City Council Work Session

448 E 1st Street, Room 190 Salida, Colorado 81201
October 7, 2025 at 5:00 PM

Agenda

Please register, **BY 4:30 pm the day of the Work Session** for City Council Work Session
https://zoom.us/webinar/register/WN_AlrC-BslRNiigokU1E5K4w
After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:
http://www.youtube.com/@cityofsalidacolorado

City Council and Planning Commission Joint Work Session

Discussion Items

1. Cleora Rd/VPA-4 Love's Travel Center Conceptual Review

2. Short Term Rental Residency Discussion

Adjourn

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.

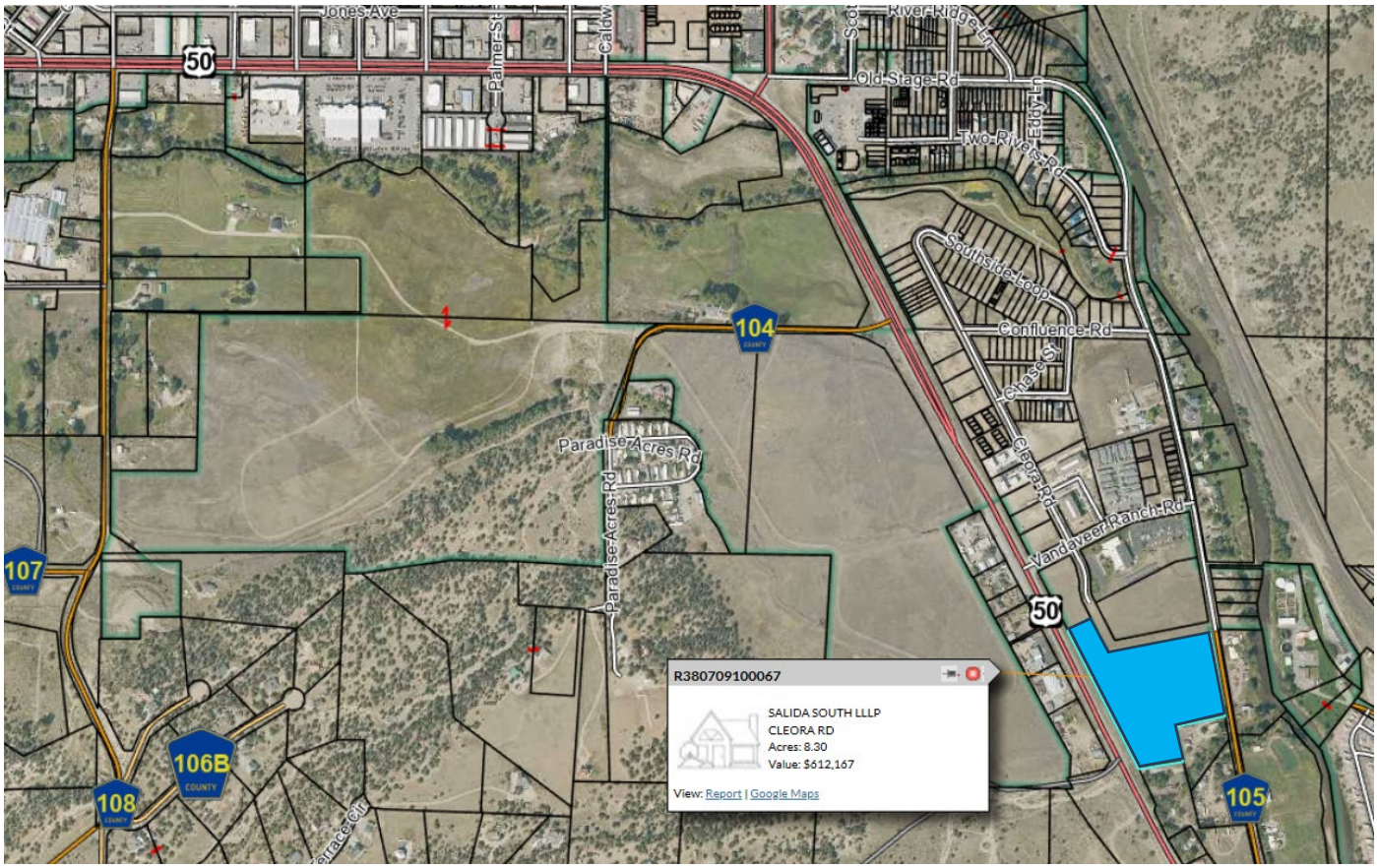
City Council – Planning Commission
Joint Work Session Memo

