

MEETING DATE: Monday, April 24, 2017
MEETING TIME: 6:00 PM
MEETING LOCATION: City Council Chambers, 448 E. First Street, Suite 190, Salida, CO

Present: Berg, Bomer, Wood, Follet, Denning, Thomas, Burnette, Jefferson,
Absent: Kasper, Mandelkorn, Franklin,

AGENDA SECTION:

I. CALL TO ORDER BY Wood: - 6:00 PM

II. ROLL CALL:

III. APPROVAL OF THE MINUTES – March 27, 2017– **Thomas** made a motion to approve the minutes as written. Motion was seconded by **Bomer**. All voters were unanimous and the motion carried.

IV. UNSCHEDULED CITIZENS – None

V. AMENDMENTS TO AGENDA - None

VI. UPDATES:

VII. PUBLIC HEARINGS –

1. **Walker Minor Subdivision – Limited Impact Review** - The request is for approval to subdivide a 1.2 acre parcel of land into two (2) lots at 1048 J Street to be known as the Walker Minor Subdivision.

A. Open Public hearing: - 6:01 PM

B. Staff Review of Application. **Jefferson** gave an overview of the application and stated that staff supports the subdivision request. Staff recommends approval of the annexation with 5 conditions with amending condition #3 to read –

- City design standards require local streets to have a detached sidewalk of a least five (5) feet wide. Detached sidewalks are required to be separated by a distance of at least five and one half (5 ½) feet from the curb or street pavement edge.
- A plat note regarding the installation of sidewalks on Lot 2 must be added prior to recording of the plat.

C. Applicant's Presentation: **Twyla Walker-Collins** was available to answer questions.

D. Public Input- Erin Ratterman, Salida – Is under contract to purchase the single-family residence on Lot 1 and had questions regarding the physical connection of the water tap. Realtor **Wendy Rombold** asked about the use of the well once the house is connected to city water. **Thomas** clarified that the lots

cannot be sold until the subdivision is recorded.

E. Closed Public Hearing - 6:13 PM

F. Commission Discussion –Wood opened the Commission discussion and stated that this is a straight forward subdivision.

G. Commission Action - A motion was made by **Follet** to make the recommended findings and the recommended action be taken to approve the subdivision application with the following recommended 5 conditions:

1. The applicant must purchase a residential water tap and connect the existing residence on Lot 1 to city water prior to the recording of the final plat.
2. The location of the sewer line serving the single-family residence is shown on the plat prior to recording.
3. Sidewalks shall be installed along the frontage of Lot 1 prior to recording of the subdivision plat. At the time of development of Lot 2 the installation of sidewalks shall be installed along the entire frontage of Lot
 - City design standards require local streets to have a detached sidewalk of a least five (5) feet wide. Detached sidewalks are required to be separated by a distance of at least five and one half (5 ½) feet from the curb or street pavement edge.
4. The misspellings as highlighted need to be corrected prior to recording the subdivision.
5. A following plat note be added to the plat prior to recording the subdivision for the fee in lieu of open space:
 - 1) Pursuant to section 16-6-120 (8), Parks, Trails and Open Space, of the Salida Municipal Code, as may be amended, neither land dedication nor fees-in-lieu have been paid for this subdivision. At the time that residential dwelling units are constructed on any of the lots herein, either by further subdivision or building permit approval, land dedication and/or fees-in-lieu for parks, trails and open space in the amount then in effect shall be payable to the City prior to issuance of building permits.

And amending condition #3- adding that a plat note be added for the installation of sidewalks on Lot 2 at the time of development.

Berg seconded the motion. All in favor, motion was carried.

VIII. UNFINISHED BUSINESS-

IX. NEW BUSINESS- Affordable housing discussion-

Wood opened the discussion for amendment to the Land Use Code for affordable housing. He stated that he would like to see higher density allowance, particularly rental units. His goal is to make the rental units easier to build, as well as affordable to rent.

