



Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201
January 26, 2026 at 6:00 PM

Agenda

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission Meeting:

<https://register.gotowebinar.com/rt/1909092342220683277>

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

Roll Call

Approval of the Minutes

1. Approve Minutes of January 13, 2026

Unscheduled Citizens

Amendment(s) to Agenda

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. Recommendation on Proposed R2 Zoning for the 5-H LLC Annexation
3. Code Text Amendment to Implement State Requirements Related to the Prohibition Of Nonfunctional Turf, Artificial Turf, and Invasive Plant Species Under Senate Bill 24-005

Updates

Unfinished Business

New Business

Commissioners' Comments

Adjourn

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

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.

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.

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Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201
January 13, 2026 at 6:00 PM

Draft Minutes

Email public comments to: planning@cityofsalida.com

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Call to Order by Chairwoman – 6:00 PM

Roll Call

Present: Bomer (acting chairwoman), Derwingson, Layton, Bush, Walsh (alt., will vote on all items)

Absent: Follet, Riggs (alt.)

Staff: Almquist, Hodges, Sherwood

Amendments to Agenda – None

Approval of the Minutes

1. Approve Minutes of September 22, 2025

Motion by Bush, second by Derwingson to approve the Minutes of September 22, 2026

MOTION APPROVED 5-0

Unscheduled Citizens - None

Unfinished Business - None

New Business

2. Discussion on Short Term Rental Caps

Motion by Layton, second by Derwingson to recommend City Council approval of the citywide short-term rental (STR) caps as proposed by staff, as well as encourage City Council to consider removing the residency from the MC district.

MOTION APPROVED 5-0

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. Request for Approval for Topo Coffee Condition Use: Downtown Street patio located at 211 F Street.

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.

Motion by Derwingson, second by Bush to recommend the conditional use for the downtown street patio to be located in front of Coffee by Topo at 211 F Street, as submitted, subject to the conditions recommended by staff.

MOTION APPROVED 5-0

4. The Sundry Creative Sign located at 135 W First Street.

Motion by Layton, second by Bush to recommend to approve the creative sign permit application for a marquee sign to be located at the Sundry 135 W 1st Street, as submitted.

MOTION APPROVED 5-0

Updates

Commissioners' Comments

Adjourn – 7:42 PM

Motion by Bush, second by Derwingson to adjourn the meeting

MOTION APPROVED 5-0

Alternate Notice

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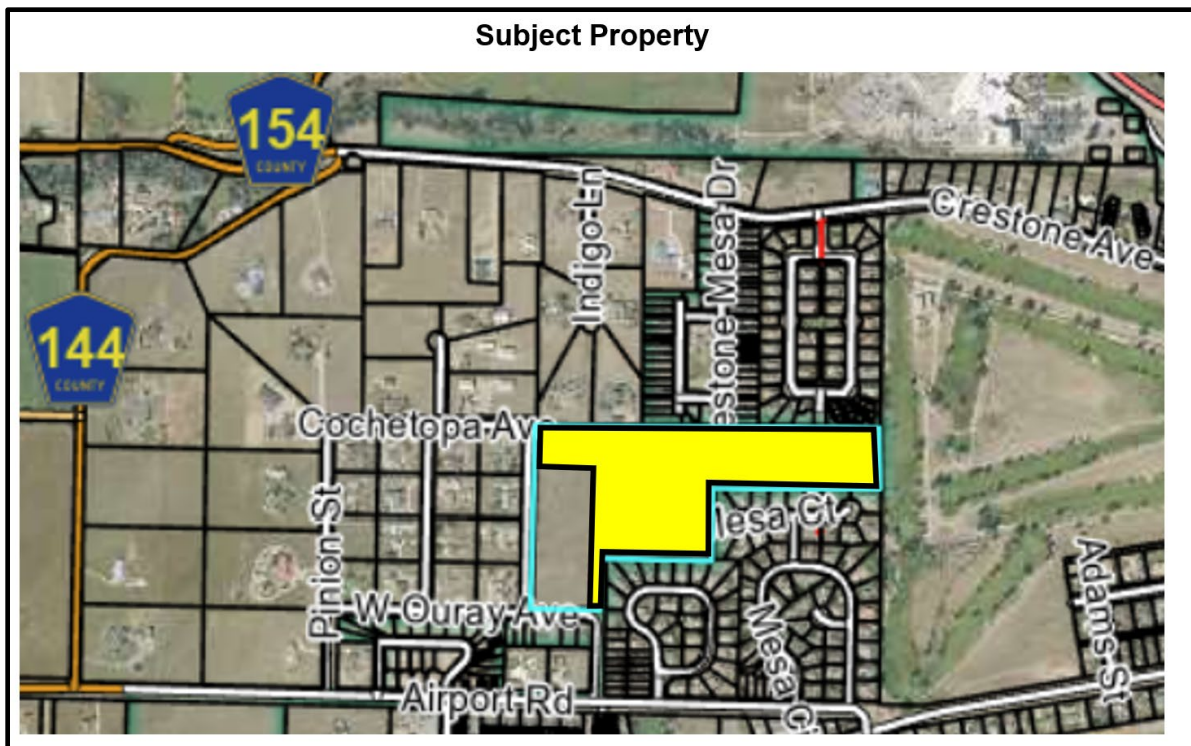
PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 26, 2026
AGENDA ITEM TITLE: Recommendation on Proposed R2 Zoning for the 5-H LLC Annexation
AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND