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	October 7, 2025

Agenda Item

Conceptual Review with Planning Commission: Cleora Rd/VPA-4 Love's Travel Center

Location of Subject Property



Background

The applicant, 3 Rocks Engineering on behalf of Love's Travel Stops & Country Stores, Inc., has submitted a concept plan requesting an amendment to the Vandaveer Ranch Planned Development District Overall Development Plan (ODP). The proposed development would include the following:

City Council – Planning Commission
Joint Work Session Memo

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	October 7, 2025

- Love's Convenience Store and Travel Center
- 79 car parking spaces
- 8 overnight RV parking spaces
- 8 auto fueling pumps
- 3 diesel fueling bays
- A single-lane truck parking area
- Fenced dog park
- Potential future hotel site along eastern portion of site

There are several requested adjustments to the Vandaveer Ranch ODP, which include:

- Creating a sub planning area ("VPA-4a) to reflect the uses of the Love's Travel Center submittal
- Amending the Mixed Use Village zone purpose language to state, "services for the greater community"
- Amending the Mixed Use Village zone goals language to add "where possible" in reference to creating a compact, pedestrian oriented environment
- Amending the Principal Uses – Commercial Accommodations description to include, "Commercial Accommodations including hotels, RV overnight accommodations, and other lodging facilities"
- Amending the Principal Uses - Employment Center description to state, "Gas/travel stations for residential and visiting motorists and commercial shopping traffic" and allowing an exception for heavy truck traffic
- Amending the Conditional Uses – Theaters and Convention Centers to allow for meeting facilities associated with a hotel / lodging use

- Amending the Minimum Setbacks – Mixed Use Village to require a minimum 10-foot setback for boundaries of VPA-4 and VPA-3 that do not front Highway 50
- Increasing the Maximum Height – Mixed Use Village to 45 feet (vs 40 feet), for potential hotel use
- Reducing the Complimentary Development envelope to 75 feet (from 100 feet)
- Allowing parking between the building and the public street frontages for the travel center use
- Limiting parking lot screening from the Highway 50 edge

