



Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201
June 23, 2025 at 6:00 PM

Minutes – Approved 7.28.2025

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: Follet, Bomer, Kriebel, Colby, Bush, Derwingson, Walsh (alt) Riggs

(alt), Layton – recused; applicant for hearing item

Amendment(s) to Agenda – none

1. Approval of the Minutes

A correction to the Minutes of June 10, 2025 was provided by Commissioner Colby regarding the voting on Item No. 5 of the agenda concerning the Recommendation on Proposed Granzella- City of Salida Zoning. It was noted and confirmed that the vote was 5-2. As such, the Minutes of June 10, 2025 have been corrected to state: Motion by Bomer, Second by Bush, Approved 5-2.

Motion by Colby, Second by Bomer to amend the Minutes of June 10, 2025 as stated above.

MOITON APPROVED 6-0

Motion by Bomer, second by Colby to approve the Minutes of June 10, 2025 as amended.

MOTION APPROVED 6-0

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 Mesa Ridge Annexation

Staff report presented by: Associate Planner Kristen Hodges

Applicant Presentation by: Kenny Layton and Donna Rhodes of SPOT

Public Comment:

- 1) Paul Jensen (deferred until subdivision item)
- 2) Wendy Rombold (deferred until subdivision item)
- 3) Larita Groover of 7285 CR 160 (Crestone Avenue)
- 4) Mary Anne Hauser of 7455 CR 160
- 5) Jane Elmore of 302 W. Park Avenue
- 6) Carol Kerr of 102 Cottonwood Circle
- 7) Anthony Aguero of 412 Cottonwood Circle
- 8) Matthew Cefalu of 414 Cottonwood Circle
- 9) Dawnella Rust of 132 Mesa View Lane

Motion by Bomer, Second by Colby to recommend City Council approve the proposed Mesa Ridge Annexation as it meets the Findings of Fact for annexation subject to staff recommended conditions, minus Condition # 4 regarding the conceptual development of the open space and trail and adding a condition to limit the total number of residential dwelling units to 17 maximum (including both principal and ADU).

MOTION APPROVED 4-2

4. Recommendation on Proposed 7305 CR-160 Zoning (Mesa Ridge Annexation)

Staff report presented by: Associate Planner Kristen Hodges

Applicant Presentation by: Kenny Layton

Public Comment:

- 1) Wendy Rombold of 104 Cottonwood Circle
- 2) Larita Groover of 7285 CR 160 (Crestone Avenue)
- 3) Dewey Groover of 7285 CR 160 (Crestone Avenue)
- 4) Mary Anne Hauser of 7455 CR 160
- 5) Jane Elmore (deferred)
- 6) Carol Kerr of (deferred)
- 7) Anthony Aguero (deferred)
- 8) Matthew Cefalu of 414 Cottonwood Circle
- 9) Dawnella Rust (deferred)
- 10) Charriff Marquesy (HOA Board - no address given)
- 11) Rip Pilgrim of 308 Cottonwood Circle
- 12) Bill Hussey (engineer for the applicant)
- 13) Pete Poorman 203 Cottonwood Circle
- 14) Christina Frazier (no address given)

Motion by Bush, second by Derwingson to recommend City Council approve the proposed zoning of the 7305 CR-160 (Mesa Ridge) Annexation site to R-2 Medium-Density Residential Zone District, as the requests meet the applicable review standards.

MOTION APPROVED 5-1

5. Major Impact Review for the Mesa Ridge Major Subdivision

Staff report presented by: Associate Planner Kristen Hodges

Applicant Presentation by: Kenny Layton and Bill Hussey (engineer)

Public Comment:

- 1) Paul Jensen of 309 Cottonwood Circle
- 2) Larita Groover of 7285 CR 160 (Crestone Avenue)
- 3) Dewey Groover of 7285 CR 160 (Crestone Avenue)
- 4) Mary Anne Hauser of 7455 CR 160
- 5) Michelle Aguero of 412 Cottonwood Circle
- 6) Jane Elmore of 302 W. Park Avenue
- 7) Carol Kerr of 102 Cottonwood Circle
- 8) Anthony Aguero of 412 Cottonwood Circle
- 9) Matthew Cefalu of 414 Cottonwood Circle
- 10) Dawnella Rust of 132 Mesa View Lane

Motion by Bomer, second by Colby to recommend City Council approve the proposed subdivision of the Mesa Ridge property as proposed as it meets the intent of the applicable review standards for a subdivision, subject to the conditions recommended by staff, with the exception of Condition # 3 regarding the path easement and Condition # 4 regarding the agreement with HRRMC for the trail (striking #3 and #4 completely), and adding a condition that the developer will pay the fee-in-lieu for parks and open space per code; and there will be a limit of a maximum of 17 total residential dwelling units (including ADUs).

MOTION APPROVED 4-2

Updates

Director Bill Almquist provided information on the Land Use Code meeting.

Unfinished Business – none

Commissioner Comments - none

Adjourn – 9:57 PM

Motion to adjourn by Bomer, second by Bush, **MOTION APPROVED 7-0**

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.**