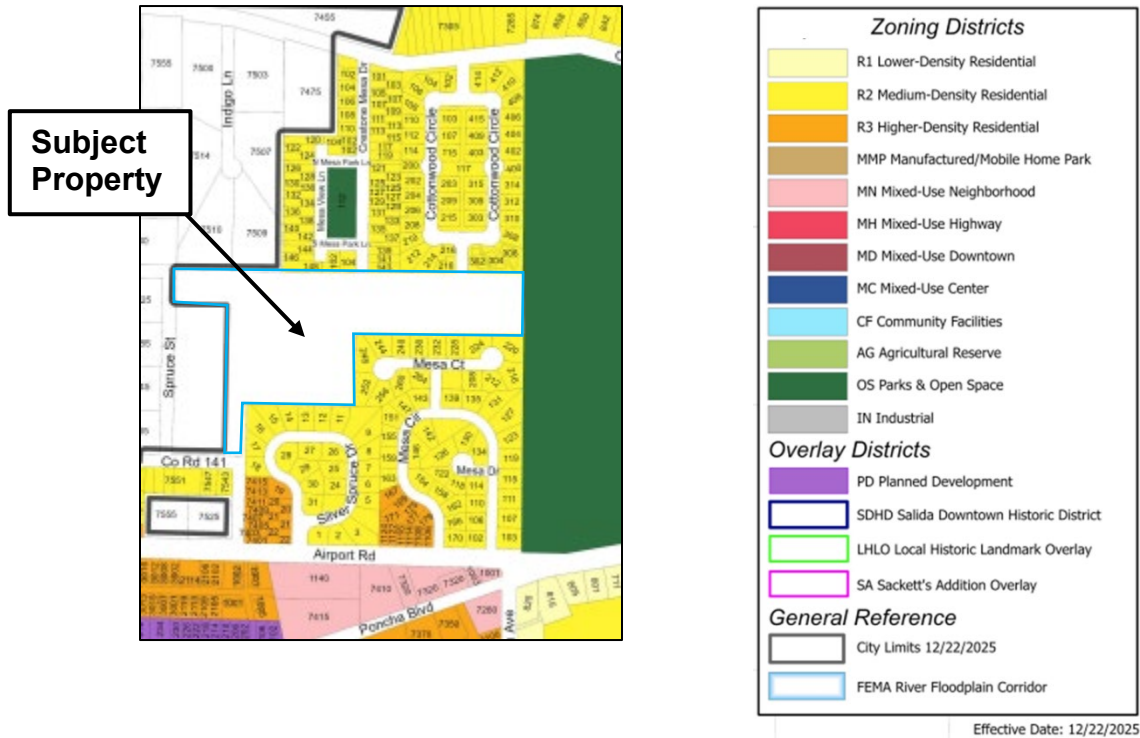
Following annexation of their 15.06-acre property (Parcel No. 368131400015) into the City of Salida, the applicants, 5-H LLC represented by Walt Harder, Dustin Hughes, and Britt Hughes initially requested to zone the property to R3 Higher-Density Residential. That zoning was initially approved by City Council via Ordinance 2025-15 but then the approval was subsequently repealed by City Council via Ordinance 2025-22 following the filing of a successful petition. Properties are required by state statute to be zoned within 90 days of annexation, and therefore the applicant has returned with a request to zone the property with the less intensive R2 Medium-Density Residential district. The request will be processed via the (previous) code that was in effect as of 12/15/25.

The property is located east of Spruce Street and north of West Ouray Avenue and highlighted in yellow below:



Surrounding Land Use and Zoning: Surrounding properties to the north and south are primarily residential in nature and are zoned primarily R2 Medium-Density Residential, along with some R3 Higher-Density Residential and MN Mixed-Use Neighborhood. The property immediately to the east is owned by the City of Salida, zoned OS Parks & Open Space, and is the location of the Salida Golf Club. Properties to the west remain in Chaffee County and are residential in nature. The map shown below shows current zoning (under the existing/new code), even though the request will be processed under the previous code.

