



Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201
June 28, 2025 at 6:00 PM

Minutes - Approved 8.12.2025

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission Meeting:

https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw

After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:

<http://www.youtube.com/@cityofsalidacolorado>

Call to Order by Chairman – 6:01 pm

Roll Call – Present: Bomer, Bush, Derwingson, Kriebel (online), Walsh (alt - assigned to vote by Chair), Riggs (alt); Staff: Poissant, Hodges, Sherwood, Almquist (online)

Absent: Layton, Colby, Follet

Amendment(s) to Agenda – none

1. Approval of the Minutes

Motion by Derwingson, second by Bush to approve the Minutes of June 23, 2025.

MOTION APPROVED 5-0

2. Unscheduled Citizens New Business - none

Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

3. Recommendation on Proposed 5-H LLC Annexation

Staff report presented by: Senior Planner Carolyn Poissant

Applicant Presentation by: Bill Hussey

Public Comment:

1) Greg Reed – 408 Cottonwood Circle

2) Rick Pilgrim – 308 Cottonwood Circle

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- 3) Mike Lloyd – 115 Cottonwood Circle
- 4) Cheryl Russell – 232 Mesa Court
- 5) Sue Sulley – 304 C Cottonwood Circle
- 6) Tom Hittle – 216 Mesa Court
- 7) Kim Anderson – 137 E. 1st Street
- 8) Ryan Dulaney – 106 Creston Mesa Drive
- 9) Michael Flais – 147 Mesa Vista Lane
- 10) Denise Wentz – 220 Mesa Court
- 11) Beverly Testa – 302 Cottonwood Circle A

Motion by Bush, Second by Kriebel to recommend City Council approve the proposed 5-H LLC Annexation as it meets the Findings of Fact for annexation subject to staff recommended conditions, which include:

- 1) **All proposed development shall meet the requirements of the Municipal Code.**
- 2) **The Annexation Agreement shall acknowledge and document the following items:**
 - a. **the City's intent to serve the property with appropriate public utilities;**
 - b. **a park dedication in compliance with city requirements as approved by City Council;**
 - c. **street connectivity shall be provided through any future proposed subdivision to accommodate appropriate emergency access and as per city standards;**
 - d. **pedestrian connectivity shall be provided to accommodate existing and potential future public sidewalks, shared-use paths and trail networks.**

MOTION APPROVED 5-0

4. Recommendation on Proposed R-3 Zoning for the 5-H LLC Annexation

Staff report presented by: Senior Planner Carolyn Poissant

Applicant Presentation by: Bill Hussey

Public Comment:

- 1) Bill Bormes – 143 Crestone Mesa Drive
- 2) Paul Jensen – 309 Cottonwood Circle
- 3) Rick Pilgrim – 308 Cottonwood Circle
- 4) Cherith Marchase – 406 Cottonwood Circle

- 5) Greg Reed – 408 Cottonwood Circle
- 6) Tim Donnelly – 409 Cottonwood Circle
- 7) Kim Anderson – 137 E. 1st Street
- 8) Ryan Dulaney – 106 Crestone Mesa Drive
- 9) Carolyn Kuchinsky – 403 Cottonwood Circle
- 10) Judy Gilbert – 162 Mesa Circle
- 11) Rob Webber – 208 Mesa Court
- 12) Denise Wentz – 220 Mesa Court

Motion by Kriebel, second by Bomer to recommend City Council approve the proposed zoning of the 5-H LLC property as proposed to be annexed, to R-2 Medium-Density Residential Zone District, as the requests meet the applicable review standards.

MOTION FAILED 2-3

Motion by Derwingson, second by Walsh to recommend City Council approve the proposed zoning of the 5-H LLC property as proposed to be annexed, to R-3 High-Density Residential Zone District, as the requests meet the applicable review standards.

MOTION APPROVED 4-1

Note: During the zoning item discussion a condition was requested to be added to the Annexation Ordinance limiting the total number of primary residential units to 96 under the R-3 zoning, as agreed to by the applicant.

Updates – none

Unfinished Business – none

Commissioner Comments – none

Adjourn – 7:47 PM

Motion to adjourn by Bush, second by Walsh

MOTION APPROVED 5-0

Alternate Notice

****An alternate can only vote on or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.**

From: [Beverly Testa](#)
To: [Beverly Testa](#); [Rob Stewart](#); [Carolyn Poissant](#)
Subject: 5H Development Opposition
Date: Wednesday, July 23, 2025 4:04:21 PM

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

DA: July 23, 2025

TO: Ms. Poissant

FR: Rob Stewart and Bev Testa

302 Cottonwood Circle Unit A

RE: 5H Development

Good day,

We are writing as a resident of Cottonwood Green and Cortona Condos to formally express our opposition to the proposed 5H development project adjacent to our home which is currently under review. We do support responsible growth in our city. But, we have serious concerns about the potential negative impacts this development will have on our community outlined below:

1. Traffic and Safety

The area would have an extremely difficult time adding more vehicles to the quaint community of Cottonwood. We currently have minimal street parking and two small roundabouts that simply cannot accept the impact of more vehicles and congestion. The adjacent communities were built with single-family homes and limited traffic in mind. Increased vehicles may also increase the risk of accidents at the intersection of Crestone. There is a walking/running/biking path at this intersection which would put bikers, pedestrians, and children at risk..

2. Environmental Concerns

The proposed site will cause irreversible harm to the local ecosystem and decrease the quality of life that so many Salida residents have enjoyed.

3. Community Character and Infrastructure Strain

The high density of the project does not align with the character of the neighborhood. The project introduces a strain on the infrastructure, overcrowds small streets, and alters the character and aesthetic of our neighboring communities. This project simply does not fit the scale or spirit of the existing communities. It will also increase volume, noise level, and overall ugliness. Increased demand on public services such as schools, water, sewer, emergency services, etc may lower the quality as well as drive up the costs for existing residents.

4. Property Values

We feel this high density project will reduce property values of all nearby homes. This is unfair and unjust. We hope you will only consider development that remains responsible and consistent with the property values of the area.

We respectfully urge the Council to consider these concerns that a large-scale project will harm.
Please prioritize the well-being of current residents when making your decision.
We appreciate you sharing this with all parties involved. Thank you for your time and dedication to serving Salida.

Sincerely,
Bev Testa and Rob Stewart
302 Cottonwood Circle, Unit A
Salida, CO 81201
303-995-1183
Bev@BeverlyTesta.com
Robaeemj@yahoo.com

From: allison.groom@verizon.net
To: [Carolyn Poissant](#)
Subject: 5H Development Zoning
Date: Tuesday, July 22, 2025 11:46:51 AM

You don't often get email from allison.groom@verizon.net. [Learn why this is important](#)

Hi Ms. Poissant, I live in Cochetopa Estates and am planning to attend the July 28th meeting about annexing and zoning the property purchased by Walt Harder. I have seen his proposed plan for a 96-unit development and urge you to zone the property as R1 or R2 instead of R3 to match the zoning of the adjacent neighborhoods. I do not oppose some type of housing development behind my home, but I do oppose a high-density one.

My primary concern is the traffic that would result from 96 units (times 2-3 vehicles per unit), as well as the through traffic from 140 to Crestone. I understand that the architect did a preliminary traffic study, but I am requesting that the City to do an official one that takes into account existing and future traffic, including traffic from the Angelview and West End developments on 140.

Thank you for your consideration.

Allison Groom
13 Silver Spruce Drive

[Sent from the all new AOL app for iOS](#)

From: [Rick Pilgrim](#)
To: [City of Salida Planning](#); [Carolyn Poissant](#)
Cc: [Tim Donnelly](#); [Erin Hunter](#); [Denise Wentz](#); gregorireed@gmail.com
Subject: Comments for the public record regarding the hearing by the Salida Planning Commission scheduled July 28, 2025
Date: Wednesday, July 23, 2025 9:55:33 PM
Attachments: [image.png](#)

Hello Carolyn or whom it may concern:

Please submit my comments for consideration by the Planning Commission and your Planning Department for the upcoming hearing on July 28.

Thank You,

Rick Pilgrim, PE

720-369-9446

Comments for the public record regarding the hearing by the Salida Planning Commission scheduled July 28, 2025:

5-H LLC Annexation

5-H LLC Zoning

My name is Rick Pilgrim with a home at 308 Cottonwood Circle, Salida. We purchased the property in 2010 and built our home in 2012. I am a Civil Engineer, registered in Colorado #22291. My 43-year career has been in transportation and traffic engineering which provides me with the basis to offer the following comments relating to Traffic Impacts resulting from the proposed 5-H LLC Development.

In working with my neighbors in all four of the major neighborhoods that surround 5-H, we understand the property will be developed and we support that fact. We do not support the high density afforded by the proposed R-3 zoning and the resulting traffic impacts that would result.

The City should require a detailed Traffic Impact Study from the developer.

General observations of the traffic impacts include the following:

The proposed 5-H LLC Development will create a new north/south road running from HWY 140/airport road to HWY 160/Crestone Avenue, which will funnel additional traffic into this new planned high density R3 neighborhood and through two R2 density smaller neighborhoods with parks, roundabouts and narrow streets.

- a. The established neighborhoods of Cottonwood Green (CWG) and Crestone Mesa (CM) would be directly affected by the through traffic.
- b. The established neighborhoods of Mesa Village (MV) and Cochetopa Estates (CE) will also be substantially affected by the though traffic along CR-141 and along CR-140/Airport Road.

To have substantially increased traffic volumes through our neighborhoods as occurs on Collector streets constructed for heavy traffic and large vehicles, such as HWY 120, 140, 160 and Grant Street will jeopardize the safety and peace of our neighborhoods.

Cottonwood Green has multiple turns and roundabouts through a quiet R2 density neighborhood. Crestone Mesa's narrow road is lined with cars on both sides and runs by a city park and Guidestone Community Garden. CR-141 along Cochetopa Estates is lined with homes that front onto the unimproved street.

- a. Kids and pets run around our streets.
- b. Neighbors gather and are not challenged by rapidly moving traffic.

We believe that there are many ways the 5-H project could be designed to eliminate this new thru street with high traffic counts and preserve the safety and peace of these communities. We have offered some options at the meeting with the 5-H LLC development team at the meeting July 21.

Some observations about trip generation, travel patterns and a suggested alternative street layout to limit new traffic through our established neighborhoods is offered in the following points.

Trip Generation

- Standard Trip Generation rates from the Institute of Transportation Engineers were used to calculate the expected traffic generation of the four existing neighborhoods and the proposed 5-H development.
- Daily Trips from 5-H would be twice the total generated by Cottonwood Green (CG) or Cochetopa Estates (CE)
- Daily Trips from 5-H would be about 50% higher than Crestone Mesa (CM) and 33% higher than Mesa Village (MV)
- The morning peak hour is typically the higher hour because it is concentrated on starting the weekday.
- Trip generation calculations are presented in the following table.

Travel Patterns

There can be no connection as shown in the Concept Plan to Indigo Lane as that is a private roadway and access through the properties is not available.

The direct connection from 5-H to the north to CR 160/Crestone Avenue will result in more than half the trips to/from 5-H using that direction through both CWG and CM.

This distribution will double the amount of traffic through each neighborhood.

There is only one actual pathway out of 5-H to the south along CR 141 to Airport Road. The Spruce Street route leads to W. Ouray Street which then needs to use CR 141 to Airport Road so this will be a little used pathway in/out of 5-H.

Construction Truck Routing

The 5-H parcel is "landlocked" by the previous neighborhood developments with the most recent of which was CM that was approved more than 10 years ago.

Construction traffic that minimizes out of direction travel will likely use CR-141 from the south resulting in substantial impacts to residences that front onto CR-141.

Construction routing through CG and CM and along CE will create substantial impacts, disruption and safety issues.

As subdivision streets, Cottonwood Circle, Crestone Mesa Drive and CR-141 have several characteristics that do not support continuous and prolonged construction traffic including:

- o The streets are minimum depth asphalt pavement that will not support heavy construction traffic.
- o The streets are lined with vehicles, parked by residents.
- o Children play along all streets in the CG, CM and CE neighborhoods. The central park for the CG and CM neighborhoods is adjacent to the two roadways.

Traffic Generation Comparison for "Mesa" Neighborhoods						
6/26/2025 - v3						
Neighborhood	Acres *	Dwelling Unit Type	Dwelling Unit (Count)	ITE Trips per Unit^	Daily Trips	Peak Hour Trips (15%)>
Cottonwood Green	12.5	SF	29	9.43	273	41
		MF - Townhome	9	7.2	65	10
		Total	38		338	51
Crestone Mesa	10.2	SF	45	9.43	424	64
		MF - Duplex	8	7.2	58	9
		Total	53		482	72
Crestone Avenue - East	4.6	SF	10	9.43	94	14
Mesa Village	16.7	SF	38	9.43	358	54
		SF	15	9.43	141	21
		MF - Duplex	6	7.2	43	6
		Total	59		543	81
Cochetopa Estates	10.1	SF	27	9.43	255	38
		MF - Duplex	14	7.2	101	15
		Total	41		355	53
Proposed						
Mesa Ridge (Crestone Ave West)	2.3 - see Note 1	SF/MF - duplex, etc.	17	7.4	126	19
5-H LLC Development	15.06 - see Note 2	SF	7	9.43	66	10
		SF - Compact	13	9.43	123	18
		MF - Duplex	22	7.2	158	24
		MF - Compact Duplex	6	7.2	43	6
		MF - Townhouse	16	7.2	115	17
		MF - Walk Up Apartment	32	6.74	216	32
		Total	96		721	108
* Acres and DU count from <i>Google Earth June 2025</i>						
^ <i>Institute of Transportation Engineers Trip Generation Manual; 2025</i>						
> 15% assumed for "peak hour", either weekday morning or evening						

Proposed Alternate Street Layout Concepts

Objective: Limit the amount of traffic through CWG and CM generated by the proposed 5-H development.

Two Alternate Street Layout Concepts are proposed.

Concept A: Employ a layout and design similar to the existing layout in Mesa Village along Mesa Court

- o There are 16 lots along Mesa Court
- o The width of the lots along Mesa Court is 260 feet.
- o The width available for the parcel between CWG/CM and Mesa Village is 290+ feet so that similar lot layouts could be achieved.
- o Connect two separate 5-H cul-de-sac layouts to CR 160/Crestone Avenue through CWG and CM as shown in the Concept A sketch.
- o Connect the remaining southwest portion of the 5-H site to CR-141 and Spruce Street/Ouray Avenue.

Concept B: Employ a layout to link the Cottonwood Circle and the Crestone Mesa Drive roadways through a 5-H roadway to complete the semi-circle.

- o The distance between the CWG and CM roadway stubs is 500+ feet.
- o The 500+ feet length allows for:
 - R-1 Zoning: 10 or more lots on each side using 50 feet “Min. Lot Frontage” to allow more than 20 SF lots total.
 - R-2 Zoning: 13 lots at 37’-6” Minimum Lot Frontage to allow more than 26 SF lots total.
- o Connect the CWG and CM roadway stubs together through the 5-H LLC development, rather than the 5-H site plan that states:
 - § ***“Cottonwood Drive extends into the proposed neighborhood becoming the primary spine road through the site.”***
- o Connect the remaining southwest portion of the 5-H LLC site to CR-141 and Spruce Street/Ouray Avenue.

