



WORK SESSION MEMORANDUM

Work Session Date: **September 17, 2018 at 6 p.m.**
City Council Chambers
448 East 1st Street, Room 190
City of Salida, Colorado

To: Mayor and City Council

Re: City Council Work Session

- I. Ordinance 2018-14: Inclusionary Housing** (Glen VanNimwegen)
- II. Draft Budget Distribution** (Jodi McClurkin & Theresa Casey)
- III. Certification of Participation (COP) Presentation** (Theresa Casey)
- IV. Lodging Committee Discussion** (Theresa Casey)
- V. Elected Official's Compensation Discussion** (Theresa Casey)



CITY COUNCIL WORK SESSION

MEETING DATE: September 17, 2018

AGENDA ITEM: I. Ordinance 2018-14: Inclusionary Housing

FROM: Glen Van Nimwegen, AICP
Community Development Director

The City Council continued the 2nd reading and public hearing for the above ordinance until October 2, 2018 to have further discussion and consideration of the proposed changes. The latest changes include:

1. Increase allowed density	Increased from 10% to 12.5%. Therefore if 100% of the affordable housing (AH) is included in project there is a 1:1 increase in density.
2. Require affordable restriction in perpetuity.	Amended language back to “permanent” affordability.
3. Reduce parking requirements	Reduced multi-family parking from 1.5 spaces per unit to 1 space per unit.
4. Delay collection of sewer and water system development fees	Added separate motion to direct staff to amend Sec 13-2-180
5. Reduce water and sewer system development fees	Added separate motion to direct staff to incorporate a 60% reduction in water and sewer development fees for AH into schedule defined in Sec 13-3-30.
6. Reduce minimum lot size	Reduced minimum lot size by 10%
7. Reduce setbacks by 10%	Did not do this as setbacks are minimal now and having different setbacks for AH would differentiate them from other units in project
8. Increase lot coverage by 10%	Done
9. Increase ratio of 80% to 60% AMI	See Section 16-13-30(d). One unit at 60% AMI equals 3 units at 80% AMI
10. Clarify rules for renting an AH unit	This will have to occur at next step of creating Administrative Regulations
11. Review in one year	Part of motion to adopt Ordinance 2018-14
12. Add RMU district as eligible for incentives	Staff recommends the RMU district be added to Section 16-13-50 as the district is not currently located within existing neighborhoods.

Staff posted an update on the proposed ordinance on the City’s website. We had a discussion with the Planning Commission on September 11, 2018. Some of the additional comments heard from the Commission and audience included:

- Reconsider the requirement of a “permanent” deed restriction. If a property owner will be burdened by restriction for 25+ years, there should be some sort of exit strategy allowed. Some suggestions included allowing the City or another non-profit have a “first right of refusal” to purchase the home after the initial time frame is expired.
- The ordinance should define an “Inclusionary Housing Development” as a project that is providing 100% of the required affordable homes. These projects in their entirety would be allowed the density and dimensional incentives included in the ordinance.
- There should be consideration for reduced lot sizes for attached units; and there should be a lot size of 3,750 square feet for lots that are allowed 25 feet of frontage.

Staff looks forward to continuing the discussion on the proposed ordinance.

Attachments

Website Notice
Ordinance 2018-14 Redlined Version
Table of IH In-lieu Fees



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Inclusionary Housing Ordinance 2018-14

Posted on September 10, 2018

The Salida City Council is considering an ordinance that will require affordable housing with new annexations, planned developments, major and minor subdivisions and condominium projects of five units or more. For these projects, 12.5% of the residential development must be deed restricted to be affordable for resident households earning 80% or less of the Area Median Income. The ordinance allows alternatives to including the units within the development including dedicating land for that purpose or paying an in-lieu fee. The Council has also included incentives for including affordable housing within a development such as additional density, smaller lot sizes, smaller lot frontage, increased building coverage and reduced parking for multi-family projects. Ten meetings on the proposed ordinance have been held between the Planning Commission and City Council. The schedule going forward will be:

- Tuesday, September 11, 2018: Planning Commission Work Session
- Monday, September 17, 2018: City Council Work Session
- Wednesday, September 19, 2018: Regional Planning Commission
- Tuesday, October 2, 2018: City Council Public Hearing