City of Salida Zoning Map Excerpt

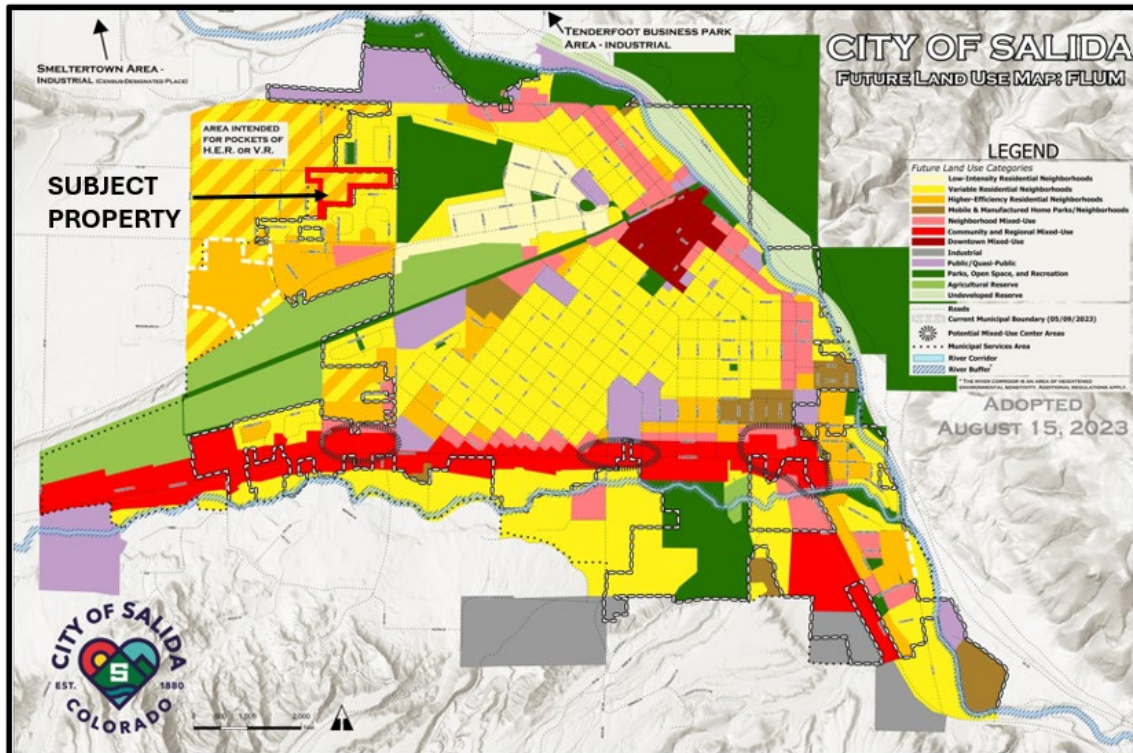


REVIEW STANDARDS FOR ZONING MAP AMENDMENTS (Section 16-4-210):

1. Consistency with the Comprehensive Plan. The proposed amendment shall be consistent with the Comprehensive Plan.

- Relevant Comprehensive Plan Policies and Actions Include:
 - Action LU&G-I. 1.a. – Amend Salida’s Land Use Code and Zoning Map to advance the objectives of this plan and consider appropriate zoning designations, densities and overlays that utilize setbacks and promote the traditional historic built environment.
 - The proposed R2 zoning would allow for uses and densities (Variable Residential and Higher-Efficiency Residential) envisioned in the Future Land Use Map as shown in the graphic below.
 - Action LU&G-I. 1.b. – New development should complement the neighborhood’s mass and scale.
 - R-2 zoning would be consistent with the existing surrounding zoning.

Future Land Use Map – Adopted August 15, 2023



- Action LU&G-I.2.a - Encourage projects to use maximum density allowances to make the best use of the available infrastructure.
 - R2 zoning would allow a reasonable amount of density and more efficient use of available infrastructure than R1 zoning.
- Action LU&G-I.2.c –Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city
 - R2 zoning would allow housing demand to be more easily met within City limits/MSA so as to put less pressure on surrounding rural County lands.
- Action LU&G-II.1.b – Any proposal for annexation will be evaluated with an expectation of urban density levels, inclusion of connections to pedestrian and bicycle corridors, water availability, and promotion of innovative, creative and energy efficient design.
 - The property has already been annexed and R2 zoning would allow for urban density levels, inclusion of connections to pedestrian and bicycle corridors. The MSA analysis indicated ample water availability for densities allowed by R2, and such densities would also allow for innovative energy efficient design.

- 2. Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
- Per the land use code, the purpose of the R2 Medium-Density Residential zone district is to provide for medium-density residential neighborhoods with a variety of single-family dwelling forms and smaller multi-family residences.
 - The proposed zoning has the capability for creating a medium-density residential neighborhood. Therefore, staff supports the request to zone the subject property R2 Medium-Density Residential.
- 3. Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
- As shown in the zoning map above, the proposed zoning classification of R2 Medium-Density Residential is consistent and compatible with the zoning, uses, and densities of the vast majority of adjacent properties also within City limits.
- 4. Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.
- The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed zoning of the property as R2 Medium-Density Residential as it is consistent with the Comprehensive Plan and other review standards and will accommodate appropriate development densities to support the housing goals of the city.

RECOMMENDED MOTION:

“I move to recommend City Council _____ the zoning of the 5-H LLC subject property to R2 Medium-Density Residential, as it meets the applicable review standards.”

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS BEFORE
THE
PLANNING COMMISSION & CITY COUNCIL**

**FOR THE CITY OF SALIDA CONCERNING
A ZONING APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC AND
INTERESTED PERSONS: PLEASE TAKE
NOTICE** that on **Monday, January 26th,
2026** at or about the hour of 6:00 p.m., a
public hearing will be conducted by the **City
of Salida Planning Commission** at City
Council Chambers, 448 East First Street,
Suite 190, Salida, Colorado and online at the
following link: https://zoom.us/webinar/register/WN_xix49yp6TRKd4wWX5LzyUw

The hearing is regarding a zoning request for a 15.06-acre parcel (Parcel No. 368131400015) located east of Spruce Street and north of West Ouray Avenue. The applicant, 5-H LLC, is requesting to zone the property R2 Medium Density Residential. This property was annexed into the City via Ordinance 2025-14 on August 19, 2025. The property was initially approved for R3 High-Density Residential zoning via Ordinance 2025-15; however, that zoning was subsequently repealed by City Council via Ordinance 2025-22 on October 21, 2025 following a sufficiently filed petition. Ordinance 2025-14 (the Annexation) remains effective. The general purpose of the hearing is to review the supportive information and consider the applicant's request to zone the property R2 Medium-Density Residential.