Salida City Code – *Design Criteria Manual for Water, Sewer, Stormwater and Streets;*

- o ***Section 6.2 Cul-de-Sacs and Dead ends – Cul-de-sacs shall not exceed three hundred feet (300’) in length, unless it can be shown, to the satisfaction of the City, that a longer cul-de-sac would not create safety problems.***
- o Existing examples include:
 - The distance from the Mesa Court to CR 140/Airport Road is 920 feet.
 - The distance from CR 160/Crestone Avenue to south edge of CWG is 980 feet.
- o The distance added to CWG to proposed 5-H LLC is $980+145=1,125$ feet.

- o The CM distance is similar.
- o Both Concept A and Concept B would meet this requirement.



From: [Bill Almquist](#)
To: [Christy Doon](#); suzanne.fontana@salidaelected.com; dan.shore@salidaelected.com; [Nina Williams](#)
Cc: [Carolyn Poissant](#)
Subject: Re: Proposed 5H LLC Development presented to Council June 2, 2025
Date: Thursday, June 12, 2025 11:25:23 AM
Attachments: [Outlook-cyikxca0.png](#)

I would only add that we don't even have an application for the development at this point. The work session was simply to review a potential concept. In fact, we don't yet even have a complete application for annexation and zoning. Once we have a development application, have noticed the hearings, and materials for the actual proposal are available, we'll be happy to accept her comments to include in the packet/record.



Bill Almquist
*Community Development Director,
Community Development Department*

bill.almquist@cityofsalida.com
P: 719-530-2634
448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

From: Christy Doon <christy.doon@cityofsalida.com>
Sent: Thursday, June 12, 2025 10:18 AM
To: suzanne.fontana@salidaelected.com <suzanne.fontana@salidaelected.com>;
dan.shore@salidaelected.com <dan.shore@salidaelected.com>; [Nina Williams](#)
<nina@wwfdlaw.com>; [Bill Almquist](#) <bill.almquist@cityofsalida.com>
Subject: Re: Proposed 5H LLC Development presented to Council June 2, 2025

Hi Suzanne,
I apologize for the delay, as I told you on Tuesday that I would get some language to you. This is what I recommend.

Ms. Huhn,
Thank you for reaching out. As this is a quasi-judicial matter, one in which the City Council will be providing a determination of land use for an individual property owner, I cannot engage in ex parte communication. There will be opportunities for comment during public hearings held by both the Planning Commission and City Council. Information received by the City should be shared with these bodies, as a whole, to ensure everyone is receiving the same information.

Nina, is this sufficient?

Thank you.



Christy Doon

City Administrator

christy.doon@cityofsalida.com

P: 719-530-2624

448 E First Street, Suite 112, Salida, CO 81201

cityofsalida.com

From: Suzanne Fontana <suzanne.fontana@salidaelected.com>
Sent: Thursday, June 12, 2025 7:15 AM
To: dan.shore@salidaelected.com <dan.shore@salidaelected.com>
Cc: Christy Doon <christy.doon@cityofsalida.com>
Subject: Re: Proposed 5H LLC Development presented to Council June 2, 2025

Dan, would you please send me your response to Suzanne Huhn. I would like to see your wording on the quasi judicial language. And the process explained to her.

Thank you, Suzanne

On Tue, Jun 10, 2025 at 9:21 AM Dan Shore <dan.shore@salidaelected.com> wrote:

My thought is that this will be a quasi judicial process which means no ex parte communication. I would explain that out of fairness to all parties involved there will be a public hearing later in the process for people to all be heard and receive the information at the same time. Christy, what are your thoughts?

On Tue, Jun 10, 2025 at 8:09 AM Suzanne Fontana <suzanne.fontana@salidaelected.com> wrote:

Good morning,

Would you like me to respond to this lady in my Ward>?

Thanks, Suzanne

----- Forwarded message -----

From: **Salida, CO** <noreply@civicplus.com>

Date: Sun, Jun 8, 2025 at 5:12 PM

Subject: Proposed 5H LLC Development presented to Council June 2, 2025

To: <suzanne.fontana@salidaelected.com>

Name: Suzanne Huhn
Email: shuhn3@comcast.net

Message: Dear Ms. Fontana:

I am a resident of Cortona Courts condominiums located in the Cottonwood Green community of Salida. I've had the opportunity to review the June 2 presentation to the Council of the development concept proposed by 5H LLC on the unincorporated site located directly south of and adjacent to Cottonwood Green and Crestone Mesa along with its adjacency to the golf course and other single family neighboring properties. It's my understanding that this proposed development (and annexation) would be part of Ward 1. I'd appreciate your review of my comments included in this email. I am a real estate professional with decades of large-scale development experience, including residential subdivisions. It's worth noting that I, along with my many neighbors in Cottonwood Green, Crestone Mesa, the golf course operations and other adjacent communities all included in Ward 1, are stakeholders in this future development, as noted below.

- The project site has an irregular configuration with the greatest development challenges in the constrained land area adjacent to the golf course, to Cottonwood Green (Cortona Courts) and to Mesa Village upscale homes. Likewise, the use of Cottonwood Circle as the primary "spine road" presents additional infrastructure constraints given the tight access to Cottonwood Circle, which consists of an upscale community of low-density single-family homes and nine high-end condominiums that function like townhomes. The existing infrastructure in Cottonwood Green would not accommodate additional multiples of regular traffic passing through that tight circle.
- "Irregular sites" like this have other geographical challenges in addition to infrastructure issues. Rather than developing apartments in the most constrained area adjacent to upscale neighbors and the golf course, It's more practical and cost-effective to concentrate the highest density (all the 32 apartments together in one to two phases in one primary location) where constraints are less impactful to adjacent properties. The wider portion of the site accessed from Ouray Rd or some other artery would be a better location to develop the greatest density, where additional traffic can be better addressed and served. Focusing density on the wider section of the site would provide much more efficient land use, traffic circulation and separation of the various "communities" within the

development, allowing buffers and green space separating each segment. This can create a more vibrant and engaging neighborhood to buyers and renters alike.

- From a practical standpoint, some of the proposed surface parking illustrated in the development scheme serving the apartments is adjacent to the golf course and to Cortona Courts, with the potential disturbance of parked “headlights” pointing directly into existing upscale condominium units where parking is contained in individual garages. The golf course operation and the City, also being stakeholders, should take careful note of the damage that currently occurs with errant golf balls that frequently strike the existing single family homes adjacent to the course and most of the units in Cortona Courts. The notion of building a parking lot and a dense cluster of apartments next to a golf course and to existing high end residential homes on a “high value” segment of the site is counter-intuitive. The conflict and potential liability from damage or injury or trespass from dense development to the golf course and neighboring low-density residential will present issues that should be taken seriously.

- These comments are not intended to exclude other proposed parts of the development, other than to say that the concept currently presents as a hodge-podge of potential types of homes in a jumble of home types, rather than a cohesive clustered development of “like-kind communities.” For this irregular site, infrastructure development must be carefully planned and could represent between 30 to 40 percent of the total 15-acre land area, reducing it to nine to 10 acres for home development and green space. In any case, a 96-home development represents far more density than exists in the entire area around the site, demonstrating large-scale incompatibility with the surrounding environment.

In essence, strategic density placement on irregular sites should aim to balance development potential with the unique characteristics of the land, while promoting accessibility, community well-being, and environmental sustainability.

Best Regards,

Suzanne

Suzanne W. Huhn

304 Cottonwood Circle, Unit B

(510) 693-0230



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Suzanne Fontana
City Council Ward 1
City of Salida
448 East First Street, Suite 112
Salida, CO 81201
719-966-2079
suzanne.fontana@salidaelected.com



From: [Carolyn Poissant](#)
To: [Carolyn Poissant](#)
Subject: FW: 5-H LLC Annexation
Date: Wednesday, July 23, 2025 4:29:27 PM

From: Nick Lombardi <nick@rvbco.com>
Sent: Wednesday, July 16, 2025 1:21 PM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>; Bill Almquist <bill.almquist@cityofsalida.com>
Subject: 5-H LLC Annexation

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

Hey guys- I just purchased a home in the Cottonwood Green subdivision and received information about a high density neighborhood possibly going in directly to the south of my neighborhood with main access to this new development literally through my neighborhood. I am excited for a new development to our south (and west of the golf course), but not R-3! Please . My kids are little and high density will be hundreds of vehicles up/down our tiny side street every single day.

How do I voice my concern for a high density neighborhood (R-3) going in an area where you have to drive through existing SFR/R-1/R-2 neighborhoods to access this newly proposed high density project? Seems backward to me (shouldn't R-3 be located on busier arteries, R-1 and R-2 reserved for interior side streets) as this new 5-H development is located between all R-1 and R-2 neighborhoods?

I'd like those questions and your answers put on record for this annexation. Can we do that, please?

Thank you both for all you do for Salida and I hope you're having a great day!

Nick Lombardi
RiverValleyBuildersCo.com
720.206.6539

Response on 7/17:

Hi Nick,

The R-3 zoning is recommended by staff in keeping with the city's comprehensive and Future Land Use map as the goal of the city is to provide a range of housing for our growing community. This will also require the developer to build several inclusionary (income limited and deed restricted) housing units. It will not necessarily result in the maximum # allowed on the property. Several streets are likely be utilized for access in order to adequately disperse traffic. If one neighborhood street is shut off, it restricts emergency access and burdens other neighborhoods, which is unfair to those affected.

You may provide comments by attending the Planning Commission public hearing on July 28th at 6:00 PM or City Council on August 19th at 6:00 PM at city hall or by emailing specific comments to either Planning Commission (via my email address) or City Council (via the City Clerk kkeller@cityofsalida.com).

To: City of Salida Planning Department and City Council.
From: Greg Reed-Cottonwood Green Homeowner
Date: July 24, 2025
Subject: Reasons why we (the Cottonwood Green HOA) have concerns about the proposed annexation and development plan for the 5H-LLC property

As a resident of the Cottonwood Green subdivision, I have concerns about the proposed zoning density (R3) and development plan for the 5H-LLC property. My concerns are;

1. Putting an R3 high-density subdivision with possibly 96 units on the 15 acres 5H-LLC site is not consistent and compatible with the zoning and densities of the adjacent properties.

Ch. 16, Land use and Development, Article 4, Sec. 16-4-70, Residential zone districts.

Medium-Density Residential (R-2). The purpose of the Medium-Density Residential (R-2) zone district is to provide for residential neighborhoods consisting of detached single-family dwellings, duplex dwellings and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district.

Ch. 16, Land use and Development, Article 4, Sec. 16-4-190, Residential zone districts.

Scale. The entire site, including all proposed structures, shall be of a scale that is compatible with the surrounding and nearby properties. *Scale* shall mean the proportional relationship of the principal buildings to each other and to the neighborhood, including but not limited to height, mass, setbacks and orientation.

2. The proposed 5H-Spruce Development will create a new north/south connector street running from HWY 140/Airport Rd to HWY 160/Crestone Ave. This connector street will add 100's of individual & commercial vehicle traffic through the new 5H development and into two R2 zoned neighborhoods with roundabouts, parks, and residential homes with sidewalks abutting the street. Unfortunately, the plans for the proposed 5H-LLC annexation and development were created without neighborhood input. Additionally, once the proposed annexation and development plan was posted July 2nd, we tried to reach out to the City Planning Department and City Council to voice our concerns but we were told communication with these individuals/departments was not allowed as it is considered "ex parte" and that the only way we are allowed to voice our concerns is to show up and speak (for 3 minutes) at City Planning and City Council meetings. Please know that as a resident of Salida, it is extremely frustrating that residents living in impacted neighborhoods do not have an opportunity to provide input to the City Planning Department and Developers BEFORE they create development plans which impact residents who have lived here for years.

In closing, please know the neighboring communities abutting the proposed 5H-LLC development are not against the annexation and development of the 15 acres but we are against the proposed zoning density and through street connections.

We believe that there are many ways the 5-H project could be designed to eliminate through traffic into existing neighborhoods and preserve the safety and quality of life enjoyed by residents living in the Cottonwood Green, Crestone Mesa, Mesa Village, Mesa Court, and Cochetopa Estates neighborhoods. Please see pages 2-3 for our suggestions regarding alternative traffic routes into and out of the proposed development

Alternative Traffic suggestion for the 5H-LLC development #1



Traffic from residents within the Middle section of the 5H-LLC development could enter/exit via Crestone Mesa Avenue. These residences would become part of the Crestone Mesa HOA.

Traffic from residents within the Eastern section of the 5H-LLC development could enter/exit via Cottonwood Circle. These residences would become part of the Cottonwood Green HOA.

Traffic from the Western section of the 5H-LLC development would enter/exit via CR 141a and CR 140.

Alternative Traffic suggestion for the 5H-LLC development #2



Traffic from residents within the Eastern and Middle section of the 5H-LLC development could enter/exit the 5H-LLC development via Cottonwood Circle or Crestone Mesa Avenue.

Traffic from the Western half of the 5H-LLC development would enter/exit via CR 141a and CR 140.

Carolyn Poissant, Senior Planner

City of Salida

July 23, 2025

I am a resident of the Cottonwood Green condos, adjacent to the proposed 5H proposed development. I have seen the proposal and drawing indicating 96 units, including 4 apartments immediately outside my residence, without benefit of buffer.

When I purchased my condo about 14 years ago, I bought it specifically with the knowledge that someday, someone would build behind me. I never thought it would be 35' tall apartments, quadplexes, triplexes and duplexes, with anything approaching the density of this proposal. With some knowledge of the code, I assumed that it would be 'compatible with adjacent neighborhoods.' We saw the zoning change and annexation of Crestone Mesa with dismay – much higher density, an unused park in the middle that has been poorly maintained, city streets without an HOA to maintain, weed, prune or care for the streets.

When asked at the public meeting with Walt and his team this week, we were told that no traffic study was indicated. Calls to you and city offices have been unanswered. With the significant increase in building and residential traffic, this MUST be mandated. "Primary spine road" doesn't at all describe the intent of the original spur attached to Cottonwood Green when Julie Miller started this complex in 2005. As I understand the code, our HOA owned 'traffic furniture', including two light posts and surround, as well as our median entry with signage, will not meet any of the current codes for the projected increase in volume of traffic. Safety and legal use of the area must be considered before approval.

I strenuously object to some of the 'considerations' noted on the proposal. It mentions 'adjacent high density apartments' which are our condos. We are only 9 condos, spread on three of the generous Cottonwood Green lots – far from high density, not apartments and all owned units. Nothing about this proposal represents "adjacent existing context".

It has also been suggested that walking and biking residents may be able to use an adjacent inaccessible 'path' along the golf course. I spoke a few years ago with the chief of police, the city and the board of directors for the golf course about being better neighbors. And I was told that the city property that is the golf course, is ONLY safe for a participating golfer. As a result of my meeting with them, they purchased five new no-trespassing signs and posted them closer to the neighborhoods adjacent to the course. I cannot think that they will change their mind and make a 'safe and transverse-able' walking area anywhere near or on the course.