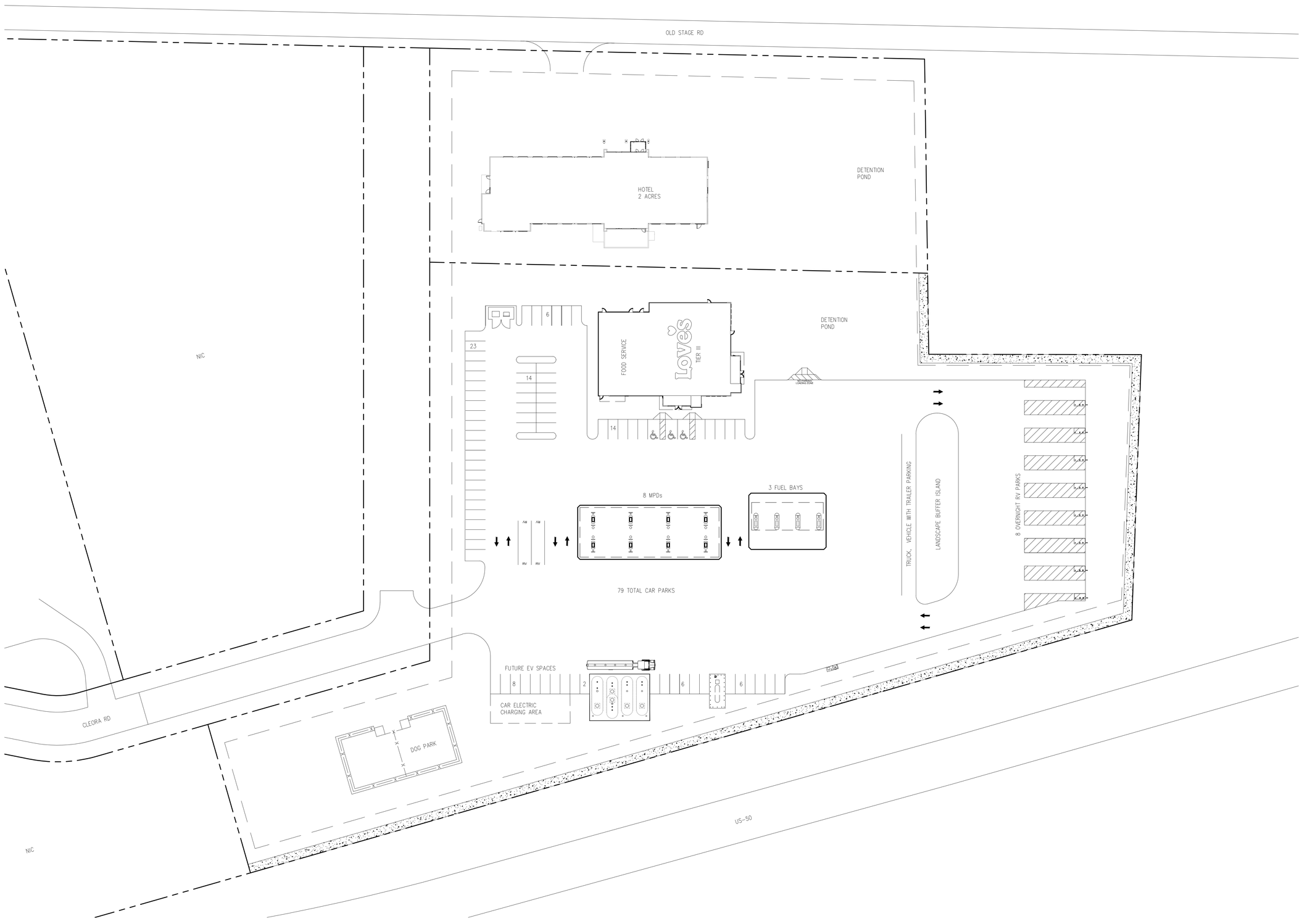
City Council – Planning Commission
Joint Work Session Memo

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	October 7, 2025

Requested Direction from Planning Commission and City Council

Staff would like to receive input, including any concerns or suggestions, about the proposed concept plan and requested amendments to the Vandaveer ODP.

Attachments:
Submittal Narrative
Love's Travel Center Concept Plan
Vandaveer Planning Area Map and proposed sub-area (VPA-4a) delineation



3 ROCKS
ENGINEERING
& SURVEYING

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CAÑON CITY, CO 81212
719.430.5333
www.3rocksengineering.com

Loves

LOVE'S SALIDA

REVISIONS

NO.	DESCRIPTION	DATE

CONCEPT
PROJECT MILESTONE

PROJECT ENG	----
QA/QC	----
DRAWN BY	----
PRJ #	----
DATE	9/24/2025

PRELIM SITE PLAN
SHEET TITLE

SHEET NUMBER
C1.0

N

0 20' 40'
SCALE: 1" = 40'

P:\2025\25-210-love's salida\h-dwgs\civil\love's salida - concept site plan.dwg 9/24/2025 10:23:57 AM NATHAN CURTIS

September 24, 2025

3 Rocks Engineering & Surveying
430 Main Street
Canon City, CO 81212

To:

City of Salida Planning Department
The Touber Building
448 E. First Street, Suite 112
Salida, CO 81201

Subject: Request for Amendments to the Vandaveer Ranch Planned Development District Overall Development Plan
Parcel R380709100067 – Proposed Tier III Love's Travel Stop

Dear Planning Department Staff and City Council Members,

3 Rocks Engineering on behalf of Love's Travel Stops & Country Stores, Inc. is pleased to submit this narrative to outline our proposed project and the specific amendments we are requesting to the Vandaveer Ranch Planned Development District Overall Development Plan (ODP). The recommended amendments listed below have been discussed with the Planning staff.

