Major Subdivision to subdivide the 2-acre property into 12 residential lots, 1 lot for a laundromat and 1 HOA owned and managed parking lot.

The Planning Commission has recommended approval of the application, with conditions. Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, kristi.jefferson@cityofsalida.com (719) 530-2626.

*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.

Published in The Mountain Mail December 15, 2023



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
October 23, 2023 - 6:00 PM

MINUTES

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission meeting:
<https://attendee.gotowebinar.com/rt/1909092342220683277>

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Giff Kriebel
Commissioner Judith Dockery
Commissioner Michelle Walker
Commissioner Aaron Derwingson
Alternate Commissioner Dan Bush

ABSENT

Commissioner Brian Colby
Commissioner Kenneth Layton

APPROVAL OF THE MINUTES

1. October 10, 2023 - Draft Minutes

Motion to approve the minutes made by Commissioner Kriebel, Seconded by Commissioner Dockery.
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery,
Commissioner Walker, Commissioner Derwingson, Alternate Commissioner Bush

MOTION PASSED.

UNSCHEDULED CITIZENS- NA

AMENDMENT(S) TO AGENDA- NA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | |
|---|--|
| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application/Proposal | G. Commission Discussion |
| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

2. **Flour Mill Annexation** - The applicant, Biker Baker LLC, represented by Rob Gartzman submitted a complete application to annex the property located at 6907 County Road 105 on September 13, 2023 along with an application for Zoning to be considered during a separate hearing.

A. Open Public hearing – 6:02 pm

B. Proof of Publication –

C. Staff Review– Planner Jefferson reviewed the application.

D. Applicant's Presentation– Mark Gartzman was present in person. Rob Gartzman and Jordan Yoder were present online.

- E. Public Input –** Deb Coquoz-Shuey spoke during Public Input.
- F. Close Public Hearing –** 6:21 pm
- G. Commissioner Discussion –**
- H. Commission Recommendation –**

Motion made by Vice-Chair Bomer to recommend City Council approve the proposed Flour Mill Annexation as it meets the findings of fact for annexation subject to the following recommended conditions to be included in the annexation agreement as stated by staff. First, that the new residential units constructed on the property shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal. That two, the residential dwelling units constructed on the property shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites at the time of issuance of building permit and three, the Fees in Lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property,

Seconded by Commissioner Walker.

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

THE MOTION PASSED.

- 3. Flour Mill Zoning -** The applicant, Biker and Baker Holdings, is requesting a zoning designation of High Density Residential (R-3) should the property located at 6907 C.R. 105 be annexed.

- A. Open Public hearing –** 6:23 pm
- B. Proof of Publication –**
- C. Staff Review–** Planner Jefferson reviewed the application.
- D. Applicant's Presentation-** Mark Gartzman was present in person. Rob Gartzman and Jordan Yoder were present online.
- E. Public Input –** Ned Suesse, Steve Shuey and Curt Shuey spoke during Public Input.
- F. Close Public Hearing –** 6:34 pm
- G. Commissioner Discussion –**
- H. Commission Recommendation –**

Motion made by Vice-Chair Bomer to recommend City Council approve the proposed zoning of the Flour Mill Annexation site to High-Density Residential (R-3) Zone District, as it meets the review standards for a zoning/rezoning, Seconded by Commissioner Kriebel.

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

THE MOTION PASSED.

- 4. Major Impact Review - Flour Mill Planned Development and Major Subdivision -** Following approval of the Flour Mill Annexation of the 2-acre property into the City of Salida, and zoning of High-Density Residential (R-3) the applicant, Biker Baker Holdings, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 105. Below are the requests:

A: Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

- Lots 11 and 12 will have frontage off of the private parking lot and not a public street
- Increased density
- Increased height allowed for Lots 10, 11 and 13
- Reduced minimum lot size for Lots 1, 2, 3 and 4

- Reduced minimum lot frontage for the single-family and Laundromat lots
- Reduced minimum setbacks - reduced minimum front and rear setbacks
- Increased maximum Lot Coverage with structures for Lots 10, 11 and 13
- Increased maximum Lot Coverage for uncovered parking/access for Lot 14 (parking lot)
- Reduced minimum Landscape area for Lot 14
- Modified Schedule of Uses

The applicant is proposing to deed restrict 50% of the units within the development.

A. Open Public hearing – 6:37 pm

B. Proof of Publication –

C. Staff Review– Planner Jefferson reviewed the application.

D. Applicant's Presentation- Rob Gartzman, applicant, Ken Puncerelli and Jordan Yoder, architects, spoke on the application online.

E. Public Input – Ned Suesse, Mary Branson, Suzette Megyeri, Simonne Laylin, Deb Coquoz-Shuey, Steve Shuey, Shawn Shuey, Curt Shuey, Wayles Martin, Eric Warner, Kristen Homer, "Salty" Riggs, Abby Peters, Mark Gartzman, and Lee Shuey spoke during Public Input.

F. Close Public Hearing –7:52 pm

Commission took a brief recess at 7:52 pm and returned at 8:00 pm.

G. Commissioner Discussion –

H. Commission Recommendation –

Motion to continue until the next regular meeting on November 27th made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

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

THE MOTION PASSED.

B: Approval of a Major Subdivision to subdivide the above-described property into 12 residential lots, one (1) lot for a laundromat and one (1) lot for the HOA maintained parking lot.

Motion to continue until the next regular meeting on November 27th made by Vice-Chair Bomer, Seconded by Commissioner Walker.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Kriebel, Commissioner Derwingson, Alternate Commissioner Bush

THE MOTION PASSED.

UPDATES: Community Development Director Almquist provided updates.

COMMISSIONERS' COMMENTS

ADJOURN With no further business to come before the Commission, the meeting adjourned at 8:46 p.m



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201

November 27, 2023 - 6:00 PM

MINUTES

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission meeting:
<https://attendee.gotowebinar.com/rt/1909092342220683277>

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Giff Kriebel
Commissioner Judith Dockery
Commissioner Michelle Walker
Commissioner Brian Colby
Commissioner Aaron Derwingson
Alternate Commissioner Dan Bush
Alternate Commissioner Kenny Layton

APPROVAL OF THE MINUTES

1. October 23, 2023 - Draft Minutes

Motion to approve the minutes made by Vice-Chair Bomer, Seconded by Commissioner Dockery.
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson

THE MOTION PASSED.

UNSCHEDULED CITIZENS: NA

AMENDMENT(S) TO AGENDA: NA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | |
|---|--|
| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application/Proposal | G. Commission Discussion |
| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

2. **HRRMC Limited Impact Review 7164 C.R. 154** - The request is to receive limited impact review approval to construct a two-story, ten (10) unit building for employee housing and hospitality units on Lot 8R of the HRRMC Medical Campus located at 7164 C.R. 154. The property is within the Commercial (C-1) zone district and the HRRMC Planned Development.

A. Open Public hearing – 6:02 pm

B. Proof of Publication –

C. Staff Review– Planner Jefferson reviewed the application.

D. Applicant's Presentation– Scott Brown, the representative for Heart of the Rockies Regional Medical Center, and Tracey Vandaveer, the representative from Crabtree Group, were present and spoke on the application.

- E. Public Input – NA**
- F. Close Public Hearing – 6:11 pm**
- G. Commissioner Discussion –**
- H. Commission Decision –**

Motion to approve the HRRMC Limited Impact Review application to construct employee housing and hospitality units on Lot 8R of the HRRMC Medical Campus located at 7164 C.R. 154 as it meets the review standards for limited impact review, subject to the recommended staff condition for the three year expiration made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson

THE MOTION PASSED.

Commissioners Colby and Layton recused themselves from the Flour Mill Planned Development and Major Subdivision since they were not present during the first meeting.

- 3. The Flour Mill Planned Development and Major Subdivision (Continued from the October 23, 2023 Planning Commission meeting)** - the applicant, Biker Baker Holdings LLC, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 105. Below are the requests:

A: Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

- Lots 11 and 12 will have frontage off of the private parking lot and not a public street
- Increased density
- Increased height allowed for Lots 10, 11 and 13
- Reduced minimum lot size for Lots 1, 2, 3 and 4
- Reduced minimum lot frontage for the single-family and Laundromat lots
- Reduced minimum setbacks - reduced minimum front and rear setbacks
- Increased maximum Lot Coverage with structures for Lots 10, 11 and 13
- Increased maximum Lot Coverage for uncovered parking/access for Lot 14 (parking lot)
- Reduced minimum Landscape area for Lot 14
- Modified Schedule of Uses

The applicant is proposing to deed restrict 50% of the units within the development.

- A. Open Public hearing – 6:16 pm**
- B. Proof of Publication –**
- C. Staff Review–** Planner Jefferson reviewed the continued application.
- D. Applicant's Presentation-** Rob Gartzman, the applicant, was present and spoke on the application.
- E. Public Input –** Merrell Bergin, Ashley Kappel, Joyce Bartz, Scott Brown, Jake Rishavy, Read McCulloch, Wayles Martin, Simonne Laylin, Suzette Megyeri, Steve Shuey, Eric Warner, Cory "Salty" Riggs, Betsy Dittenber, Ned Suesse (online) & Scott Simmons (online) gave public input.

Planning Commission took a short recess at 7:46pm and returned from break at 7:50pm

- F. Close Public Hearing – 7:51pm**
- G. Commissioner Discussion –**
- H. Commission Recommendation –**

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel to recommend City Council approve the Flour Mill Planned Development Overlay with the following conditions recommended by staff and plat notes: The Commission recommended adding language to condition #'s 3, 4 and 5 and added an 11th condition regarding short-term rentals.

1. That the applicant shall provide fifty (50) percent of the units within the development as permanently deed-restricted.
2. In Phase 1, (Single-family and Duplex homes)- A certificate of occupancy must be issued for one (1) single-family unit meeting the for-sale Inclusionary Housing deed restriction, prior to issuance of certificate of occupancy of the 6th market rate for-sale unit.
3. In Phase 2, (First Condominium Buildings)- will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. In the for-sale condominium building there will be one deed restricted two-bedroom unit and six deed restricted studio units.
4. In Phase 2, (Second Condominium Buildings)- will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. In the for-sale condominium building there will be one deed restricted two-bedroom unit and six deed restricted studio units.
5. In Phase 3, the apartment building where 16 studios will be at 80% AMI and 4 two-bedroom units will be at 100% AMI.
6. That new residential dwelling units constructed on the property shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites, at the time of issuance of a building permit.
 - a. > The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.
7. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.
8. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
9. That the pedestrian access trail on the western side of the property be the same 10' width as the adjoining property for pedestrian connections.
10. At the time of development, the applicant is required to pay \$8,851.61 for the Confluent Park pressure reducing valve reimbursement agreement recorded at reception #470651.
11. That there shall be no short term rentals permitted which should be noted on the Plat and in the Subdivision improvement and inclusionary housing agreement.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Derwingson, Alternate Commissioner Bush

Voting Nay: Commissioner Dockery, Commissioner Walker

THE MOTION PASSED.

B: Approval of a Major Subdivision to subdivide the above-described property into 12 residential lots, one (1) lot for a laundromat and one (1) lot for the HOA maintained parking lot.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel to recommend Council approve the Flour Mill Major Subdivision and staff recommends the following conditions; The Commission recommended adding language to condition #'s 6, 7 and 8 and added a 9th condition regarding short-term rentals.

1. The following plat notes to be updated on the Major Subdivision Plat prior to recording the subdivision:

a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed. ➤ The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.

b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed.

2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.

3. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement and Inclusionary Housing agreement that guarantees the construction of the public improvements that are required for the project and that Article XIII Inclusionary Housing of the Land Use Code requirements are met.

4. That the applicant shall provide fifty (50) percent of the units within the development as permanently deed-restricted.

5. In Phase 1, (Single Family and Duplex Homes) a certificate of occupancy must be issued for one (1) single-family unit meeting the for-sale Inclusionary Housing deed restriction, prior to issuance of certificate of occupancy of the 6th market rate for-sale unit.

6. In Phase 2, (First condominium Building) seven out of the twenty condominium units must be permanently deed restricted. In each of the for-sale condominium buildings there will be one deed restricted two-bedroom unit and six deed restricted studio units and to clarify the language that there will be 16 studios and 4 two-bedrooms will be in all three condominium buildings. Will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in the building.

7. In Phase 2, - Seven (7) out of the 20 condominium units must be permanently deed restricted meeting the parameters of the for-sale Inclusionary Housing policy, prior to certificate of occupancy of the second condominium building in Phase 2. A certificate of occupancy will not be issued to each individual condominium unit but to the entire building. The average sales price of the affordable housing unit (studios) shall not exceed a price affordable to households earning up to one hundred (100) percent AMI for Chaffee County. Will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in the building.

8. In Phase 3, All 20 rental units in the apartment building will be permanently deed-restricted meeting the Inclusionary Housing parameters for rental units, prior to certificate of occupancy of the apartment building in Phase 3. At least fifty (50) percent of all provided units shall be priced affordable to households earning up to eighty (80) percent of the AMI for Chaffee County. Studio units rented above eighty (80) percent AMI for Chaffee County shall not be eligible to satisfy inclusionary housing requirements. Will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in the building.

9. That there shall be no short term rentals permitted which should be noted on the Plat and in the Subdivision improvement and inclusionary housing agreement.

Motion made by Commissioner Bush and seconded by Vice-Chair Bomer, to amend the Flour Mill Major Subdivision to require in each of the for-sale condominium buildings that "at least" one of the two-bedroom units out of the required seven units be permanently deed restricted and recommended that Council approve the same language in the Flour Mill Planned Development conditions.

Voting Yea: Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Derwingson, Alternate Commissioner Bush, Commissioner Walker

Voting Nay: Commissioner Dockery

THE AMENDMENT PASSED.

Returning to the original motion as amended:

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Derwingson,
Alternate Commissioner Bush

Voting Nay: Commissioner Dockery, Commissioner Walker

THE MOTION PASSED.

UPDATES Director Almquist and Planner Jefferson provided updates.

COMMISSIONERS' COMMENTS

ADJOURN: The meeting was adjourned at 8:30 pm

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 20
SERIES OF 2023**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA,
COLORADO APPROVING THE FLOUR MILL MAJOR IMPACT REVIEW FOR A
PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION OF THE 2
ACRE PARCEL LOCATED AT 6907 C.R. 105**

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the Major Impact Review Application request on October 23, 2023 and November 27, 2023 for a Planned Development Overlay and Major Subdivision for the property located at 6907 C.R. 105 and forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a Planned Development Overlay pursuant to the attached Flour Mill Planned Development Plat, illustrated on Exhibit A; and

WHEREAS, the City of Salida Planning Commission reviewed and recommended approval, with conditions, the Flour Mill Major Subdivision a fourteen (14) lot subdivision within the planned development overlay, illustrated on Exhibit B; and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for planned development districts; and

WHEREAS, the proposal for the subject property is consistent with the policies and goals of the City's land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

WHEREAS, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on January 2, 2024.

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

Section One

That the entirety of the property comprising the Flour Mill Planned Development, to wit, the 2 acres is hereby zoned High Density Residential (R-3) with a Planned Development Overlay as shown on the Flour Mill Planned Development plat and Major Subdivision attached to this ordinance as Exhibit A and Exhibit B.

Section Two

Upon this approval by the City Council, the Flour Mill Planned Development Overlay shall be considered a site specific development plan and granted a vested property right. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance, and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

Section Three

Upon this approval by the City Council, the applicant shall submit a final Mylar of Exhibit A and Exhibit B; and incorporating the following conditions of approval for the Mayor's signature and recordation.

Conditions of approval for the Flour Mill Planned Development:

1. The applicant shall provide fifty percent (50%) of the units within the development as permanently deed-restricted, with such deed restriction language to be approved by the City Attorney before recordation. Because the applicant is exceeding the required number of inclusionary housing units and targeting levels below the range specified in the code, Land Use Code Sec. 16-13-60(2) creating parity across the levels of affordability is waived. Conditions 2, 3, 4, 5 and 6 below shall be added as plat notes to the planned development plat regarding the timing of the deed-restrictions.
2. Phase 1 (Single-family and Duplex homes) - A certificate of occupancy must be issued for one (1) single-family unit meeting the for-sale Inclusionary Housing deed restriction, prior to issuance of certificate of occupancy of the 6th market rate for-sale unit in Phase 1. The average sales price of the affordable housing unit shall not exceed a price affordable to households earning one hundred forty percent (140%) AMI for Chaffee County.
3. Phase 2 (First Condominium building) - Seven (7) out of the 20 condominium units must be permanently deed restricted meeting the parameters of the for-sale Inclusionary Housing policy, prior to certificate of occupancy of the first condominium building in Phase 2. A certificate of occupancy will not be issued to each individual condominium unit but to the entire building. The average sales price of the affordable housing unit (studios) shall not exceed a price affordable to households earning up to one hundred percent (100%) AMI for Chaffee County.
4. Phase 2 (Second Condominium building) - Seven (7) out of the 20 condominium units must be permanently deed restricted meeting the parameters of the for-sale Inclusionary Housing policy, prior to certificate of occupancy of the second condominium building in Phase 2. A certificate of occupancy will not be issued to each individual condominium unit but to the entire building. The average sales price of the affordable housing unit (studios) shall not exceed a price affordable to households earning up to one hundred percent (100%) AMI for Chaffee County.
5. In the multifamily condominium buildings, there will be sixteen (16) studios and four (4) two-bedrooms in each of the buildings. In the for-sale condominium building, there will be at least one (1) deed restricted two-bedroom unit and six (6) deed restricted studio units.

6. Phase 3 (Apartment building)- All 20 rental units in the apartment building will be permanently deed-restricted meeting the Inclusionary Housing parameters for rental units, prior to certificate of occupancy of the apartment building in Phase 3. At least fifty percent (50%) of all provided units shall be priced affordable to households earning up to eighty percent (80%) of the AMI for Chaffee County. Studio units rented above eighty percent (80%) AMI for Chaffee County shall not be eligible to satisfy inclusionary housing requirements.
 - The apartment building will have sixteen (16) studios rented at 80% AMI and four (4) two-bedroom units rented at 100% AMI.
7. That new residential dwelling units constructed on the property shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites, at the time of issuance of a building permit.
 - The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.
8. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.
9. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
10. That the pedestrian access trail on the western side of the property be the same 10' width as the adjoining property for pedestrian connections.
11. At the time of development, the applicant is required to pay \$8,851.61 for the Confluent Park pressure reducing valve reimbursement agreement recorded at reception #470651.
12. No short-term rentals allowed within the Flour Mill Planned Development.