I understand that discussion about the project began between Walt Harder's organization and the city in April of this year. As residents, it was only by a fluke that we discovered the 'concept' presentation of June 2nd. The 'unadvertised' public meeting between Walt, his team and the people who found out about it and attended the meeting on July 21st was contentious and rude. We were informed by mail that the Planning Commission would vote on recommendations on 7/28 and that the public review would follow on 8/19.

I would like the City of Salida to consider our many concerns and slow down this process to allow participation of all the affected home owners. We are also looking at legal representation for the affected owners and families.

Please make this part of the legal record for the Planning Commission and the City Council.

Thank you for your consideration.

Susan E. Sulley

304 C Cottonwood Circle, Salida

suesulley@mac.com

209/345-3910

From: [Suzanne Huhn](#)
To: [Carolyn Poissant](#)
Subject: Proposed 5-H LLC Development
Date: Wednesday, July 23, 2025 6:46:49 PM
Importance: High

You don't often get email from shuhn3@comcast.net. [Learn why this is important](#)

Dear Ms. Poissant:

I am a resident of Cortona Courts condominiums located in the Cottonwood Green community of Salida. I've had the opportunity to review [the](#) presentation to Council of the development concept proposed by 5-H LLC on the unincorporated site located directly south of and adjacent to Cottonwood Green and Crestone Mesa along with its adjacency to the golf course and other single family neighboring properties. [After a review of the developer's presentation, it's very concerning that little consideration was given to its impact on adjacent properties and related infrastructure, with the developer's goal of maximizing density to the detriment of existing property owners *and the City*.](#) I'd appreciate your review of my comments included in this email. I am a real estate professional with decades of large-scale development experience, including residential subdivisions. It's worth noting that I, along with my many neighbors in Cottonwood Green, Crestone Mesa, the golf course operations and other adjacent communities are stakeholders in this future development, as noted below.

- The project site has an irregular configuration with the greatest development challenges in the constrained land area adjacent to the golf course, to Cottonwood Green (Cortona Courts) and to Mesa Village upscale homes. Likewise, the use of Cottonwood Circle as [a "spine road"](#) presents additional [environmental and](#) infrastructure constraints given the tight access to Cottonwood Circle, which consists of [a](#) community of low-density single-family homes and nine high-end condominiums that function like townhomes. The existing infrastructure in Cottonwood Green would not accommodate additional multiples of regular traffic passing through that tight circle. [Likewise, I imagine Crestone Mesa would suffer similar constraints.](#)

- "Irregular sites" like this have other geographical challenges in addition to infrastructure issues. It's more practical and cost-effective to concentrate the highest density [such as](#) apartments [\(if ultimately approved\)](#) together in one to two phases in one primary location where constraints are less impactful to adjacent properties. The wider portion of the site accessed from Ouray Rd or some other artery would be a better location to develop the greatest density, where additional traffic can be better addressed and served. Focusing density on the wider section of the site would provide much more efficient land use, traffic circulation and separation of the various "communities" within the development, allowing buffers and green space separating each segment. This can create a more vibrant and engaging neighborhood to buyers and renters alike.

- From a practical standpoint, some of the proposed surface parking [\(lots\)](#) illustrated in the development scheme serving proposed apartments is [on the site's perimeter](#), adjacent to the golf course and to [existing residential](#) with potential "light pollution" related to [auto headlights and parking lot lighting](#). The adjacent existing properties all have enclosed

garages. Surface parking lots on sites such as this are a highly inefficient use of the land. The golf course operation and the City, also being stakeholders, should take careful note of the damage that currently occurs with errant golf balls that frequently strike the existing single family homes adjacent to the course. The notion of building a parking lot and a dense cluster of apartments next to a golf course and to existing high end residential homes on a “high value” segment of the site is counter-intuitive. The conflict and potential liability from damage or injury or trespass from dense development to the golf course and neighboring low-density residential will present issues that should be taken seriously.

- These comments are not intended to exclude other proposed parts of the development, other than to say that the concept currently presents as a jumble of home types in tight, dense concentration, rather than a cohesive clustered development of “like-kind pocket communities.” Like-kind pocket communities would not adversely impact diversity goals but instead would make planning, construction and ultimately traffic circulation more efficient and, with the right design, make the project more environmentally sustainable. The land developer (5-H LLC and its architect) probably aren't in this project for the long game of actually developing homes but rather are in it for the profit associated with selling densely approved parcels to other home and apartment builders. Other than possibly the project's current architect, I wonder about the practical subdivision development experience of those within 5-H LLC for a complicated project such as this. Without that history and long-term “skin in the game”, there's a lot more at stake here.

For this irregular site, infrastructure development and ingress/egress must be carefully planned to also consider the stakeholders associated with existing properties surrounding the site. The proposed project, as currently configured, is all about maximizing profit without altruistic intent, as I am well aware in my many years of experience. In any case, a 96-home development represents far more density than exists in the entire area around the site, demonstrating large-scale incompatibility with the surrounding environment. In short, there are far better ways to design this project that might reduce the developer's profit margin but would be more satisfactory to existing neighbors and to the City. A “cram down” by the project’s developer to get this project approved presents unnecessary risks to all but the developer. This is a potential legacy project that doesn’t need to be a disaster and instead can be environmentally sustainable and a form of pride for the City.

In essence, strategic density placement on irregular sites should aim to balance development potential with the unique characteristics of the land, while promoting accessibility, community well-being including those adjacent communities, and environmental sustainability.

Best Regards,

Suzanne

Suzanne W. Huhn

304 Cottonwood Circle, Unit B

(510) 693-0230

From: [Jeanine Smith](#)
To: [Carolyn Poissant](#)
Cc: jeaninezsmith@gmail.com
Subject: Proposed Building Plan Behind Cochetopa Estates
Date: Wednesday, July 23, 2025 6:21:23 PM

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

Carolyn,

My husband and I live in Cochetopa Estates where there is a plan by Walt Harder to build behind our neighborhood.

My biggest request is that the homes being built are lower in stature - ideally one or two stories at most - to keep the ambience similar and not have high rise buildings stuck in the middle of regular height homes.

I plan to be at the meeting on 7/28 to voice that opinion.

Jeanine Smith
Sent from my iPhone

From: [Carolyn Poissant](#)
To: [Carolyn Poissant](#)
Subject: RE: Public Comment re: 4H Development, 7/28/2025 Planning Commission Meeting
Date: Tuesday, July 22, 2025 3:36:29 PM

Hello,

I am opposed to the staff recommendation regarding annexing the parcel in question. My primary concern is as follows:

- Currently, access is shown to this property down Crestone Mesa Ave. No traffic study has been completed to determine the impact on surrounding roads, in particular Crestone Mesa Dr. Until a traffic study has been completed there is no understanding on how this will impact the community, and it is irresponsible for staff to recommend proceeding without that.

I am also opposed to the staff recommendation regarding R-3 zoning for the 4-H Development. My primary concerns are as follows:

- R3 zoning does not match the designations of the surrounding neighborhoods.
- Currently, access is shown to this property down Crestone Mesa Ave. No traffic study has been completed to determine the impact on surrounding roads, in particular Crestone Mesa Dr. Until a traffic study has been completed there is no understanding on how this will impact the community, and it is irresponsible for staff to recommend proceeding without that.

Further, I am dismayed at the lack of willingness shown by city staff to meet with impacted neighbors and citizens to discuss the details of this project. Please see attached. This entire process has not taken any community input under consideration and this appears to be the only meaningful opportunity for neighbors to engage.

For example, we are being told by the developer that the city requires access down Crestone Mesa Dr. No one from the city seems willing to own that decision or is willing to entertain alternative proposals. Further, it seems like we will never have an opportunity to discuss that access until a subdivision application is submitted, the city staff creates a recommendation, and it comes up before the planning commission for another vote. At that point, residents who disagree with any recommendations by staff are already on the back foot, without having any opportunity to engage.

The developer is under no obligation to listen to local resident concerns, and it seems that city staff is unwilling to either.

Thank you,

Ryan Dulaney
106 Crestone Mesa Dr.
720-560-8780

From: [Carolyn Poissant](#)
To: [Rob Webber](#)
Cc: [Bill Almquist](#)
Bcc: [Kristen Hodges](#); [Tommy Sherwood](#)
Subject: RE: 5-H LLC (Spruce Street) Annexation and Zoning
Date: Wednesday, July 23, 2025 11:42:00 AM
Attachments: [image001.png](#)

Hi Rob,

I will be presenting the case and assisting the Planning Commission Chair in running the meeting as the senior staff person in Bill's absence. The current Land Use code is in effect for this application. The entire city will be rezoned with the revised land use code, so the new standards will apply once the new code is approved. The proposed new zoning map will need to be updated with the zoning approved for the 5-H property, which will then be subject to the new code standards under the comprehensive rezoning.

The reason the lots on Silver Spruce and Mesa Court were changed to R-2 on the proposed zoning map is because they are entirely built out at R-2 densities and lot sizes, which in some cases would be nonconforming under the proposed minimum densities (1 unit per 8000 SF) in R3 in the new code. The minimum density aspect is a totally new concept that will apply with the land use code and zoning map revisions, once approved by City Council. Existing non-conformities will be "grandfathered in" (e.g., with respect to existing structures meeting or not meeting dimensional standards), but not the zoning, per se.

Public hearings are the forum by which community members provide input on development applications. Staff does not typically meet with anyone who is not a party to the application because it is a private property matter. The appointed and elected officials are the ones who can make any type of discretionary decisions. Anyone is welcome to provide input on any topic at any City Council meeting under the "Unscheduled Citizens" public comment period for items that are not specifically on the agenda.



Carolyn Poissant, MLA, MPA, AICP
Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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: Rob Webber <Rob.Webber@cityofsalida.com>

Sent: Tuesday, July 22, 2025 4:27 PM

To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>

Cc: Rob Webber <Rob.Webber@cityofsalida.com>; Bill Almquist <bill.almquist@cityofsalida.com>

Subject: Spruce Street Annexation and Zoning Meeting

Hi Carolyn,

Recall that we spoke about this awhile ago; Thank you again for your willingness to share information. I sat down today to write a note to Bill Almquist and noticed that he is out of the office until July 30. The Spruce Street Annexation and Zoning public meeting is this Monday, July 29. With Bill out of the office, who from the planning department will be in attendance?

I was hoping to get some advice from Bill about an effective strategy to influence the meeting decision making process, given that we attended an informational meeting last night hosted by the developer which did not seem to me to be effective regarding changing the concept for the annexation and zoning outcome.....

May I ask couple of questions..... What sets the applicable Land Use Code version for a development.....Is it the date of the annexation and zoning finalization, or is there a different trigger event that would "grandfather in" a certain version of the Land Use Code? Does/Will the proposed zoning map have any influence on the outcome of this meeting, or does the existing zoning map establish the typical surrounding area zoning? I ask as the proposed zoning map shows most all of the surrounding are as R-2, with little of no R-3 zoning proposed.....

Thank you again for any information that you can and/or will share. We are very anxious about the proposed concept for this area just to the north of Mesa Village, as are our neighbors to the north and west of us. There was a good turnout at last nights meeting at the Scout Hut and several valid points were presented. Just want to make sure that we are doing everything that we can to be sure that our collective voices do not fall on deaf ears!

Regards,

Rob Webber

From: [Carolyn Poissant](#)
To: [Ryan Dulaney](#)
Cc: [Bill Almquist](#)
Bcc: [Christy Doon](#)
Subject: RE: 5-H LLC Annexation and Zoning
Date: Tuesday, July 22, 2025 11:29:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Once a submittal for a subdivision or any development application is received, the assigned staff person reviews it for completeness, then sends it to reviewing agencies for comments, and then prepares staff reports for the next available Planning Commission and City Council meetings. The opportunity for public comment is exclusively at the scheduled public hearings before Planning Commission and City Council.

So, no we do not have the capacity or direction to meet with neighbors about submittals. The avenue for input is at the hearings.

If you have further questions, you should speak with the Director, Bill Almquist.



Carolyn Poissant, MLA, MPA, AICP
Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: Ryan Dulaney <dulaney.ryan@gmail.com>
Sent: Tuesday, July 22, 2025 11:03 AM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Subject: Re: 5-H LLC Annexation and Zoning

OK. So what is the process to discuss other details like I mentioned? Does that go back through the planning commission process? Would we then need to plan to request meetings with staff, attend work sessions, etc.?

On Tue, Jul 22, 2025 at 11:01 AM Carolyn Poissant <Carolyn.Poissant@cityofsalida.com> wrote:

The will be acting on the Annexation and Zoning requests.



Carolyn Poissant, MLA, MPA, AICP
Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: Ryan Dulaney <dulaney.ryan@gmail.com>
Sent: Tuesday, July 22, 2025 10:56 AM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Cc: Bill Almquist <bill.almquist@cityofsalida.com>
Subject: Re: 5-H LLC Annexation and Zoning

Thanks Carolyn. Can you confirm what decision the City Council will be making on 8/19?

When will there be an opportunity to discuss any post-annexation or post-zoning planning decisions (such as traffic patterns/study, access, etc.) with staff?

Thanks,

Ryan

On Tue, Jul 22, 2025 at 10:52 AM Carolyn Poissant <Carolyn.Poissant@cityofsalida.com> wrote:

Hi Ryan,

The staff report packet has been posted here: [Planning Commission Regular Meeting • Agendas & Minutes • CivicClerk](#)

You may submit comments via email that I will enter into the record at the PC meeting, or you may speak during the public hearing for the annexation and zoning.

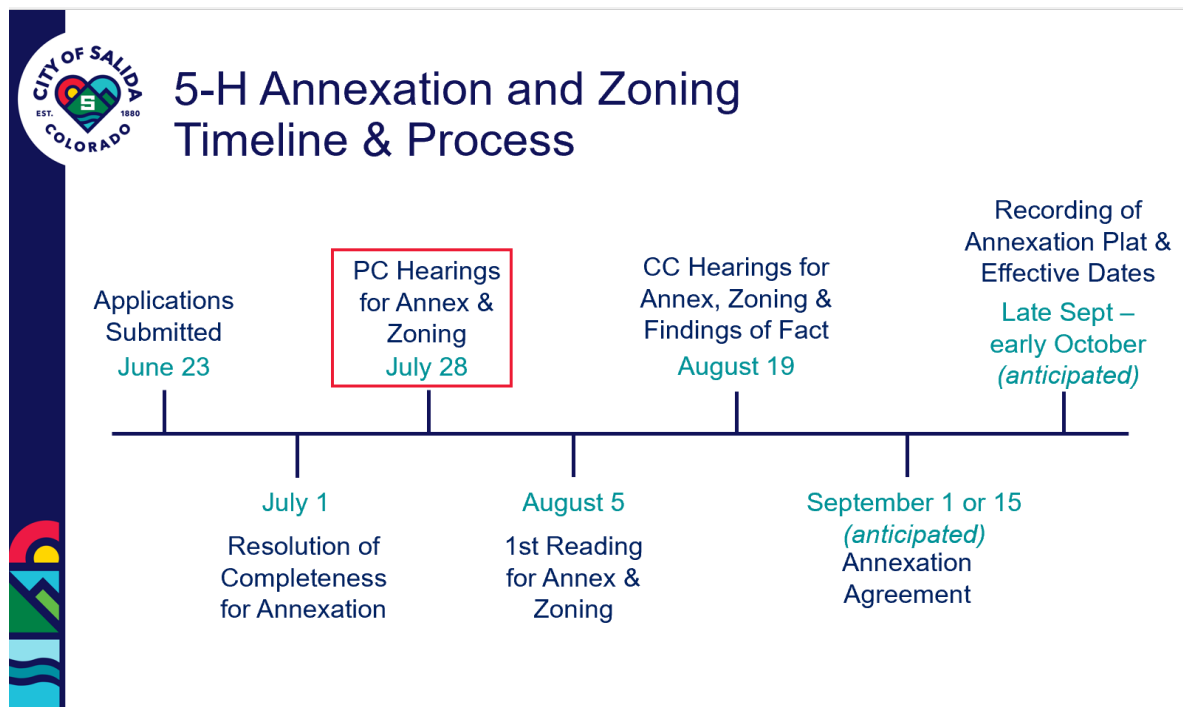
The process is as shown below. After July 28th the next public hearing will be held August 19th before City Council, the final decision-making body. The packet for that meeting will essentially be the same as for PC on 7/28. The agenda will be posted on 8/15.