Any recommendation by the Planning Commission for the zoning shall be forwarded to the **City Council for review at a public hearing currently scheduled for Tuesday, March 3rd, 2026** at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: https://zoom.us/webinar/register/WN_IJlzcmlQT-gqcTEDomhRz5A

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the Community Development Department at planning@cityofsalida.com or 719-530-2638.

*Please note that it is inappropriate to personally contact individual Planning Commissioners or City Councilors, 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.

Published in The Mountain Mail January 9, 2026.

12/15/2025

Bill Almquist
City of Salida, Community Development
448 E. First Street, Suite 112
Salida, CO 81201

Dear Mr. Almquist,

I am submitting this application for R2 Zoning in order to create a pedestrian-oriented neighborhood containing a diverse mixture of housing types.

The items included with this application are as required in the Major Impact Review form. Items left unchecked on the Major Impact Review form will be submitted with a later Major Impact for Planned Development and subdivision. Current submittal items:

B. Major Impact Review Form

1. General Development Application
2. Current Survey
3. This description
4. Special Fee and Cost Reimbursement Agreement – not included, still in effect from earlier zoning application.
5. Addresses for public notice
6. Construction plans – n/a
7. Zoning action – R2 requested
8. Subdivision Plat – n/a
9. Other requirements – n/a
10. CDOT Access Permit – n/a
11. Street lights, signs, and traffic control plan – n/a

Please contact me if you have questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hughes", with a long, sweeping underline that extends to the left.

Owner, 5H, LLC



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 Fax: 719-539-5271

Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input checked="" type="checkbox"/> Major Impact Review:
(Type) <u>Zoning</u> _____ |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: 5H, LLC

Mailing Address: 130 W 2nd St, Suite 1, Salida, CO 81201

[Redacted] FAX: _____

[Redacted]

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: 5H Annexation

Street Address: Unaddressed, see attached Annexation Plat

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent [Signature] Date 20251215

Signature of property owner [Signature] Date 20251215



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
3. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
4. Public Notice
5. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
6. Public Notice
7. Hearing Conducted by City Council (Major Impact Review)

B. Application Contents (City Code Section 16-3-50)

1. A General Development Application
2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
3. A brief written description of the proposed development signed by the applicant;
4. Special Fee and Cost Reimbursement Agreement completed. **major impact only*
5. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.

6. Developments involving construction shall provide the following information:
- (i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:
 - a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
 - b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
 - c. Parking spaces;
 - d. Utility distribution systems, utility lines, and utility easements;
 - e. Drainage improvements and drainage easements;
 - f. Roads, alleys, curbs, curb cuts and other access improvements;
 - g. Any other improvements;
 - h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
 - i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.
 - (ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:
 - a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
 - b. Plans and profiles for sanitary and storm sewers; and
 - c. Profiles for municipal water lines; and
 - d. Street plans and profiles.
 - (iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).
7. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

- 8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
- 9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

- (i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

- (ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

- (iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

- (iv) Engineering specifications for any improvements.

- (v) A plan for erosion and sediment control, stabilization and revegetation.

- (vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

- (vii) A storm drainage analysis consisting of the following:

- (a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

- (b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

- (c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

- (viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of

water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

10. An access permit from the Colorado Department of Transportation; and

11. A plan for locations and specifications of street lights, signs and traffic control devices.

2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

- 1. Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.

R2 zoning of the 5H parcel will allow for a pedestrian-oriented development with a diverse range of housing types. Future development will meet the city's inclusionary housing ordinance via rental units. The development will also provide natural affordability through its inclusion of smaller units and rental units. Infill is the most efficient, cost-effective type of development, and it is prioritized by the comprehensive plan. The city's adopted FLUM designates the parcel R2 or R3. Note that a future development plan will likely include a Planned Development application.

- 2. Conformance to Code.** The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. Zoning District Standards. The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

A future development application will address this.

- b. Site Development Standards. The parking, landscaping, sign and improvements standards.

A future development application will address this.

- 3. Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

A future development application will address this.

4. Nuisance. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

No nuisance conditions are anticipated.

5. Facilities. There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

No deficiencies have been noted in meetings with city staff.

6. Environment. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

No significant deterioration anticipated.