All of the above meetings will be held at 6 PM at the Salida City Council Chambers, 448 East First Street, Suite 190. The full text of the proposed ordinance may be found here: [Inclusionary housing Ordinance](#). Please contact Glen Van Nimwegen, Community Development Director if you have any questions at 719-530-2631 or glen.vannimwegen@cityofsalida.com

Filed under [News](#)

Resources



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ORDINANCE NO. 14
(Series of 2018)

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA,
COLORADO ADDING A NEW ARTICLE XIII TO CHAPTER SIXTEEN OF
THE SALIDA CITY CODE REGARDING INCLUSIONARY HOUSING;
AND AMENDING SECTION 16-4-200 AND 16-8-80 REGARDING
DIMENSIONAL STANDARDS AND PARKING REQUIREMENTS FOR
AFFORDABLE HOUSING**

WHEREAS, the City of Salida, Colorado (“City”) is a statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-23-301 *et seq.*, the Salida City Council (“Council”) possesses the authority to adopt and enforce zoning regulations; and

WHEREAS, under such authority, the Council previously adopted land use and zoning regulations, codified as Chapter 16 of the Salida Municipal Code (“Code”); and

WHEREAS, pursuant to this authority, the City Council desires to adopt certain rules and regulations to address the need for a diverse and affordable housing stock within the community; and

WHEREAS, the Council wishes to ensure that applications for new residential and mixed-use annexations, planned developments, condominiums of five (5) or more units and minor and major subdivisions shall include affordable housing;

WHEREAS, residential units including single-family, multi-family, duplexes and townhouses can provide a market driven affordable housing opportunity in the community; ~~and~~

WHEREAS, the Council wishes to provide incentives for projects that include 100% of the required affordable housing within the project, including increased density, building coverage and reduced parking; reduced utility impact fees and delayed payments; and

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WHEREAS, the City of Salida City Council finds it in the best interest of the general health, safety and welfare of its citizens to adopt this new Article XIII to Chapter 16 of the Code concerning inclusionary housing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO as follows:

Section One

That a new article XIII be added to Chapter Sixteen of the City of Salida Municipal Code, concerning Land Use and Development to read as follows:

ARTICLE XIII– Inclusionary Housing

Sec. 16-13-10. – Purpose and objectives.

- (a) Promote the construction of housing that is affordable to the community's workforce;
- (b) Retain opportunities for people that work in the city to also live in the city;
- (c) Maintain a balanced community that provides housing for people of all income levels; and
- (d) Ensure that housing options continue to be available for very low-income, low-income, moderate, and middle-income residents, for special needs populations and for a significant proportion of those who work or live in the city.

Sec. 16-13-20. – General Inclusionary Housing Requirements.

- (a) Any application brought under the annexation or planned development sections of this Code; or condominium plats of five (5) units or greater; and minor and major subdivision sections of this Code is required to include at least twelve and a half percent (12.5%) of the total number of residential dwelling units as affordable dwelling units, subject to the following standards:
 - (1) The prices for sale or rents charged for permanently affordable priced dwelling units shall not exceed a price that is affordable to a household earning eighty percent (80%) of Area Median Income (AMI) for Chaffee County as defined annually by the United States Department of Housing and Urban Development (HUD).
 - (2) Affordable dwelling units shall be permanently restricted ~~for a period of twenty five (25) years,~~ or unless a different timeframe is required as a part of a Low Income Housing Tax Credit project.
 - (3) If the calculation for inclusionary housing results in a fraction of a dwelling unit, the fraction of the unit shall be provided as a complete affordable unit or ~~the fractional portion of the~~ fee-in-lieu shall be provided per Section 16-13-40.
- (b) The city administrator is authorized to adopt administrative regulations to be utilized in the enforcement of the provisions of this article.
- (c) Units built as affordable in the project should be comparable to the market rate housing units in exterior finish and design to blend into the overall project.
- (d) Income Eligibility Required: No person shall sell, rent, purchase or lease an affordable dwelling unit created pursuant to this article except to a program eligible household. A private owner of a single affordable unit may rent the unit in accordance with the provisions of this article as set forth in Section 16-13-60 "Program Requirements for For-Sale Units." All sales, rentals, purchases and leases shall comply with the provisions of this article.
- (e) Deed Restriction Required: No person offering an affordable dwelling unit for rent or sale shall fail to lawfully reference in the grant deed conveying title of any such unit, and record with the county recorder, a covenant or declaration of restrictions in a form approved by the City. Such covenant or declaration of restrictions shall reference applicable contractual

arrangements, restrictive covenants and resale restrictions as are necessary to carry out the purposes of this article.