Conditions of approval for the Flour Mill Major Subdivision:

1. The following plat notes to be updated on the Major Subdivision Plat prior to recording the subdivision:
 - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.
 - The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.
 - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed.

2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
3. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement and Inclusionary Housing agreement that guarantees the construction of the public improvements that are required for the project and that Article XIII Inclusionary Housing of the Land Use Code requirements are met.
4. The applicant shall provide fifty percent (50%) of the units within the development as permanently deed-restricted. Because the applicant is exceeding the required number of inclusionary housing units and targeting levels below the range specified in the code, Land Use Code Sec. 16-13-60(2) creating parity across the levels of affordability is waived. Conditions 5, 6, 7, 8 and 9 below shall be added as plat notes to the major subdivision plat regarding the timing of the deed-restrictions.
5. Phase 1 (Single-family and Duplex homes) - A certificate of occupancy must be issued for one (1) single-family unit meeting the for-sale Inclusionary Housing deed restriction, prior to issuance of certificate of occupancy of the 6th market rate for-sale unit in Phase 1. The average sales price of the affordable housing unit shall not exceed a price affordable to households earning one hundred forty percent (140%) AMI for Chaffee County.
6. Phase 2 (First Condominium building) - Seven (7) out of the 20 condominium units must be permanently deed restricted meeting the parameters of the for-sale Inclusionary Housing policy, prior to certificate of occupancy of the first condominium building in Phase 2. A certificate of occupancy will not be issued to each individual condominium unit but to the entire building. The average sales price of the affordable housing unit (studios) shall not exceed a price affordable to households earning up to one hundred percent (100%) AMI for Chaffee County.
7. Phase 2 (Second Condominium building) - Seven (7) out of the 20 condominium units must be permanently deed restricted meeting the parameters of the for-sale Inclusionary Housing policy, prior to certificate of occupancy of the second condominium building in Phase 2. A certificate of occupancy will not be issued to each individual condominium unit but to the entire building. The average sales price of the affordable housing unit (studios) shall not exceed a price affordable to households earning up to one hundred percent (100%) AMI for Chaffee County.
8. In each of the multi-family condominium buildings, there will be sixteen (16) studios and four (4) two-bedrooms. In the for-sale condominium buildings, there will be at least one (1) deed restricted two-bedroom unit and six (6) deed restricted studio units.
9. Phase 3 (Apartment building)- All 20 rental units in the apartment building will be permanently deed-restricted meeting the Inclusionary Housing parameters for rental units, prior to certificate of occupancy of the apartment building in Phase 3. At least fifty percent (50%) of all provided units shall be priced affordable to households earning up to

eighty percent (80%) of the AMI for Chaffee County. Studio units rented above eighty percent (80%) AMI for Chaffee County shall not be eligible to satisfy inclusionary housing requirements.

- The apartment building will have sixteen (16) studios rented at 80% AMI and four (4) two-bedroom units rented at 100% AMI.

10. No short-term rentals allowed within the Flour Mill Major Subdivision.

Section Four

The City Clerk is hereby directed to undertake the following actions upon the adoption of this Ordinance:

1. Publish this Ordinance in a newspaper of general circulation in the City of Salida.
 2. Following recording of the Mylar, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.
- Vertical metal baluster

Section Five

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

Section Six

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

INTRODUCED ON FIRST READING on this ____ day of _____, 2023, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this ____ day of _____, 2023, and set for second reading and public hearing on the ____ day of _____, 2024.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on this ____ day of _____, 2024.

City of Salida

Dan Shore, Mayor

ATTEST:

City Clerk/Deputy City Clerk

EXHIBIT A

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED IS THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
PER PLAT RECORDED NOVEMBER 30, 2015 AS RECEPTION NO. 423912
CHAFFEE COUNTY, COLORADO

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____
DAY OF _____

_____, 20____.

OWNER:

STATE OF COLORADO }
 } SS
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY SHOWN AND DESCRIBED ON THESE PLATS AND FOUND TITLE VESTED IN SALIDA BOTTLING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES,

EXCEPT: _____

SIGNATURE

(1) BASIS OF BEARING/ON THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE NORTHERN RIGHT-OF-WAY OF VANDAVEER RANCH ROAD
BETWEEN A 1½" ALUMINUM CAP STAMPED "LS 37937" AND A 1½" ALUMINUM CAP STAMPED "LS 16117" HAVING A
BEARING OF NORTH 78°47'57" EAST.

(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 DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK SURVEYING AND MAPPING TO DETERMINE
OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, LANDMARK SURVEYING
AND MAPPING RELIED UPON DOCUMENTS PROVIDED BY THE CLIENT. EASEMENTS SHOWN HEREON PER PLAT OF TRIPLE T
RANCH MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 423912 (SUB401)

(4) ELEVATIONS DEPICTED HEREON ARE BASED UPON NAVD88.

(5) CONTOUR INTERVAL = 1'

(6) DATE OF FIELDWORK: 10/12/22, 06/28/23

(7) SITE BENCHMARK IS A 1½" ALUMINUM CAP STAMPED "LS 37937" ON THE NORTH-EAST CORNER OF THE
SUBJECT PROPERTY WITH AN ELEVATION OF 7009.66'

I, SYDNEY ARTHUR SCHIEREN, REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLANNED DEVELOPMENT PLAN WERE PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING, AND THAT THE SURVEY INFORMATION SHOWN ON THE PLAT CONTAINED HEREIN IS BASED ON A MONUMENTED LAND SURVEY AS SHOWN, AND THAT SAID SURVEYS AND THE KNOWLEDGE PERTAINING TO SAID SURVEYS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS DAY OF , 20

SIGNATURE

THIS PLANNED DEVELOPMENT PLAN IS APPROVED FOR FILING.

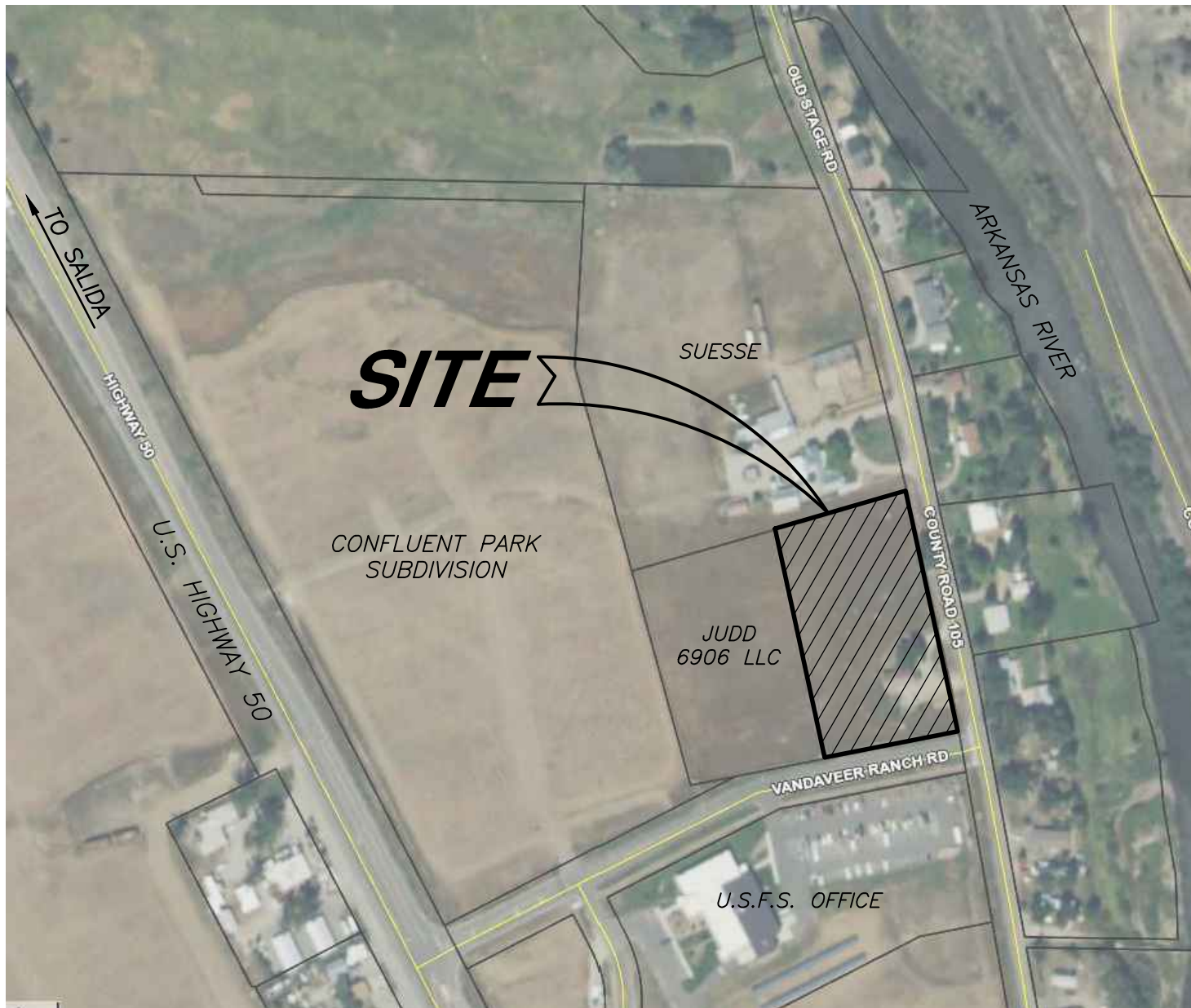
DATED: _____, 20____

BY: _____
MAYOR

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____M., ON THIS _____ DAY OF _____, A.D. 20____, UNDER

RECEPTION NO. _____

1. 50% OF THE UNITS WILL BE DEED RESTRICTED PER CITY STANDARD.
2. ALL SINGLE FAMILY HOMES AND DUPLEXES WILL BE SOLD AT OR BELOW 120% AMI PRICE.
3. ALL CONDOMINIUM SALES WILL BE AT OR BELOW 100% AMI PRICE.
4. ALL APARTMENT RENTALS WILL BE AT OR BELOW 100% AMI.



VICINITY MAP
NO SCALE



THE REQUESTED ZONING FOR THE PROPERTY IS R-3, SINGLE FAMILY USE ON LOTS 1, 2, AND 4 IS HEREBY CHANGED FROM "ADMINISTRATIVE REVIEW" TO "PERMITTED," DUPLEX USE IS PERMITTED IN R-3, SO NO CHANGE IS REQUESTED FOR LOTS 5 THROUGH 10, MULTI-FAMILY 20 OR MORE UNITS IS HEREBY CHANGED FROM "MAJOR IMPACT REVIEW" TO "PERMITTED" FOR LOTS 11, 12, AND 13. LAUNDROMAT USE IS NOT SPECIFICALLY ADDRESSED IN THE LAND USE CODE, SO IT IS HEREBY "PERMITTED" ON LOT 3.

		R-3	overall site	SF attached	SF detached	laundromat	condo/apartment lots	HOA lot
lot #				5-10	1, 2, 4	3	11, 12, 13	14
min lot size	SF	5063	87133	n/a	2470	2000	7300	39532
density	SF/unit min	2100	1263	2310	2470	n/a	365	n/a
min lot size attached	SF	2160	n/a	2310	n/a		n/a	n/a
min lot frontage	ft	37.5	n/a	n/a	36	28	n/a	n/a
min lot frontage attached	ft	15	n/a	34	n/a	n/a	n/a	n/a
max lot coverage: structures	%	50	24	43	40	30	64	0
max lot coverage:								
uncovered parking/access	%	25	36	0	0	0	0	73
min landscape area	%	30	45	40	40	40	36	27
side setback primary building	ft	5	5	5	5	5	5	n/a
side setback detached accessory building	ft	3/5/10	5	5	5	5	5	n/a
rear setback principal building	ft	20	5	5	5	5	10	n/a
rear setback accessory building	ft	5	n/a	5	5	5	5	n/a
front setback	ft	20	5	12	12	12	5	n/a
max building height primary	ft	35	38	25	25	25	38	n/a
max building height detached accessory building	ft	25	n/a	25	25	25	25	n/a
off-street parking	spaces	69	76	n/a	n/a	n/a	n/a	76
number of trees (not counting street trees)	each	1/800sf req'd landscape	38 (32 required)	1	1	1	4 (3 required)	15
living cover	% lot area	30% landscape x 60% living = 18%	18	18	18	18	18	5
street trees	each	50' on center average	13	n/a	n/a	n/a	n/a	n/a
parking lot landscape area	SF	7 SF per req'd parking space	n/a	n/a	n/a	n/a	n/a	600 (483 req'd)
parking lot trees	each	1 per 15 req'd parking spaces	n/a	n/a	n/a	n/a	n/a	5

Values highlighted green indicate that the PD Plan exceeds R-3 standard. Green highlighted values have been increased slightly beyond the actual values in the PD plan to allow for minor design changes without PD amendment. Values not highlighted are the actual values per the PD plan and do not revise the underlying zone requirement.

1. LOT LINE ADJUSTMENTS FOR DESIGN CHANGES AND/OR CONSTRUCTION TOLERANCES ARE ANTICIPATED AND SHALL BE CONSIDERED "PRACTICAL NECESSITIES" PER SECTION 16-6-70 CITY OF SALIDA MUNICIPAL CODE.
2. BUILDING PERMIT APPLICATIONS SHALL BE PROCESSED PRIOR TO COMPLETION OF REQUIRED INFRASTRUCTURE IN SUBDIVISION IMPROVEMENT AGREEMENT. CERTIFICATES OF OCCUPANCY SHALL NOT BE GRANTED UNTIL COMPLETION OF REQUIRED INFRASTRUCTURE FOR THE PHASE IN QUESTION.

1. COVER SHEET
2. SITE PLAN

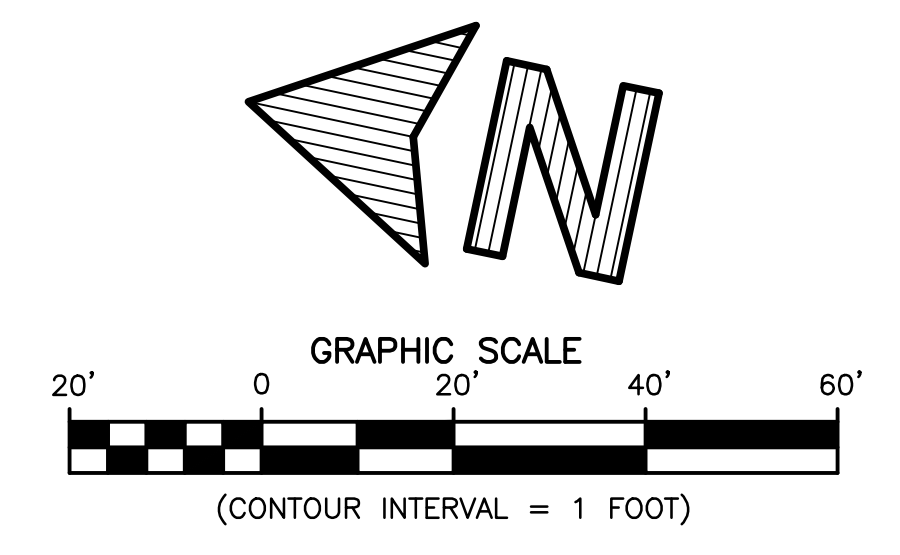
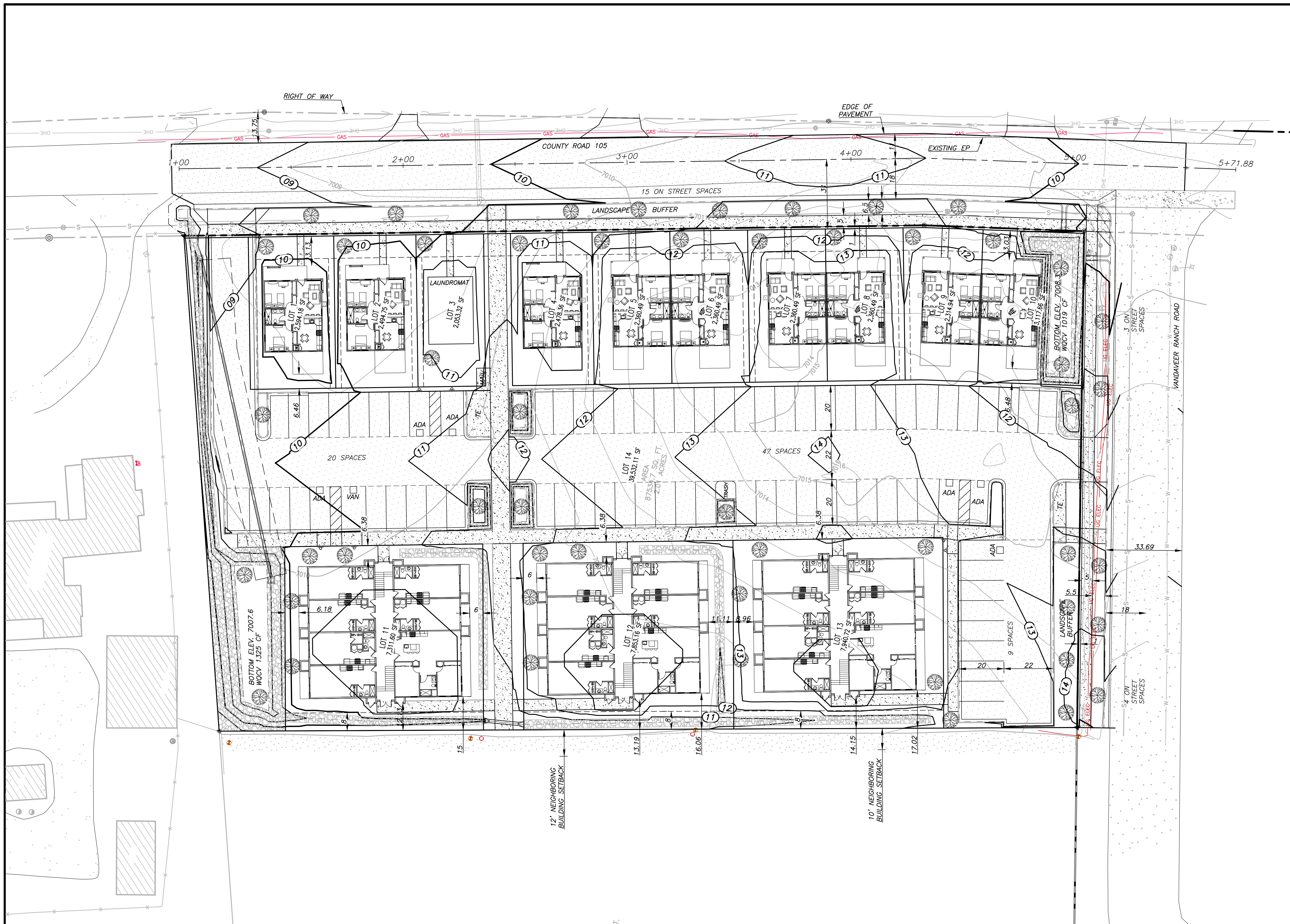
SHEET NO.