Love's Travel Stops is proposing to develop a Love's convenience store on parcel R380709100067 in Salida, Colorado. The proposed development will include:

- Love's convenience store and travel center
- Seventy-nine (79) car parking spaces
- Eight (8) overnight RV parking spaces
- Eight (8) auto fueling pumps
- Three (3) diesel fueling bays
- A single-lane truck parking area
- A dog park
- Potential future hotel along eastern portion of site

This development is strategically designed to serve both Salida residents and regional travelers, providing essential services while complementing the surrounding community.

Requested Adjustments to the Vandaveer Ranch ODP

We respectfully request approval of the following targeted amendments to the Vandaveer Ranch Planned Development District ODP, as originally adopted and last amended in 2011. These changes will ensure the plan accurately accommodates modern infrastructure needs and aligns with the vision for responsible, mixed-use growth along Highway 50.

1. Planning Area Entitlements (Section 3.01)

Current Planning Area VPA-4 is identified as Mixed Use Village with 125 units and 100,000 square feet of non-residential development.
We propose splitting VPA-4 into a new subsection VPA-4a, which will be proportionally updated to reflect the uses Love's will propose with their submittal.

2. Mixed Use Village Zone Purpose (Section 4.01)

The current language focuses on services for nearby residential areas.
We propose adding language to include "services for the greater community" to reflect that this development will benefit Salida residents, visitors, and regional traffic.

3. Mixed Use Village Goals (Section 4.05)

Item #2 currently emphasizes providing a broad mixture of uses in a compact, pedestrian-oriented environment.
We propose adding the phrase "where possible", so the goal would read "Providing a broad mixture of uses within a compact pedestrian oriented environment where possible" to ensure flexibility given the unique nature of travel center developments.

4. Principal Uses – Commercial Accommodations (Section 4.05.1)

The existing permitted use states:

"Commercial Accommodations including hotels and other lodging facilities."

We propose revising this to:

“Commercial Accommodations including hotels, RV overnight accommodations, and other lodging facilities.”

This explicitly allows for overnight RV parking as part of the project.

5. Principal Uses – Employment Centers (Section 4.05.1)

The existing language permits employment centers for light industrial, commercial retail, and professional office uses.
We propose adding:

“Gas/travel stations for residential and visiting motorists and commercial shopping traffic”

The existing language also states that light industries are small-scale, non-polluting industries with limited heavy truck traffic.
We propose adding:

“…excluding employment centers mentioned above.”

These changes establish that travel centers are an intended use within the Mixed-Use Village zone.

6. Conditional Uses – Theaters and Convention Centers (Section 4.05.3)

The current text allows for theaters, meeting rooms, and convention centers.
We propose adding:

“…unless specifically associated with hotel lodging.”

This clarifies the intent limits these uses to standalone entertainment venues.

7. Minimum Setbacks – Mixed Use Village (Section 5.05.3)

Currently, there are no minimum setback requirements in this zone.
We propose amending this section to require a minimum 10-foot setback for boundaries of VPA-4 and VPA-3 that do not front Highway 50 (e.g., County Road 105 and adjacent southern neighbors).

This change will be specifically noted in the table in Section 5.06, with a double asterisk footnote:

“Specific to VPA-4a, setback of 10 feet from adjacent properties and rights-of-way.”

8. Maximum Height – Mixed Use Village (Section 5.06)

The current maximum height for multi-family, non-residential, and mixed-use buildings is 40 feet, no more than 3 stories.

We propose increasing this to:

“45 feet, no more than 4 stories.”