- (f) Good Faith Marketing Required: All sellers or owners of affordable dwelling units shall engage in good faith marketing and public advertising efforts each time an affordable dwelling unit is rented or sold such that members of the public who are qualified to rent or purchase such units have a fair chance to become informed of the availability of such units.
- (g) Required Agreements: Those applicants creating residential developments under this chapter shall enter into an affordable housing agreement with the City Council and shall execute such restrictive covenants and additional agreements, in a form acceptable to the City, as necessary to carry out the purposes of this article. Such agreements may be part of a development agreement, annexation agreement or subdivision agreement and shall document how the applicant will meet the requirements of this article including assuring how the affordable units will be comparable to market rate units. An applicant shall not be eligible to submit for a building permit until the affordable housing agreement and any required restrictive covenants are approved by the City Council and recorded with the Chaffee County Recorder.

Sec. 16-13-30. – Options for Satisfaction of Inclusionary Housing Requirement.

An applicant may seek an alternative to providing the required percentage of affordable housing under this article by any of the following methods:

- (a) Providing the required housing off-site. This may be met only through the dedication of land to the City or qualified non-profit housing developer as approved by the City, with the guarantee that the land to be dedicated will allow for, and be developed with the number of required affordable housing.
- (b) Dedicating land within the project. Land within a project may be dedicated to the City or a qualified non-profit housing developer as approved by the City. The units to be built within the project shall be comparable to the market rate housing units in exterior finish and design to blend into the overall project.
- (c) Paying a fee in lieu of providing units as defined in Section 16-13-40.
- (d) Providing fewer units, but which are affordable to households earning sixty percent (60%) or less of the AMI for Chaffee County. For the purposes of this option, an affordable dwelling unit at 60% or less AMI shall equal ~~two~~ three units at 80% or less AMI.
- (e) Any alternatives shall be approved by agreement with the City Council as defined in Section 16-13-20 (g).

Sec. 16-13-40. – In-Lieu Fee.

If an applicant chooses to pay an in-lieu fee for all or part of the inclusionary housing required for

the project, the fee shall be calculated as described here.

- (a) Annexations, Planned Developments, Major Subdivisions and Condominium Plats of Five (5) Units or More: The in-lieu fee shall be the lesser of (1) or (2) for each non-restricted lot or unit within the development:

(1)

$$\frac{\text{AHR} - \text{AHP}}{\text{AHR}} \times \$15,748$$

(2)

$$\frac{\text{AHR} - \text{AHP}}{\text{AHR}} \times \$7.87 \text{ per livable square feet of the principal unit}$$

Where: AHR = Affordable Housing Units Required
AHP = Affordable Housing Units Provided

- (b) Minor Subdivisions: The in-lieu fee shall be the lesser of (1) or (2) for each non-restricted lot within the development:

(1)

$$\frac{\text{AHR} - \text{AHP}}{\text{AHR}} \times \$7,874$$

(2)

$$\frac{\text{AHR} - \text{AHP}}{\text{AHR}} \times \$3.94 \text{ per livable square feet of the principal unit}$$

Where: AHR = Affordable Housing Units Required
AHP = Affordable Housing Units Provided

Sec. 16-13-50. – ~~Additional Density Allowance~~ Density, Parking and Development Standards for Inclusionary Housing.

Residential development within the zoning districts of C-1, R-3, ~~and R-4~~ and RMU; or portions of a planned development with the underlying zoning districts of C-1, R-3, ~~and R-4~~ and RMU; that are subject to inclusionary housing requirements and are providing one-hundred percent (100%) of the required inclusionary housing within the development, may increase the allowed density and utilize the lowered dimensional standards stated in Table 16-F Schedule of Dimensional Standards within these districts; and utilize the reduced parking requirements for multi-family dwellings stated in Table 16-J Off-Street Parking Standards by Use; ~~an additional ten percent (10%), or 2,160 of lot-square feet per dwelling unit for R-3 and R-4; and 2,520 of lot square feet per dwelling unit for C-1.~~

Sec. 16-13-60. – Program Requirements for For-Sale Units.