1

OF 2 SHOTS

22020

[illegible]



- LEGEND**
- EASEMENT LINE
 - - - - - EXISTING CONTOUR
 - 10 --- PROPOSED CONTOUR
 - [Pattern] NEW ASPHALT PARKING
 - [Pattern] NEW CONCRETE SIDEWALK
 - [Pattern] NEW ROCK COBBLE
 - [Symbol] NEW TREE

PRIVATE ENGINEER'S NOTES TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.


CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

PREPARED FOR:
BIKER BAKER HOLDINGS, LLC
129 W SACKETT AVE, UNIT C
SALIDA, CO 81201
PHONE: 303-903-4620

PREPARED UNDER THE DIRECTION OF: _____ DATE _____

WILLIAM B. HUSSEY CRABTREE GROUP, INC.
L.C.E. NO. 56989 EXP. DATE 10/31/23

PREPARED BY:

 **CRABTREE GROUP INC.**
ENGINEERING SMART GROWTH™

328 D STREET SALIDA, CO 81201 PH: 719-539-1675
918 CUYAMA ROAD OJAI, CA 93023 PH: 719-221-1799

SEAL

DATE BY MARK
ENGINEER

REVISIONS			APPR.	DATE
DATE	BY	MARK	REVISION AGENCY	

CITY OF SALIDA

DESIGNED BY BH	APPROVED BY:
DRAWN BY BH, RP	
CHECKED BY BH	AGENCY HEAD DATE
SCALE 1"=20'	BENCHMARK: A 1-1/2" ALUMINUM CAP STAMPED "LS 37937" ON THE NORTH-EAST CORNER OF THE SUBJECT PROPERTY WITH AN ELEVATION OF 7009.66'
DATE SEP. 2023	

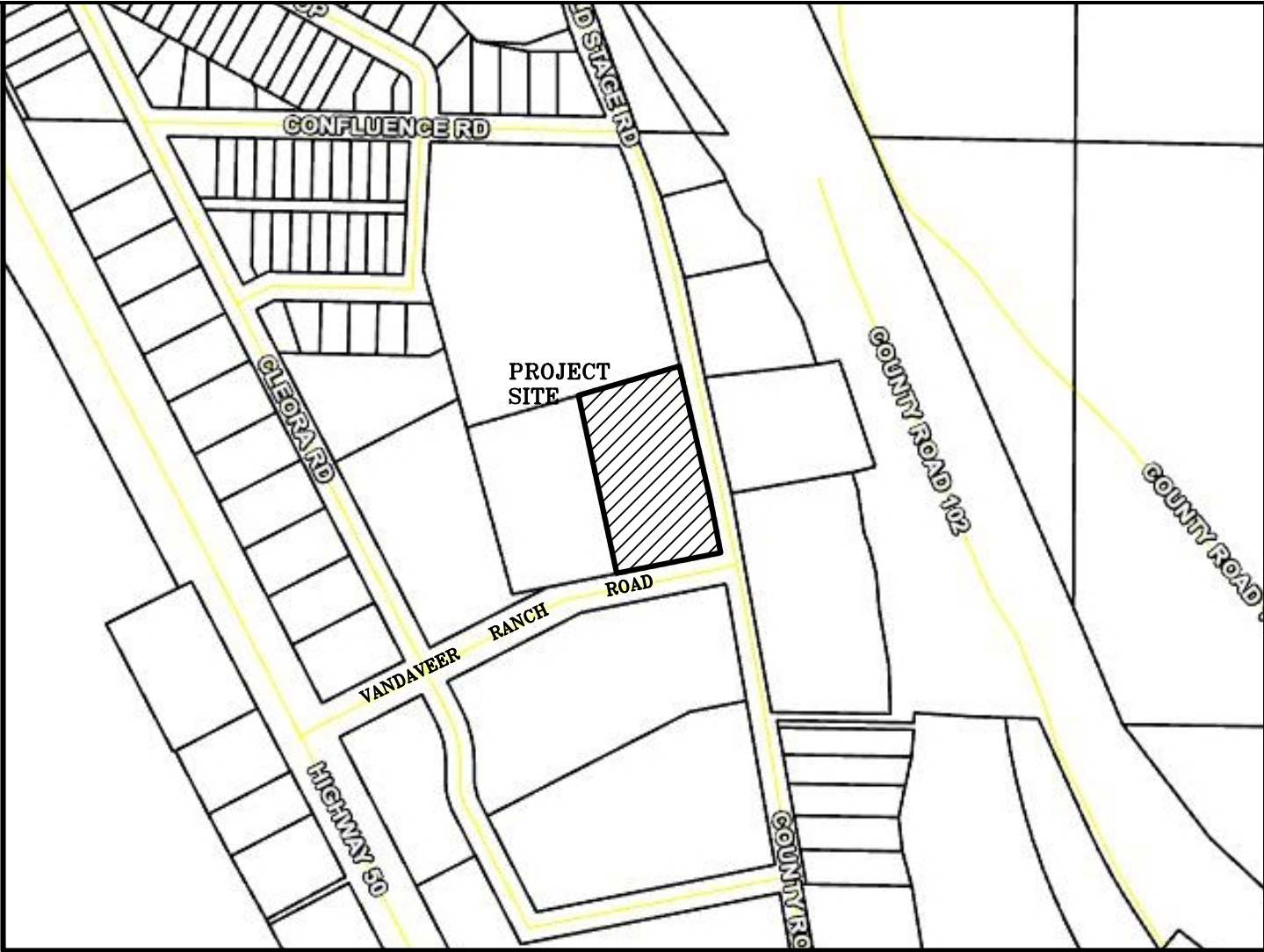
THE FLOUR MILL
SALIDA, CO

PD PLAN
PLAN

SHEET NO. **2**
OF 2 SHTS.
PROJECT NO. **22020**

THE FLOUR MILL
A MAJOR SUBDIVISION OF LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

EXHIBIT B



VICINITY MAP
NOT TO SCALE

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 BIKER BAKER HOLDINGS, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 20__.

TITLE AGENT

ACKNOWLEDGMENT OF LIEN HOLDER

HIGH COUNTRY BANK, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE

DATE

COUNTY OF _____)
) SS.
STATE OF _____)

THE FORGOING ACKNOWLEDGMENT OF LIEN HOLDER WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

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 NORTHERN RIGHT-OF-WAY OF VANDAVEER RANCH ROAD BETWEEN A 1 1/2" ALUMINUM CAP STAMPED "LS 37937" AND A 1 1/2" ALUMINUM CAP STAMPED "LS 16117" HAVING A BEARING OF NORTH 78°47'57" EAST.
- 2) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WESTCOR LAND TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE AND ESCROW), COMMITMENT NO. 22-20579, DATED AUGUST 15, 2022.
- 3) ZONE: P.D.
- 4) FEES-IN-LIEU FOR OPEN SPACE AND FOR FAIR CONTRIBUTIONS TO SCHOOLS SHALL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ALL UNITS.
- 5) THE SUBDIVISION HAS COMPLIED WITH CHAPTER 16 OF THE SALIDA MUNICIPAL CODE AND IS SUBJECT TO THE TERMS OF THE EXECUTED SUBDIVISION IMPROVEMENT AND INCLUSIONARY HOUSING AGREEMENT, AS RECORDED AT RECEPTION NO. _____
- 6) 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.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT BIKER BAKER HOLDINGS, LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
PER PLAT RECORDED NOVEMBER 30, 2015 AS RECEPTION NO. 423912
CHAFFEE COUNTY, COLORADO

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

THE FLOUR MILL

THE UNDERSIGNED HEREBY DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICE WITHIN SAID SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN ON SAID PLAT.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20__.

BY: _____ (BIKER BAKER HOLDINGS, LLC REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____. (BIKER BAKER HOLDINGS, LLC REPRESENTATIVE). WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY COUNCIL APPROVAL

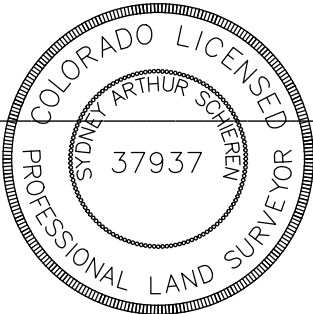
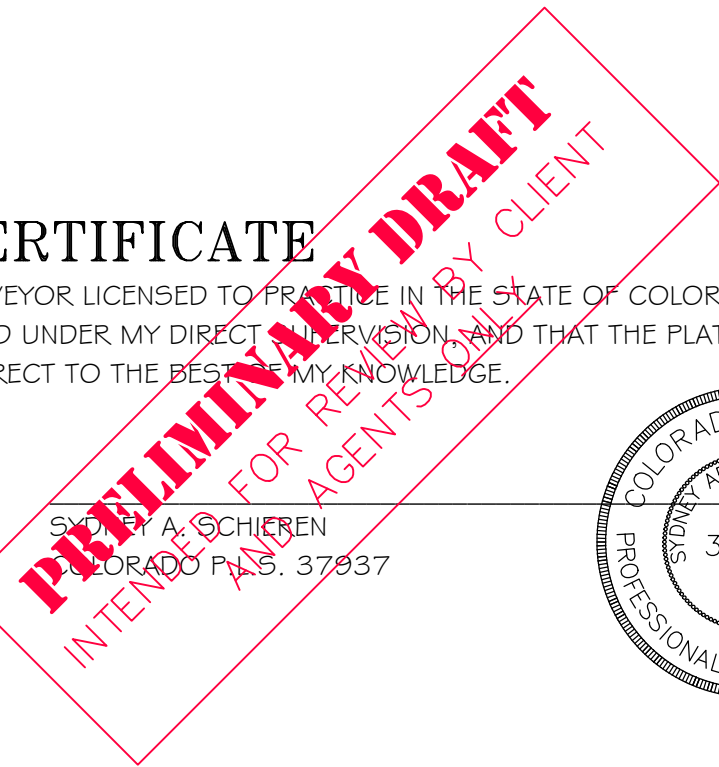
THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.

SIGNED THIS ____ DAY OF _____, 202__.
CITY OF SALIDA

BY: _____
MAYOR

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.



CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____.M. ON THIS ____ DAY OF _____, 20__ UNDER RECEPTION NUMBER _____.

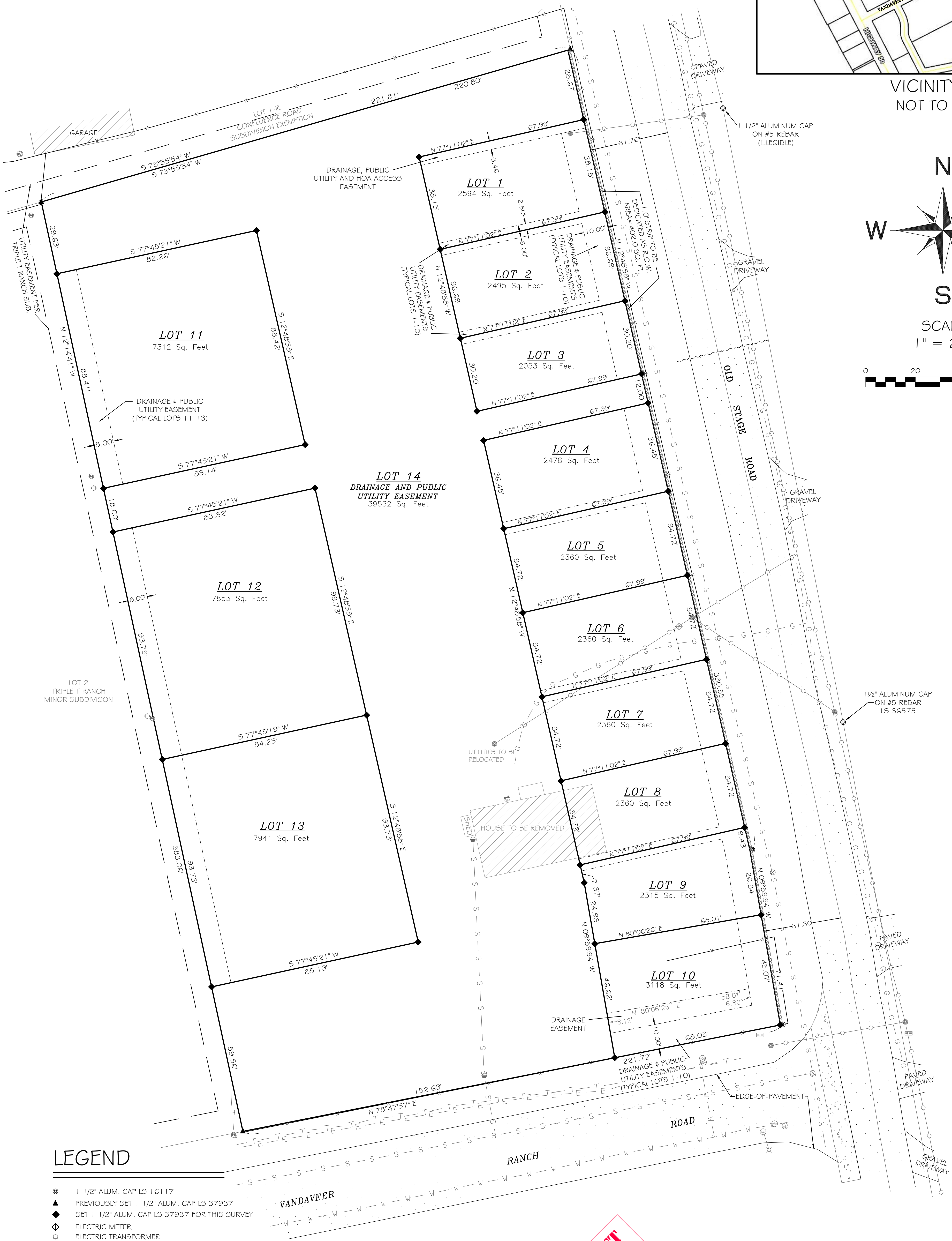
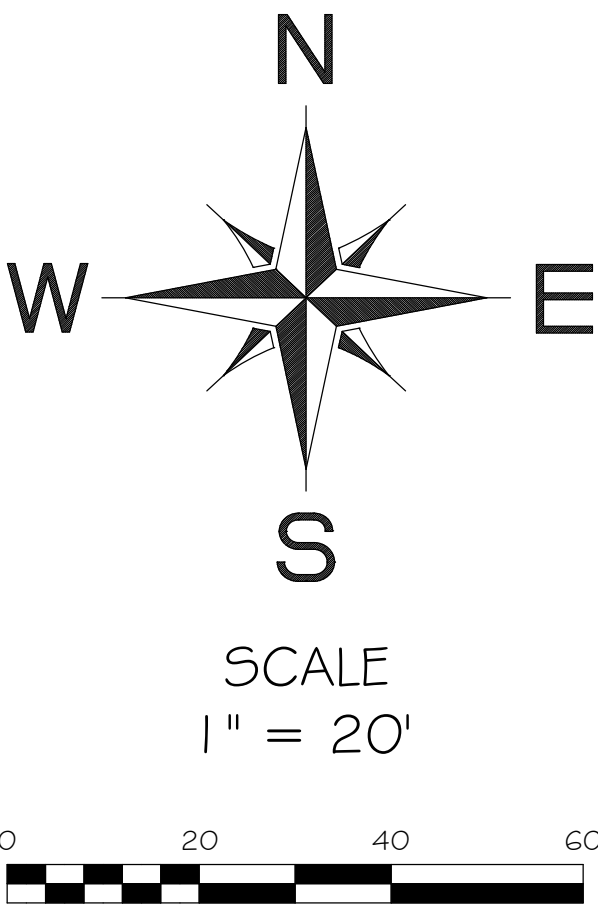
CHAFFEE COUNTY CLERK AND RECORDER

REVISED:	<div>THE FLOUR MILL</div> <div>A MAJOR SUBDIVISION OF LOT 3 TRIPLE T RANCH MINOR SUBDIVISION CITY OF SALIDA CHAFFEE COUNTY, COLORADO</div>
JOB # 22097	<div>LANDMARK SURVEYING & MAPPING</div> <div>P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031</div>
DATE: SEPTEMBER 11, 2023	
SHEET 1 OF 2	

THE FLOUR MILL
A MAJOR SUBDIVISION OF LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE



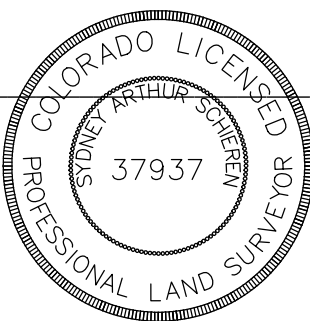
LEGEND

- 1/2" ALUM. CAP LS 16117
- PREVIOUSLY SET 1/2" ALUM. CAP LS 37937
- SET 1/2" ALUM. CAP LS 37937 FOR THIS SURVEY
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- POWER POLE
- SEWER CLEAN OUT
- SEWER MAN HOLE
- TELEPHONE PEDESTAL
- WATER VALVE
- UTILITY VAULT
- FIRE HYDRANT
- FENCE
- OVERHEAD UTILITY
- UNDERGROUND SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER LINE

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



REVISED:	
JOB # 22097	
DATE: SEPTEMBER 11, 2023	
SHEET 2 OF 2	

THE FLOUR MILL

A MAJOR SUBDIVISION OF LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



LANDMARK
SURVEYING & MAPPING

P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031

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.



PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: _____

DATE: September 25, 2023

- ☒ Salida Public Works
- ☒ **Salida Fire Chief**
- ☒ Salida Police Chief
- ☒ Salida Finance Department
- ☐ U.S. Postal Service
- ☐ U.S. Forest Service
- ☐ CO Dept. of Transportation
- ☒ City Consulting Engineer
- ☐ City Attorney
- ☒ Parks and Recreation Director

- ☒ Xcel Energy
- ☒ Atmos Energy
- ☒ Chaffee Co. Planning
- ☐ Army Corps of Engineers
- ☐ Division of Wildlife
- ☐ Town of Poncha Springs
- ☐ Chaffee Co. Building Official
- ☐ Historic Preservation Commission
- ☒ School District R-32-J
- ☐ Other: _____

APPLICANT: Biker Baker Holdings LLC (Rob Gartzman) PHONE: 303-903-4620

EMAIL: rob@sweeties insalida.com

PROPERTY LOCATION: 6907 C.R. 105

PROJECT DESCRIPTION: The owner submitted applications for Annexation, Zoning, Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 107

TENTATIVE MEETING DATES:

- ☒ Planning Commission 10/23/23 @ 6:00 P.M.
- ☒ City Council 12/05/23 @ 6:00 P.M.
- ☐ Board of Adjustment _____ @ _____ P.M.
- ☐ Board of Appeals _____ @ _____ P.M.

TRANSMITTAL INCLUDES:

- ☒ Application Form/Cover Letter
- ☐ Vicinity Map
- ☒ Site Plan
- ☒ Plat
- ☐ Other: _____

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: NO CONCERNS AT THIS TIME.

RESPONSE NEEDED BY: October 12, 2023

RECEIVED: _____

PLANNING STAFF: Kristi Jefferson

From: [Diesel Post](#)
To: [Kristi Jefferson](#); [Doug Bess](#); [Kathy Rohrich](#); rjohnson@salidapolice.com
Subject: Re: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Monday, September 25, 2023 9:17:41 AM
Attachments: [image001.png](#)

Thanks for sharing. I do not see any mention of open space or fee-in-lieu. I know that Rob mention to the planning commission that Confluent park was so close and that that would the park that this neighborhood would use, use he will still nee fee-in-lie and probably some trail connections.



Mike 'Diesel' Post

Director, Parks and Recreation

diesel.post@cityofsalida.com
P: 719-539-4555 | C: 719-966-9378
448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, September 25, 2023 8:53 AM
To: Doug Bess <doug.bess@cityofsalida.com>; Kathy Rohrich <kathy.rohrich@cityofsalida.com>; rjohnson@salidapolice.com <rjohnson@salidapolice.com>; Diesel Post <diesel.post@cityofsalida.com>
Subject: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

Attached is the agency review for Rob Gartzman's annexation, zoning, Planned Development and Subdivision applications. Please let me know if you have any questions.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [Russ Johnson](#)
To: [Kristi Jefferson](#); [Doug Bess](#); [Kathy Rohrich](#); [Diesel Post](#)
Subject: RE: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Monday, September 25, 2023 2:33:35 PM
Attachments: [image001.png](#)

Nothing from PD at this time.

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, September 25, 2023 8:54 AM
To: Doug Bess <doug.bess@cityofsalida.com>; Kathy Rohrich <kathy.rohrich@cityofsalida.com>; Russ Johnson <rjohnson@salidapolice.com>; Diesel Post <diesel.post@cityofsalida.com>
Subject: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

Attached is the agency review for Rob Gartzman's annexation, zoning, Planned Development and Subdivision applications. Please let me know if you have any questions.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [Blackburn, David](#)
To: [Kristi Jefferson](#)
Subject: Re: FW: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Friday, September 29, 2023 1:26:21 PM
Attachments: [image001.png](#)
[image001.png](#)

We will accept fees in lieu of land. Thank you.

Respectfully,

Dr. D. Blackburn
Superintendent
719.530.5203
719-221-5915
salidaschools.com

On Mon, Sep 25, 2023 at 11:30 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for Rob Gartzman's Annexation, Zoning, Planned Development and Subdivision applications for his property at 6907 C.R. 105. Please let me know if you have any questions.

Kristi Jefferson

Senior Planner

City of Salida

448 E. First Street

Suite 112

Salida, CO 81201

(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Subject: Re: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review
Date: Monday, September 25, 2023 10:55:55 AM
Attachments: [image001.png](#)
[Outlook-2efhggrn](#)

The property located at 6907 C.R. 105 currently has one water and one sewer tap. Upon development system development fees will need to be paid.

Thank you,
Renee



Renee Thonhoff
Staff Accountant, Finance Department

renee.thonhoff@cityofsalida.com
P: 719-539-4555 | C: 719-539-5271
448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

<!--[if !vml]-->

<!--[endif]-->

Easy ways to pay your utility bill: auto pay with a checking account, phone or text payments 833.892.0176, or to pay online please register your utility account at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app MyCivic Utilities where you can now set up auto pay.

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, September 25, 2023 8:54 AM
To: Renee Thonhoff <renee.thonhoff@cityofsalida.com>
Subject: FW: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

Attached is the agency review for Rob Gartzman's annexation, zoning, Planned Development and Subdivision applications. Please let me know if you have any questions.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

October 2, 2023

City of Salida
448 East First Street, Suite 112
Salida, CO 81201

Attn: Kristi Jefferson

Re: The Flour Mill

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **The Flour Mill** Annexation and Zoning. Please be advised that Public Service Company has existing 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.

The City of Salida must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to dlAnnexationNotifications@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Salida for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities including relocation and/or removal via

xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. This includes discussions regarding transformer location(s) and issues with the parking lot.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com

September 11, 2023

RE: 6907 County Road 105

To: Members of the Salida Planning Commission and City Council:

I am writing to express my opposition to the Gartzman proposal at 6907 CR 105.

I neighbor this project immediately to the North. My land has been developed around on all sides, and while these changes are personally unappealing to me, I have offered my support to each of these developments to the degree that they make sense and meet the needs of our community. I do not approach this process from a "Not in my backyard" mentality, I hope that council can recognize my interest in creating a community that works for everyone. For a town to have character, characters must have a place to live.

My objection to the Gartzman project has several aspects.

First, I am concerned about the process the city is following as they mingle a future land use map, with their examination of this project in particular. Choosing to have these two processes proceed in parallel, and indeed even at the same meeting, creates an appearance that this project is not being held to the standards that have been agreed upon and are in place at the time of the proposal, but rather to a more favorable future land use designation that was not in place when this proposal was made.

Furthermore, placing requirements for future development density into a Future Land Use Map misses the public involvement that would have been required for a revision to land use code. This approach sidesteps the process that should be a part of shaping our community in the near and distant future.

Second, while I recognize that the August 14 joint City Council and Planning Commission work session was not required to be notified to adjacent landowners, having that meeting without involving neighbors does not create an atmosphere of trust among those who will be so heavily impacted by the outcome, nor does it allow the City to get the feedback of people who are already living in this area.

Regarding the details of the proposed development specifically, while I understand that the Gartzmans are seeking a Planned Development Overlay, residents of the City and County have a right to expect development to happen within the boundaries of existing land use code. Doing "spot zoning" where new rules are made for every development is unfair to neighbors who have a right to know what they might have to live next to, unfair to other developers who may be treated differently, and unfair to the citizens and staff who worked on developing a land use code in the first place.

As proposed, this project asks for a variance on essentially every important aspect of code: density, height, lot size, lot frontage, height, setback, coverage, and green space to name a few. What are the rules for, if not this situation? Creativity to allow development to fit a particular site is one thing, this is another. These requests are unreasonable and I do not support any variance in any of these areas. R-3 high density zoning is what was requested at the time of annexation and the development should proceed within the confines of that code. 41 units on 2 acres is very high density compared to almost everywhere else in our city, a request for 69 should not even get a reading.

Furthermore, as proposed, this project puts a three-story high density apartment complex within 20 feet of my historic ranch homestead. At a personal level, it means I would lose my ability to see the mountains to the South of my home and upper story residents could see into my home, but at a communal level, this ruins the pastoral flavor that most residents and visitors love. Nearly every day, I watch people taking pictures of the historic structures on my property with mountains in the background, now they would be taking a picture of someone's deck. On one hand, we all recognize the importance of attainable housing as our community grows, but on the other, are we willing to sacrifice the historic and natural qualities we love to accomplish that? I would argue for a middle path, this proposal is an extreme one.

If developed as proposed, Vandaveer Road would have three of the highest density projects in the County immediately adjacent to each other. This will create a myriad of issues, from practical ones like parking (already a problem due to the variances allowed at the Magpie) and traffic on CR 105, to the communal, like overuse of parks and open space.

In addition, this proposal would further an issue where different economic classes in our community are effectively geographically segregated. We should be thinking about how people will live, work, and play together over decades to come, and I suspect a standalone district of high density will not age well. There should be more to city planning and creating community than placing development where the sewer is convenient to access.

Finally, the extent to which this proposal does not conform to code must not be used as a new standard of comparison. There is no midpoint between this unreasonable request, and the R-3 zoning the developer sought in annexation. What is proposed here is essentially creating a new zoning category on an ad-hoc basis without any public process, which is wrong on every level. The number and magnitude of variances sought are an attempt to end run around the zoning and codes we have in place, and even a revised proposal that lessens the degree of variance does not address that concern. I'm sure this process will continue with updated versions of the plan, the question that must be asked at each step is how this version relates to R-3 zoning, not how it relates to the previous version.

I would welcome a meeting where those of us who neighbor this proposed development could meet directly with the developer and the City, to learn the facts about this project and have a chance to make direct comments and look for common ground.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ned Suesse', with a long horizontal flourish extending to the right.

Ned Suesse
6953 CR 105
Salida, CO 81201
ned@nedsuesse.com

Date: October 16, 2023

To: Members of the Salida Planning Commission and the Salida City Council

From: Paige Judd

Re: The Flour Mill Planned Development

As a neighbor of the Flour Mill project, I have some concerns about the project. My husband Joe and I own The Magpie Apartments at 6906 Vandaveer Ranch Road. We share a property line along the west edge of the Flour Mill property.

The Magpie property is zoned R-3 and meets the dimensional standards for this zoning. We met the 10' side setbacks and the 15' setbacks. Our 32 apartments rent between 70% and 73% AMI. We have created a nice, comfortable home for 48 people who live and work in Salida. There are aspects of the Flour Mill project that will impact the residents of The Magpie which I want to discuss.

I will not be able to attend the October 23 meeting, so I am sending you my comments. Please feel free to reach out if you have any questions.

Here are my concerns.

Density

The developer is asking for a project density of 1263 square feet per dwelling, and the standard for R3 is 2100 square feet per dwelling. The 2 acre property could hold 41 dwellings by right, so 69 units is well over 50% more dense than R-3 allows. This is a HUGE increase in density over the standard, and will impact the neighbors in many ways. This increased density naturally leads to every other deviation from the standards that follow: maximum lot coverage, setbacks, building height, and parking. This project is on the very fringe of town and does not match the neighboring properties, which are much less dense.

Setbacks

The developer is asking for a 10' rear setback for lots 11, 12, and 13. These buildings are going to be built along my property line. The code calls for a 20' rear setback, and the developers are also asking for a height variance on these lots. The combination of a smaller setback and a height variance will definitely impact our tenants who live along that property line in a negative fashion. I strongly request that these buildings are held to a 20' rear setback, as is the standard for R-3. If you decide to allow them to build a 38'

tall building 10' from my property line, I request that the developers build an attractive 6' privacy fence to give my tenants at least a modicum of privacy. I can live with the 38' if the buildings are 20' from my property line.

Parking

At The Magpie we have a lot of couples choosing to live in 1 bedroom apartments which is unexpectedly higher than our other projects. We do not have enough parking, and we have many tenants who park on Vandaveer Ranch Road. We have an average of 1.375 cars per one bedroom apartment, and 1.4375 cars per two bedroom apartment (averaging 1.4 cars per dwelling). Assuming a similar mix for The Flour Mill project, the 69 dwelling units will require about 97 parking spaces, and they are providing 76. This means that there may be up to 21 cars parking along Vandaveer Ranch Road and County Road 105. That is a lot of cars to be parking along rural roads, and I am only bringing it up so you can anticipate what that might look like.

It is not legal for landlords to select a one person household over an equally qualified two person household based solely on the number of people in the household. When I spoke with the developer about this, he indicated that it may be possible for deed restricted projects to put a limit on the number of people who live in an apartment or condo if it is written into the deed restriction at the beginning. I suggest that this option be pursued for the safety of those who park (and drive) on rural roads that are not designed for on street parking.

Joe and I have been supporters of making it easier to build affordable housing in Salida for many years. We have followed the rules of our properties' zoning and designed our 3 apartment complexes to fit in with the homes that neighbor our projects. We have done this and provide 70 apartment rentals that rent between 63 and 83 percent of AMI.

I understand that when a developer undertakes a Planned Development they can ask for adjustments to the Dimensional Standards for their particular zoning. This project is asking for many exceptions to the standards, and I feel that many of these are going to negatively impact our tenants.

I invite you to take a trip to 6906 Vandaveer Ranch Road. The property line we share with The Flour Mill project is clearly marked with straw bundles that were put in place during construction to control runoff. Step off 10', and look up 38' and think about how you would feel if this was your home. Those buildings are too close, and too tall.

I support this project in many ways. If the buildings on lots 11, 12 and 13 are 20' from

my property line, I can live with the rest. If they are allowed to build 38' tall buildings 10' from my property line, I will be very disappointed in the process and the outcome.

Thanks for listening.

Paige Judd
834 Crestone Ave
Salida, CO 81201
paigeer@gmail.com
719-539-5651
salidaapartments.com

From: [Simonne L](#)
To: [Kristi Jefferson](#)
Cc: [Bill Almquist](#)
Subject: Flour Mill Project
Date: Friday, November 17, 2023 1:34:53 PM

Some people who received this message don't often get email from sssl444@gmail.com. [Learn why this is important](#)

Good Day,

I am enclosing a letter that I would ask you to share with the Salida City Council members as well as anyone involved in decision making for the Flour Mill Project. Many thanks!
Simonne

Thank you for your time and consideration of the Flour Mill project on County Rd 105. The careful consideration of this project is so important in many ways as once action is taken, there is no turning back.

First and foremost, there's the ever present problem of insufficient affordable housing which has been an issue nationwide for decades and even more so now. The combination of seasonal employment and minimum wage jobs coupled with higher rents caused by the housing shortage has resulted in an untenable situation. Many are eking out an existence by spending more than half of their incomes on rent, or the more dangerous alternative of living out of their cars. This is certainly no way to live and communities must come together as a whole to address this issue. There is no single solution for this problem.

The existing market of high priced properties, exorbitant building costs and higher interest rates has made the contemplation of building a precarious one. Rob Gartzman's purchase of a 2 acre parcel on County Rd 105 for \$800k for the purpose of alleviating the affordable housing issue is both altruistic and unrealistic. Rob should be applauded for his efforts to locate an affordable property to build his complex. There are few who would go to the lengths he has to help others. Due to the unavailability of land for sale, Rob settled on this 2 acre property (from his accounting) for the exorbitant price of \$800k due to its proximity to the scenic Arkansas river. The price of the land coupled with high interest rates, and building costs being at an all time high have made the Flour Mill project a precarious financial gamble. As a result, Rob has requested many variances including vastly increasing the number of housing units to compensate.

Unfortunately, the variances to existing codes are extensive and far exceed city R3 allowances. This is problematic in various ways. Not only does this level of density foment higher crimes rates, it sets a precedent for further building projects of this type which leads to large scale overcrowding. When allowances of this scale are made once, it's opens a door that is not so easily closed. Please consider the Magpie subdivision next door where the builders followed city codes yet

still have parking shortages where the overflow narrows Vandever road making driving through difficult on a daily basis. Then compare that to the proposed excessive variances requested by the Flour Mill and you can imagine the problems that would arise. Also, the large increase in traffic would be problematic for the one and a half lane bridge that crosses the Little Arkansas on CR 105.

The final straw on the proverbial back of this project is the fact that it truly does not provide “affordable housing” for the community. The lowest rental presented by the Flour Mill project was a 471sqft studio apartment for \$1,600/mo. The majority of rentals that appear in the market fall well below this amount for a studio.

Also, in order for a person to be able to afford this rent, they would need to earn over \$60,000/yr.

Please see the guide below from apartmentalist.com

How Much Rent Can I Afford On My Salary?

Need a quick and easy look into how much rent you can afford? Here's an idea of the ideal rent for

various salaries, based on the 30% rule.

- On a \$30,000 a year salary, your ideal rent price is \$750.
- On a \$40,000 a year salary, your ideal rent price is \$1,000.
- On a \$50,000 a year salary, your ideal rent price is \$1,250
- On a \$75,000 a year salary, your ideal rent price is \$1,875
- On a \$100,000 a year salary, your ideal rent price is \$2,500

As mentioned before, the 30% rule should act as a rule of thumb.

Very few seasonal or minimum wage earners would be able to afford the smallest of units at the Flour Mill.

Unfortunately for Mr. Gartzman, it appears he has fallen upon a perfect storm of events with the combination of high property prices, high interest rates and exorbitant building costs. I sympathize with Mr Gartzman who is trying to do well by the community, but it's just not possible to accomplish that goal within the current circumstances.

With these facts mind, it would be a travesty to approve a 60% increase in density for a rural area that was just approved for a sufficiently high R3 density and is slated for further development nearby.

Also, setting a precedent of allowing this magnitude of variances would be detrimental to the community as a whole in the future.

With these concerns in mind, I implore you to please deny the current variances requested for the Flour Mill subdivision and require that they stay within the R3 code requirements.

Thank you again for your time and consideration,

Simonne-L Laylin

DATE: 11-17-2023

TO: SALIDA PLANNING COMMISSION, SALIDA CITY COUNCIL, SALIDA PLANNING AND ZONING DEPARTMENT

FROM: Steve Shuey

RE: FLOUR MILL SUBDIVISION APPLICATION

I am writing this letter to voice my concerns and objections to the Flour Mill Development project.

The Planning Department's October 23rd finding of "no adverse effect" and the commission's unanimous decisions on the annexation and R3 zoning recommendation made it clear that no one is considering this project from the viewpoint of the County Road 105 residents, or for that matter, the viewpoint of any residents of rural Chaffee county that will be affected by the precedent set if this application is approved. Had it not been for the exorbitant number of requested deviances, resulting in an extreme density well above that allowed by R3 zoning, I believe this application would have breezed through the commission. Commissioners justified the rezoning by referring to this area as the municipal services area and commenting that R3 is reasonable given what's already around this parcel. It seems the planning commission is forgetting that four adjoining neighbors, constituting 50 percent of this parcel's boundaries are rural residential properties each larger than 1.5 acres, most with single family residences. This lot is not Salida's municipal services area. It's a rural residential area. I can assure you that there are adverse effects to the long-standing residents of County Road 105, and there will be future adverse effects to the flour mill residents, it's neighbors and those affected because of future projects like this that use the Flour mill as their precedent.