Written comments for City Council need to be submitted to the City Clerk.

<https://www.cityofsalida.com/clerk>

Development application processes may be found here:

<https://www.cityofsalida.com/commdev/page/zoning-development>





Carolyn Poissant, MLA, MPA, AICP
Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: gregorireed <gregorireed@gmail.com>

Sent: Thursday, July 17, 2025 3:08 PM

To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>

Cc: Walt Harder <walt@hred.co>; Erin Hunter <erin@timberlinelaw.com>; Ryan Dulaney <dulaney.ryan@gmail.com>; mary ann Bavaria <mabavaria@hotmail.com>; adrian.f.reif@gmail.com; clarkbelyea@hotmail.com; Rick Pilgrim <rdpilgrim5191@gmail.com>; tdonnelly78@gmail.com; d95wentz@gmail.com; Linda Inge <bobandlindainge@yahoo.com>; Tony Aguero <skimonumenthill@gmail.com>; Drew and Lourdes Smith <lapla@live.com>

Subject: Re: My mistake

Hi Carolyn,

I apologize if my communications have not conformed to correct protocol. My intent was to try and be proactive with City Planners, City Council, and the Developer rather than show up for a meeting in which decisions had already been made before hearing concerns from impacted residences and neighborhoods.

The meeting we (CWG, CM, and MV) scheduled with Walt on the 21st was supposed to be an intimate conversation between the Developer and representatives from impacted neighborhoods. I am hoping this is still possible.

We (the neighborhoods impacted by the proposed development) want to be sure our concerns are heard before decisions are made.

Sincerely,

Greg Reed
408 Cottonwood Circle
720-323-2116

PS---> I am a little confused about "appointed officials." **Are City Planners appointed....meaning as a citizen I am not supposed to contact you except by showing up for City Planning Commission meetings?**

On Thu, Jul 17, 2025 at 2:44 PM Carolyn Poissant <Carolyn.Poissant@cityofsalida.com> wrote:

Hi Greg,

Just to be clear, city staff will not be attending the meeting Monday. The annexation application is moving forward under the state-mandated review process and commenting on design elements prior to a formal application for a subdivision being submitted is not within staff's purview.

And again, **comments (including email) should not be directed at elected or appointed officials** given that public hearings have been scheduled and posted, as stated below on all such public notices:

**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 link so your comments can be made part of the record.*



Carolyn Poissant, MLA, MPA, AICP
Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: gregorireed <gregorireed@gmail.com>

Sent: Thursday, July 17, 2025 2:26 PM

To: Walt Harder <walt@hred.co>

Cc: Erin Hunter <erin@timberlinelaw.com>; Ryan Dulaney <dulaney.ryan@gmail.com>; mary ann Bavaria <mabavaria@hotmail.com>; adrian.f.reif@gmail.com; clarkbelyea@hotmail.com; Rick Pilgrim <rdpilgrim5191@gmail.com>; tdonnely78@gmail.com; d95wentz@gmail.com; Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>; suzanne.fontana@salidaelected.com; dan.shore@salidaelected.com; Linda Inge <bobandlindainge@yahoo.com>; Tony Aguero <skimonumenthill@gmail.com>; Drew and Lourdes Smith <lapla@live.com>

Subject: Re: My mistake

Hi Walt,

Thanks for clarifying.....sounds like you and City Council and/or the City Planning Department folks will be at the meeting as well?

We (the CWG+CM+MV HOA representatives) were hoping to have a chance to have a more intimate meeting with you in which we could share our concerns and discuss some possible modifications to the proposed development plan which would integrate the new development into our existing HOA communities in a while maintaining the quality of life that makes Salida such a great place to live, work, and play.

Hopefully this new much larger format will still provide you/City Planners/City Council a chance to hear our concerns and consider some modifications to the proposed 5H-LLC development plan.

Greg

PS---> Linda, could you please post this email (or just an invite to all CWG HOA residents that there is a meeting at the Scout Hut on Monday, July 21st at 6:00pm to hear representatives of the City

Planning Department and Walt Harder (the developer) tell us what they have planned for the proposed 5H-LLC development.

On Thu, Jul 17, 2025 at 1:12 PM Walt Harder <walt@hred.co> wrote:

Yes. We only wanted to do this once And we discussed it with the city and decided to open it up so that anyone with questions could come

W

Walt Harder
Harder Real Estate & Development



Cell: [719.221.5000](tel:719.221.5000) Office: [719.539.2000](tel:719.539.2000)
www.hred.co

But a life lived loving God bears lasting fruit, for the one who is truly wise wins souls. Proverbs 11:30

On Thu, Jul 17, 2025 at 11:45 AM gregorireed <gregorireed@gmail.com> wrote:

Hi Walt,

Checking in regarding our meeting on Monday the 21st. Our plan was a small group representing the CWG, CM, and MV representatives would meet with you Monday and that after our meeting we (the HOA representatives) would send everyone in our HOA's a summary of what was discussed and how we (our HOA's) and you (the developer) plan to move forward. Our HOA representative group would be about 6 people representing our three HOAs.

Recently some people in our HOA's have contacted me saying they heard this was a public meeting and all are invited. As this information (or misinformation) didn't come from us (the HOA representative group) I wanted to check with you to see if you have sent anything out to the general public regarding the meeting on the 21st being open to everyone. If you prefer the meeting on the 21st be open to all rather than our small representative group.....just let me know so we (the HOA representatives) can respond to the inquiries we're getting.

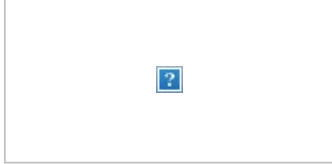
Looking forward to seeing you on Monday the 21st.

Greg
[720-323-2116](tel:720-323-2116)

On Tue, Jul 15, 2025 at 9:00 AM Walt Harder <walt@hred.co> wrote:

Perfect, see you then

Walt Harder
Harder Real Estate & Development



Cell: [719.221.5000](tel:719.221.5000) Office: [719.539.2000](tel:719.539.2000)
www.hred.co

But a life lived loving God bears lasting fruit, for the one who is truly wise wins souls. Proverbs 11:30

On Tue, Jul 15, 2025 at 8:29 AM gregorireed <gregorireed@gmail.com> wrote:

Hi Walt,

5:30pm Wednesday evening works for us. Looking forward to seeing you.

Greg

On Mon, Jul 14, 2025 at 8:47 PM Walt Harder <walt@hred.co> wrote:

That's great news. I hope and pray most of the concerns are easily addressed. We're quite a ways from Max density on that property and have no intention of going past our proposed unit count. We're happy to commit to that in writing with the city as well. I think the park will be a great addition for everybody in the area

Wednesday night works great. Should I plan on 530?

W

Walt Harder
Harder Real Estate & Development



Cell: [719.221.5000](tel:719.221.5000) Office: [719.539.2000](tel:719.539.2000)
www.hred.co

But a life lived loving God bears lasting fruit, for the one who is truly wise wins souls.
Proverbs 11:30

On Mon, Jul 14, 2025 at 5:46 PM gregorireed <gregorireed@gmail.com> wrote:

Hi Walt,

No problem....I had Monday the 21st on my calendar all along. Regarding our meeting on the 21st. The Cottonwood Green and Crestone Mesa HOA's met again today to discuss the 5H-LLC development and our concerns. When I spoke I advocated that we work with you to see if we can find common ground that allows you to build the units you want to build....but also addresses our HOA concerns about traffic/safety, housing density, and our desire to integrate portions of the 5H-LLC development into our CWG and CM neighborhoods. The good news is that by the end of our meeting my suggestion was agreed upon by representatives from Cottonwood Green, Crestone Mesa, and Mesa Village.

We (the 6-7 HOA representatives of the three communities abutting the proposed 5H-LLC) look forward to meeting with you at the Scout Hut on Monday, July 21st, at 6:00pm.

Greg

PS----> Regarding stopping for a visit and to check out our home....would after work on Wednesday (July 23rd) work in your schedule.? If not, we'll find another day next week. Also, would Dixie be with you....or just you?

On Mon, Jul 14, 2025 at 4:47 PM Walt Harder <walt@hred.co> wrote:

I blew it, I apologize.

**Meeting is still at the SCOUT HUT and on
MONDAY, JULY 21st at 6PM.**

This is why I don't organize things like this. I'm sorry.

See you there!
Walt.

Walt Harder

Harder Real Estate & Development



Cell: [719.221.5000](tel:719.221.5000) Office: [719.539.2000](tel:719.539.2000)
www.hred.co

But a life lived loving God bears lasting fruit, for the one who is truly wise wins souls.
Proverbs 11:30

From: [Carolyn Poissant](#)
To: [Pete Poorman](#)
Subject: RE: Additional information regarding 5-H LLC Annexation and Zoning?
Date: Monday, July 21, 2025 3:42:00 PM
Attachments: [image001.png](#)

Hi Pete,
Everything pertinent to the Annexation and Zoning is in the packet.



Carolyn Poissant, MLA, MPA, AICP
Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: Pete Poorman <pete@petepoorman.com>
Sent: Monday, July 21, 2025 3:12 PM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Subject: Additional information regarding 5-H LLC Annexation and Zoning?

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

Good afternoon, Carolyn.

The Notice for the upcoming public hearings for the 5-H LLC Annexation and Zoning says:

“Interested persons are encouraged to attend the public hearings. Further information on the applications may be obtained from the Community Development Department by contacting carolyn.poissant@cityofsalida.com (719) 530-2628.”

Is there any information available beyond what is in the Agenda Packet? If there is, please send it to me or tell me where to retrieve it.

Thank you.

-- Pete Poorman
203 Cottonwood Circle, Salida
214-405-8296

From: [Carolyn Poissant](#)
To: [Rob Webber](#)
Subject: RE: Annexation Plan
Date: Tuesday, July 1, 2025 11:18:00 AM
Attachments: [image001.png](#)

At City Council tonight the Annexation & Zoning application will be deemed complete (state statute requirement) and a public hearing date before City Council will be set for August 19th. The A&Z application is scheduled to be reviewed in a public hearing by Planning Commission on July 28th. Again, since there is no development plan yet, the only things to be reviewed are the technicalities of the annexation and zoning. It may be several months before we get an application for the actual development.



Carolyn Poissant, MLA, MPA, AICP
Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: Rob Webber <Rob.Webber@cityofsalida.com>
Sent: Tuesday, July 1, 2025 11:03 AM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Cc: Rob Webber <Rob.Webber@cityofsalida.com>
Subject: RE: Annexation Plan

Hi Carolyn,

I appreciate that.....I am somewhat relieved to see the conceptual plan as envisioned at this time. Thank you so much for the link to the council/planning session. What is the next step in the process and where should I look for updates? Thank you again for helping me understand what is happening in my neighborhood!!

Regards,
Rob

From: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Sent: Tuesday, July 1, 2025 10:34 AM
To: Rob Webber <Rob.Webber@cityofsalida.com>
Subject: RE: Annexation Plan

Hi Rob,

At this point, there is really nothing to discuss as an application for the subdivision has not yet been submitted.



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From: Rob Webber <Rob.Webber@cityofsalida.com>
Sent: Tuesday, July 1, 2025 10:20 AM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Cc: Rob Webber <Rob.Webber@cityofsalida.com>
Subject: RE: Annexation Plan

Hi Carolyn,

Thank you for the link. Is it possible to come by and get some ideas on how to maybe influence things during the conceptual phase? I'm new to this but it seems to me that plans are somewhat firmed up by the time the public meetings are held..... Again, I appreciate the conversation we are having....

Regards,
Rob

From: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Sent: Monday, June 30, 2025 9:40 AM
To: Rob Webber <Rob.Webber@cityofsalida.com>
Subject: RE: Annexation Plan

Hi Rob,

A concept plan was presented at a City Council work session on June 2nd. See: [City Council - Planning Commission Joint Work Session - 06/2/2025](#) . However, the concept may change. We cannot send out plans prior to public hearing dates for this reason. Plans can change at any point prior to posting on the agendas.



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From: Rob Webber <Rob.Webber@cityofsalida.com>
Sent: Friday, June 27, 2025 5:02 PM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Cc: Rob Webber <Rob.Webber@cityofsalida.com>
Subject: RE: Annexation Plan

Hi Carolyn,

That's the one! Is there any way to get a look at the concept, or is this a very preliminary set of documents? I wonder how to get involved to provide feedback during the conceptual phase, rather than during code review.....

Regards,

Rob Webber

From: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Sent: Wednesday, June 25, 2025 10:41 AM
To: Rob Webber <Rob.Webber@cityofsalida.com>
Subject: RE: Annexation Plan

An application has been submitted for annexation and zoning of the 5-H LLC property. Future public hearings will be posted on <https://salidaco.portal.civicclerk.com/>



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Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: Rob Webber <Rob.Webber@cityofsalida.com>
Sent: Wednesday, June 25, 2025 10:37 AM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Cc: Rob Webber <Rob.Webber@cityofsalida.com>
Subject: RE: Annexation Plan

Hi,

Thank you Carolyn..... I appreciate the guidance to the comprehensive plan. The annexation application was for the county parcel that is located in between Cottonwood

Green and the Mesa Village subdivisions. I did virtually attend the Monday meeting and found the Mesa Ridge discussion very interesting.

Regards,
Rob Webber

From: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Sent: Wednesday, June 25, 2025 9:00 AM
To: Rob Webber <Rob.Webber@cityofsalida.com>
Cc: Kristen Hodges <Kristen.Hodges@cityofsalida.com>
Subject: RE: Annexation Plan

Hi Rob,

The materials that were presented at Planning Commission Monday may be found [here](#). The city's Comprehensive Plan may be found on the [Community Development webpage here](#).