Jefferson introduced the definition of affordable housing that was pulled from the American Planning Association (APA) dictionary and **Bomer** had questions regarding the proposed percentages. **Thomas** suggested having builders supply both gas/electric to affordable unit properties. It was mentioned that it falls on the homeowner or renter currently to pay enormous electric bills.

Wendell Pryor 1101 E Sabeta Avenue Poncha Springs, CO -addressed the affordable housing definition and stated that the 30% is referring to the total amount renters should not exceed for living expenses including rent and utilities. The cost for living expenses to purchase a property should not exceed 28%.

Wood suggested using the established affordable housing definition for now. **Thomas** would like to add a definition of AMI (Area Median Income).

Wood- explained that the Salida Housing Task Force is in the beginning stages of establishing a Housing Agency for the proposed affordable housing requirement. **Wood** discussed the memo and the proposed requirements within Annexation, Planned Developments and Subdivisions. **Berg** stated that the affordable housing requirement was 12% for recent annexations. **Bomer** would like to see the number increased from 15% to at least 20% or more to meet the housing needs. **Mayor LiVecchi** explained that the City will be contracting with UAACOG and he believes 15% is a safe number for now.

Pryor suggested using the lower AMI 28% to allow for more people to qualify for the programs that may arise. **Berg** believes we should start at a low number as well. **Wood** reminded the board that this is a base requirement and if a developer comes in with a planned development or an annexation they can negotiate this number. **Follet** respects this number and would like for this to succeed, adding we can negotiate for more.

Jefferson stated that we could use a tiered system to try and meet the needs for all spectrums. **Thomas** stated that all of the financial burden should not fall on the developers, he questioned where the business owner's (i.e. Walmart, Hospital, Schools).

Pryor explained that there is a quality of life that needs to be maintained and that the community needs to be maintained so it does not get out of control and become a Vail or Breckenridge. **Mayor LiVecchi** explained the housing task force is targeting the 80%-150% for affordable housing to target housing for the police department, hospital employees, teachers, and city employees. **Pryor** said that there is a need for even low income earners below the 60% AMI. **Bomer** would like for there to be a focus on the 60%-80% AMI. **Wood** asked staff to investigate other communities for a sliding scale and wants to see what it may look like through others examples, rather than changing the percentage to an exact number.

Wood stated that staff needs to have legal counsel review article VI, Subdivision for the inclusionary zoning to make sure we are not creating something illegal with the proposed language. **Bomer** asked if the fee-in-lieu could be placed in the Economic Development

fund or is this fund specific to spending. She questioned if the funds could be used for acquisitions, incentives for developers, and off-set rents? **Jefferson** stated that the fee in lieu would need to be a separate fund, but will look into it. **Bomer** thought 2% of the current budgeted Economic Funds were to be used for affordable housing.

Wood turned discussion to table 16-F. The goal here is to increase the density for more rental units in R-3, R-4, and RMU. He explained that lot coverage and lot frontage will change, and the parking requirement would go from 1.5 spaces to 1 required space per unit. In addition the rental units would deed restricted and must remain long term rental units for 20 years.

Thomas asked if the restriction would be part of the recording procedures. Also wanted to know who would be monitoring this program. **DeLuca** stated that the density in these zone districts needs to change and that the current code is too restricted for multi-family, both **Thomas** and **Wood** agreed. **Bomer** wants to make sure there is enough parking for multi-family units, and wants an administrative review for the parking component.

Wood suggested introducing the changes to the Land Use Code for Affordable Housing to the public. **Jefferson** recommended having a public meeting at the Steamplant. She would send out a press release to the community, developers, and builders to get everyone's input.

Denning question the wording of fee-in-lieu and how the figures will be determined. **Jefferson** stated it still needs to be researched. **Wood** would like to have the language approval from City Council in July, having the changes on the books by August.

X. COMMISSIONER'S COMMENTS-

- XI. ADJOURN:** With no further business to come before the Commission, the meeting adjourned at **7:35 PM.**