The commissioners expressed understanding that loss is hard, even if it's just loss of a view. My parents, Willis and Janene Shuey made many sacrifices and worked hard for many years to acquire their dream property. That dream property at 6922 County Road 105 is 1.7 acres with a long riverfront, a river view and a beautiful view of the collegiate peaks. Dad worked many double shifts as a mechanic at the Climax Mine and did mechanic work on the side to make ends meet. Mom worked in the school district full time as well as keeping up with the family and home applying much of their savings into this property. If you make the decision to approve the Flour Mill project, remember its not "just a view" my parents are losing. Its part of a lifelong dream for which they sacrificed and worked very hard.

The Flour Mill proposal appears to be an altruistic, but single-minded and short-sighted idea driven by the acknowledged need and pressure to provide low income housing for the workers of Salida.

This project disregards not only the rural residential character of the lots on which it is proposed, but also the restrictions specified by proposed R3 zoning. Based upon the meetings so far, it appears that the City of Salida is pushing hard for affordable housing to the point where its willing to annex rural county property, change zoning from rural residential to high

density and entertain numerous deviations to those code restrictions to allow even higher densities within, and immediately adjacent to, a rural residential community. Magpie managed to create affordable housing without blatantly destroying the character of the neighborhood. The Flour Mill is the polar opposite and should not be forced through just because the developer chose to pay too much for this parcel and the economics don't make it feasible without extreme deviations to a high-density zoning code that is in itself inappropriate for this parcel. If the City of Salida truly wishes to create affordable housing, why not donate or discount city owned property in the municipal services area near Highway 50 for this project? Why force this on the backs of County Road 105 residents who have already had to endure a change to R3 zoning?

Historically, humans do not thrive in high density situations. Additionally, high density, low income housing does not age well and has increased crime, especially domestic. Please do not vote to create 'the projects' of Salida. Instead, find a more appropriate location with enough acreage that the affordable housing can be built in a fashion where it is healthy and safe for its residents and neighbors. Subsidize the project Salida is so keen to push instead of forcing a small rural community to bear the burden of city ideals. Take a really close and realistic look at what approval of this application will look like a few years down the road. Compare that to what it will look like if done correctly, in the right location. Is this really what Salida wants, just to create a human warehouse of studios that really are not affordable for the local workers? I think not.

RE: 6907 County Road 105

To: Members of the Salida Planning Commission:

I am writing a follow up to my letter of September 11 to address new information that has emerged since the last planning and zoning meeting.

I'd like to express my gratitude to this Commission, and to the developer, and to my neighbors, for continuing a civil and respectful process in which we all wrestle with some difficult questions about the character and future of our town. Throughout the process, all parties have been able to see the point of view of those with whom they disagree and I very much appreciate living in a town with that civil and inclusive attitude.

I remain in opposition to the Flour Mill project. The points I made in my initial letter stand, however there are a few new points of information I want to add to the record.

First, the initial Planning meeting was the first time I saw the 3D renderings of the Flour Mill project. My home, and the Magpie apartments were not shown in relation to the new buildings which seems misleading. City code regarding PDO includes the language *"In no case shall a building exceed the maximum height requirement if the deviation shall result in: a. Adverse visual impacts on adjacent sites"*. I find it hard to believe anyone could say this proposed development, with both modified height and setback, would not have an adverse visual impact on my property and the Magpie apartments, not to mention other neighbors further away.

On this basis alone, I believe that council should vote against the PD proposal as it stands, as *"In no case"* doesn't leave room for interpretation.

Second, in the meeting on October 23, the developer was adamant that there was no possibility of affordable housing at any lower density than proposed. I wanted to understand this claim better, so I did a little research.

The Magpie, Salida Ridge, and Confluent apartments were all built during or after Covid, with the attendant rise in price for both materials and labor. Each of these developments had to endure the costs of building in the Salida market with at least the same material prices that exist today. These apartments all fall more or less in line with our land use code, and the rent they charge is lower than what is proposed for this development. These points of fact call into question whether 169% density is truly necessary to achieve inclusionary housing, or whether experienced developers can work within the rules to achieve inclusionary housing.

Along these financial lines, the neighbors and I spoke with the developer on Friday, the 10th of November, and in that call he mentioned willingness to look at fewer units, with a proposal for 60 units (still more than 41). He also revealed the budget for his project, which implies a cost per square foot in the \$300 range. I checked this with several commercial builders and they all felt this was a generous estimate for a project of this type, where there are many efficiencies of

scale relative to single family construction. The deed restricted for sale units will be sold for more than \$500 per square foot. Each deviation that is being requested amounts to a subsidy from the community to the developer, in the form of spreading the cost of land and improvements across more units. The cost of this subsidy, in the form of quality of life, views, safety on the street, and diminished value of our homes, is disproportionately carried by myself and my neighbors. The developer is offering something that the community feels is valuable, and we agree, but we are not willing to carry this burden alone, nor should we be asked to.

We are all focused on the acute need for inclusionary housing right now, but we must not forget that when a project is allowed to go forward, it creates a precedent for what others will be able to do in the future. If this project proceeds so far out of bounds with density, height, setback, and more, I believe we are inviting those deviations again in the future as they will always make development more profitable. It will be hard for the city to say yes only once.

Our community needs to have a conversation about these questions that goes beyond what can happen in 2 or 3 meetings for a proposed development. These are strategic questions about the long term feel of our community, not tactical ones about a single 2 acre parcel.

I saw the PZ board wrestling with the implications of these deviations at the last meeting, and I think the only reasonable response today is to recommend against this application in current form, and request the developer return with a proposal in line with land use code. Voting to approve this PD application is using a transactional approach to solving a systemic problem, and while I understand that both the developer, and anyone on staff or council that supports the application is doing so with good intention, there's an old saying about where that road leads.

Approving this application as it stands would lead to a fundamental change in the character of our town.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ned Suesse', with a stylized, flowing script.

Ned Suesse
6953 CR 105
Salida, CO 81201
ned@nedsuesse.com

December 18, 2023

Re: Flour Mill Development Planned Development Overlay

To: Members of City Council

I am writing to object to the Flour Mill Planned Development Overlay ordinance that is before city council this holiday season.

Seven years ago, I moved to Salida full time. I moved my business here, created good paying jobs, built a facility to serve my business, and bought real estate specifically to create affordable housing. The units I own downtown all rent in the 50-60% range, because for a town to have character, characters have to have a place to live. I'm aware that I could charge higher rent, I choose not to as a way to invest in the community.

From this position, I have been concerned about our housing costs and ability to support residents of all incomes for many years. These concerns led me to begin exploring ways to develop my land on County Road 105 that could be beneficial to those who work in our community, and what that exploration revealed gives me respect for the difficult task that the developer is taking on. I felt, and still feel, the best approach to this problem is to carefully and slowly find ways to support affordable housing that enhance the character of our community, not trample it.

This exploration of housing also led me to write letters in support of each of the neighboring developments around me. I want to be part of a community, not a resort town, and diverse housing is one of the big factors that make this difference. I treasure the relationships we form together, and I hope that as we grow as a community we improve, not diminish, our connectedness.

Those projects that I have supported all found ways to make more affordable housing, with fewer deviations and impacts than the proposal in front of you now, and also with more consideration of community spaces. For that reason, I stand in opposition to the Flour Mill Planned Development. This is not a question about 2 acres of land on the border of town, the requests for deviations from our agreed to norms makes it a question about the future character of our town. While I respect the pressure that council feels to deal with affordable housing, I believe making such a major exception to our rules will create more long term problems than the short term benefit could justify.

My objection to the project has several different aspects. First, the City's land use code is clear on two points that have never been addressed and are not satisfied by this plan.

Salida Municipal code reads *"When an area that is already zoned is approved for a PD overlay, the underlying zone district's regulations shall remain intact."* R-3 zoning would allow for 41 units, the proposed, but not yet adopted, land use code would allow for 45. In my view, the

request for 69 units is not merely a deviation, it is a new definition. Planned Development Overlays (PD) are intended to allow a site to be used more creatively by a developer, not as a tool to make completely new zoning. In total, there are 11 deviations requested, but density is the one that matters most as a driver of the other 10.

Further, Municipal code reads *"In no case shall a building exceed the maximum height requirement if the deviation shall result in: a. Adverse visual impacts on adjacent sites"*. This PD requests a maximum height deviation (as well as a setback deviation, which makes the height request even more impactful) and I find it undeniable that there will be an adverse visual impact on both the Magpie Apartments and my home. Can city council speak to how they interpret this statement in our code?

Stepping back a bit from municipal code, and zooming out to a larger view, there are yet more long term problems. The proposed development meets the reduced parking requirement for affordable and attainable units. However, the Magpie development next door has already shown that this ratio is not workable so far from the city center. Every night, residents at the Magpie park 10 or more vehicles on Vandaveer road (adjacent to, and along the street frontage for this project) and the extreme density that is contemplated here will exacerbate that problem. If the ratio of vehicles to units is similar to the Magpie, and the ratio of large vehicles (that don't fit in the spots provided) also remains similar, I predict there will be 20-30 vehicles that have no home on any given night, plus the 10 from the Magpie. How does the city propose to handle this foreseeable problem? We cannot simply wish this problem away- we have to make a plan for where people will park safely and without impinging their neighbors.

Further, most of the deed restricted units will be restricted to 100% AMI. These 471 square foot units could rent for up to \$1740 per month in today's market, or sell for \$500 sq/ft. Nearby developments offer more square footage for lower prices without deed restrictions. During the discussion with the Planning and Zoning Commission, the developer was generous about deed restriction but unwilling to negotiate density in exchange for restricting fewer units- that's because the deed restriction doesn't matter to their bottom line, but the density does. The city is contemplating giving the developer an incredible subsidy, but getting very little in return. The cost of this subsidy being proposed here is not born directly by the city- it is born by those who live in the immediate vicinity of the project. When Salida residents talk about the need for affordable housing, they don't have studio apartments for \$1740 in mind.

From the widest perspective and longest view, I'd like to ask a number of questions that I hope each council member can consider when making their vote.

Why have we spent such time and attention on a land use code, if a Planned Development Overlay is a wildcard that can render all of this work and collaboration irrelevant? Is this project a reasonable interpretation of the rules we put in place? How many deviations are too many? What public benefit is enough to justify a deviation, and how much more benefit is needed to justify eleven of them? Can residents rely on their representation to enforce the rules we have agreed to?

Once the standards for development have been stretched so far, does that become the new de-facto standard? Can the city say yes to such deviations only once? How would our town feel if developments like this are the new norm? Is it fair to ask a small group of neighbors to bear the cost of change alone, not only here but elsewhere in the future?

What will the South end of town feel like in 5 or 10 or 20 years, when the Vandaveer property has developed and almost all of the highest density projects in the city are at the Southern edge? Will it feel like a place that brings people into community together, or separates them from it? Given that this development offers no park or open space for community development, how will it come to feel in that time?

Neither I, nor any of my neighbors are blind to the issue of housing affordability, and what is at issue here cannot be construed as rich vs. poor or "Not In My Back Yard". This is a discussion of our shared goals for community and our vision for our town. This proposal is not supported by any vision document that I can find, and lies counter to most of them.

I understand that the developer has great intentions, that the City is looking for creative solutions to a difficult problem, and that the Flour Mill PD feels like an answer. However, stepping so far away from our code is a transactional solution to a systemic problem. In current form, the long term concerns that it creates outweigh the short term benefits that it might offer.

Sincerely,

A handwritten signature in black ink, appearing to read "Ned Suesse", with a stylized, flowing script.

Ned Suesse
6953 CR 105
Salida, CO 81201

12/18/2023

Salida City Council
Salida Planning and Zoning Commission

Re: Proposed Flour Mill Project

My parents have lived directly across County Road 105 from the proposed Flour Mill project for most of the past four decades in a modest house that, for them, has been a dream home. Now in their early 90s they continue to live there with the support of their children, friends and neighbors. They have watched in growing dismay as the Vandaveer Ranch was transformed from green pastureland into a dusty field of tumbleweeds when water rights were sold off, and more recently high density housing with inadequate parking, open space, and other features common to a healthy community. The sense of neighborhood and community that my parents have thrived in was protected by county zoning restrictions which allowed for healthy residential growth. The city, in keeping with the colonial mindset of the founders of this country, annexes land outside its borders in an effort to continue its unlimited growth. The Flour Mill project takes this harm to an extreme level, even beyond the city's own zoning restrictions. It does so without regard for the peoples already living in that neighborhood, and against their will. This diminishes the value of surrounding properties and constitutes a taking of property rights without compensation.

The developer has said that the project does not pencil out without far exceeding the city's density limits, and without charging rents for studio apartments that undermine the claim of "affordable housing", and requiring unprecedented exceptions to city code. This, in itself, demonstrates that the Flour Mill project is not tenable on this site. If the city is truly interested in creating housing that is actually livable and actually affordable, and fits within its own zoning requirements without manipulating the rules, perhaps it should locate a suitable parcel within its boundaries, of sufficient size and appropriate location, and provide that to the developer. And this time, to avoid hard feelings and unnecessary work for everyone involved, include the neighborhood itself in the planning process.

The overriding sense of security and well-being that constitutes a healthy community is what is at stake. When my father suffered from the effects of a stroke and more recently when my mother broke her hip, neighbors stepped up to provide friendship and material support. They checked in regularly with calls, visits, food and assistance. My parents have done the same for them over the years. They know each other's children, their work, their pets. They recognize their cars, and when they like to walk or bicycle on the road. When the provision of housing is reduced to simply the warehousing of human beings, community – and all that entails – suffers.

Please consider these deeper concerns of the loss of community, beyond the superficial details of building height, number of parking spaces, and other "variances", etc., as you choose a path forward. These distractions are mere symptoms that veil the cancer of growth at any cost.

Sincerely,
Curt Shuey

APPEAL TO THE CITY OF SALIDA

Page 1 of 2

We, the residents and owners of property on CR 105, Chaffee County, Colorado request the City of Salida to adhere to their own City Codes as it concerns the Flour Mill Subdivision:

1. Follow all current city codes.
2. Ensure there is adequate parking for residents and guests in this Flour Mill subdivision. Guarantee there is ample space for larger trucks and SUVs and please pledge there will be no parking on CR 105.
3. We request the City Ordinance requiring the "Dark Sky Ordinance" be adhered to.
4. CR 105 was a 'County Farm Road' and it is not equipped to handle more traffic. There are signs on Hwy 50 and CR 105 stating "No trucks or trailers are allowed on CR 105". Equipment coming for the Flour Mill Subdivision will need to find another means to get to the subdivision and not use CR 105. CR 105 is a residential road and should not be used by heavy equipment.
5. Access to and from the Flour Mill Subdivision should be by Vandevener Road as access on CR 105 could be dangerous due to the county residents' driveways on CR 105.

NAME	ADDRESS
Dekey	6400 CR 105 Salida CO 81201
Nancy Drenth	6508 CR 105
John Sll	6608 CR 105
Wanda Sll	6608 CR 105
John Blood	6894 CR 105 81201
Willie Shuey	7000 CR 105
Jarone Shuey	7000 CR 105
Nancy Clark	6894 C.R. 105
Kevin D. Meggen	6962 CR 105
Suzette Meggen	6962 CR 105
Mary Branson	7000 CR 105

APPEAL TO THE CITY OF SALIDA

Page 2 of 2

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NAME	ADDRESS
Kyle Stoddard	7020 CR 105 Salida, CO 81201
Stuart L. Hachman	7030 CR 105 Salida, CO 81201
Reggie Hachman	7030 CR 105 Salida, CO 81201
Monica Kay	6894 CO. Rd 105 #3 Salida, CO 81201
Jennifer Koch	6894 C.R. 105 Lot 1 Salida, CO. 81201
Hank D. Shoy	6894 CO. Rd 105 Lot #1 Salida CO 81201
* Robert Grey Veltrio	5405 E. Hwy 50, Salida, Co
* Ned Suesse	6953 CR 105, Salida, Co
* Permission To Sign by Above. Any questions, call me Had authority to sign their names.	

From: [T.W. Winston](#)
To: [Kristi Jefferson](#)
Subject: Affordable housing Flour Mill Development
Date: Friday, October 13, 2023 1:19:48 PM

You don't often get email from ribsnowiskey@gmail.com. [Learn why this is important](#)

Dear Planning Commission, City Council, the Mayor, and city staff,

I am reaching out today to show support for the Flour Mill Development. Workforce housing is essential to our community and local businesses and organizations. It has been a major topic of discussion for many years and is always at the forefront of every political conversation. The Flour Mill development is a great example of what we need in this community to help address our housing issues. We need more developments like this, and we need to find ways to help the

developers who are committed to affordability and our local workforce. This can be done by making their application process as easy as possible, helping to find solutions to the developments that benefit our community the most, and work to find ways to reduce their costs, so it can be more affordable for our community workforce.

Apart from Jane's Place, Salida has never been presented with a housing development that will

have 100% inclusionary housing pricing, and at least 50% deed restricted units. Despite some of

the drawbacks, this development is a perfect example of what we need in Salida, and we want to see it move forward to development and expect that our elected and appointed officials will help make that happen, as most of you ran on a platform that you were committed to affordable housing.

My wife and I own the High Side Bar and Grill. In the summer we have up to 45 employee's. In the winter around 28. If we do not address this problem, restaurants as well as other businesses will go away. Which means so will big chunks of sales tax which is vital for the city.

Thank you and Best regards,

T.W. aka Chief Winston

High Side Bar and Grill

9704810303



Chaffee County Public Health

448 East 1st Street · Suite 137 · Salida, CO · Phone 719-539-4510 · Fax 719-539-7197

October 19, 2023

Salida City Council
448 E. 1st Street
Salida, CO 81201

Re: Workforce Housing

Dear City Council Members,

Having safe, consistent, and affordable housing is a critical social determinant of health and is a key factor in achieving optimal health and wellness. Chaffee County Public Health (CCPH) has been working on housing issues for the past decade, linking the need for housing and how it impacts our health, and was a founding member of the county's Housing Policy Advisory Committee and also helped nurture the county's Office of Housing which is now the Chaffee Housing Authority. Through a shared grant from the Colorado Department of Public Health and Environment's Office of Health Equity, CCPH has been a partner in the affordable housing landscape for several years, bringing training, education, assessment, and awareness to Chaffee County. While the housing environment in Chaffee County is complex to say the least, with strong feelings from all sides of the equation, CCPH is in favor of creative, innovative, safe, long-term, affordable workforce housing options. CCPH is aware of several housing projects that would elevate the ability for members of the current local workforce to secure a stable roof over their heads, and I would hope that these efforts are met with support assuming that they are in alignment with our municipal codes.