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Phone: 719-530-2628

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From: Rob Webber <Rob.Webber@cityofsalida.com>
Sent: Wednesday, June 25, 2025 7:20 AM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Cc: Rob Webber <Rob.Webber@cityofsalida.com>
Subject: Annexation Plan

Hi Carolyn,

I live at 208 Mesa Court in Salida. There is an area of unincorporated land north of Mesa Village that has recently submitted an annexation plan application to the City of Salida. I am interested in the final plan for development of this parcel and was wondering if it is possible to review a copy of this annexation plan. I am also interested in reviewing the city's comprehensive plan, as this guides the Community Development department decision making to some extent, but have not had any success in locating a copy of this document for review on the city's website. Not sure if you can help guide me to a place where I can locate these two documents, but any help would be greatly appreciated.

Thank you in advance for your time and consideration.....

Regards,

Rob Webber

From: [Rick Pilgrim](#)
To: [Carolyn Poissant](#); tfdonnelly78@gmail.com
Cc: [Kristen Hodges](#); [Bill Almquist](#)
Subject: Re: Concept Plan 5-H LLC Annexation and Zoning Plan Development and Major Subdivision
Date: Monday, June 23, 2025 8:38:05 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning, Carolyn - Thank you very much for your reply and the update. We will watch the "You Tube" summary and use that to help understand the overall proposal. We will continue to learn more about the 5H-Spruce proposal and a couple of us will attend the Planning Commission meeting this evening for Mesa Ridge and may provide comments.

Relative to the 5H proposal, one of our primary concerns is the requested R-3 High Density Zoning. We have realized for years that this attractive parcel will be developed one day. However, the reasonable assumption has been that the development pattern would be similar to the surrounding existing developments rather than something much more intense.

We will continue to work with our surrounding, existing neighborhood organizations to provide input and comment as this application proceeds.

Thank you for your time,
Rick

From: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Sent: Monday, June 23, 2025 8:21 AM
To: Rick Pilgrim <rdpilgrim5191@gmail.com>; tfdonnelly78@gmail.com <tfdonnelly78@gmail.com>
Cc: Kristen Hodges <Kristen.Hodges@cityofsalida.com>; Bill Almquist <bill.almquist@cityofsalida.com>
Subject: RE: Concept Plan 5-H LLC Annexation and Zoning Plan Development and Major Subdivision

Hi Rick,

I am handling the 5-H LLC annexation and zoning. Kristen Hodges is handling the Mesa Ridge project.

We have received an application from 5-H LLC to annex a 15.6-acre portion of an 18.32-acre property (Parcel No. 368131400015) located east of Spruce Street and north of West Ouray Avenue. Only the 15.6-acre portion, which is under separate ownership, is requested to be annexed at this time.

On June 2, a pre-application concept plan was presented at a joint City Council - Planning Commission work session. You may view that proceeding [on the City's You Tube page](#). As I stated at the meeting, the zoning of R-3 is consistent with the Future Land Use Map.

At this point, I really have no other information to provide. If you have specific questions about the annexation or zoning process, feel free to give me a call.



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Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: Rick Pilgrim <rdpilgrim5191@gmail.com>
Sent: Friday, June 20, 2025 3:29 PM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Cc: tfdonnelly78@gmail.com
Subject: Re: Concept Plan 5-H LLC Annexation and Zoning Plan Development and Major Subdivision

Hello Carolyn - As I said in my email to you last Wednesday, I would like to meet with you Monday for a few minutes to ask a few questions about the Mesa Ridge and 5-H Spruce Street proposed land use changes. Do you have any time on June 23 to meet with me?

Thanks for your time,
Rick

From: Rick Pilgrim <rdpilgrim5191@gmail.com>
Sent: Wednesday, June 18, 2025 8:27 PM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Cc: tfdonnelly78@gmail.com <tfdonnelly78@gmail.com>
Subject: Re: Concept Plan 5-H LLC Annexation and Zoning Plan Development and Major Subdivision

Hello Carolyn - Okay - I appreciate your response. For your information, I am adding the Cottonwood Green HOA President Tim Donnelly to this reply.

Would it be appropriate to set a meeting time with you or your staff to better understand where the 5-H LLC proposal stands in the timeline of the process? A concept plan does not sound like an actual application to me, but I am probably not familiar with your code and process.

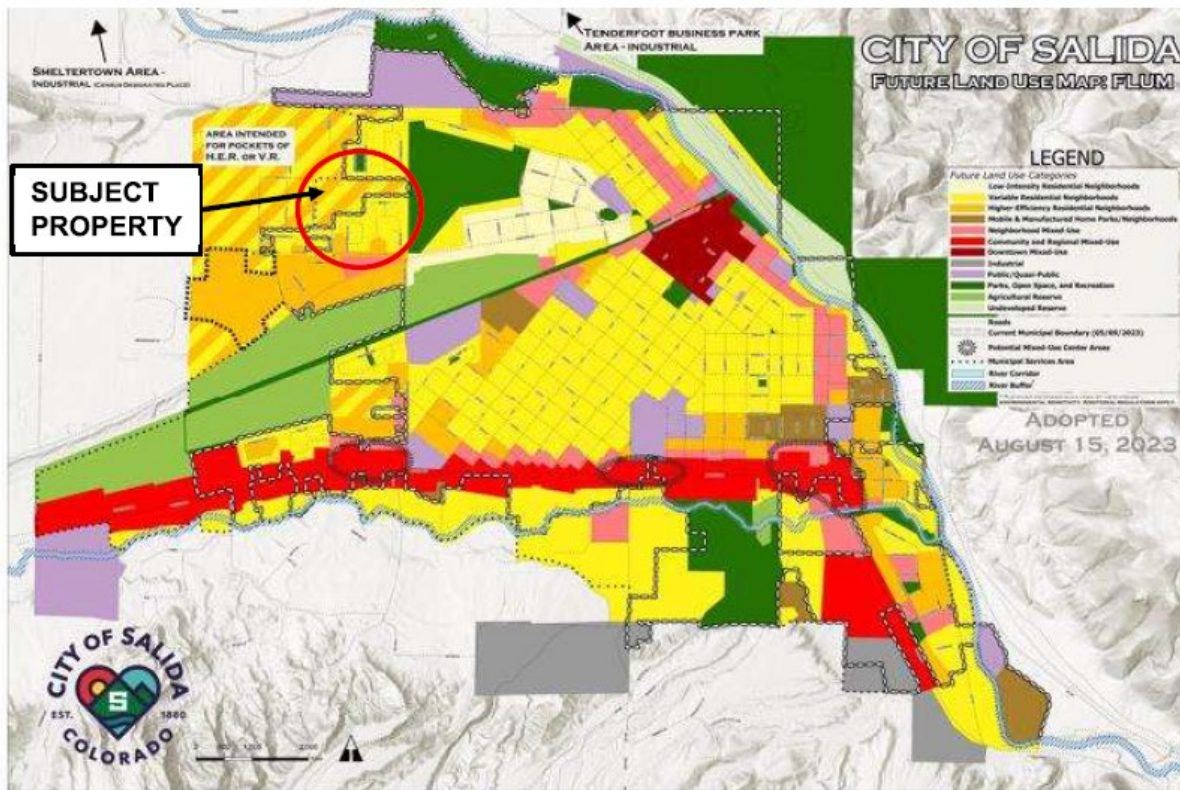
If so, would you have time on Monday June 23 or Tuesday June 24? We could also set a time later in the week if a Zoom meeting might be more convenient.

As you might anticipate, Cottonwood Green and the surrounding neighborhoods (Crestone Meas, Cochetopa Estates, Mesa Village) are all concerned about the density that is in the concept plan for the subject proposal. I need to know more about the "Future Land Use" designation with the City service area. Your agenda packet for the Council June 2, 2025, Work Session states, "The proposed zoning would be R-3 High Density Residential which is consistent with the Future Land Use Map." (see the excerpt from the packet pasted below). The adjacent neighborhoods are all lower density, much lower than the proposal so I am confused about the "High Density" designation. It is reasonable that the High Density designation may be appropriate for the areas along and south of Airport Road, but the existing neighborhoods north of that roadway are all not "High Density". I will continue to research the City code and other documents to learn more and find answers.

For your information, our neighborhoods will be meeting to discuss this on Sunday evening so that we can offer comments on the "Mesa Ridge Annexation, Zoning and Major Subdivision" before the Planning Commission on Monday June 23. We will also be discussing the 5-H LLC proposal at that time so therefore, meeting with you next Monday would be helpful to clarify some things about that proposal so we can follow up with information to the group.

Thank you for your time and responses,
Rick Pilgrim
720-369-9446

Future Land Use Map



The proposed zoning would be R-3 High Density Residential, which is consistent with the Future Land Use Map.

From: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Sent: Wednesday, June 18, 2025 12:05 PM
To: Rick Pilgrim <rdpilgrim5191@gmail.com>
Subject: RE: Concept Plan 5-H LLC Annexation and Zoning Plan Development and Major Subdivision

Although the notice is not up just yet, we do have an app in for the 5-H LLC A&Z, and generally any communication with Council is considered ex parte so it is best to just come to a meeting and speak at public comment.



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 Senior Planner
 Community Development Department
Carolyn.poissant@cityofsalida.com
 Phone: 719-530-2628

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From: Rick Pilgrim <rdpilgrim5191@gmail.com>
Sent: Monday, June 16, 2025 11:48 AM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Subject: Re: Concept Plan 5-H LLC Annexation and Zoning Plan Development and Major Subdivision

Hi Carolyn - Thanks for getting back to me so quickly. This is helpful and I will keep up with the various agendas and meetings as they become scheduled.

Because the 5-H LLC proposal is not a formal application yet, is it permissible to speak to Council members regarding that possibility? I think I understand that it is not appropriate to contact Members if there is a formal application that has been submitted and in process.

Thanks for your help.
Rick

From: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Sent: Monday, June 16, 2025 10:25 AM
To: rdpilgrim5191@gmail.com <rdpilgrim5191@gmail.com>
Subject: FW: Concept Plan 5-H LLC Annexation and Zoning Plan Development and Major Subdivision

Hello Mr. Pilgrim,

Thank you for your message. The June 2nd work session was a concept review. Once we have a complete development application, and a public hearing has been noticed in the Mountain Mail (typically in the Friday edition at least 15 days prior to the meeting), comments may be sent to me for inclusion in the record of those meetings.

We cannot take any public comment prior to receiving a completed application. You are welcome to provide public comment under "Unscheduled Citizens" at any City Council or Planning Commission meeting, or comment on the actual agenda item when it gets scheduled.

Please refer to [Events • Agendas & Minutes • CivicClerk](#) for all upcoming meetings. Typically, the agendas are posted the Thursday or Friday before the meeting.



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Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: Salida, CO <noreply@civicplus.com>
Sent: Monday, June 16, 2025 9:20 AM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Subject: Concept Plan 5-H LLC Annexation and Zoning Plan Development and Major Subdivision

Name: Rick Pilgrim
Email: rdpilgrim5191@gmail.com

Message: Good morning Carolyn - I own the home at 308 Cottonwood Circle so I am very interested in the two different planning and zoning proposals that bracket our subdivision. I understand there is a hearing June 23 before the Planning Commission for the 10 units planned along Crestone Avenue so I will try to attend that meeting. Do I need to register prior to that meeting? Secondly, I am interested and concerned about the proposal annexation for the subject Concept Plan. I understand that City Council had a work session on June 2 regarding that concept plan. Were there any results from that session? If so, would you be able to share those with me? Also, are there follow up meetings planned for that proposal? Thank you in advance for your reply. If there is a different process that I need to follow, I would be happy to do so. Rick Pilgrim; 720-369-9446

From: [gregorireed](#)
To: [Carolyn Poissant](#)
Cc: [Walt Harder](#); [Bill Almquist](#); [David Lady](#); [Christy Doon](#)
Subject: Re: FW: Questions about the proposed 5H-LLC development
Date: Tuesday, July 15, 2025 5:55:55 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello Carolyn,

Thank you for the information....this is exactly the type of information we were hoping to learn when we initially requested a meeting with you last week.

Please understand that we (Cottonwood Green HOA, Crestone Mesa HOA, and Mesa Village HOA) are not against street access from our neighborhoods to the proposed 5H-LLC development to our south. Rather, we would like those connections to be strategic/specific to the two neighborhoods to the north (Cottonwood Green and Crestone Mesa similar to the street access to Mesa Village and Cochetopa Estates. Specifically, Cottonwood Green would connect to the easternmost section of the 5H-LLC development and end with a cul-de-sac). Crestone Mesa Drive would do the same with the middle/center section of the 5H-LLC development (also dead ending in cul-de-sac), and the southwestern section of 5H-LLC (with the highest density units) would connect to CR 141A and CR 141 leading to CR 140.

This alignment would keep the integrity of the Cottonwood Green and Crestone Mesa neighborhoods intact (both neighborhoods are 95% single family homes) by including the above mentioned sections of the 5H-LLC development into our existing HOA's (e.g.--> the eastern section of the 5H-LLC becomes part of the Cottonwood Green HOA, the middle/center section of the 5H-LLC becomes part of the Crestone Mesa HOA, and the southwestern section of 5H-LLC has two entrances/exits (141 and 141A) and it creates its own HOA.

We (the Crestone Mesa, Cottonwood Green, and Mesa Village HOA's) believe the above alignment of residences and connecting streets best meets the needs of the three HOA communities adjoining the 5H-LLC property, maintains the intent of the Salida planning documents you've provided, and allows the creation of new homes/duplexes/apartments in the Salida community that integrate aesthetically and safely into existing neighborhoods.

We (the Cottonwood Green, Crestone Mesa, and Mesa Village HOAs) are hopeful we can work together with the City Planning Department, the City Council, and Walt Harder to address our concerns and find solutions that everyone can support.

Sincerely,

Greg Reed-Cottonwood Green HOA Architectural Committee Chair
408 Cottonwood Circle
720-323-2116

On Tue, Jul 15, 2025 at 4:24 PM Carolyn Poissant <Carolyn.Poissant@cityofsalida.com> wrote:

Greg and Walt,

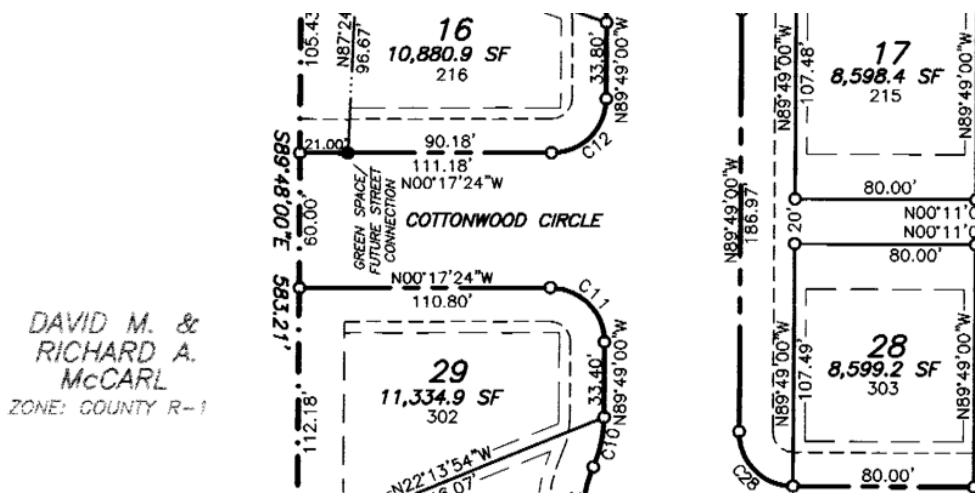
In response to Greg's comments below and as background, the Cottonwood Green and Crestone Mesa subdivision approvals had explicitly included the stubbed out streets for connectivity to the property to the south. This is in keeping with city standards and good planning practice for health and safety. From our files, it's pretty clear that street connections to the property to the south from both Crestone Mesa Drive and Cottonwood Circle were intended. See excerpts below from items presented to City Council.