5-H LLC
130 W 2ND ST SUITE 1
SALIDA, CO 81201

ANDERSON MARY ELLEN
216 MESA CT
SALIDA, CO 81201

ARTHUR PATRICIA J, ARTHUR STEPHE
11 SILVER SPRUCE DR
SALIDA, CO 81201

BAKER LINDA S
PO BOX 1083
SALIDA, CO 81201

BANGHART KIRK L, BANGHART ARIKA /
PO BOX 1088
SALIDA, CO 81201

BARKER MEGHAN NKA WILSON MEGHA
10 SILVER SPRUCE DR
SALIDA, CO 81201

BARRICK RONALD E, BARRICK RUTH A
302 COTTONWOOD CIR UNIT B
SALIDA, CO 81201

BAVARIA MARY ANN 50 INT, RIVER VALL
9081 RANGE LN
SALIDA, CO 81201

BAVARIA MARY ANN 50 INT, RIVER VALL
PO BOX 367
SALIDA, CO 81201

BELYEA CLARK R, BELYEA KATHLEEN
148 MESA VIEW LN
SALIDA, CO 81201

BLISS ROBERT MARK JR, BLISS JUREE
212 COTTONWOOD CIR
SALIDA, CO 81201

BREMER KIRK D, BORMES WILLIAM C
PO BOX 519
SALIDA, CO 81201

BROWN FAMILY TRUST, BROWN FRANK
7474 W LAYTON WAY
LITTLETON, CO 80123

CHARITON NICK JORDAN, CHARITON JI
8105 SPRUCE ST
SALIDA, CO 81201

CUNNINGHAM MARK A
306 COTTONWOOD CIR UNIT A
SALIDA, CO 81201

DANIELS CASEY TALBOTT, GOEHL HOL
146 MESA VIEW LN
SALIDA, CO 81201

ECKSTEIN DAVID E, ECKSTEIN LESLY J
256 MESA CT
SALIDA, CO 81201

EDWARDS JAMES PERRY, PUTZ MICHE
151 MESA CIRCLE
SALIDA, CO 81201

FARNEY RODNEY JR, FARNEY LORENE
1115 J ST
SALIDA, CO 81201

FERGUSON JOHN KIM, FERGUSON JAN
7642 DEERTRAIL DR
PARKER, CO 80138

FISHER JESS FILBY
244 MESA CT
SALIDA, CO 81201

FRANKE TOM, FRANKE GAIL
141 CRESTONE MESA DR
SALIDA, CO 81201

FRENCH DONALD E LIVING TRUST
212 MESA CT
SALIDA, CO 81201

FRIDAY STEPHANIE G, FRIDAY MELISSA
2849 N LAFAYETTE ST
DENVER, CO 80205

GAFFNEY MAUREEN E
260 MESA CT
SALIDA, CO 81201

GOBIN JASON P, GOBIN TAMRA M
PO BOX 142
SALIDA, CO 81201

GRIFFIN KIMBERLY, GRIFFIN NICHOLAS
142 MESA VIEW LN
SALIDA, CO 81201

GROOM BRADLEY WARREN, GROOM A
13 SILVER SPRUCE DR
SALIDA, CO 81201

HARTMAN HANS H, HARTMAN LANETTE
147 MESA CIR
SALIDA, CO 81201

HUHN M&S 2005 REVOCABLE TRUST TI
20 RIDGE LN
ORINDA, CA 94563

JAFFE NANCY ODDI
7547 COUNTY ROAD 141
SALIDA, CO 81201

KANE DOUGLAS, KANE MARGARET
104 S MESA PARK LN
SALIDA, CO 81201

KERSS MERNA A
PO BOX 835
SALIDA, CO 81201

KRIEBEL JEFFREY, KRIEBEL STACIA
7543 COUNTY ROAD 141
SALIDA, CO 81201

KYLE CHARLES B, KYLE SUSAN
12 SILVER SPRUCE DR
SALIDA, CO 81201

LESTER DELWIN OTTIS, HOLMES TERR
7514 INDIGO LN
SALIDA, CO 81201

LEWIS JILL E, LEWIS LEROY K
8145 SPRUCE ST
SALIDA, CO 81201

LOCKHART LEANNE TRUST THE 50 INT,