Sincerely,

Andrea Carlstrom, Director
Chaffee County Public Health

From: [Craig Nielson](#)
To: [Kristi Jefferson](#)
Cc: [Rob Gartzman](#)
Subject: Support for the Flour Mill Affordable Housing Project
Date: Thursday, October 19, 2023 9:26:28 AM

You don't often get email from craig.nielson@chaffeehousingauthority.org. [Learn why this is important](#)

Dear Planning Commission, City Council, Mayor, and City Staff,

I am reaching out today to show support for the Flour Mill Development.

Affordable workforce housing is essential to the long-term health of our community and local businesses.

It has been a major topic of discussion for many years and has been at the forefront of many political discussions.

As the volunteer Chair of the Chaffee Housing Authority since 2021, I know first hand how important it is to support developers who are committed to helping solve the housing crisis. The very cornerstone of the CHA development initiative is to partner with committed developers to this end by offering tax relief in exchange for deed restricted rental units.

The Flour Mill development is a great example of what we need in this community to help address our housing crisis.

We need more developments like this, and we look forward to continuing to partner with developers who are committed to affordability for our local workforce.

Having worked with Rob directly on affordable housing issues, I've been impressed with his commitment to the cause as well as his knowledge of the local workforce as a business owner.

I find him to be a person of high integrity and he has always employed a balanced and knowledgeable approach to the discussions we have had at the CHA.

I look forward to seeing his project proceed through the City of Salida entitlement process.

Sincerely,

CRAIG NIELSON

Board Chair
Chaffee Housing Authority
719.221.2200

craig.nielson@chaffeehousingauthority.org
www.chaffeehousingauthority.org



October 18, 2023

Dear Planning Commission, City Council, Mayor and City Staff:

I am writing to express enthusiastic support for Rob Gartzman's Flour Mill development project.

The Flour Mill very much aligns to the housing needs identified in the Chaffee Housing Authority's 2022 Housing Needs Assessment, indicating a requirement of over 1100 units of housing by 2027 in Chaffee County and counting. According to the Needs Assessment, Salida will need a minimum of 260 rental units at or below 120% AMI and 140 ownership units at or below 120% AMI.

Therefore, the Flour Mill will go a long way to provide housing units to serve Salida workers, including 60 units priced at 100% AMI and nine units priced at 120% AMI. Additionally, the fact that 50% of the units will be deed restricted is also very exciting as this structure will preserve this new housing supply for years to come.

The Flour Mill development is a great example of a project that will help address our housing issues. We need more developments like this and to find ways to help the developers who are committed to affordability and our local workforce. This can be done by making their application process as easy as possible, helping to find solutions to the developments that benefit our community the most, and working to find ways to reduce their costs, so it can be more affordable for our community workforce.

I look forward to this project being constructed to serve as part of the solution to the housing crisis in Chaffee County and hope this letter of support will inform your consideration of the Flour Mill's application.

Sincerely,
Ashley Kappel
Executive Director
Chaffee Housing Authority

October 20, 2023

Eric Warner

9707 CR 163

Salida, CO 81201

RE: The Flour Mill

Dear Planning Commissioners:

Please approve the Flour Mill Project. I understand that some of the details of the plan might have to be tweaked slightly to conform to certain code requirements, but the height, density and setback variances the developer are asking for are critical for the project to be economically viable. At best I see this being a break even proposition for the developer, and if the number of units are cut for some reason it may not be feasible.

I understand the concerns of some of the neighbors adjacent to the Flour Mill about allowing the variances, but IF this plan is NOT approved then the developer will likely build luxury housing on the lot ANYWAY. The point is, the neighbors are already seeing developments surround them, with increases in traffic, noise, etc. The difference between traffic/density on what the developer's use by right plans could entail and what the Flour Mill is proposing aren't that significant in the grand scheme of things. Most importantly, this is a once in a generation opportunity where developer benevolence meets a dire housing need. This is a win-win situation if ever there was, and the massive benefit for the community far outweighs the impact to adjacent neighbors. In fact, this will probably raise their property values.

Thank you,

Eric Warner

From: [Jonathan Fast - jfast.s00921](mailto:jfast.s00921)
To: [Kristi Jefferson](#)
Subject: Housing
Date: Tuesday, October 31, 2023 12:04:43 PM

You don't often get email from jfast.s00921.us@wal-mart.com. [Learn why this is important](#)

Hi Kristi-

Speaking personally & not from an official Walmart position, I do see the need to provide more affordable housing in the area.

Feel free to call my personal cell if you have any questions or want to discuss.

Thank you,

Jonathan Fast

719.429.0248 cell

Store Manager # **921**

7865 W US Hwy 50

Salida, CO 81201

719.539.3566

719.539.8625 Fax

October 20, 2023

Kristin Homer
9707 County Road 163
Salida, CO 81201

Dear Planning Commission, City Council, Mayor, and City Staff,

I'm writing to urge you to approve the Flour Mill housing project and to do everything in your power to ensure it moves forward. This well-conceived project is exactly what we need in Salida—apartments close to downtown, condos and single-family homes, with affordable rents and deed restricted opportunities for purchase. Our workforce is the heart of this town. They keep our independent businesses running, allow new businesses to grow, teach our kids, treat our medical conditions, and make Salida the best place to live in Colorado. Approving this plan will allow people to keep their businesses staffed and running, will allow workers to put down roots and raise their families here, and is a tangible expression of our commitment to the future of this community.

Sincerely,

Kristin Homer

Dear Planning Commission, City Council, the Mayor, and city staff,

I am reaching out today to show support for the Flour Mill Development. Workforce housing is essential to our community and local businesses and organizations. It has been a major topic of discussion for many years and is always at the forefront of every political conversation. The Flour Mill development is a great example of what we need in this community to help address our housing issues. We need more developments like this, and we need to find ways to help the developers who are committed to affordability and our local workforce. This can be done by making their application process as easy as possible, helping to find solutions to the developments that benefit our community the most, and work to find ways to reduce their costs, so it can be more affordable for our community workforce.

Apart from Jane's Place, Salida has never been presented with a housing development that will have 100% inclusionary housing pricing, and at least 50% deed restricted units. Despite some of the drawbacks, this development is a perfect example of what we need in Salida, and we want to see it move forward to development and expect that our elected and appointed officials will help make that happen, as most of you ran on a platform that you were committed to affordable housing. Thank you.

Sincerely,

Mike Franco

Collegiate Peaks Collective LLC

303-552-6925

From: [Lynch, Ryan](#)
To: [Kristi Jefferson](#)
Subject: Flour Mill - Support for Workforce Housing
Date: Friday, October 13, 2023 2:01:44 PM
Attachments: [image001.png](#)

You don't often get email from rlynch@amfam.com. [Learn why this is important](#)

Hi Kristi!

I am a friend of Rob and Sarah Gartzman and have helped them with insurance over the years. I think what they are doing with The Flour Mill proposal is something overly needed in Salida and Chaffee County. This a great opportunity to show the working residents with a housing need that community truly cares for and values them. It also sets a great example for the surrounding communities and could be used as a thumb print for a workforce housing crisis that is effecting so many areas in Colorado and nationwide. I look forward to attending one or both of the Planning Commission meetings on 10/23 and 12/5. Thank you for documenting my opinion on the matter. I am excited to see this project directly help Salida and Chaffee county!



Ryan Lynch | AMERICAN FAMILY INSURANCE

Agent/Owner
344 Oak St | Salida, CO 81201
Office: (719) 539-6800

[website](#) | [quote](#)



American Family Insurance Company | American Family Life Insurance Company | American Family Mutual Insurance Company, S.I. | American Standard Insurance Company of Ohio

American Standard Insurance Company of Wisconsin | Home Office - 6000 American Parkway Madison, WI 53783

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From: [Richard Mancuso](#)
To: [Kristi Jefferson](#)
Subject: Flour Mill Development Support
Date: Friday, October 13, 2023 2:44:38 PM

You don't often get email from rlmgkscrs@gmail.com. [Learn why this is important](#)

Good afternoon Kristi,

I am writing to show my support of the Gartzman's and their Flour Mill Development.

Dear Planning Commission, City Council, the Mayor, and city staff,

I am reaching out today to show support for the Flour Mill Development. Workforce housing is essential to our community and local businesses and organizations. It has been a major topic of discussion for many years and is always at the forefront of every political conversation. The Flour Mill development is a great example of what we need in this community to help address our housing issues. We need more developments like this, and we need to find ways to help the developers who are committed to affordability and our local workforce. This can be done by making their application process as easy as possible, helping to find solutions to the developments that benefit our community the most, and work to find ways to reduce their costs, so it can be more affordable for our community workforce.

Apart from Jane's Place, Salida has never been presented with a housing development that will have 100% inclusionary housing pricing, and at least 50% deed restricted units. Despite some of the drawbacks, this development is a perfect example of what we need in Salida, and we want to see it move forward to development and expect that our elected and appointed officials will help make that happen, as most of you ran on a platform that you were committed to affordable housing.

Thank you.

Sincerely,

Rich Mancuso

From: [Wayles Martin](#)
To: [Kristi Jefferson](#)
Subject: Flour Mill Development
Date: Monday, October 23, 2023 3:25:22 PM

[You don't often get email from waylesmartin@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Planning Commission, City Council, the Mayor, and city staff,

I am reaching out today to show support for the Flour Mill Development. Workforce housing is essential to our community and local businesses and organizations. It has been a major topic of discussion for many years and is always at the forefront of every political conversation.

The Flour Mill development is a great example of what we need in this community to help address our housing issues. We need more developments like this, and we need to find ways to help the developers who are committed to affordability and our local workforce. This can be done by making their application process as easy as possible, helping to find solutions to the developments that benefit our community the most, and work to find ways to reduce their costs, so it can be more affordable for our community workforce.

Apart from Jane's Place, Salida has never been presented with a housing development that will have 100% inclusionary housing pricing, and at least 50% deed restricted units. Despite some of the drawbacks, this development is a perfect example of what we need in Salida, and we want to see it move forward to development and expect that our elected and appointed officials will help make that happen, as most of you ran on a platform that you were committed to affordable housing; myself included. Thank you.

Sincerely,

Wayles Martin



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

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

- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input checked="" type="checkbox"/> Major Impact Review:
(Type) <u>Planned Dev. & Major Subdivision</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: Biker Baker Holdings / Rob Gatzman

Mailing Address: 815 G St Salida CO 81201

Telephone Number: 303 903 4620 FAX: _____

Email Address: rob@sweetiesinsalida.com

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: The Flour Mill

Street Address: 6907 PR 105 Salida CO 81201

Legal Description: Lot 3 Block _____ Subdivision Triple T Minor Subdiv 81201 (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 8/31/23



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

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. A 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.

See attached document for answers to all Review Standards questions.

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

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.

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.

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.

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.

Review Standards Answers

- 1) The City of Salida's Comprehensive plan clearly states the need for affordable housing and for a sustainable economic environment for our community and for an available workforce. Our plan helps accomplish all 3 of those stated objectives. This is an affordable housing development and will provide housing for the community's workforce, which will help provide more stability to our economy.
- 2) The Flour Mill Development, will adhere to most of the zoning and development standards, as outlined by the city and county. We are applying for a planned development and the deviations from the codes are listed in both the narrative and on the plat provided.
- 3) The part of town where The Flour Mill is proposed is the ideal location for a development of its type and style. Currently this neighborhood is being developed and there are several other developments close by that are higher in density, like this one. There are also other new developments close by that are less dense and have an average housing cost much higher than what we are proposing. It provides housing diversity to the overall developments close by. Along CR 105 we are proposing single family homes and duplexes. This will give the feel of a neighborhood while driving down that road that is consistent with the other development in the area. The design of the homes will also use a modern mountain architecture, which will also be consistent with the other development in the area. The 3 story apartments and condos will be located on the western side of the property and will also fit in from both a functional and design perspective to provide both a compatible and consistent feel. The parking lot will be located in the middle of the development, to both hide the parking from the view of CR 105 and make it easily accessible for the tenants.
- 4) The biggest impact this development will have on the surrounding properties, is the increased density of people living there. We have taken into careful consideration the neighbors, traffic, parking, and noise. All these things have been taken into consideration and have been part of the design process. That is why we have exceeded the number of parking spots required and hidden them between our buildings to help keep the noise to the middle of the property. Overall, I do not believe this development will be any more of a nuisance than the other surrounding ones.
- 5) We believe that with the improved street, sidewalks that overall we are making overall improvements to the area that the public will benefit from.
- 6) We do not feel that we are causing any significant deterioration or impact to any environmental resource, or any more than the other developments to the area.

Planned Development Narrative

As most locals are familiar, Rob and Sarah Gartzman are local restaurateurs and entrepreneurs who have seen the local housing market change significantly over the last 10+ years. Initially, out of their own need and self-preservation of their businesses, Rob became increasingly interested in the development of workforce housing. At first, it was as an advocate, but has since transitioned into a developer. The goal of the development at 6907 CR 105, is to provide housing solutions for our local workforce both through ownership and rental units. The concept focuses on smaller units and density. Through those concepts, we can provide housing at attainable pricing that helps address our workforce housing needs, which is currently one of the most daunting problems facing Salida.

The development will consist of 69 units and sits on 2 acres. It is a well thought out sub-division that in total it will consist of 3 single family homes, 3 duplexes, 2, 20-unit condo (for sale) complexes and 1, 20-unit apartment (rental) complex and one laundry facility. The single-family homes, duplexes and laundromat will be located on the east side of the property all along CR 105. The apartment and condo complexes will sit on the west side of the property with parking located in between the homes and complexes.

In this development there is a mixture of 21 two-bedroom units and the remaining 48 will be studio apartments. By focusing on smaller units, they will be built to address the needs of our workforce and help keep the prices at a more affordable level. It is the goal to have 100% of this property be deed restricted, but at this point we are only willing to guarantee 50% deed restriction and the rest will be based on the commitments and negotiations from the city, county, and other partners. Finding ways to help us reduce costs, will allow us to take on the risk associated with more deed restricted units. It should not just be the role of the developer to help reduce costs but also from the city itself, if the true goal is to build deed-restricted and affordable units.

There are a total of 98 parking spots for the property for the 90 bedrooms, which exceeds the number of spaces required. 76 of the parking spots will be off-street, while the remaining 22 will be on-street. We have accomplished this while still meeting all the requirements for, sidewalks, road widths, trees, and setbacks. On the East side of the property there will be a sidewalk that will ultimately connect the bike paths on the north and south on CR 105.

The single-family homes and duplexes will all be one story buildings. The apartment and condo buildings are all going to be three-story walk-up buildings that currently are designed to be below 38 feet in height. City staff has recommended to ask for a extra few feet of variance to make sure all mechanical systems and candy canes are hidden and in addition it will likely be the height allowed for R3 zoning when the updated codes are approved. The façade of the units will feature a mountain modern architecture style to fit cohesively with the previously built structures, while also giving each of the residents a luxurious and community feeling that residents will be proud to call home.

As of right now, this development will be built in 3 phases. The first phase will build all the single-family homes and duplexes (9 units total). The second phase will build the condos (40 units) and laundry facility. The third will build the apartment rentals (20 units). By doing this in phases, it will allow for less risk for both the developer and the financier.

As part of this planned development, we are asking for some variances to the code as written. While we meet the required greenspace for the development as whole, the sub-divided lot for the parking, has only 27% greenspace which is a 3% variance reduction. I would like to point out that across the whole development we do exceed the requirements for greenspace. In addition to what we have done, there is a 1.2-acre park that has already been approved to be built 200 yards away which should offset some of the greenspace concerns. We are also asking for variances of density, height, lot size and setbacks and lot coverage for the parking lot. In terms of density, that is the whole point of this development, which is to find more affordable housing solutions, particularly for our workforce. We can only accomplish this through increased density. We are asking for a 38' building height, which will likely be the allowed R-3 height in the new code. While we can fit our buildings to the 35' requirement, the extra 3' allows us to hide our mechanical systems and roof extrusions, to be more visually appealing. In return for the stated variances, we are currently willing to deed restrict 50% of the property, which is much greater than the requirements from the city. Even if we do not go forward with 100% deed restriction, we plan to price all the units on this property at 120% AMI or below, with most falling at 100% AMI levels. The single-family homes and duplexes will all be priced at 120% AMI or below and the condos and apartments will all be at 100% AMI or below.



Rob Gartzman

The following documents are included in support of the development:

Annexation

Annexation application and petition
Serial annexation plats
Cost reimbursement agreement
Address list for public notification

Zoning

Zoning application

Planned Development

PD Plan

Architectural Character

Other requirements for the PD are included with the subdivision application.

Subdivision

- a. Survey
- b. Drainage Report
- c. Title Policy
- d. Geotechnical Report
- e. Environmental Report
- f. Water and sewer demand calculations
- g. Subdivision plat
- h. Civil engineering plans (site/landscape plan included)
- i. EOPC public infrastructure
- j. Draft construction schedule
- k. Trip generation letter

THE FLOUR MILL

Planned Development Application



September 9, 2023

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Executive Summary

This is a planned development application for the Flour Mill residential development, located at 6907 CR 105, Salida, CO 81201.