Also, as a reminder, it is considered "Ex Parte" to have communications with Planning Commission or City Council about applications that have been noticed for public hearings (per attached).

Crestone Mesa Subdivision

- (7) **Future Streets.** When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.
- The proposed subdivision provides adequate right-of-way for the proposed development in addition to future connection to the parcel to the south if it develops. Adequate utility easements and connectors have been provided to accommodate development of this parcel and subsequent development.

Cottonwood Green Subdivision



C. Improvements Standards (Chapter 11).

1) Road and Sidewalk Standards.

A) Streets - The proposed street meets the design standard for a local street. An attached 4' sidewalk is included on both sides of the street. The applicant is showing a future street connection on the south end of the property, the other option is on the west side of the property, or both.



Carolyn Poissant, MLA, MPA, AICP
Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: gregorireed <gregorireed@gmail.com>
Sent: Tuesday, July 15, 2025 8:52 AM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Cc: Tim Donnelly <tfdonnelly78@gmail.com>; Erin Hunter <erin@timberlinelaw.com>; Rick Pilgrim <rdpilgrim5191@gmail.com>; d95wentz@gmail.com; dan.shore@salidaelected.com; suzanne.fontana@salidaelected.com
Subject: Re: Questions about the proposed 5H-LLC development

Hi Carolyn,

We (the CWG and CM and Mesa Village HOA's) understand the meeting on July 28th is to review the annexation plan and zoning for the 5H-LLC. Please know that our major concern is the proposed street through CWG and CM connecting CR 140 and CR 160.

All of the HOA's bordering the proposed 5H-LLC development are against a through street through our neighborhoods adding scores (if not hundreds) of cars driving through our residential neighborhoods every day. Therefore, we are working with the developer (Walt Harder) to find a solution which would allow the 5H-LLC development to proceed without creating a through street through our neighborhoods. Something similar to the street connections existing in Mesa Village and Cochetopa Estates.

I'm assuming the City Planning Department and the City Council would be OK with any solution that we (CWG, CM, Mesa Village and Walt Harder) can come up with that accommodates the proposed 5H-LLC building densities and does not involve a through street through our neighborhoods. However, if this is not the case, please advise us now.

Thank you,

Greg Reed-CWG HOA Architectural Committee Chair
408 Cottonwood Circle
720-323-2116

cc---> Dan Shore, Suzanne Fontana, Carolyn Poissant

On Fri, Jul 11, 2025 at 8:04 AM Carolyn Poissant <Carolyn.Poissant@cityofsalida.com> wrote:

The Planning Commission meeting on July 28th is a public hearing to review the annexation and zoning and public comment is allowed. If you cannot attend, once the packet is posted, you may also submit comments regarding the agenda items to me via email, which will be included in the meeting record.

Again, no development proposal has yet been submitted, so Planning Commission will only be making a recommendation on the annexation and zoning of the property.



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Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: gregorireed <gregorireed@gmail.com>
Sent: Thursday, July 10, 2025 5:58 PM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Cc: Tim Donnelly <tfdonnelly78@gmail.com>; Erin Hunter <erin@timberlinelaw.com>; Rick Pilgrim <rdpilgrim5191@gmail.com>; d95wentz@gmail.com
Subject: Re: Questions about the proposed 5H-LLC development

Hello Carolyn,

Couple of questions,

1. Where and what time is the Planning Commission meeting on July 28th....and are community members allowed to be present?

2. Is the Planning Commission meeting on July 28th a chance for community members to provide input....or is it just when a developer presents his/her plans and community members are not allowed to comment, raise concerns, or suggest alternatives to the developers proposal **BEFORE** the Planning Commission makes any decisions/recommendations?

Greg

Greg Reed

408 Cottonwood Circle (Cottonwood Green HOA)

720-323-2116

On Thu, Jul 10, 2025 at 4:01 PM Carolyn Poissant <Carolyn.Poissant@cityofsalida.com> wrote:

Hi Greg,

The Annexation and Zoning are the only applications submitted thus far, so we have no actual development plans to comment on or explain at this point. The best avenue for public comment is the Planning Commission hearing scheduled for Monday, July 28th.

If you have specific questions about the requirements for annexation and zoning, feel free to send them along and I can answer as appropriate.



Carolyn Poissant, MLA, MPA, AICP
Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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From: Salida, CO <noreply@civicplus.com>
Sent: Thursday, July 10, 2025 2:45 PM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Subject: Questions about the proposed 5H-LLC development

Name: Greg Reed
Email: gregorireed@gmail.com

Message: Hello Ms. Poissant, The Cottonwood Green, Crestone Mesa, and Mesa Village HOA's have met to review the proposed 5H-LLC development which will butt our neighborhoods and we have some questions. We respectfully request a meeting with you and/or Bill Almquist so we have an understanding of the City requirements/expectations of any development built on this property. Thank you.

From: [DENISE WENTZ](#)
To: [Bill Almquist](#); [Carolyn Poissant](#); planning@cityofsalida.co
Subject: Reconsideration of 5-H zoning recommendation
Date: Thursday, July 24, 2025 7:03:18 AM

July 24, 2025

I am Denise Wentz. My husband, Dr. Ralph Wentz, and I reside at 220 Mesa Court in the Mesa Village subdivision. Our property borders the land owned by 5-H LLC who is requesting annexation into the City of Salida as a R3 zoned area.

I have strong objections to the annexation of this property as proposed with R3 zoning.

The 5-H property is surrounded by primarily single-family custom homes. The Cottonwood Green, Crestone Mesa, Cochetopa Estates, and Mesa Village subdivisions were built essentially as R1 zoning. Mesa Court and Cochetopa Estates are presently zoned R3, but your recommendation is changing the zoning to R2 to be compatible with the other subdivisions with the adoption of the new land use code. With this change, the 5-H land will be surrounded by R2 zoned subdivisions and the golf course.

Putting a R3 high-density subdivision with 8 apartment buildings in this area and next to the golf course IS NOT **“consistent and compatible with zoning and densities of the majority of the adjacent properties”**. This plan will not mesh with the neighborhoods. This major subdivision as proposed would not only dramatically change the character of the neighborhood but also negatively affect the value of surrounding homes and properties (over 200 in 4 subdivisions). For example, Jason and Tamara Gobin had a buyer cancel a contract on their home in Cottonwood Green after learning of this proposal. This is just the beginning of the erosion of property values on the mesa.

The 2022 Chaffee County housing needs assessment determined that Chaffee County will require an additional 1,105 housing units. This is based on a projected 570 new jobs created by 2027. Presently, Chaffee County has several high-density subdivisions and planned developments approved and in various stages of completion. I am sure I am missing some.

In Salida they include:

1. Confluence Park with Salida Ridge Apartments
2. Two Rivers
3. Angelview Townhomes
4. Angelview Apartments
5. West End
6. Jane's Place
7. Dreamer Street
8. Mesa Ridge
9. 1st and D Apartments
10. South Ark (950 units)
11. Salida Crossings Apartments
12. Oak Street Condos
13. Cleora North
14. Salida East (tiny homes)
15. Biker and Baker

In Poncha Springs they include:

1. Tradewinds I

2. Tradewinds II
3. Poncha Meadows I
4. Poncha Meadows II

In Buena Vista they include:

1. The Crossings
2. The Boulders
3. Carbonate Street
4. The Farm

This is a total of 23 major subdivisions, that I am aware of, which I estimate would be over 3,000 housing units for a county where the population as of the 2020 census was 19,476.

My estimate of the new housing units in Salida alone is over 1,500. Completion of the above already approved high density housing developments in Salida will more than “**accommodate appropriate development densities to support the housing goals of the city**”.

My husband and I always knew that this property would be developed. We are not opposing annexation with a subdivision. We are opposing this proposed plan which is not at all “**consistent and compatible**” with the surrounding neighborhoods of single-family custom homes.

I plead with you to withdraw your recommendation for approval.

Respectfully,

Denise Wentz

From: [Carolyn Kuchinsky](#)
To: [Carolyn Poissant](#)
Subject: 5H-LLC Development Concerns for 7/28/25 Planning Mtg
Date: Saturday, July 26, 2025 1:36:19 PM
Attachments: [C Kuchinsky Letter.pdf](#)

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

(Signed PDF letter attached)

To: Salida Planning Commission
c/o Ms. Carolyn Poissant, Senior Planner

Re: 5H LLC Development

I am writing to formally express my concerns regarding the proposed 5H LLC high-density development which is being considered for construction adjacent to my Cottonwood Greens neighborhood.

I, along with many others in Cottonwood and neighboring developments, have deliberately chosen to live here because of the peaceful environment it offers. We have invested both emotionally and financially in our homes, drawn by the quality of life this neighborhood provides, which is why I am deeply concerned about the negative impacts the proposed development could have on our way of life.

I believe a more balanced approach to development, one that takes into account the needs and concerns of existing residents, is essential to maintaining the livability of our neighborhood.

We attempted, to no avail, to work with the developer on specific, small recommended changes for a win-win solution. For example, A possible solution was to redesign the placement of the highest density apartment to the other side so access goes to the Main Road.

My key objections are based on the following points:

1. **Traffic Congestion:** The proposed development will increase

traffic flow through our small enclosed development street that is already seeing considerable wear and tear and is difficult to get the City of Salida's attention to fix issues.

2. Disruption During Construction: *** IF NOTHING ELSE GETS RESOLVED, LET'S MAKE SURE ACCESS THROUGH COTTONWOOD FOR CONSTRUCTION VEHICLES IS PROHIBITED *** Based on similar developments, the construction phase could last 5 years or more. The daily presence of construction vehicles and heavy machinery on our local street will significantly affect the quality of life for residents with increased noise, air pollution, and the potential destruction of our roads due to the constant movement of large vehicles leading to further deterioration.

3. Compatibility with Existing Zoning: The proposed development is out of scale with the existing character of the neighborhood. High-density construction could undermine the architectural and cultural identity of the area, leading to a stark contrast between the new development and the surrounding residential properties.

4. Lack of Community Consultation: There has been insufficient consultation with local residents regarding the scale and design of the project. A project of this magnitude should involve deeper community engagement, particularly given the potential long-term impact it will have on the neighborhood.

I urge the Planning Commission to reconsider approving this development as planned and hope that my objections will be taken into account as the planning process moves forward.

Yours sincerely,

Carolyn Kuchinsky
403 Cottonwood Circle
Salida, CO 81201
thirstyck @[gmail.com](mailto:thirstyck@gmail.com)
435-503-0551

5-H LLC APPLICATION TO CITY OF SALIDA

CONCERNS:

There is potential material environmental impact of the proposed project density, which would impact adjacent neighborhoods as follows:

- The increased traffic through low density neighborhoods that lack the infrastructure to serve such traffic has not been considered.
- There would be considerable light and noise pollution to adjacent neighborhoods associated with proposed surface parking lots serving proposed apartment units, along with auto headlights and noise serving the proposed development and the spine roads.
- There is considerable risk of damage, injury and trespass due to proposed adjacency to the golf course creating potential and unnecessary liability to the City, in which errant golf balls already cause frequent damage to adjacent properties.
- The proposed density is incompatible with the adjacent communities and will not strike a balance between the existing communities, ongoing environmental sustainability and quality of life overall.

This application grossly contradicts the online “mission statement” on the website of Harder Real Estate. To quote Harder’s bio: *“Walt worked on ranches as a young man and never lost the love for wide-open spaces, gurgling brooks, and grand views. Fueling that passion, he owns and operates Timber Creek Ranch – a 7,700-sq-ft ranch home on acreage that embodies all that is wonderful about Colorado.”*

In essence, this is a land development application in which density is maximized to the benefit of only the land developer for profit motive (and questionable long term “skin in the game”) but would not benefit any of the other existing property stakeholders, including the City. It does not need to be a cram-down approval process but instead has the potential to engender pride by all stakeholders through careful planning of a cohesive community that benefits all.

5-H LLC APPLICATION TO CITY OF SALIDA

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From: marchaserentals@gmail.com
To: [Carolyn Poissant](#)
Subject: Against 5H LLC
Date: Monday, July 28, 2025 7:52:00 AM

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

Carolyn,

Babes and I are against Harder and Diselin Developing the 15 acres south of Cottonwood Greens because of the following reasons:

Building over 96 units will cause a traffic concern.

In CWG we have several disabled folks , young families with youngsters and a lot of us are grandparents having young grandchildren. They love to play on the sides of the street. Having this amount of cars going through CWG could be detrimental.

Our property values will go down if they are allowed to build 96 or more units. The extra traffic will cause a reduction in our property values. Jeff Post a local realtor told me this.

Development is something we can't prevent but we can offer guidelines! My suggestion is have the zoning at R1 not R3 as they would like. The people that live here, built our homes, pay for what we need supporting the city is what you want to continue, supporting us.

Another suggestion is to have the developers incorporate their building as CWG 2 building beautiful custom homes as what is in CWG. This would be "the" most desirable place to live. And the city would have an added bonus being a supporter of this R1 density with CWG 2.

Please listen to what we want! We live here. Building Cracker Jack box houses with a selling price of 1M with most probably vacant isn't the ideal situation. On F St they have Cracker Jack box condo listed for 1M each! Who buys these? They are vacant, haven't sold. Folks here in Salida cannot afford to sell their current house and buy 1M Cracker Jack houses! It just isn't happening!

Please listen to what WE would like. Our elected officials are put into office by US.

Thank you

Sincerely,
Cherith and Babes Marchase

Sent from my iPhone

From: [Carolyn Poissant](#)
To: [Carolyn Poissant](#)
Subject: FW: 4H Development
Date: Monday, July 28, 2025 2:43:37 PM

From: Stephanie Friday <steph@xancreative.com>
Sent: Monday, July 28, 2025 12:37 PM
To: City of Salida Planning <planning@cityofsalida.com>
Subject: 4H Development

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

We own in the Crestone Mesa neighborhood, and are AGAINST the 4-H Development being considered at the meeting July 28, 2025. Thank you for your consideration.

Stephanie
144 Mesa View Lane
Salida, CO

Stephanie Friday

c 720.220.4150

www.xancreative.com

From: [Carolyn Poissant](#)
To: fbomer@salidaplanning.com; [Greg Follet](#); [Kenny Layton](#); gkriebel@salidaplanning.com; [Dan Bush](#); aderwingson@salidaplanning.com; [Brian Colby](#); [Salty Riggs](#); [Sara Walsh](#)
Subject: FW: Change.org petition re 5-H A&Z
Date: Monday, July 28, 2025 12:37:00 PM
Attachments: [image001.png](#)

FYI



Carolyn Poissant, MLA, MPA, AICP
Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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: Sue Sulley <suesulley@mac.com>
Sent: Monday, July 28, 2025 8:55 AM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>; City of Salida Planning <planning@cityofsalida.com>
Subject: Change.org petition

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

We've put out a petition on change.org to solicit signatures regarding the 5H development on the mesa. The link is <https://chng.it/swmWhDSMxV>. And there are over 105 signatures of support.