- (a) Affordable Unit Price: The prices charged for affordable priced dwelling units shall not exceed a price that is affordable to a household earning eighty percent (80%) of the Area Median Income (AMI) for Chaffee County.
- (b) Approved Purchasers for Affordable Dwelling Units: A developer or owner shall sell to a qualified purchaser after completing a good faith marketing and selection process approved by the housing administrative regulations.
- (c) Sale Restriction: No person shall sell an affordable dwelling unit except to a person that meets the income, asset and other eligibility requirements of this article or any asset and income eligibility requirement that is included in any contract, covenant or any other agreement to which the city is a party or beneficiary.
- (d) Resale Restrictions: All affordable ownership dwelling units developed under this article shall be subject to the following resale restrictions:
 - (1) Approved Purchasers: A seller of an affordable dwelling unit must select an income-eligible purchaser by a method that complies with the good faith marketing and selection process defined by the housing administrative regulations. All purchasers of affordable dwelling units shall be part of program eligible households.
 - (2) Resale Price: The resale price of any affordable dwelling unit shall not exceed the purchase price paid by the owner of that unit with the following exceptions:
 - a. Closing Costs: Customary closing costs and costs of sale, which may include customary realtor fees, as reviewed and approved by the city administrator.
 - b. Permanent Capital Improvements: Consideration of eligible permanent capital improvements installed by the seller that have been approved in advance by the city administrator in accordance with rules or administrative guidance established by the city administrator.
 - c. Resale Price: The resale price may include an inflationary factor or shared appreciation factor as applied to the original sale price pursuant to rules as may be established by the city administrator to provide for such consideration. In developing rules, the city administrator may consider the purposes of this article, common private, nonprofit and governmental lending practices, as well as any applicable rules or guidelines issued by federal or state agencies affecting the provision or management of affordable housing. In the event that the city has not adopted rules that contemplate a particular arrangement for the use of an inflationary factor or shared appreciation factor, the city administrator is authorized to approve a resale price formula that is consistent with the purposes of this article, common private, nonprofit and governmental lending practices, as well as any applicable rules or guidelines issued by federal or state agencies affecting the provision or management of affordable housing.

- (3) Special Fees: The seller of an affordable dwelling unit shall neither levy nor charge any additional fees or any finder's fee nor demand any other monetary consideration other than provided in this article.
- (e) Ownership Associations: When accepting a for-sale unit as meeting the inclusionary housing obligation, the city administrator will review the condominium association declarations to assess the impact on buyers of affordable units. The city administrator is authorized to establish rules regarding allowable terms in condominium declarations in order to ensure that the purposes of this article are accomplished.
- (f) Rental Restriction: The owner of an affordable unit may rent the unit to an income eligible renter by a method that complies with the ~~good faith marketing and selection process~~ administrative regulations as approved by the city administrator.

Sec. 16-13-70. – Program Requirements for Rental Units.

- (a) Maximum Rent: Rents charged for affordable units in any one development must be affordable to households earning no more than eighty percent (80%) of the AMI or as approved in the agreement.

Sec. 16-13-80. – Administrative Regulations.

To the extent the city administrator deems necessary, rules and regulations pertaining to this article will be developed and approved by the City Council, and thereby maintained and enforced in order to assure that the purposes of this article are accomplished. No person shall violate any rule or regulation issued by the city administrator under this article.

Section Two

Section 16-4-200 shall be amended by revising Table 16-F Schedule of Dimensional Standards as shown in Exhibit A attached hereto.

Section Three

Section 16-8-80 shall be amended by revision Table 16-J Off-Street Parking Standards by Use as shown in Exhibit B attached hereto.

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Section TwoFour

The City shall create a special Affordable Housing Fund wherein all inclusionary housing in-lieu fees collected will be deposited and used for the creation and maintenance of housing opportunities in the City of Salida for households whose income is at or below the 80% AMI for Chaffee County including special needs populations and for a significant proportion of those who work or live in the City.

Section ~~Three~~Five

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, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the ___ day of _____, 2018 and set for second reading and public hearing on the ____ day of _____

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the _____ day of _____, 2018.

CITY OF SALIDA

By:

Mayor

ATTEST:

(SEAL)

City Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the _____ day of _____, 20__, and **BY TITLE ONLY, OR IN FULL**, after Final Adoption on the ____ day of _____, 20__.

By:

City Clerk

EXHIBIT A

Sec. 16-4-200. - Zone district dimensional standards.