This provides flexibility for modern building design (esp. for a hotel) while maintaining appropriate scale.

9. Complementary Development Distance (Section 8.04.5)

Currently, new development must complement existing development within 100 feet of the site. We propose reducing this to 75 feet, ensuring flexibility while still respecting neighboring properties.

10. Parking and Screening Requirements (Section 8.04.7)

The existing standard requires all parking/loading areas to be paved and screened from adjacent residential properties, public parks, or public trail systems.

We propose clarifying this to state:

“…public trail systems not located along Highway 50 or other roads adjacent to the development.”

This ensures screening efforts focus on sensitive areas rather than roadway-facing edges.

11. Parking Lot Location Requirements

The existing standard states requirements regarding the location of parking lots between a building’s frontage and the street or open space.

We propose including and exception which states:

“…with the exception for gas/travel stations as primary use (for VPA-4a).”

This ensures efficient traffic flow within the development site.

Conclusion

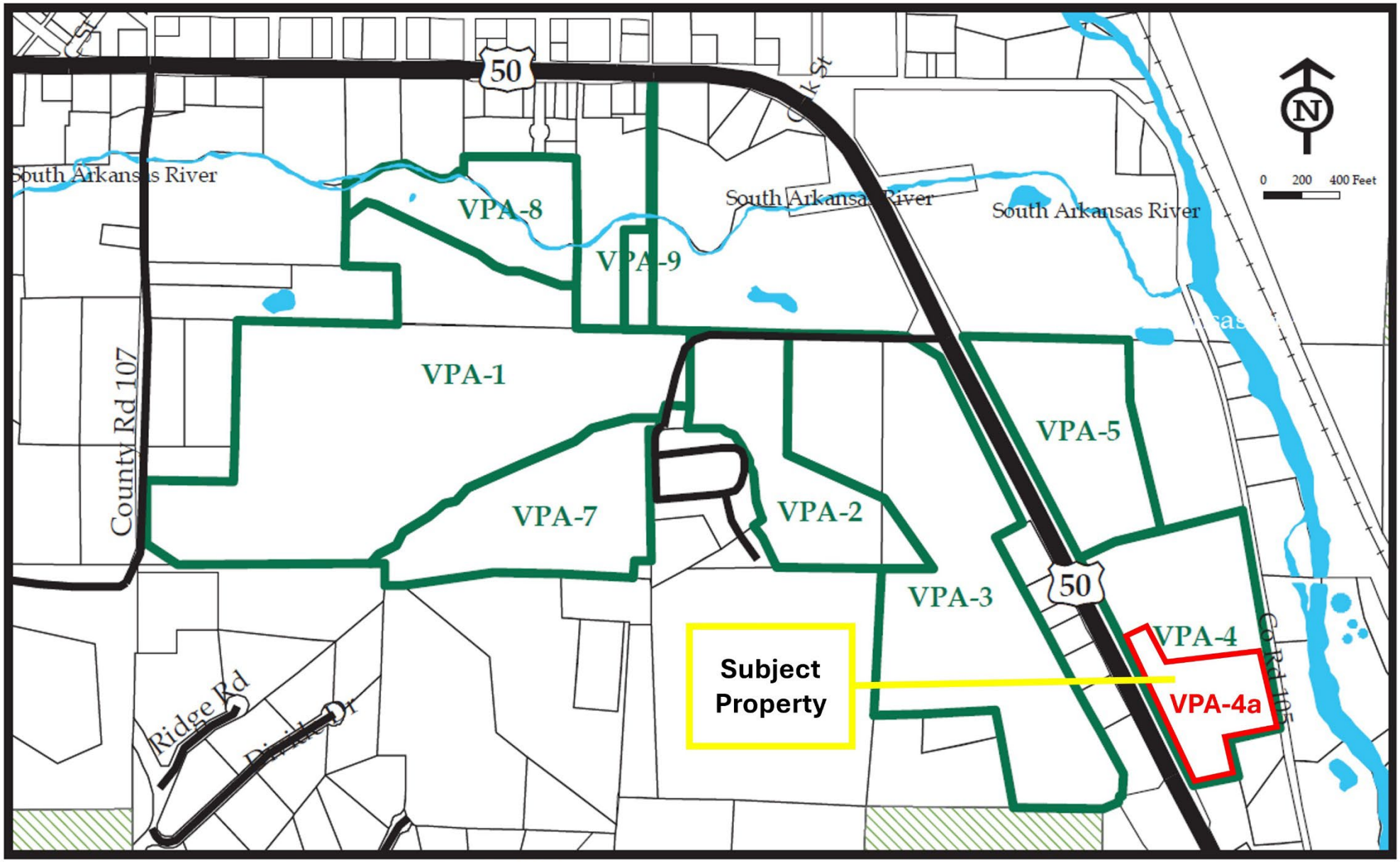
The proposed amendments are necessary to allow the development of a modern Love's Travel Stop that meets community needs, strengthens the local economy, and supports Salida's role as a regional hub. These changes remain consistent with the original vision of the Vandaveer Ranch ODP, while updating specific provisions to better accommodate the uses Love's is proposing.