Can you access our petition and signatures? I put these addresses on the page so you should either get notices or can access them.

Please update me before the meeting planned for this evening.

Thank you,
Sue Sulley
304 C Cottonwood Cir
209/345-3910
suesulley@mac.com

From: [Tommy Sherwood](#)
To: [Carolyn Poissant](#)
Subject: Fw: Opposing 5H throughway
Date: Monday, July 28, 2025 10:24:19 AM



Tommy Sherwood
*Planning tech,
Community Development Department*

tommy.sherwood@cityofsalida.com
P: 719-530-2638
448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

From: LESLIE JORGENSEN <lesliejf@icloud.com>
Sent: Monday, July 28, 2025 9:55 AM
To: City of Salida Planning <planning@cityofsalida.com>
Subject: Opposing 5H throughway

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

Hello

As a member of the Crestone Mesa Community and the Salida community, I'm concerned about the construction of a high-density subdivision next to Crestone Mesa. I'm very much opposed to making a through-way road that takes so much traffic through our small, one road community. I humbly request a traffic study be done before approving this project to ensure that it doesn't negatively impact the communities around it.

While I do support finding ways to build more affordable and accessible housing in Salida, we want to do all we can to maintain the character and slower-pace of Salida. Please, let's plan carefully and not lose that in the process.

Leslie

Leslie Jorgensen
107 Crestone Mesa Dr, Salida, CO
(303) 931-5530
www.lesliejorgensen.com

From: [Tommy Sherwood](#)
To: [Carolyn Poissant](#)
Subject: Fw: Please reject 5-H LLC rezoning recommendation as currently proposed
Date: Monday, July 28, 2025 10:24:14 AM

I'm forwarding on to you the emails I'm getting that you are not also copied on



Tommy Sherwood
*Planning tech,
Community Development Department*
tommy.sherwood@cityofsalida.com
P: 719-530-2638
448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

From: Julia Kintsch <jkintsch@gmail.com>
Sent: Monday, July 28, 2025 10:11 AM
To: City of Salida Planning <planning@cityofsalida.com>
Subject: Please reject 5-H LLC rezoning recommendation as currently proposed

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

Dear Planning Commissioners,

I respectfully submit my opposition to the 5-H LLC annexation, rezoning and road connections as currently recommended and request that the Planning Commission redirect staff and the developer to fully address compatibility issues and neighborhood concerns regarding density and traffic.

The proposed high-density development is neither consistent nor compatible with the adjacent land uses and development. Nor is this level of density needed to meet the City or County's projected housing needs. In addition, traffic routing through existing R-2 neighborhoods poses significant safety and quality of life concerns.

I and my neighbors would be grateful for the opportunity to engage in dialogue with City Planning staff to register our concerns and ideas for a more compatible development proposal that is respectful of the existing neighborhoods and the soul of the City about which we all care.

Kind regards,
Julia Kintsch
108 Crestone Mesa Dr., Salida CO 81201

From: [Shirley Pekala](#)
To: [Carolyn Poissant](#)
Subject: Opposition to 5H-LLC proposed development
Date: Monday, July 28, 2025 2:56:24 PM

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

My husband and I own one of the condominiums in the back of Cottonwood Green that backs up to the the golf course and undeveloped area. We object to the Cortona Courts Condominiums being referred to as apartments and to them being used as an example of R-3 high density housing adjacent to the proposed 5H-LLC development. These units are individually owned and currently there are 16 people total living in the 9 condominiums. They are also of high property value with the average tax assessment by the city of Salida in 2023 to be \$699,407. Using these residences to justify building 8 apartment buildings in the proposed development is not a logical or appropriate comparison.

We are also concerned about the increase in traffic through the Cottonwood Green neighborhood with the primary spine road being Cottonwood Circle. Adding 96 dwellings with even just one car per dwelling plus having a cut through from CR 140 to CR 160 will negatively impact the safety of drivers, cyclists and pedestrians. We would like to request the city do a Traffic Impact Study (TIS) to include existing and future traffic on surrounding roadways so that the TIS can be included in the consideration of this development.

Chaffee County requires a Traffic Impact Study Level Three Assessment if any of the following exist:

The TIS is an in-depth analysis of the traffic impacts of a proposed development, including an identification of all measures required or recommended to maintain an acceptable level of service on a public road or right-of-way.

The County may require a TIS if any of the following conditions are identified as part of the proposed development:

- a. The proposed development includes a rezoning;
- b. The County determines that the impact of the proposed development may require a change to the classification of an impacted road;
- c. The proposed development results in a net ADT increase of at least 20 percent on an arterial, major collector, or minor collector road;
- d. The County determines that the impact of the proposed development may require functional changes to intersection control; or
- e. The results of the TA identify that further evaluation is required.

We know that the City of Salida does not require a Traffic Impact Study. However whether the 5H-LLC property is governed by Chaffee County or the City of Salida the traffic patterns will be the same and the proposed development does include rezoning. Hence the request that a TIS be done is not unreasonable.

The 5H-LLC development only has 7 single family homes that are similar to the homes in the 5 surrounding neighborhoods. The present concept of the development presents a huge variety of housing units including compact single family homes, duplexes, townhouses and walk up apartments that are inconsistent with surrounding neighborhoods. It is the mix of housing types and high density of this proposed development that we are objecting to. A plan more in line with what already exists in Cottonwood Green, Crestone Mesa, Cochetopa Estates, Mesa Village and Mesa Court would be more appropriate and most likely would not have as much negative feedback as the current plan is getting.

Thank you for your consideration in this matter.

Phil & Shirley Pekala
306 C Cottonwood Circle

From: [Tina Fang](#)
To: [Carolyn Poissant](#)
Subject: Please limit 5H
Date: Saturday, July 26, 2025 12:26:01 PM

You don't often get email from fangergirl71@gmail.com. [Learn why this is important](#)

Dear P&Z,

I am writing to ask you to please limit the density of the proposed 5H development. It is going to have an impact on our town no matter how it shakes out but please consider:

- * less units/density
- * requiring more inclusive housing if approved
- * simultaneously adding and improving bike lanes on 140, Poncha, 160, and include safety curbs/bumpers or orange pylons of some sort - bikers need to be protected with all the additional cars in this area.
- * require more open space/green space
- * limiting the amount of through streets through neighborhoods like Crestone Mesa and Cottonwood Green. They were not designed with this amount of through traffic in mind. Route the traffic to larger, main roads that already have a lot of traffic

More density at the expense of this special town's character will not fix the housing crisis. We need strategic, sustainable & smart growth.

Please, please slow down and consider these possibilities & consequences. Please.

Tina Fang
Salida Resident

From: [Kimberly Anderson](#)
To: [Carolyn Poissant](#)
Subject: Please limit density & add more inclusionary housing for 5H
Date: Saturday, July 26, 2025 12:51:14 PM

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

Dear Planning & Zoning,

I urge you to require R-2 zoning for the proposed 5-H development, not R-3.

R-2 zoning strikes a balance. It allows for modest, incremental growth through single-family homes, duplexes, and ADUs, which is in keeping with the current character of the surrounding neighborhoods.

R-3 zoning brings significant risks:

- It will dramatically change the character of existing neighborhoods.
- It will increase traffic and parking congestion on streets that were never designed for this type of high-density development.
- And it will put pressure on water, sewer, and stormwater systems that may already be at or near capacity.

R-3 zoning opens the door to **high-density multi-family construction “by right,”** meaning large developments can go in with little public input — regardless of whether they serve our community’s actual needs.

Affordable housing does not require R-3 zoning. In fact, many communities are finding that encouraging small-scale, owner-occupied housing — like duplexes and ADUs — creates affordability without sacrificing livability.

And why don’t we raise our **inclusionary housing minimums**?

Currently, Salida requires only **12.5% to 16.7%** of new housing developments to be deed-restricted for affordability. But:

- Over **40% of renters** in Chaffee County are cost-burdened.
- The **AMI is rising faster than wages**, meaning housing marked as “affordable” may still be out of reach for local workers.
- Other towns — like **Basalt, Crested Butte, and Telluride** — require 20%–25% and are exploring even higher thresholds.

We have a responsibility to grow intentionally, not reactively.

Thank you,

Kim Anderson
Salida resident

From: [Lizzie Farnsworth](#)
To: [Carolyn Poissant](#)
Subject: Please listen/No High Density Development
Date: Monday, July 28, 2025 12:33:11 PM

You don't often get email from lizziefarnsworth2@gmail.com. [Learn why this is important](#)

Hello,

My name is Elizabeth Farnsworth and I live in the Cottonwood Green neighborhood in Salida, I own a small business on F street and my husband Corey Farnsworth is a builder here in Salida. I am writing to you to please vote no on the high density development proposed by Walt Harder. This is not the space for high density buildings. My family and I are very concerned about the impact this proposed development will have on our neighborhoods.

If you vote yes to the proposed high density building 5H LLC will destroy the Mesa neighborhoods, bringing disruption of community character and aesthetics. Salida is losing its charm with all of the high density buildings happening within town limits. I understand the notion of growing and changing with the times, however this is an opportunity to say no more high density buildings and start bringing back medium density neighbors to Salida.

I believe this project will create great safety concerns with traffic, reduce property values, and reduce desirability to live here in Salida. The Cottonwood neighborhood was not designed to take on 200 vehicles a day. This project is simply irresponsible and it seems it's all about how to make the most amount of money. Please vote no to annex this property to high density. This is a big moment for Salida, and I hope you can preserve the natural beauty of this town.

Thank you for your time,
Elizabeth Farnsworth

From: [Tim Donnelly](#)
To: [Carolyn Poissant](#)
Subject: Proposed 5H annexation, R3 Density request & future development plan
Date: Monday, July 28, 2025 3:13:28 PM

- 1) Salida is a small mountain town, so why do we need so much R3 high density construction? If residents wanted this much density, they would move to the front range or the I-70 corridor. Wouldn't a mixture of R2 and R3 density provide a better variety of homes and neighborhoods for the community?
- 2) The R3 high density development request will provide some less expensive housing because these smaller lots will cost less. However, none of these homes will actually be affordable housing with an estimated minimum cost of \$500,000. How many jobs in this City & surrounding community provide the income to support these home purchases and mortgages?
- 3) From the outside looking in, it really appears that the City of Salida is really pushing for more R3 high density developments instead of providing a variety of developments to suit all different needs. The H5 developer would have only purchased the land if he knew that the city was supportive of this development. Both an R2 and R3 development would be profitable for the developer, so why haven't we seen any potential R2 development plans for 5H. If the R3 density is approved, then there will be no real hurdles in preventing the 5H development with its R3 high density plan.
- 4) The proposed connector street running from HWY 140 to HWY 160 will create a significant amount of traffic and unsafe living conditions for 5H, Cottonwood Green and Crestone Mesa. How much traffic will be running through these residential neighborhoods with 5H's proposed 96 units with 2 cars per unit and additional new consumer & commercial traffic cutting through these areas?

Thank you
Tim Donnelly
Cottonwood Green HOA

From: [Carol Pilgrim](#)
To: [Carolyn Poissant](#)
Subject: Proposed 5H Development
Date: Saturday, July 26, 2025 3:52:17 PM

You don't often get email from cpilgrim5280@gmail.com. [Learn why this is important](#)

Dear Ms. Poissant. I am writing to express my concerns about the 5H Development that will be adjacent to our neighborhood, Cottonwood Green. Though when we built our house in 2012 we were aware of the land to the south of us and the possibility of it being developed, we had no idea that the City of Salida would approve such a high density development. As the property is surrounded by single family homes it only made sense that any development would be similar to its surrounding neighborhoods. Allowing the density and amount of traffic to and from this 5H neighborhood would impact the surrounding houses, roads and safety of children. This plan should have been presented to the adjacent neighbors long before this proposed plan went into motion. We should have had our input considered by the City of Salida.

Please reconsider this proposed plan and look at other options such as all single family homes on bigger lots similar to all of the surrounding neighborhoods. Construction of this magnitude that is presently proposed would be extremely disruptive to all sides. People who live on the border of the new development have had quiet enjoyment of their homes for decades. They will experience Private Nuisance for years and years to come if this project is allowed. If they try to sell their homes they will realize a significant loss in value due to the light, noise and activity of the buildings next to them and also the heavy amount of traffic on their streets.

Traffic through all adjacent neighborhoods will be greatly increased beginning with all of the construction vehicles coming and going. Children will not be able to play in front of their homes or ride their bikes on their once quiet streets. Huge, heavy trucks will be coming and going all hours of the day and the street pavements will be torn up for years. Once development is complete, hundreds of cars will be driving through all of our neighborhoods making it unsafe for children to be active in front of their own homes.

The solution, as we all know, is to scale back the density of this proposed development. Build single family homes similar to its adjacencies. Don't allow apartments next to once quiet homes and a picturesque city golf course. Please, please consider all of the Salida families who will be adversely affected by this proposed development. Think of all of the long time residents and the families with children. Please adjust this plan to single family homes on normal size lots. Thank you for reading my letter.

Sincerely,
Caroline Pilgrim
308 Cottonwood Circle, 303-437-4253

From: [Mike Luchetta](#)
To: [Carolyn Poissant](#)
Subject: proposed -5H-LLC Development
Date: Monday, July 28, 2025 11:48:26 AM

You don't often get email from mike@mllpc.net. [Learn why this is important](#)

Ms. Poissant,

I am writing to you to express my grave concerns about the 5H-LLC development. I plan to attend the July 28, 2025, meeting of the planning Commission, but I understand it is worthwhile to express these concerns directly to you in advance of that meeting.

The primary concern I have is with the density of the proposed development. The number of proposed units (96) would severely and adversely impact the amount of traffic on the neighborhood streets which would lead to the new development, changing the character of the neighborhoods and adversely impacting lifestyle, as well as negatively impacting the home values. I am also very concerned the streets are not nearly wide enough to absorb the increase in traffic.. I also strongly believe the traffic of such a high-density development will adversely impact the associated safety and lifestyle of the surrounding neighborhoods. Such a high-density development, access to which will undoubtedly go through the Cottonwood Green neighborhood, as well as other existing neighborhoods, , will negatively impact home values . I am even aware of one home having already that lost a sale opportunity due to this pending development.

The proposed Development will not only impact lifestyle and home values in the Cottonwood Green neighborhood, but I also question how much it cost the City of Salida for the associated infrastructure. While the City may charge tap fees to recover some, or even all, of the cost of the water and sewage, there is already a problem with low water pressure in the neighborhood. . Unless the City is able and willing to increase the water pressure – which may include further tapping into to alternate water sources - the impact will potentially be disastrous for the homes in the Cottonwood Green neighborhood, as well as other neighborhoods surrounding the proposed development.