155 MESA CIR
SALIDA, CO 81201

LOWTHER ANDREW W
19 SILVER SPRUCE DR
SALIDA, CO 81201

LUCHETTA MICHAEL L
3245 ORION DR
COLORADO SPRINGS, CO 80906

MESSA TYLER, MESSA CATHIE E
216 COTTONWOOD CIR UNIT B
SALIDA, CO 81201

MYERS ADAM MATTHEW III, MYERS JIR
17 SILVER SPRUCE DR
SALIDA, CO 81201

MYERS JUDITH A TRUST, MYERS JUDIT
14 SILVER SPRUCE DR
SALIDA, CO 81201

NICOLLS DANIEL C
139 CRESTONE MESA DR
SALIDA, CO 81201

OLSON JERRY A, OLSON PAULA M
224 MESA CT
SALIDA, CO 81201

OUBRE WILLIAM, OUBRE NICOLE KRIS
9 SILVER SPRUCE DR
SALIDA, CO 81201

PAHNKE THOMAS G
264 MESA CT
SALIDA, CO 81201

PEKALA PHILLIP H, PEKALA SHIRLEY A
306 COTTONWOOD CIR UNIT C
SALIDA, CO 81201

PILGRIM RICHARD D, PILGRIM CAROLIN
5191 BOW MAR DR
LITTLETON, CO 80123

POSER PAUL, WEINKE POSER BONITA I
8185 SPRUCE ST
SALIDA, CO 81201

REINAN JEROME MARK, REINAN NICOL
4501 E ELLSWORTH AVE
DENVER, CO 80246

RUSSELL DONALD K, RUSSELL CHERYL
232 MESA CT
SALIDA, CO 81201

SADEIK CATHERINE
28 SILVER SPRUCE DR
SALIDA, CO 81201

SALIDA CITY OF
448 E 1ST ST #112
SALIDA, CO 81201

SENNE DUFF BETH
215 RUA DE MATTA ST
HOLLYWOOD PARK, TX 78232

SGP LLC
2112 ANN ARBOR AVE
AUSTIN, TX 78704

SMITH CARY PHILIP, SMITH JEANINE ZII
18 SILVER SPRUCE DR
SALIDA, CO 81201

SNOW CAROL J
236 MESA CT
SALIDA, CO 81201

STEWART ROBERT LEWIS 50 INT, TEST.
7983 S CLAYTON CIR
CENTENNIAL, CO 80122

SULLEY SUSAN E
304 COTTONWOOD CIR UNIT C
SALIDA, CO 81201

THOMAS THOMAS MOTT LLC, THOMAS
1541 FRONT NINE DR
FORT COLLINS, CO 80525

TIERNAN DONALD E
306 COTTONWOOD CIR UNIT B
SALIDA, CO 81201

TIERNEY CRAIG, GOLDSBERRY KARAN
8321 W 70TH AVE
ARVADA, CO 80004

VIETH SUZANNE R
7510 INDIGO LN
SALIDA, CO 81201

VOLK ANN KATHERINE, VOLK JOACHIM
7909 S JASMINE CIR
CENTENNIAL, CO 80112

WALTERS MARGARET R
1024 BARTON CT
GLENVIEW, IL 60025

WEBBER FAMILY REVOCABLE TRUST
208 MESA CT
SALIDA, CO 81201

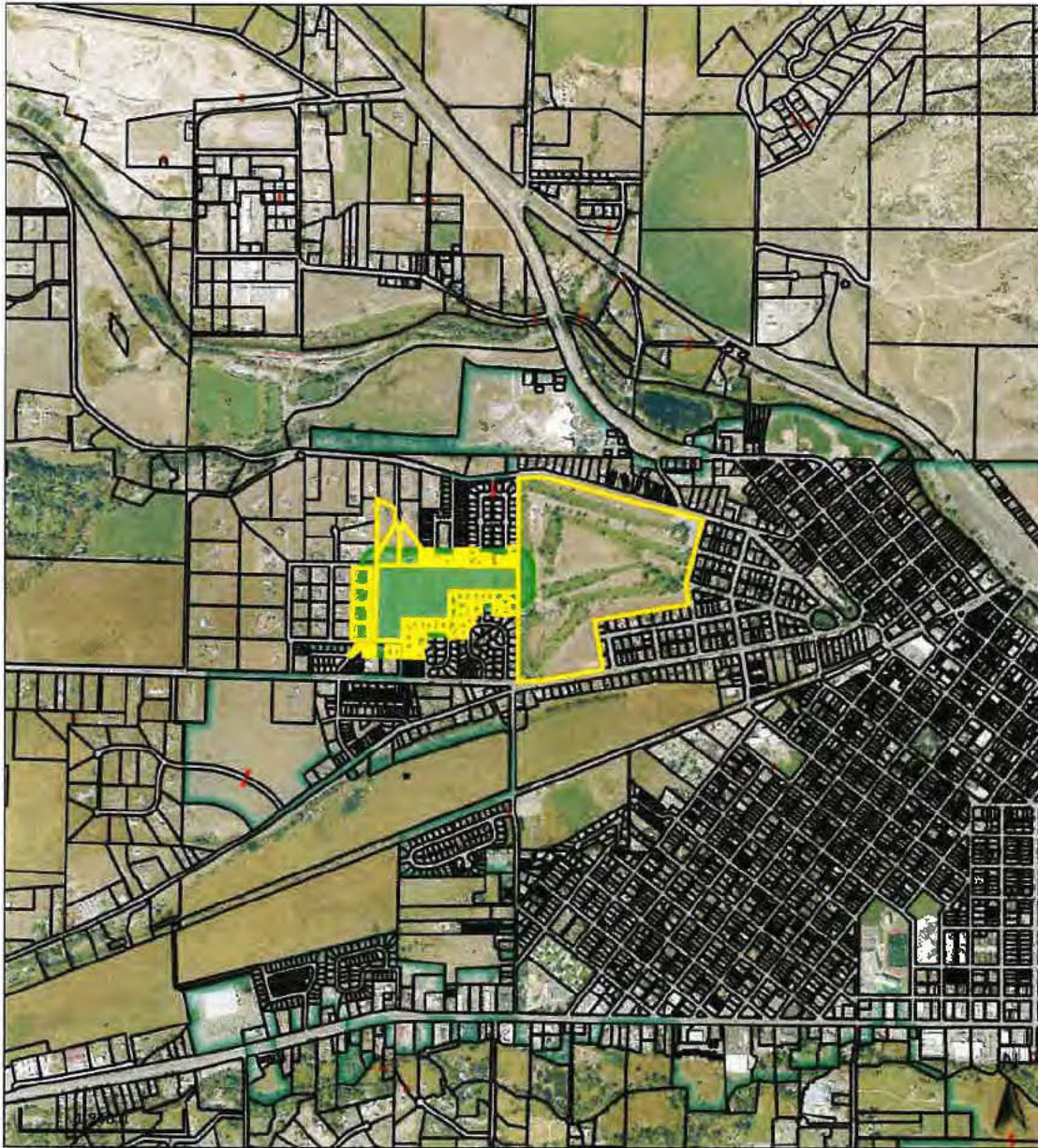
WEBER WALTER K, WEBER DONNA J
4437 NW CLAYMONT WOODS DR
KANSAS CITY, MO 64116

WENTZ RALPH, WENTZ DENISE
220 MESA CT
SALIDA, CO 81201

WHITE ROBERT J
6770 COUNTY ROAD 110A
SALIDA, CO 81201

WINGER WENDELL D
7551 COUNTY ROAD 141
SALIDA, CO 81201

WOOL KENNETH J, WOOL CELIA
252 MESA CT
SALIDA, CO 81201



Overview



Legend

-  Parcels
-  Parcel Joins
- Roads**
-  Highway
-  County Road (Paved)
-  County Road (Unpaved)
-  Other Road (Paved)
-  Other Road (Unpaved)