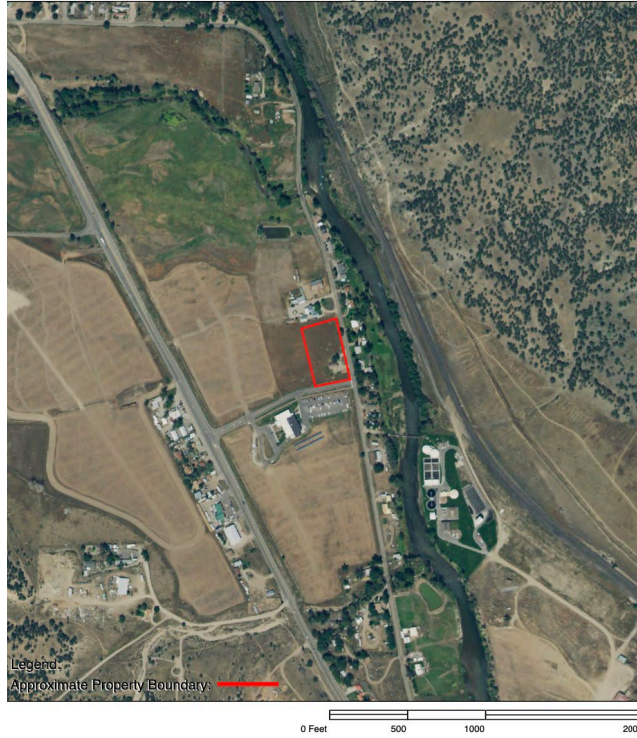
The purpose of this application is to outline the justification of this development and the need for the type of housing we are planning on building there. The City of Salida's Comprehensive plan clearly states the need for affordable housing and for a sustainable economic environment for our community and for an available workforce. Our plan helps accomplish all 3 of those stated objectives. This is an affordable housing development and will provide housing for the community's workforce, which will help provide more stability to our economy. It is no secret that housing prices, both for rental and for-sale units in Salida have increased to unaffordable levels for our workforce. The situation continues to become more dire, and it is to the point where most of our workforce have struggled to find affordable housing solutions. Our community is dependent on a workforce and those people all need a place to live. As a community we have struggled with this problem for some time, but we have found very few solutions that have had an impact, and in the meantime our housing continues to become more scarce and less affordable. While this development is not the only solution needed to solve this problem, it will be helpful to address this issue. Based on our housing needs assessment in 2022 for the country we are far behind on the need for more affordable units, particularly rentals.

This housing development creates both for-sale units and rentals and all will be priced at or below 120% AMI pricing, with most of the units priced at 100% AMI or below. Currently, it also includes 50% of the units as deed restricted and permanently affordable. This development was designed to benefit our community and workforce by increasing housing supply at more reasonable prices. We are asking for some variances to the code to help accommodate the need to increased density, that will help address the affordability and housing needs.

Site History

Originally this lot was part of the Triple T Ranch and was sub divided in into one of 3 lots. Based on the included arial photographs, historically this property was only used as agricultural and ranch land. In 1976 there was an addition of a manufactured home that has been used as a residence, short term rental and office since. It is currently used as a family residence. The remaining parts of the land have been unused for many years. More recently the surrounding areas of the property have been developed, with two different rental developments directly to the west and housing developments on most of the surrounding areas.





	AERIAL PHOTOGRAPH - 2015	
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	AERIAL PHOTOGRAPH - 1961	
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Planned Development Application

As most locals are familiar, Rob and Sarah Gartzman are local restaurateurs and entrepreneurs who have seen the local housing market change significantly over the last 10+ years. Initially, out of their own need and self-preservation of their businesses, Rob became increasingly interested in the development of workforce housing. At first, it was as an advocate, but has since transitioned into a developer. The goal of the development at 6907 CR 105, is to provide housing solutions for our local workforce both through ownership and rental units. The concept focuses on smaller units and density. Through those concepts, we can provide housing at attainable pricing that helps address our workforce housing needs, which is currently one of the most daunting problems facing Salida.

The development will consist of 69 units and sits on 2 acres. It is a well thought out subdivision that in total it will consist of 3 single family homes, 3 duplexes, 2, 20-unit condo (for sale) complexes and 1, 20-unit apartment (rental) complex and one laundry facility. The single-family homes, duplexes and laundromat will be located on the east side of the property all along CR 105. The apartment and condo complexes will sit on the west side of the property with parking located in between the homes and complexes.

In this development there will be a mixture of 21 two-bedroom units and the remaining 48 will be studio apartments. By focusing on smaller units, they will be built to address the needs of our workforce and help keep the prices at a more affordable level. It is the goal to have 100% of this property be deed restricted, but at this point we are only willing to guarantee 50% deed restriction and the rest will be based on the commitments and negotiations from the city, county, and other partners. The whole point of this planned development is to come up with an innovative solution to provide both rentals and for-sale affordable units for our local workforce.

Proposed Planned Development

Planned Development Title: The Flour Mill

Planned Development Intended Use: Residential housing development

Area of Planned Development: 2 acres

Adjoining Streets:

- *Vandaveer Ranch Road*
- *CR 105*

Adjoining Properties:

- *6953 CR 105, Salida, CO 81201*
- *6906 Vandaveer Ranch Road, Salida, CO, 81201 (Magpie Apartments)*

Historical and Current Use: Ranch and grazing land and as a residence.

Future Use:

- *69 total units*
 - *3 single family homes*
 - *3 Duplexes*
 - *3 Multifamily buildings*
 - *1 laundry facility*
 - *98 parking spots*
 - *21 2-Bedroom units*
 - *48 studio units*

Justification for a Planned Development

Sec. 16-7-10. - Purpose and objectives.

(a) Planned developments are intended to facilitate the purposes and objectives of this Land Use Code and the City's Comprehensive Plan and to permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts. The purpose of a planned development (PD) is to encourage innovation and flexibility in the development of land so as to promote variety in the type, design and layout of buildings; improve the integration, character and quality of land uses; promote the more efficient use of land and infrastructure while achieving compatibility of land uses; achieve economy in the delivery and maintenance of public services, and promote the preservation of open space and natural and scenic areas.

The City of Salida's Comprehensive plan clearly states the need for affordable housing and for a sustainable economic environment for our community and for an available workforce. The Flour Mill is an innovative residential housing development that helps accomplish all 3 of those stated objectives. This is an affordable housing development and will provide housing for the community's workforce, which will help provide more stability to our economy. It creates both rentals, for-sale units and the most deed restricted units ever presented to the City of Salida in a single development, with the opportunity for more. Salida has not been presented with a development, ever, that will have such a positive impact for the largest problem facing our community.

The county's Housing Needs Assessment also states the extreme need for workforce housing. In the report it outlines that the largest needs are for rentals and smaller units, particularly studios and single bedroom units. We know as employers, that our staff and many other like it want to live by themselves at an affordable rate. Based on the wages many in this town are making, we know that \$1,100-\$1,200/month is possible for many but once you get above \$1,250/month, it becomes very hard. Our goal in this development, is to build units that our workforce can afford and to build rentals. It helps to satisfy the needs of our staffs, and others like it, as well as the 2022 Housing Needs Assessment and the needs stated in the Salida Comprehensive plan.

Development Plan

The (PD)Development Plan shall meet the following criteria, depicted on a site plan furnished by the applicant, unless the applicant can demonstrate that one (1) or more of them is not applicable or that another practical solution has been otherwise achieved:

(1)Minimum Dimensional Standards. The PD is a negotiated zone district. While there may be no fixed lot size or lot widths, the Planning Commission and City Council require minimum dimensional standards, including setbacks and space between buildings as necessary to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and to ensure that the PD is compatible with other developments in the area.

The costs to build housing are incredibly high these days. The average lot in Salida, right now costs more than \$200,000. Even if someone were to purchase a manufactured home or built a home on the property, it would be hard to find for under \$400,000. That makes it very hard to build a house for under \$600,000 in Salida right now. The only way to accomplish more reasonable housing affordability is through higher density developments. Part of this is taking advantage of decreased lot sizes and setbacks as well as height. In the Flour Mill development, we have already had discussions with the fire department, and they don't have concerns about the ability to provide proper protections. Additionally, the buildings will not be so close that they impact ventilation or light.

Ex. Zoning		PD Area						
		R-3	overall site	SF attached	SF detached	laundromat	condo/apartment lots	HOA lot
lot #				5-10	1, 2, 4	3	11, 12, 13	14
min lot size	sf	5063	87133	n/a	2470	2000	7300	39532
density	sf/unit min	2100	1263	2310	2470	n/a	365	n/a
min lot size attached	sf	2160	n/a	2310	n/a	n/a	n/a	n/a
min lot frontage	ft	37.5	n/a	n/a	36	28	n/a	n/a
min lot frontage attached	ft	15	n/a	34	n/a	n/a	n/a	n/a
max lot coverage: structures	%	50	24	43	40	30	64	0
max lot coverage: uncovered parking/access	%	25	36	0	0	0	0	73
min landscape area	%	30	45	40	40	40	36	27
side setback primary building	ft	5	5	5	5	5	5	n/a
side setback detached accessory building	ft	3/5/10	5	5	5	5	5	n/a
rear setback principal building	ft	20	5	5	5	5	10	n/a
rear setback accessory building	ft	5	n/a	5	5	5	5	n/a
front setback	ft	20	5	12	12	12	5	n/a
max building height primary	ft	35	38	25	25	25	38	n/a
max building height detached accessory building	ft	25	n/a	25	25	25	25	n/a
off-street parking	spaces	69	76	n/a	n/a	n/a	n/a	76
number of trees (not counting street trees)	each	1/800sf req'd landscape	38 (32 required)	1	1	1	4 (3 required)	15
living cover	% lot area	30% landscape x 60% living = 18%	18	18	18	18	18	5
street trees	each	50' on center average	13	n/a	n/a	n/a	n/a	n/a
parking lot landscape area	sf	7 sf per req'd parking space	n/a	n/a	n/a	n/a	n/a	600 (483 req'd)
parking lot trees	each	1 per 15 req'd parking spaces	n/a	n/a	n/a	n/a	n/a	5
Values highlighted green indicate that the PD Plan exceeds R-3 standard. Green highlighted values have been increased slightly beyond the actual values in the PD plan to allow for minor design changes without PD amendment. Values not highlighted are the actual values per the PD plan and do not revise the underlying zone requirement.								

Table -Dimensional Standards

(2) Trails. Reasonable effort must be made to connect to nearby recreation trails, parks and public open space such that green corridors define and connect urbanized areas. Any trails identified for the area in the City's Comprehensive Plan or Parks Master Plan must be included in the PD.

We will be installing a sidewalk on CR105 and Vandever Ranch Road, which right now don't connect to the adjacent properties, because neither have sidewalks and have designed a path to connect to the paths at the Magpie development but the Judd's say they don't want to have a mutual easement.

(3) Ownership and Maintenance. No PD shall be approved unless the City Council is satisfied that the landowner has provided for or established an adequate organization for the ownership and maintenance of common open space and private roads, drives, parking or other common assets to ensure maintenance of such areas.

The Plan here is to establish a HOA association. There is a lot of shared space and parking that should be addressed through a HOA. Additionally, we would like to include as many of the utilities as possible into the HOA to help reduce overall housing costs. Utilities like internet, trash services, and possibly others will all help in this. That being said the Gartzman's will own 20 of the total units and that will help give them a majority control to ensure the property is properly maintained and remains a benefit to the city long term. The Gartzman's have shown over many years in business that they take ownership and maintenance seriously and will be actively involved in making sure this happens.

(4) Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD as required by the City.

As drawn in the plans the development will be tied into the city's water and sewer.

(5) Residential Density. Density shall be limited as required by the Planning Commission and City Council upon consideration of the overall development plan, individual characteristics of the subject land and surrounding uses. In a multi-lot PD, the averaging of lot areas shall be permitted to provide flexibility in design and to relate lot size to topography, but each lot shall contain an acceptable building site. The clustering of development with usable common open areas shall be permitted to encourage provision for and access to common open areas, encourage pedestrian access and to save street and utility construction and maintenance costs. Such clustering is also intended to accommodate contemporary building types which are not spaced individually on their own lots but share common side walls, combined service facilities or similar architectural innovations, whether or not providing for separate ownership of land and

buildings. In high-density development, housing will be designed to provide adequate privacy between dwelling units.

Once again, we the Flour Mill development is trying to help address our workforce housing concerns. The only way to truly do this is through increased density. The increase in density is not so much that it will have negative impacts on the surrounding community. There are already higher density projects adjacent to the property and down the block. The building designs are also a mountain modern look that has a similar feel to the other buildings in the area. More dense housing developments are necessary for us to solve our workforce housing problems. They will have to be located somewhere within city limits and this is a perfect location for such density.

(6) Relationship to the Subdivision Regulations. The provisions of these regulations concerning Planned Developments are not intended to eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City.

This subdivision will follow all rules and regulations as defined by the city and state statutes.

(7) Improvement Standards. The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development. Deviations may be incorporated only with the approval of the Planning Commission and City Council as a part of its review of the Overall Development Plan for a PD and shall conform to acceptable engineering, architectural and planning principles and practices. If a deviation from the improvement standards is not specifically addressed and approved under the Overall Development Plan, the improvement shall comply with all improvement standards of this Chapter.

As stated in the plans, the surrounding streets and sidewalks are being improved with curb and gutter and CR 105 is going to be repaved along the development to make sure there is proper width for on street parking. In addition, sidewalks are being installed even though there are not ones for them to connect to and all public improvements have met the city standards.

(8) The maximum height of buildings may be increased above the maximum permitted for like buildings in other zone districts. In no case shall a building exceed the maximum height requirement if the deviation shall result in: a. Adverse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas or scale that is disproportionate to surrounding development or natural features. b. Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view. c. Inability to provide adequate fire protection using equipment currently in use by the Fire Department.

In this case we are asking for a 3-foot increase in height to the building. In order to accomplish the necessary density for affordability and rental units, we need to build three stories tall with our multi-family buildings. While we can adhere to the 35' height requirements, the buildings will be much more aesthetically pleasing if we can hide mechanical design elements behind a parapet. The additional height will not impact fire protection and will have very little impact on scenic views but will make the development much nicer in the surrounding area.

(9) Gross Building Floor Area. The gross building floor area of uses other than residential may be limited as required by the City Council upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses.

The uses for this development, all relate back to residential housing and the density required to make the development work. That includes parking, proper drainage and a laundry facility, which will be a separate building on the premises.

(10) Permitted Uses. A PD may include any permitted principal or accessory uses by right and conditional review uses allowed in any other zone, except that any use that has been declared a nuisance by statute, ordinance or any court of competent jurisdiction shall not be permitted. Uses within the PD will be permitted upon consideration of the Overall Development Plan, individual characteristics of the subject land and surrounding uses. The PD shall be designed, insofar as practicable when considering the overall size of the PD, to provide commercial, recreational and educational amenities to its residents to alleviate the necessity of increased traffic and traffic congestion.

The development will have an onsite laundry facility to make for easier use and less need to travel elsewhere for laundry. Other than residential housing that is the only other use for the development.

FLOUR MILL SCHEDULE OF USES			
N = Not Permitted P = Permitted AR = Administrative Review	R-3 Zone District	Flour Mill Planned Development	Standards¹
Residential Uses			
Accessory buildings and structures.	P	P	Sec. 16-4-190(c)
Accessory dwelling units	AR	AR	Sec. 16-4-190(c)
Duplex dwelling units	P	P	
Residential (3 - 4 units)	AR	P	
Residential (5 - 19 units)	AR	P	
Residential (20 or more units)	MR	P	
Single-family dwelling units	AR	P	
Short-term Rental Units	AR	N	Sec. 16-4-190(q)
Laundromat (Lot 3)		P	Standards¹
Notes: ¹ The standards referenced herein are in addition to all other applicable standards of this Land Use Code.			

(11) Transportation design. The PD shall provide interconnected transportation networks designed to disperse and reduce the length of automobile trips, connect to adjacent roadways and enhance the greater transportation pattern of the City and surrounding area. The street design and circulation system must be adequate to support the anticipated traffic. The proposed land uses may not generate traffic volumes which exceed the capacity of existing transportation systems, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts. The internal street circulation system shall be designed for the type of traffic generated, safety and separation from living areas, convenience, and access. Private internal streets may be permitted, provided that adequate access for police and fire protection is maintained, access for maintaining public infrastructure within the right-of-way is explicit and provisions for using and maintaining such streets are imposed upon the private users and approved by the Planning Commission and City Council. Bicycle lanes, paths and sidewalks shall be provided for all residential uses, retail establishments and public buildings and amenities. Nonmotorized transportation ways shall be adequate in terms of safety, separation, convenience, and access to points of destination and attractiveness.

There are several issues to consider with traffic. One of the reasons it was so important for us to build this near town, is to give the residents the ability to live near their work without the need and added expense of a vehicle. While most residents will opt to have a vehicle, it is easy to ride bikes from this location to anywhere in town. It takes less than 10 minutes to ride to downtown Salida and less than 30 minutes to walk there.

Additionally, this reduces the need for a much longer commute to other communities that have more affordable housing. This development has the ability to cut back on vehicle trips to locations like Howard or further away. As far as the development is concerned, there are two entrances to our parking facility which offer convenient traffic circles and should not have major impacts on the traffic in the area. The development is only a ¼ mile away from access to highway 50, making it easy to access anywhere locally, without negatively impacting the other residents in the area.

(12) Development Standards. The PD may deviate from the Development Standards described in this Chapter only if the reasons for such deviations are well-documented and are necessary for realizing the purposes described in the objectives of development. Any variation from the development standards of this Chapter must be specifically addressed and approved in the Overall Development Plan. If an area of development (parking, landscaping, illumination, fences, signs, etc.) is not specifically addressed and approved under the Overall Development Plan, the area of development shall meet or exceed the standards of this Chapter applying to that area of development.

All the deviations we are asking for are all outlined in our plans with the benefit of having them all go toward creating more affordable housing, while minimizing the impacts on the surrounding residents and property owners. All of our plans and justifications are outlined in this report and our applications.

(13) The PD provides for design that is energy-efficient and reduces the amount of energy consumption and demand of typical development.

The development is being designed as energy efficient as possible and to all local and state codes, to reduce energy where possible without creating excess cost to each unit. In general, multi-family buildings are more energy efficient with shared walls for less energy loss.

(14) Where residential uses are proposed, the PD shall provide for a variety in housing types and densities, other facilities, and common open space.

The part of town where The Flour Mill is proposed is the ideal location for a development of its type and style. Currently this neighborhood is being developed and there are several other developments close by that are higher in density, like this one. There are also other new developments close by that are less dense and have an average housing cost much higher than what we are proposing. It provides housing diversity to the overall developments close by. Along CR 105 we are proposing single family homes and duplexes. This will give the feel of a neighborhood while driving down that road that is consistent with the other development in the area. The design of the homes will also use

a modern mountain architecture, which will also be consistent with the other development in the area. The 3 story apartments and condos will be located on the western side of the property and will also fit in from both a functional and design perspective to provide both a compatible and consistent feel. In addition to the different developments in the area we are also creating different housing types within this development, creating housing diversity. The parking lot will be in the middle of the development, to both hide the parking from the view of CR 105 and make it easily accessible for the tenants.

