



Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201

June 10, 2025 at 6:00 PM

Meeting Minutes

APPROVED 6.23.25

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, Derwingson, Bush, Layton4

Amendment(s) to Agenda

Approval of the Minutes

1. A correction to the Minutes of March 24, 2025 was provided by Commissioner Bomer regarding the voting on Item No. 3 of the agenda concerning the Limited Impact Review approval for a Drive-In Food or Beverage Facility use at 1002 E HWY 50, Salida, CO 81201. It was noted and confirmed that Commissioner Layton voted “no.” As such, the Minutes of March 24, 2025 have been corrected to state: Motion Approved 6-1 with Commissioner Layton voting “no.”

Motion by Bomer, Second by Kriebel to amend the Minutes of March 24, 2025 as stated above.

MOITON APPROVED 7-0

Motion by Bomer, second by Bush to approve the Minutes of March 24, 2025 as amended.

MOTION APPROVED 7-0

Unscheduled Citizens - none

New Business - Action Items

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

2. Natural Medicine Ordinance

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.

It was pointed out by the City's legal consultant that the ordinance included in the packet was an earlier version and was incorrect. The necessary amendments to the draft ordinance were provided by the City's legal consultant to reflect Commissioner requests.

Motion by Bomer, second by Colby to amend the draft Ordinance regarding Natural Medicine contained in today's packet by removing the last sentence in Part 7 – Lighting of Natural Medicine Businesses, and changing Table 16-D Schedule of Uses for Natural Medicine Healing Centers and Natural Medicine Businesses other than Healing Centers from a Permitted Use to Administrative Review in the respective columns.

MOTION APPROVED 7-0

Motion by Bomer, second by Colby to recommend City Council approve the amended proposed text of the attached draft Ordinance of the City of Salida Amending Chapter 16 of the City's Municipal Code By Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses, plus the amendment to Section 7 regarding Lighting, which was part of the draft amendment.

MOTION APPROVED 7-0

3. Major Impact Review for the Proposed Salida Quality Farms, LLC / Meadowlark Drive Major Subdivision

Motion by Bomer, second by Colby to recommend City Council approve the Salida Quality Farms, LLC / Meadowlark Drive Subdivision as it meets the intent of the applicable review standards for a subdivision, subject to the following conditions as amended by the Commission (**Note: items in bold provided by Commission members as requested to be subject to City Attorney review; items in *italics and bold* inserted by staff to reflect the requirements of the annexation agreement as discussed in the meeting**):

- (1)** The proposed subdivision includes a public park dedication of a minimum of 4 acres, as required by the annexation agreement. The first phase of development of the 4-acre park shall be required to be completed prior to the issuance of a certificate of occupancy for any structure within the subdivision **other than those developed by Places to Age.**
- (2)** The first phase of public park improvements shall include the entire 4 acres and shall consist of at a minimum: grading; irrigation; turfgrass; park signage; 8-ft wide concrete shared-use paths along the perimeter of the park and street trees at the required intervals; a path connection to the park in Angelview Neighborhood Subdivision extending across the entire park in the proposed subdivision to CR 120 (Poncha Boulevard); and 2 park benches with 2 shade trees near each bench along the path. **Any developer within the subdivision other than Places to Age shall be required to comply with this requirement.**
- (3) Places to Age shall be exempt from park development expenses as the 4-acre park dedication fulfills the park dedication requirement.**
- (4)** Future phases of park improvements shall be identified by the Director of Parks and Recreation to be consistent with the city's park development standards.

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- (5) Construction documents for the first phase of park improvements complying with the City of Salida Park Development Manual and Park Construction Standards and Specifications shall be submitted to the Director of Parks and Recreation for review and approval as part of the Subdivision Improvements Agreement and prior to the issuance of any building permits in the subdivision **other than for the 8-acre parcel developed by Places to Age.**
- (6) A full set of civil engineering plans for all other public and right-of-way improvements **including the 8-ft wide shared-use path and associated parkway improvements** as illustrated on The Utility Plan - Phase 1 (Attachment C) shall be submitted to the Director of Public Works for review and approval **to be constructed** as part of the Subdivision Improvements Agreement and prior to the issuance of any building permits in the subdivision.

MOTION APPROVED 7-0 (UNANIMOUS)

4. Recommendation on Proposed Granzella-City of Salida Annexation

Motion by Bomer, second by Colby to recommend City Council approve the proposed Granzella-City of Salida Annexation as it meets the findings of fact for annexation, subject to specific conditions as outlined below as included in the staff report:

1. Owners shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional principal dwelling units constructed on the properties.
2. Owners agree to pay at the time of building permit all applicable fees for the properties in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the5 Recommendation on Proposed Granzella-City of Salida Annexation Planning Commission Public Hearing Agenda June 10, 2025 Page 5 of 6 building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC) among other fees.
3. It is acknowledged that all public open space requirements for Tract 1 have been satisfied via the sales agreement for Tracts 3 & 4 which are anticipated to allow for the provision of adequate open space.
4. The owner/developer of Tract 1 will be required complete the curb, gutter, and sidewalk for the north side of the future Nelson Way at time of development.
5. The owner/developer of Tract 1 will be required to connect and dedicate the undedicated portion of River Drive at time of development.
6. The City agrees to coordinate and take lead on improvements to Scott Street from Illinois Avenue to the future Nelson Way, including intersection improvements, which the City deems necessary, and which may include, for City street design, improvement to, opening of, completion of, utility work requirements, and to be financially responsible for this City Street development work done.

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7. Owners of Tract 1 and successors and assigns agree to provide cost reimbursements to the City of Salida for utility installation (water and sewer) within Nelson Way; provided, however, owners' obligation for such cost reimbursements shall not exceed fifty percent (50%). Should owners of Tract 1 make the aforementioned utility installations (water and sewer) within Nelson Way, the City of Salida shall reimburse owners of Tract 1 for such cost at the time the City completes its development; provided, however, owners of Tract 1 obligation for such cost reimbursement shall not exceed fifty percent (50%). Notwithstanding the foregoing, the aforementioned cost reimbursement obligations shall expire ten (10) years following recordation of the Annexation Agreement with the Chaffee County Clerk and Recorder in accordance with applicable law.

5. Recommendation on Proposed Granzella-City of Salida Zoning

Motion by Bush, second by Bomer to recommend City Council approve the proposed zoning of the Granzella-City of Salida properties as proposed to be annexed: the 507 Scott Street property as R-3 High Density Residential Zone District and the 547 Scott Street Property as R-3 High Density Residential Zone District, as the requests meet the applicable review standards.

(Noted here that the 547 Scott Street property was recommended by staff to be zoned R-2, but changed by the Commission as per their motion.)

MOTION APPROVED 7-0 ~~Correction 6.23.25 vote was 5-2~~

Updates – provided by Director Almquist

- Land Use Code Update
- Parking Issues

Commissioners' Comments

Adjourn

Motion 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.**