We greatly appreciate your consideration of these requests and look forward to working collaboratively with City staff and officials to ensure this project benefits both the community and visitors to the Salida area.

Sincerely,

Nathan Curtis, PE

3 Rocks Engineering & Surveying



Vandaveer Ranch Planned Development District
2011 Amendment to the Overall Development Plan
City of Salida, Colorado

Exhibit A
Entitlements Map

Planning Areas

September 2011

City Council Work Session Memo

Department	Presented By	Date
Administration	Poppy Thorpe - Deputy City Clerk	October 7, 2025

Agenda Item

Short-Term Rental (STR) Discussion

Background

At the direction of City Council, staff is bringing forward a discussion regarding the residency requirement for short-term rental (STR) licenses. Under current Salida Municipal Code, applicants must be bona fide residents of Chaffee County to be eligible for an STR license. Residency must be verified with at least two valid documents, such as a Colorado driver's license, voter registration, valid motor vehicle registration, or income tax documentation reflecting a Chaffee County address.

The Clerk's Office is responsible for verifying the residency documentation upon submission of an STR application to ensure compliance with the municipal code.

To provide context for potential policy updates or modifications, staff reviewed the residency requirements for Chaffee County, Buena Vista and Poncha Springs. The table below summarizes how Salida's requirements compare to those in Buena Vista,Poncha Springs and Chaffee County:

Residency Requirement

Chaffee County	No residency requirements
Buena Vista	Not Required – Non-residents may apply but must have owned the property for at least 2 years prior to application. Out-of-county residents and entities cannot obtain a STR license in R1 and R1 Old Town Zone Districts
Poncha Springs	Required – Applicants must be Chaffee County residents and must have owned the property for at least 2 years.

STR Caps in each area:

CAP	DESCRIPTON (Zone)	Active STR licenses
99	Area 1 - C-2/Historic Downtown	65
71	Area 2 - Hwy 291 Corridor	49
16	Area 3 - Industrial Corridor	5
46	Area 4 - Hwy 50 Corridor	4
82	Residential Area (including PD's)	55

City Council Work Session Memo

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Administration	Poppy Thorpe - Deputy City Clerk	October 7, 2025