<p style="text-align: center;">TABLE 16-F Schedule of Dimensional Standards</p>								
Dimensional Standard	R-1	R-2	R-3	R-4	RMU	C-1	C-2	I
Min. lot size (sq. ft.)	7,500	5,625	5,625 5,063 ⁶	4,000 3,600 ⁶	5,625 5,063 ⁶	5,625 5,063 ⁶	N/A	5,625
Density (Lot s.f./Min. lot area per dwelling unit)	3,750	3,125	2,400; 2,100 ⁶	2,400; 2,100 ⁶	3,125; 2,734 ⁶	2,800; 2,450 ⁶	N/A	2,800
Min lot size (sq. ft.) - attached units	N/A	3,125	2,400	2,400	3,125	2,800	N/A	2,800
Min. lot frontage	50'	37' - 6"	37' - 6"; 25 ft ⁶	37' - 6"; 25 ft ⁶	37' - 6"; 25 ft ⁶	37' - 6"; 25 ft ⁶	No Req.	37' - 6"
Min. lot frontage - attached units	N/A	20'	15'	15'	20'	20'	N/A	20'
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	35%	40%	45% 50% ⁶	45% 50% ⁶	45% 50% ⁶	60% 66% ⁶	100% ³	60%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) ⁵	10%	15%	25%	25%	25%	60%	No Req. ³	30%
Min. landscape area	55%	45%	30%	30%	30%	10%	No Req. ¹	10%
Min. setback from side lot line for a primary bldg.	8'	5'	5'	5'	5'	5 ft ²	No Req.	5 ft ²

Dimensional Standard	R-1	R-2	R-3	R-4	RMU	C-1	C-2	I
Min. setback from side lot line for a detached accessory bldg.	3'	3'	3'	3'	3'	3'	No Req.	3'
Min. setback from rear lot line: principal bldg.	30'	20'	20'	15'	15'	5 ft ²	No Req.	5 ft ²
Min. setback from rear lot line: accessory bldg.	5'	5'	5'	5'	5'	5'	N/A	5'
Min. setback from front lot line ⁴	30'	20'	20'	15'	15'	10'	No Req.	10'
Max. building height for a primary bldg.	35'	35'	35'	35'	35'	35'	35'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'	25'	25'	25'	25'	25'

Notes:

- 1 If a property does not utilize the zero setback allowance, the minimum landscape area shall be ten percent (10%).
- 2 If the property adjoins a residential zone district, setbacks on the side and rear lot line shall be the same as those in the residential zone.
- 3 Existing structures are not required to meet off-street parking requirements. New structures and additions shall meet off-street parking requirements.
- 4 A covered porch may encroach into the front yard setback by twenty-five percent (25%).
- 5 If a front-loaded garage is set back at least ten (10) feet behind the primary street-facing building façade, the lot coverage between the garage entrance and the primary, street-facing building façade shall not be included in the calculation of lot coverage for uncovered parking/access.
- 6 Standards for inclusionary housing development per Section 16-13-50.

EXHIBIT B

Sec. 16-8-80. - Off-street parking standards.

TABLE 16-J Off-Street Parking Standards by Use	
Use	Parking Standard
Residential Uses—1 space per unit unless specified below	
Single-family, Duplex, ADU	1 space per unit
Multi-family dwelling unit	1 space per first unit, plus 1.5 spaces per additional unit 1 space per unit¹
Rooming or boarding house	1 space per bed
Mobile home and recreational vehicle parks	1 space per unit plus an additional 0.25 spaces per unit
Residential Business Uses	
Bed and breakfast inn	½ space per guest room, plus 1 space for owner/manager's unit
Day care, small and large	1 off-street parking space per nonresident employee, plus those spaces required for the dwelling unit. Large day care centers shall provide 1 designated off-street loading/unloading space per 4 children/adult
Home business or home occupation	1 additional space
Public and Institutional Uses—1 space per 500 s.f. unless specified below	
Church, parish home and religious education building	1 space per every 6 seats in the main sanctuary, plus 1 space for the parish home
Clubs, recreation buildings and areas operated by and	1 space per every 4 persons allowed within the maximum rated occupancy established by local fire, building or health codes