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GEOSPATIAL

From: DENISE WENTZ
Sent: Tuesday, January 20, 2026 1:23 PM
To: Kristi Keller
Subject: Fwd: 5H Proposed Zoning

Please add my email to the packet for the 1/26/25 Planning Commission meeting.

Denise

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

From: DENISE WENTZ
Date: Tue, Jan 20, 2026 at 8:04 AM
Subject: 5H Proposed Zoning
To: Bill Almquist, Mayor Critelli, Kristi Keller
Cc: Ralph Wentz

I am writing as a concerned resident/neighbor to formally object to the 5H LLC R-2 (Medium Density Residential) zoning application submitted on December 15, 2025, for the annexed property known as 5H. While I recognize the need for thoughtful housing growth in Salida, this rezoning request is incompatible with the surrounding neighborhoods and fails to meet key approval criteria under the City's newly adopted Land Use Code (LUC, effective December 22, 2025). Below are the primary reasons for objection:

Incompatibility with Adjacent Neighborhoods and the New LUC Standards

The areas immediately surrounding the property (e.g., Mesa Ct., Cochetopa, Cottonwood Greens) were zoned R-2 under the prior code but now function and appear more like the updated R-1 (Low-Density Residential) district under the 2025 LUC revisions (larger minimum lot sizes, lower overall unit counts per acre, and a focus on single-family detached homes with greater setbacks). In contrast, the proposed R-2 allows for:

- Smaller minimum lot sizes (e.g., 3,000–5,625 sq ft for attached/detached units),
- Higher potential density (~14–17 units/acre base, with incentives),
- Reduced frontage and setbacks, and
- Greater building coverage/height allowances (up to 35 ft with setbacks).

This creates a stark mismatch in scale, character, and intensity compared to the existing low-density, larger-lot residential neighborhoods nearby. Approving R-2 here would introduce a higher-intensity development that disrupts neighborhood harmony, as required by LUC review standards (e.g., Section 16-3-90: compatibility with adjacent uses, no significant nuisances or deterioration of environment/community character).

Infrastructure Strains and Public Facilities Concerns

The application defers detailed assessments (e.g., traffic, water/sewer capacity, drainage, emergency access) to a future Planned Development/subdivision phase. However, the site's location on the outskirts of Salida already raises questions about adequate facilities. Even at base R-2 levels, increased density could exacerbate traffic on local roads, strain limited water resources, and impact stormwater/floodplain management without upfront mitigation. LUC criteria require demonstration that no deficiencies exist in public facilities. This application's vague deferral does not meet this requirement.

Lack of Trust in the Applicant Due to Historical Conduct

The applicant (5H LLC, represented by Walt Harder) has a documented history of contentious interactions with the community, including public statements during prior proceedings (e.g., the R-3 zoning process) perceived as threats of worse outcomes if approvals were not granted. This and other actions have severely eroded community trust. Allowing this applicant to proceed without addressing these concerns risks further division and distrust in Salida. Past behavior is relevant to assessing whether the proposal serves the public interest.

In Summary

I respectfully request that the Planning Commission recommend denial of the R-2 zoning, and that the City Council deny the application. If any rezoning is considered, it should be limited to R-1 or similar low-density standards to ensure true compatibility.

Thank you for your careful consideration of these objections in light of Salida's vision for sustainable, harmonious growth. I am available for any questions and appreciate your service to our community.

Respectfully,

Denise Wentz

From: Lesly Eckstein

Sent: Tuesday, January 20, 2026 5:05 PM

To: Bill Almquist

Subject: Future Development in Salida

Does our city council not care about Salida?

Is it all about the almighty buck?

As a resident of Mesa Vilbage my husband and I are deeply concerned about the proposed building to be taken place of approved.

Not only will it change the character of our sub division and also of others it will change the whole character of Salida.

We do know that building and influx of people need to happen to have Salida grow and prosper.

However, it can be dove tastefully with green space and keeping the character and charm of the city that we know and love.

Please hear our voices and concerns .

Lesly Eckstein

Sent from my iPhone

Sent from my iPhone



PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 26th, 2026

AGENDA ITEM TITLE: Code Text Amendment

AGENDA SECTION: Public Hearing

BACKGROUND:

The State of Colorado adopted Senate Bill 24-005 (SB24-005), which requires local governments to regulate landscaping for certain projects and property types and, beginning January 1, 2026, prohibits local governments from installing or allowing installation of nonfunctional turf, artificial turf, and invasive plant species on “applicable property” in connection with covered new development and redevelopment.

The attached ordinance amends Chapter 16 of the Salida Land Use Code to implement those state requirements through the City’s existing development review processes. The ordinance is intended to function as a targeted compliance overlay so applicants and staff can continue to use Salida’s existing landscaping standards while ensuring that covered projects do not propose prohibited materials in covered areas beginning after passage.