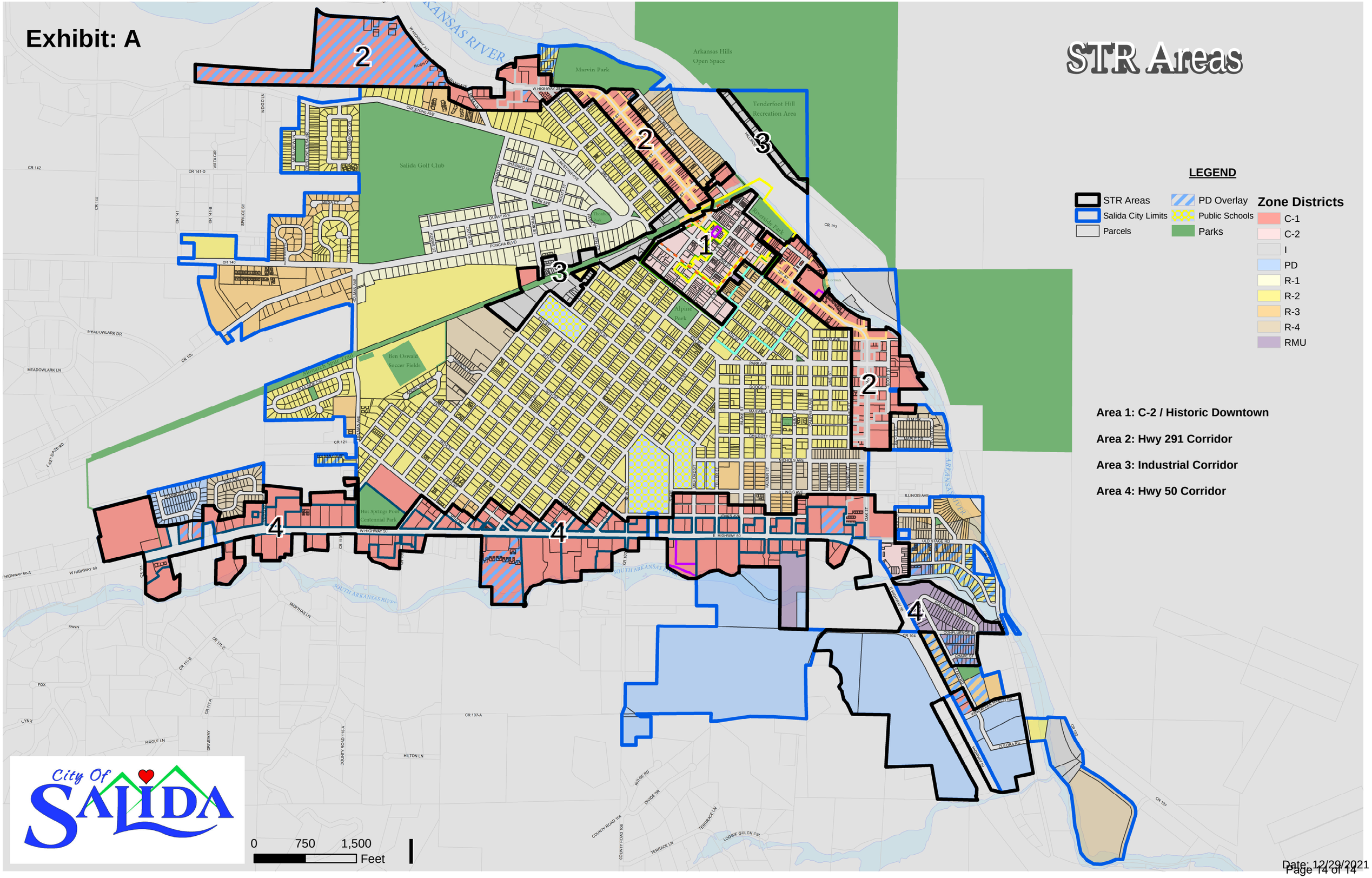
The City Attorney will be present at the work session to discuss residency from a legal perspective and based on recent case law.

Requested Direction from Council

Staff is requesting direction from Council on whether to maintain, modify, or remove the existing residency requirement in Salida's STR licensing policy.

Exhibit: A

STR Areas



LEGEND

- STR Areas
- Salida City Limits
- Parcels
- PD Overlay
- Public Schools
- Parks

Zone Districts

- C-1
- C-2
- I
- PD
- R-1
- R-2
- R-3
- R-4
- RMU

Area 1: C-2 / Historic Downtown

Area 2: Hwy 291 Corridor

Area 3: Industrial Corridor

Area 4: Hwy 50 Corridor

City Of SALIDA

0 750 1,500 Feet

Date: 12/29/2021