for their members	
Community buildings; government administrative facilities, services and buildings	1 space per 400 s.f.
Group home	1 space per employee, plus 1 visitor space per 4 beds
Nursing home	1 space per employee, plus 1 visitor space per 3 beds
Schools	1 space per employee, plus 1 per 4 enrolled students
Hospital	1 space per 2 beds and 1 space per employee
Recreation facilities	1 space per 1,000 s.f.
Commercial Uses, Personal Service, and Office Uses—1 space per 300 s.f. unless specified below	
Commercial lodging	1 space per guest room (in a suite, each bedroom shall constitute a separate guest room), plus 1 space per 150 s.f. of group assembly area (such as conference/meeting rooms), plus 1 space per 500 s.f. of accessory commercial space, plus 1 space for the manager/front desk person
Eating and drinking establishment	1 space per 200 s.f.; if a drive-in facility is offered, a minimum of 3 queuing spaces shall also be provided at each station
Outdoor amusement establishment	1 space per 500 s.f. of outdoor area use for amusement proposes
Medical marijuana centers	1 space per 250 s.f.
Professional office—general	1 space per 400 s.f.
Campground	1 space per camp site, plus 2 spaces for office
Retail sales establishment	1 space per 250 s.f.
General Services—1 space per 500 s.f. unless specified below	
Automobile service and	2 spaces per service bay (service bay is not a parking space), plus 1 space

repair	per employee
Gasoline service stations	1 space per 300 s.f., spaces for gas pumps do not count towards this requirement
Mobile home and recreational vehicle sales and service	1 space per employee plus 1 space per 500 s.f.
Industrial Uses—1 space per 750 s.f. unless specified below	
Light industrial—general	1 space per 500 s.f.
Warehouse	1 space per 1,000 s.f. or 1 space per employee, whichever is greater, plus 1 space for each company vehicle stored on the premises
General industrial	1 space per employee of the business plus 1 space per company vehicle, or as established by the Planning Commission if a conditional use review is required

Notes:

Where the use is identified as "general," it means all those uses in the commercial/industrial use schedule for that category which are not specifically listed in this parking table.

Existing structures in the CBD are not required to meet off-street parking requirements. New structures and additions shall meet off-street parking requirements.

Floor area shall be measured as gross floor area within a building, exclusive of mechanical rooms, closets or storage areas and kitchen spaces, unless specifically stated otherwise.

Where parking requirement is on a per-employee basis, employment shall reflect the maximum number on any single shift.

For uses not listed, parking requirements shall be determined by the Administrator based upon the parking requirements of a land use in this table that is most similar to the use not identified in this table, or using other professional sources.

1 Standards for inclusionary housing development per Section 16-13-50.

Annexation, PD or Major Subdivision 3 acres Zoned R-3 (54 Units)

Affordable Housing		<u>AHR-AHP</u> AHR	In Lieu Fees the Lessor of...		Total Fees		Bonus Units	Parking Required
Required (AHR)	Provided (AHP)		Per Unit	Per SF	Units	1,200 SF Homes		
6.81	7	0	0	0	0	0	7	61
6.81	6	11.89%	\$1,872	\$0.94	\$89,856	\$54,144	0	81
6.81	5	26.58%	\$4,184	\$2.09	\$205,016	\$122,892	0	81
6.81	4	41.26%	\$6,498	\$3.25	\$324,900	\$195,000	0	81
6.81	3	55.95%	\$8,811	\$4.40	\$449,361	\$269,280	0	81
6.81	2	70.63%	\$11,123	\$5.56	\$578,396	\$346,944	0	81
6.81	1	85.32%	\$13,436	\$6.71	\$712,108	\$426,756	0	81
6.81	0	100%	\$15,748	\$7.87	\$850,392	\$509,976	0	81

Minor Subdivision Zoned R-3 (9 Units)

Affordable Housing		<u>AHR-AHP</u> AHR	In Lieu Fees the Lessor of...		Total Fees		Bonus Units	Parking Required
Required (AHR)	Provided (AHP)		Per Unit	Per SF	Units	1,200 SF Homes		
1.13	2	0	0	0	0	0	1	9
1.13	1	11.50%	\$906	\$0.45	\$7,248	\$4,704	0	13
1.13	0	100%	\$7,874	\$3.94	\$70,866	\$42,552	0	13



To: Mayor and City Council
From: Theresa Casey, Interim City Administrator
Date: September 12, 2018
Re: September 17 Work Session

Item #2

2019 Budget Presentation – Staff will deliver to City Council the Draft 2019 City of Salida Budget for Council to review prior to the September 26th Budget Work Session.

Item #3

Certificate of Participation 101 – A discussion of a funding mechanism for possible use for the Outdoor Soaking Pool and Splash Pad Project.