(15) The fiscal impacts of the PD have been satisfactorily addressed and the City or special district will be able to provide adequate levels of service for police and fire protection, street maintenance, snow removal and other public services, or it shall be shown that adequate measures have been developed to effectively mitigate such impacts.

There will not be any additional costs to the city outside of any other residential development, unless the city would like to see an increase in, deed-restricted units, in which case we are open to some negotiation from the city on ways to reduce the cost of the development, in exchange for an increase in, deed restricted units.

(16) Higher levels of amenities than would be achieved by using established zone districts, including open spaces, parks, recreational areas, trails and school sites, will be provided to serve the projected population.

The amenity we are providing with this development is an increase of affordable housing for the community and our workforce.

(17) There are special physical conditions or objectives of development that the proposal will satisfy to warrant a departure from the standard regulation requirements.

They have been covered above

(18) The adjacent and nearby developments will not be detrimentally affected by the proposed PD and approval period.

N/A

Phasing

The Flour Mill planned development will ideally be built in 3 phases. The first phase will include the city street and sidewalk improvements, the sewer and water, the site drainage and all the single-family homes, and duplexes.

The Second phase will include the 2 condo buildings, which will be 40 units in total, and this phase will also include about two-thirds of the parking lot. There is a phase 2a, which is the laundry facility. 2a will be included at the end of phase 2.

The third phase will be the completion of the final multi-family building which are all apartments as well as the final completion of the parking lot.

These phases are all outlined below in the site plan. Phasing is important for this plan to reduce risk and interest

Phasing outlined in the site plan with pink lines



Single Family Elevations/Models



Duplex Elevations/Models



Multifamily Elevations/Models – East and South Facing



Multifamily Elevations/Models – North and West Facing

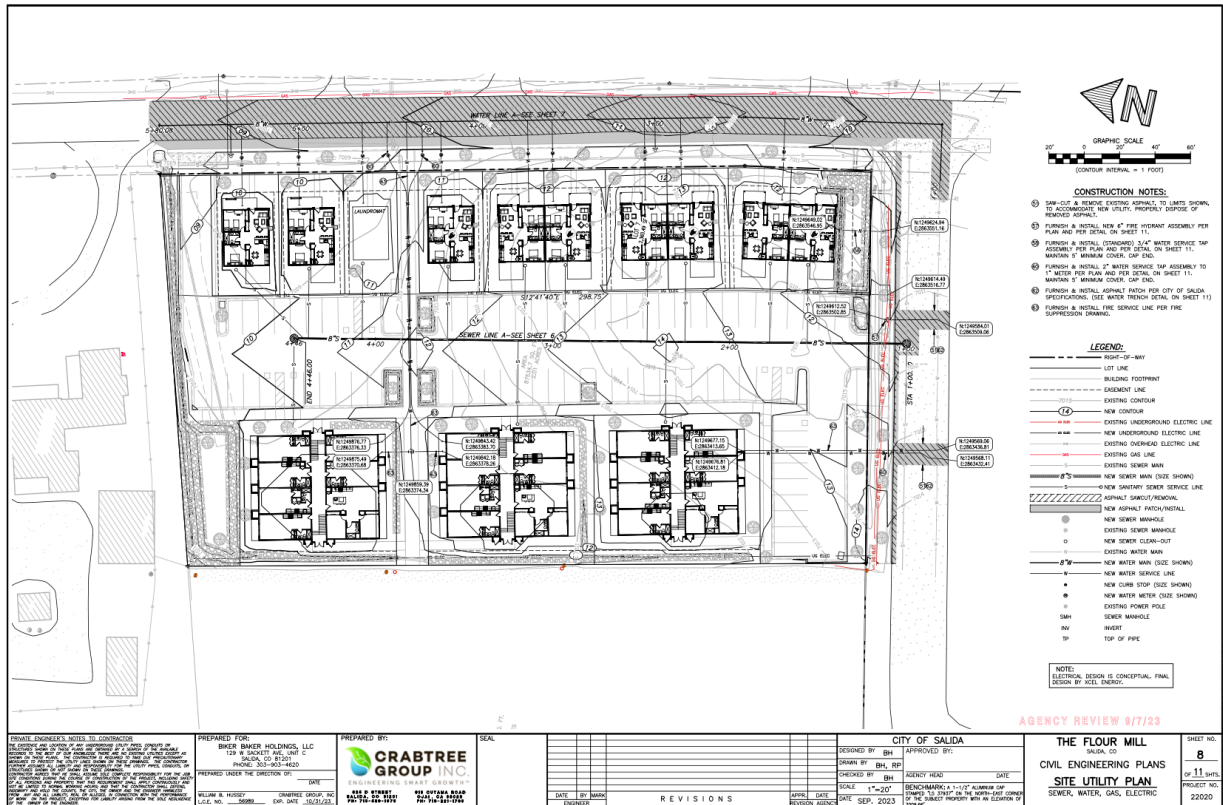
20 PLEX - 3 BUILDINGS		
UNIT	UNIT NO. /BLDG.	TOTAL UNIT NO.
STUDIO	16	48
2 BED	4	12
TOTAL	20	60

UNIT	SQUARE FOOTAGE
STUDIO	471 SF
2 BED	910 SF

TOTAL BUILDING FOOTPRINT (EA.)	4820 SF
ESTIMATED MAX BLDG. HEIGHT	34'- 0"

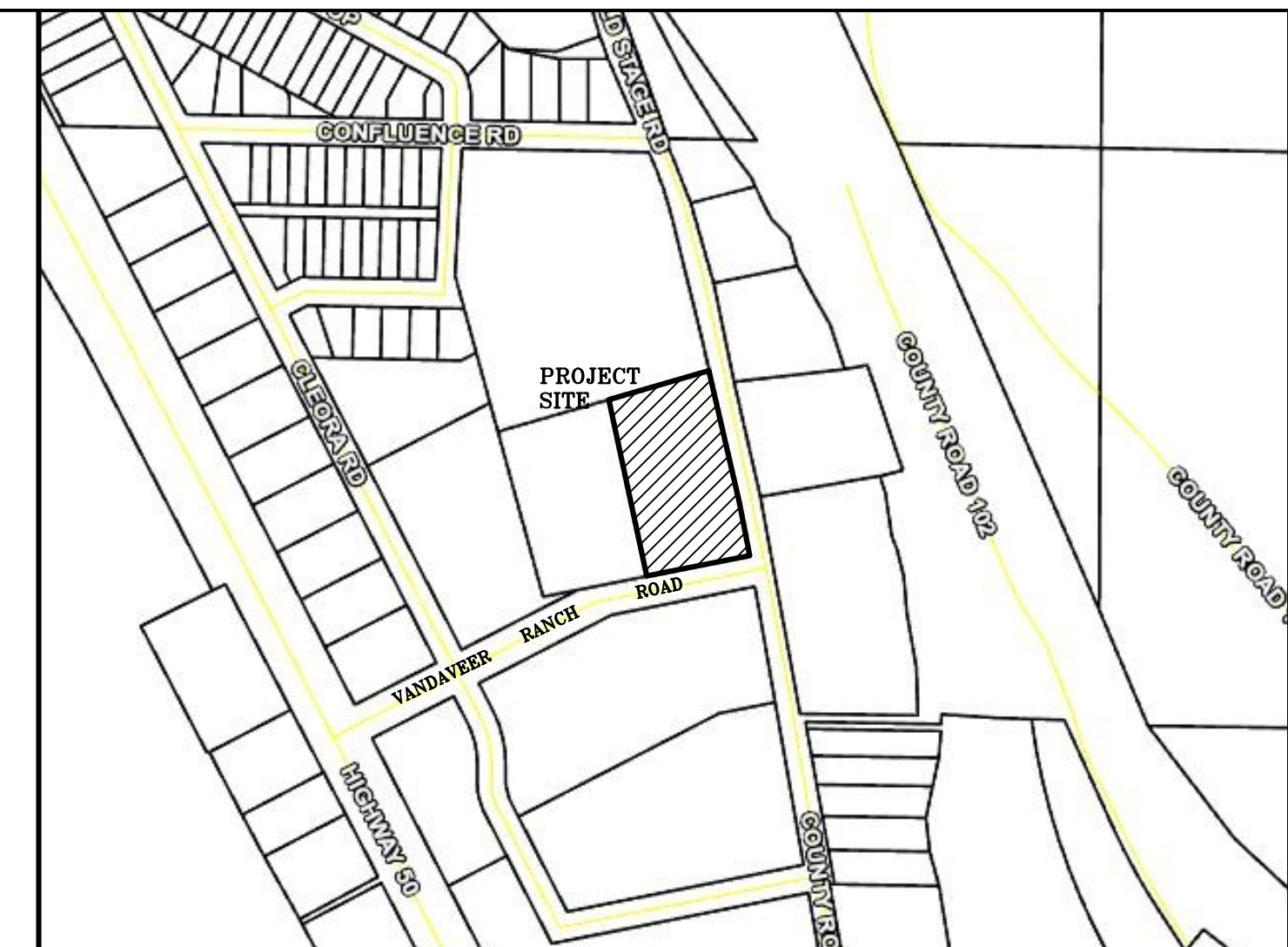


Multifamily elevation



Flour Mill Development PD site plan

THE FLOUR MILL
A MAJOR SUBDIVISION OF LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

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 BIKER BAKER HOLDINGS, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS _____ DAY OF _____, 20__.

TITLE AGENT

TITLE AGENT

ACKNOWLEDGMENT OF LIEN HOLDER

HIGH COUNTRY BANK, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE	DATE
----------------	------

COUNTY OF _____)
) ss.
STATE OF _____)

THE FORGOING ACKNOWLEDGMENT OF LIEN HOLDER WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____ 20__, BY _____. WITNESS MY HAND AND
SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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 NORTHERN RIGHT-OF-WAY OF VANDAVEER RANCH ROAD BETWEEN A 1 1/2" ALUMINUM CAP STAMPED 'LS 379373' AND A 1 1/2" ALUMINUM CAP STAMPED 'LS 1 61 17' HAVING A BEARING OF NORTH 78°47'55" EAST.

2) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WESTCOT LAND TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE AND ESCROW), COMMITMENT NO. 22-20579, DATED AUGUST 15, 2022.

3) ZONE: P.D.

4) FEES-IN-LIEU FOR OPEN SPACE AND FOR FAIR CONTRIBUTIONS TO SCHOOLS SHALL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ALL UNITS.

5) THE SUBDIVISION HAS COMPLIED WITH CHAPTER 16 OF THE SALIDA MUNICIPAL CODE AND IS SUBJECT TO THE TERMS OF THE EXECUTED SUBDIVISION IMPROVEMENT AND INCLUSIONARY HOUSING AGREEMENT, AS RECORDED AT RECEPTION NO. _____.

6) 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.

CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.

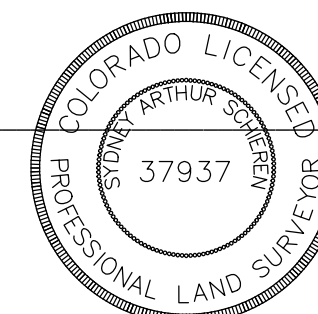
SIGNED THIS ____ DAY OF _____. 202__
CITY OF SALIDA


BY: _____
MAYOR

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



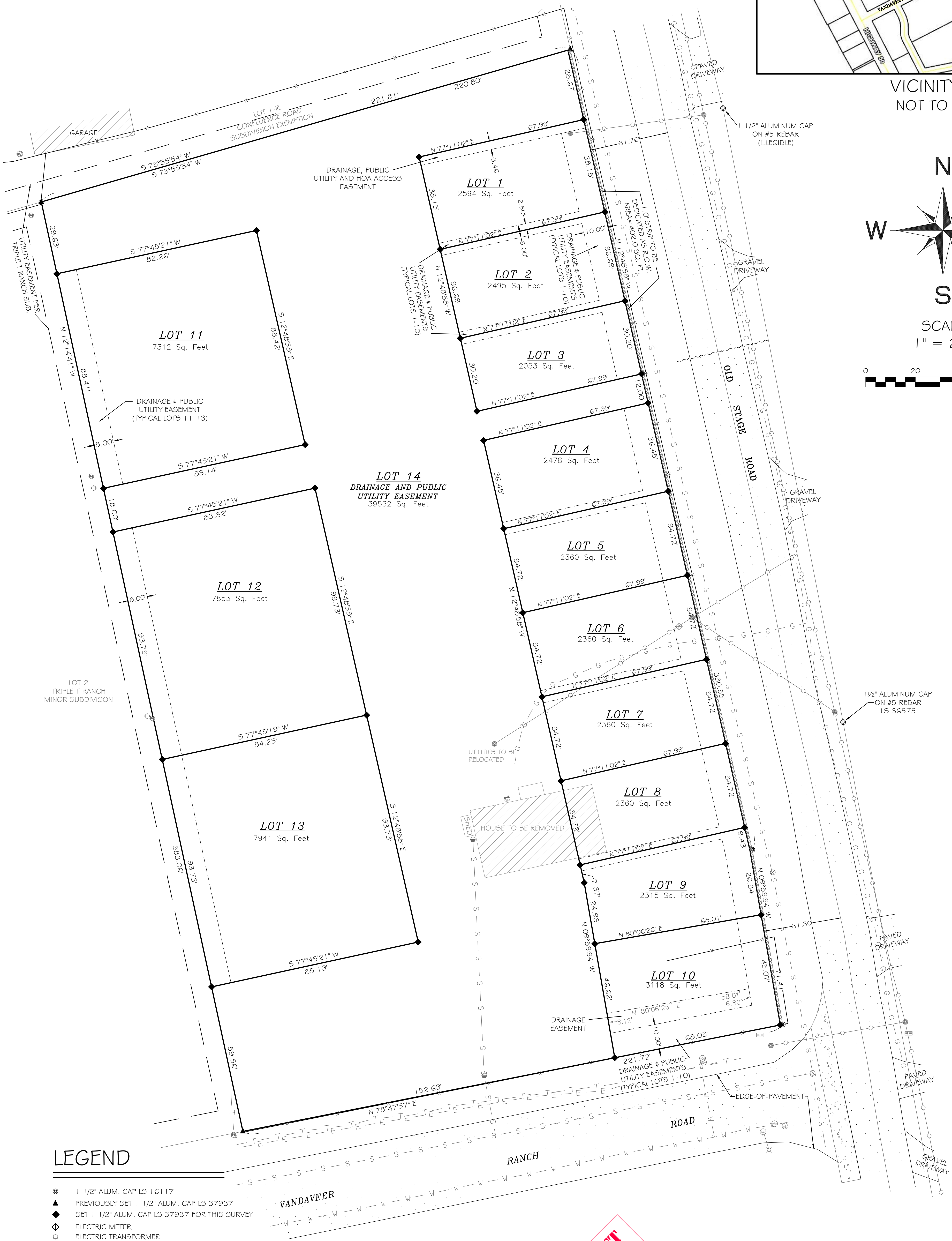
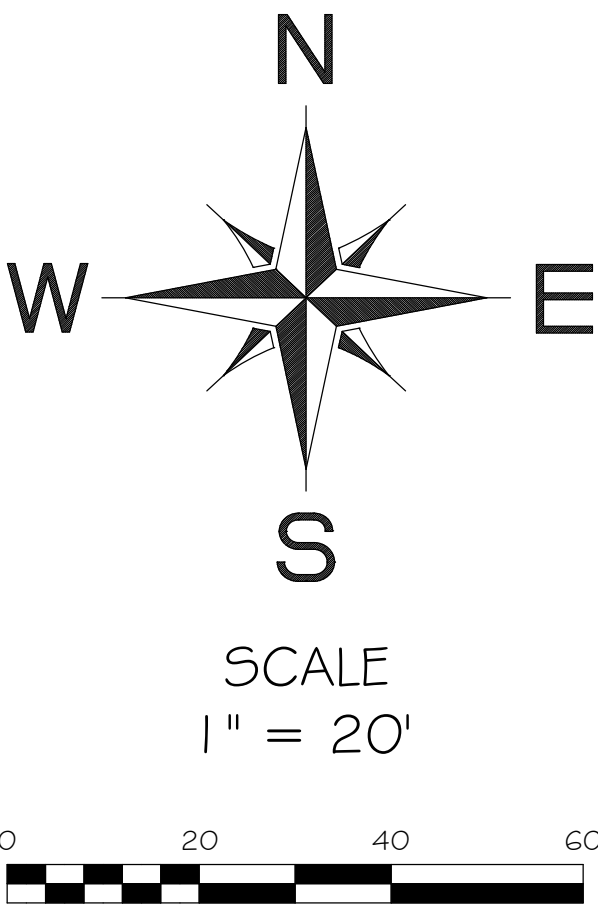
REVISED:	<p><i>THE FLOUR MILL</i></p> <p><i>A MAJOR SUBDIVISION OF LOT 3 TRIPLE T RANCH MINOR SUBDIVISION CITY OF SALIDA CHAFFEE COUNTY, COLORADO</i></p>
JOB # 22097	 <p>LANDMARK SURVEYING & MAPPING</p> <p>P.O. BOX 668 SALIDA, CO. 81201 PH 719.539.4021 FAX 719.535.4031</p>
DATE: SEPTEMBER 11, 2023	
SHEET 1 OF 2	

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.

THE FLOUR MILL
A MAJOR SUBDIVISION OF LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE



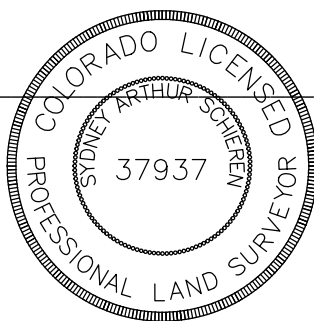
LEGEND

- 1/2" ALUM. CAP LS 16117
- PREVIOUSLY SET 1/2" ALUM. CAP LS 37937
- SET 1/2" ALUM. CAP LS 37937 FOR THIS SURVEY
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- POWER POLE
- SEWER CLEAN OUT
- SEWER MAN HOLE
- TELEPHONE PEDESTAL
- WATER VALVE
- UTILITY VAULT
- FIRE HYDRANT
- FENCE
- OVERHEAD UTILITY
- UNDERGROUND SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER LINE

LAND SURVEYOR'S CERTIFICATE

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SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



REVISED:	
JOB # 22097	
DATE: SEPTEMBER 11, 2023	
SHEET 2 OF 2	

THE FLOUR MILL

A MAJOR SUBDIVISION OF LOT 3
TRIPLE T RANCH MINOR SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



LANDMARK
SURVEYING & MAPPING

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