I am also concerned that the roads though the surrounding neighborhoods 9especially Cottonwood Green) are not designed to withstand the heavy equipment and construction traffic.

There simply is no good reason to have a high-density development created in an area which will destroy the existing neighborhoods. The claim that the high-density

development will create more “affordable” housing is simply not true, as we have seen time and time again throughout Salida. The new homes will not be affordable, but the development will certainly reduce the value of the existing neighborhoods.

As somebody who was born and raised in Salida, I am distressed by what is happening to our town, in the guise of creating affordable housing. Again, I have no doubt the new development will not create anything resembling affordable housing. Worse, the proliferation of the high-density housing units going up all over town are destroying the charm that makes Salida such a wonderful place to live, and its being as a destination. The high-density developments are causing Salida to become another Breckendridge – and that is not at all a good thing.

Sincerely,

Michael L., Luchetta
216 A. Cottonwood Circle,
Salida, CO 81201
719-459-0657

From: [kathi Belyea](#)
To: [Carolyn Poissant](#)
Subject: Proposed Zoning of 5H LLC Project
Date: Monday, July 28, 2025 7:46:48 AM

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

We have a home here in Crestone Mesa. We are vehemently opposed to the proposed R3 zoning. We understand that development happens, but this high density zoning is counter to the surrounding communities existing R2 character. It is our understanding that the proposed revised land use code changes all of the existing neighborhoods to R2. Allowing R3 would go against the new land use plan, and has NO regard for the citizens that live and invested in those communities.

The recent surge of high-density developments, exemplified by the proposed 5H LLC project, poses a threat to Salida as we know it.

These rapid developments are not just altering our town's landscape, but they're causing significant disruptions in our daily lives. Traffic congestion has visibly worsened, making our streets less safe and more stressful for both pedestrians and drivers. The scarcity of parking spaces during peak hours is particularly frustrating, leaving residents and business owners struggling to find spots near their homes or places of work.

More concerning is the undeniable strain these developments are placing on our infrastructure. Our water, sewer, and electricity systems are already operating at capacity. The added pressure from high-density projects could lead to system failures, affecting water quality and availability, sewage overflow, and power outages.

In Salida, community spirit and quality of life are cornerstones of our collective identity. Allowing high-density developments threatens not only our infrastructure but also the tight-knit community fabric that makes Salida a wonderful place to live.

While growth and development are often inevitable, they must be balanced with preservation and sustainability. We are not opposed to development but we need to resist this kind of density, lack of respect for impact on our community, roads, services and all the other things we hold dear here. We urge local government planners and officials to reconsider high-density projects and explore lower-impact alternatives that align with Salida's character. Implementing comprehensive urban planning strategies and public consultative processes can ensure that the voice of Salida's residents is heard and respected.

From: [Clark Belyea](#)
To: [Carolyn Poissant](#)
Subject: Proposed Zoning request for 5H LLC development
Date: Monday, July 28, 2025 9:03:08 AM

As an established homeowner and taxpayer in a subdivision directly impacted by the proposed 5H LLC project, I am vehemently opposed to the requested R3 zoning, especially without any public input, particularly from those directly impacted by this request.

It is our understanding that the supply situation is overwhelming with currently a 9.5 month supply of condo's, townhomes & duplexes on the market, and a flood of new construction on existing and new subdivisions coming:

ON THE EAST SIDE:

- Two Rivers North and South separate neighborhoods. Still building in both neighborhoods.
- South Ark - owned by the city of Salida. They are hopeful to build 100's of units here off of CR 105 east -River Ridge (near Two Rivers North)
- Confluence (near Two Rivers South) Walt has built many apartments over there as well along Hwy 50 where apartments and high density housing belong.
- Cleora - Jeff Post is involved with partners on this 60+ approved development near the old Sale Barn to the east
- Flour Mill- The one Rob and Sarah Gartzman were approved to build. At least 14 units, maybe more
- Granzella's - Rusty's divided his large parcels into 4 for multiple projects 2 were just approved as new subdivisions. (Off Oak to Scott Street and the Arkansas River)
- The Dreamers and Do'ers will be multiple new duplexes on a large lot next to the new fire station on Oak St.
- Salida Crossings- off of Hwy 50. Huge!!!! Apartments and condos?
- The Mehos' old scraped off land on the corner on First St and D. City Owned - City project.

WEST SIDE:

- Janes Place off 3rd and 291
- 3rd St to Mesa Lane: Right off of Hwy 291, Donnie Case proposing to add 40 lots on his property
- Mesa Ridge - supposedly capped at 17?

PONCHA SPRINGS:

- More Tailwinds off of Hwy 50 by Brent Townsend
- Poncha Meadows: Multiple more phases being planned

These developments are and will continue to place a strain on our water, sewer, and electricity systems. The city of Salida has already attempted to deny sewage service to Poncha Springs, indicating that the system is already at capacity. There is also an

obvious strain on the supply at our grocery stores, making obtaining food for our families a challenge at best.

We urge you to delay your recommendation and reevaluate this zoning request in partnership with the community you serve. We all have chosen to live here for the beauty, the peacefulness and quality of life, including you. Don't destroy the charm and character of Salida!

Clark Belyea

From: [Carolyn Poissant](#)
To: bjoseph073@gmail.com
Bcc: [David Lady](#); [Bill Almquist](#); [Kathy Rohrich](#)
Subject: RE: 5H LLC annexation and proposed development
Date: Monday, July 28, 2025 9:26:00 AM
Attachments: [image001.png](#)

Hello Mr. Joseph,

The current proposal is for annexation and zoning only. We do not yet have a formal application for the subdivision and as such, cannot comment on any specifics. An all-agency, all-department review will take place when a complete subdivision application is received.



Carolyn Poissant, MLA, MPA, AICP
Senior Planner
Community Development Department
Carolyn.poissant@cityofsalida.com
Phone: 719-530-2628

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: Salida, CO <noreply@civicplus.com>
Sent: Saturday, July 26, 2025 12:43 PM
To: Carolyn Poissant <Carolyn.Poissant@cityofsalida.com>
Subject: 5H LLC annexation and proposed development

Name: Robert B Joseph
Email: bjoseph073@gmail.com

Message: Hello Ms. Poissant, I sent the following inquiry to Mr. Lady last week and have not yet received a response (see below). I hope you or Mr. Lady might be able to provide this information prior to the Public Hearing scheduled for Monday July 28th. In short I would like to know if the proposed development may result in any degradation of the existing fire flow capacity or the existing daily use capacity of the city water system in our Cottonwood Green neighborhood. thank you Bob Joseph 404 Cottonwood Circle 970-231-4242 Hello Mr. Lady, I am a resident of Cottonwood Greens gathering some background information regarding the 5H LLC annexation proposal adjacent to our neighborhood. Specifically, I am interested in information regarding the adequacy of the existing and proposed water infrastructure to provide for expanded daily use and fire protection. Do existing adjacent neighborhoods currently have adequate fireflow capacity as defined by the ISO and NFPA? Will the proposed new development have

adequate fire flow capacity at build out as defined by the ISO and NFPA? I look forward to hearing from you. Thanks, Bob Joseph 404 Cottonwood Circle 970-231-4242

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From: jcrml7@aol.com
To: [Carolyn Poissant](#)
Subject: Stop the 5-H LLC annexation and zoning plan
Date: Friday, July 25, 2025 3:27:29 PM

Hello!

My name is Celia Wool, and my husband, Dr. Ken Wool, and I live at 252 Mesa Court in Mesa Village. Our neighborhood is at Salida's western edge and is under threat from a proposed annexation and zoning change requested by 5-HLLC. The proposed site is an infill site, accessible only via a county road. It lacks appropriate infrastructure, and is nestled in a quiet, rural-feeling enclave that is at odds with this kind of density.

Allowing multi-story duplexes and apartments here would fundamentally alter the character we've spent years cultivating: an enclave of custom built single family homes, yards, views, and quiet streets - not a dense multifamily complex. Beyond the aesthetic shift, view loss and invasion of privacy that comes with these tall duplexes peering into single family backyards, this proposal WILL depress property values and expose our families to years of disruptive construction - all to satisfy developer ambitions, not community need.

Moreover, significant inventory is coming up - with multiple subdivisions and annexations underway AND existing inventory to support over 6 MONTHS. Why push high-density units into an area at the expense of established residents? Salida deserves thoughtful, place-based growth, not cookie-cutter sprawl (of ugly boxes with no style, no sense of place, and no accountability), in an enclave. This proposed annexation sacrifices the existing community for speculative growth. It is inappropriate, unnecessary, and harmful to residents who already call this neighborhood home. City Council should reject it outright.

I urge the City Council and to oppose this ill-conceived annexation. Let's preserve what makes Salida special - its character, community, and, one can hope, thoughtful planning.

Respectfully,
Celia Wool

From: [Tommy Sherwood](#)
To: [Carolyn Poissant](#)
Subject: Fw: 5-H LLC Annexation/Zoning
Date: Monday, July 28, 2025 4:24:44 PM



Tommy Sherwood
*Planning tech,
Community Development Department*

tommy.sherwood@cityofsalida.com
P: 719-530-2638
448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

From: Rob Webber <Rob.Webber@cityofsalida.com>
Sent: Monday, July 28, 2025 4:17 PM
To: City of Salida Planning <planning@cityofsalida.com>
Cc: ROBERT JULIE <rjwebber123659@msn.com>
Subject: 5-H LLC Annexation/Zoning

To Whom It May Concern:

My name is Rob Webber. I own a home located at 208 Mesa Court in Salida and the adjacent vacant lot at 204 Mesa Court.

My comment regarding the 5-H LLC annexation and zoning application is I believe that the most appropriate zoning classification for this area should be R-2, not R-3.

My rationale for this statement is as follows: The draft zoning map displayed on the City of Salida website shows Mesa Court is proposed to be re-zoned R-2 from R-3, as this more accurately reflects the as-built condition and character of the neighborhood. The surrounding areas are also proposed to be zoned R-2 which includes Crestone Mesa, Cochetopa Estates, Cottonwood Green, and Mesa Court. Further, the most recent recommendation of the Planning Commission to City Council with regard to the Mesa Ridge subdivision is a R-2 zoning (with a limit on the total number of residential units).

As the owner the last buildable vacant lot on Mesa Court, I do completely support the revision of the zoning in this portion of the Mesa Village subdivision as this will most certainly preserve the character and charm of our beautiful neighborhood.

Regards,

Rob Webber

303-888-6137

From: [Tim Donnelly](#)
To: [Carolyn Poissant](#)
Subject: Proposed 5H annexation, R3 Density request & future development plan
Date: Monday, July 28, 2025 3:13:28 PM

- 1) Salida is a small mountain town, so why do we need so much R3 high density construction? If residents wanted this much density, they would move to the front range or the I-70 corridor. Wouldn't a mixture of R2 and R3 density provide a better variety of homes and neighborhoods for the community?
- 2) The R3 high density development request will provide some less expensive housing because these smaller lots will cost less. However, none of these homes will actually be affordable housing with an estimated minimum cost of \$500,000. How many jobs in this City & surrounding community provide the income to support these home purchases and mortgages?
- 3) From the outside looking in, it really appears that the City of Salida is really pushing for more R3 high density developments instead of providing a variety of developments to suit all different needs. The H5 developer would have only purchased the land if he knew that the city was supportive of this development. Both an R2 and R3 development would be profitable for the developer, so why haven't we seen any potential R2 development plans for 5H. If the R3 density is approved, then there will be no real hurdles in preventing the 5H development with its R3 high density plan.
- 4) The proposed connector street running from HWY 140 to HWY 160 will create a significant amount of traffic and unsafe living conditions for 5H, Cottonwood Green and Crestone Mesa. How much traffic will be running through these residential neighborhoods with 5H's proposed 96 units with 2 cars per unit and additional new consumer & commercial traffic cutting through these areas?

Thank you
Tim Donnelly
Cottonwood Green HOA

From: [adrian reif](#)
To: [City of Salida Planning](#); [Carolyn Poissant](#)
Cc: [erin@timberlinelaw.com](#); [dulaney.ryan@gmail.com](#); [tfdonnelly78@gmail.com](#)
Subject: Public Comment re: 4H Development, 7/28/2025 Planning Commission Meeting
Date: Monday, July 28, 2025 3:23:09 PM

Dear Planning Commissioners,

I am writing to express my strong opposition to the staff's recommendation to approve the annexation and R-3 zoning of the 5-H LLC parcel adjacent to Crestone Mesa.

As a nearby resident, I am deeply concerned with the lack of public engagement, procedural transparency, and the potential negative impacts this development poses to our neighborhood and the broader Salida community.

1. Public Engagement Has Been Inadequate and Dismissive

It is deeply troubling that City staff has provided a recommendation on this annexation and zoning proposal **without meaningfully engaging the public** prior to the publication of the staff report.

- City staff have **declined to meet with residents** despite multiple good-faith requests.
- We were informed by staff that no further input would be accepted after the publication of the packet, effectively **cutting off residents from meaningful dialogue**.
- The developer held only one public meeting — with **limited notice and no genuine attempt to listen or adapt plans** based on resident concerns.
- Key decisions, such as the proposed road connection into Crestone Mesa, appear to have been made **without public discussion or disclosure**, and no alternatives were presented or considered.

This lack of transparency and public responsiveness undermines the spirit of Colorado's **Open Meetings Law** and raises serious concerns about compliance. Is it necessary to file a **Colorado Open Records Act (CORA) request** to better understand staff communications and internal decision-making related to the annexation and road access?

2. No Traffic Impact Study Has Been Completed

Despite the plan introducing **up to 192 additional vehicles** into a quiet, single-access neighborhood (Crestone Mesa), **no Traffic Impact Study (TIS) has been completed or shared** with the public.

- Crestone Mesa Dr. is a residential road designed for low volumes, and the addition of this development would **significantly alter traffic patterns, pedestrian safety, and emergency access**.
- Proceeding with annexation and zoning **without a TIS is irresponsible** and fails to meet the minimum standard of informed decision-making.

We respectfully request that no further approvals be granted until a comprehensive TIS is completed and shared with residents and commissioners.

3. R-3 Zoning is Incompatible with Adjacent Neighborhoods

The proposed R-3 High Density Residential zoning **is inconsistent with the existing zoning and character** of surrounding neighborhoods (Crestone Mesa, Cottonwood Green), which are primarily R-1 and R-2.

- Allowing R-3 zoning here would disrupt the intended planning continuity, increase density beyond what this infrastructure supports, and create a precedent for similar up-zoning without thoughtful integration.
- The Comprehensive Plan allows for discretion, and a more appropriate designation (e.g., R-2 or a context-sensitive Planned Development) would better respect neighborhood integrity and Salida's small-town values.

Conclusion

We are dismayed by the lack of professionalism and small-town accountability demonstrated thus far in this process. The voices of concerned citizens have not been heard. We urge the Planning Commission to **pause this annexation and zoning approval** and request:

- A completed and publicly reviewed Traffic Impact Study;
- Reconsideration of R-3 zoning in favor of lower-density alternatives;
- Transparent review of how public input and staff recommendations were handled.

Adrian Reif

104 N Mesa Park Ln

Salida, CO 81201