A Certificate of Participation (COP) is a practical financing tool that is used frequently by municipalities around the State. COP's are tax-exempt lease-financing agreements that promise investors a share of whatever revenue is derived from the lease (or lease purchase) of the property or equipment to which the COP is tied.

COP's give the City flexibility to build or maintain capital assets even when funds are not available to pay for projects on a pay-as-you-go basis.

The Colorado Supreme Court has ruled on two occasions in the last few decades that COP's are not considered a form of long-term debt and thus do not require prior voter approval before issuance.

Item #4

Lodging Committee Discussion – There was a suggestion from Council that a committee be formed to work with the lodging community on their concerns. See the attached letter, dated August 25, 2018 from the Salida Hotel and Motel Association (SHMA).

Item #5

Elected Official's Compensation Discussion – Council suggested that compensation for Elected Officials be re-visited. A short salary survey was completed, using the Colorado Municipal League's Comparison Report, for Mayor and City Council with results below.

Community	Mayor Salary	City Council Salary
Salida	250	150
Crested Butte	800	400
Alamosa	600	400
Buena Vista	250	200
Pagosa Springs	300	200
Silverthorne	750	300
Gunnison	600	500
Poncha Springs	500	200
	3800	2200
Average w/o Salida	542.8571429	314.2857143
	4050	2350
Average w/Salida	506.25	293.75

The same survey was attempted for the Clerk and Treasurer. Very few comparables are found.

Community	Clerk	Treasurer
Salida	142.67	142.67
Crested Butte		
Alamosa		
Buena Vista		
Pagosa Springs		
Silverthorne		
Gunnison		
Poncha Springs		
Leadville	200	200
Walsenburg		105
Gunnison County	406.25	406.25
	606.25	711.25
Average w/o Salida	303.125	237.0833333
Average w/Salida	187.23	213.48

RECEIVED
AUG 27 2018
By _____

Salida Hotel and Motel Association (SHMA)

204 N F St, Salida, CO 81201

August 25, 2018

To: The City of Salida Planning Commission and The Salida City Council

We are a concerned group of Hotel, Motel and B&B owners. In recent years we have all been adversely affected by the influx of unregulated, unlicensed short-term rental properties. We understand the City and County are missing out on much needed tax and licensing revenues, primarily from the lack of designated personnel to oversee and enforce the short-term rental regulations.

As a whole, we are not able to compete on a level playing field when there are so many rental properties that do not have the same regulations as we do. We pay commercial insurance rates, sales, lodging, income and State taxes and commercial property taxes to name just a few.

We strongly urge the immediate implementation of the following:

- That there be a cap on the number of licenses given to short-term rental units within the commercial and industrial zones. Currently there is no cap. We would also like to see a 185 day per year limit for commercially zoned properties as currently exists for residential zoned properties. We would like to see enforcement of the current cap of 185 days on residential short-term rentals.
- We would like to see an increase in the cost of short term rental licenses and renewals. Currently the fee is \$50/\$25 and due to increase in 2019 to \$150/\$100. This is still much lower than similar Colorado tourist towns such as Durango and Breckenridge. We feel that this fee should be in the neighborhood of \$500-750 dollars for new licenses. This money would likely be used to fund a position that could enforce the policies as the city currently doesn't have the funding in place for this role. The proposed \$100 renewal fee would still not be adequate based on the cost provided by the City Clerk at a previous work session.

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- We strongly suggest a cap on the maximum number of occupants that each short-term rental may accommodate. It is of utmost importance to ensure the safety of the occupants by not allowing them to be over-crowded. Not only is this a potential fire hazard, there is potential abuse and over use of already limited water supply and waste water disposal that comes with allowing so many occupants in one unit. Vacation rentals should be required to pass a safety inspection by the fire department just as businesses do.
- The City of Salida needs to require all businesses to be licensed and to collect sales tax.
- Enforce the requirement of all rentals to be licensed and pay their fair share of taxes.
- A full-time position within the City of Salida is recommended to MONITOR and ENFORCE all vacation rentals.

Respectfully yours,

The Salida Hotel and Motel Association (SHMA):

Salida Inn & Monarch Suites

The Mountain Motel

Budget Lodge

Gateway Inn & Suites

American Classic Inn

Browns Canyon Inn

Amigo Motor Lodge

Creekside Chalets

Mountain Goat Lodge

The Palace Hotel

The Silver Ridge Lodge