A brief legal and implementation summary is provided in the attached City Attorney Memorandum, which is included in the packet as a companion document for City Council and Planning Commission review.

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission recommend City Council approve the proposed text of the attached Ordinance *Amending Section 16-4-80 of the Salida Land Use Code to Implement State Requirements Related to the Prohibition of Nonfunctional Turf, Artificial Turf, and Invasive Plant Species Under Senate Bill 24-005.*

RECOMMENDED MOTIONS:

- A. “I make a motion to recommend that City Council approve the attached ordinance updating Section 16-4-80 of the Salida Land Use Code to comply with Senate Bill 24-005 related to nonfunctional turf, artificial turf, and invasive plant species.”

Attachments:

- A. City Attorney Memo re: SB24-005 Compliance and Proposed Ordinance.
- B. Proposed Ordinance Amending Chapter 16 of the Salida Land Use Code (SB24-005 Landscaping Compliance).

MEMORANDUM

To: Planning Commission and City Council
From: City Attorney’s Office – Michael Farrington, Law Clerk
Date: 12/30/2025
Re: Update Local Ordinance for Compliance with State Law SB24-005

A. Introduction

This memo provides a brief overview of the state requirements in SB24-005 and summarizes the attached draft ordinance prepared to bring the City’s development standards into compliance, effective for applicable projects on and after January 1, 2026.

B. Summary of State Law

SB24-005 (now in Article 99 of Title 37, C.R.S.) requires local governments to regulate landscaping for certain projects and property types to reduce outdoor water use. The law has two key dates and effects:

1. Local adoption deadline. On or before January 1, 2026, each local entity must enact or amend ordinances, resolutions, regulations, or other local laws regulating new development projects and redevelopment projects on “applicable property” to conform to the state requirements.¹
2. Project compliance date. On and after January 1, 2026, a local entity may not install, plant, or place, or allow any person to install, plant, or place, nonfunctional turf, artificial turf, or invasive plant species as part of a new development project or redevelopment project on any portion of applicable property within the local entity’s jurisdiction.

For local implementation purposes, the statute’s scope is driven by (1) the type of property and (2) the specific landscape area at issue. “Applicable property” includes categories such as commercial, institutional, or industrial property and common interest community uses, and it also captures certain typically nonfunctional landscape areas associated with development, including street rights-of-way, parking lots, medians, and transportation corridors.

The statute also includes practical limits and exceptions. It does not require removal of turf or landscaping installed before January 1, 2026, and it expressly exempts artificial turf on athletic fields of play from the prohibition. In addition, turf that qualifies as “functional turf” is not prohibited, and the law recognizes a limited allowance for turf used as part of a water quality treatment solution, subject to the statutory conditions.

C. What the Ordinance Does

¹ We are required to abide this, even if this ordinance will end up being slightly after.

The attached ordinance adds a new Section 16-4-80 to Chapter 16 so the City can implement SB24-005 through its existing development review and permitting processes. It is written as a focused compliance overlay rather than a full rewrite of the landscaping chapter, so applicants and staff can continue using the existing standards while applying the state-law prohibitions where required.

First, the ordinance clarifies when the new requirements apply. It ties applicability to new development and redevelopment activity on “applicable property” within the City’s jurisdiction, with the operative compliance date of January 1, 2026.

Second, it provides an enforceable standard for plan review. The ordinance prohibits installation, planting, or placement of nonfunctional turf on applicable property where required by SB24-005, and it similarly addresses artificial turf and invasive plant species so staff have a clear basis to condition or deny landscape plans that do not comply.

Finally, the ordinance preserves what remains allowed under the statute. It confirms that functional turf is not prohibited and recognizes the limited statutory allowances, including civic, community, recreational, and water-quality-treatment uses to the extent allowed by law.

D. What are the limits?

The state law does not require the City, or private property owners, to remove or replace existing turf or landscaping that was installed before January 1, 2026. The restrictions operate prospectively and are intended to be applied through development approvals and permitting when covered work occurs.

The law also does not impose a blanket ban on all turf. “Functional turf” remains permissible, and the statute recognizes limited allowances for certain civic, community, and recreational use areas, as well as turf that is part of a water quality treatment solution, to the extent allowed by state law.

Finally, the ordinance is not intended to displace unrelated site design requirements in the Code. Standards for trees, screening, buffering, and similar development requirements still apply. The new section functions as a compliance overlay that prevents approval of prohibited materials in covered areas, while leaving the City’s broader landscaping framework in place.

E. Recommendation

Staff recommends Planning Commission approval of the attached ordinance and a recommendation that City Council adopt it to ensure local compliance with SB24-005 by January 1, 2026. Staff also recommends incorporating any final technical edits identified during review (including internal cross-reference corrections and definition cleanup) prior to final adoption.

**City Of Salida, Colorado
Ordinance No. XX
(Series of 2026)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA,
COLORADO, AMENDING SECTION 16-4-80 OF THE SALIDA LAND USE
CODE TO IMPLEMENT STATE REQUIREMENTS RELATED TO THE
PROHIBITION OF NONFUNCTIONAL TURF, ARTIFICIAL TURF, AND
INVASIVE PLANT SPECIES UNDER SENATE BILL 24-005**

WHEREAS, the City of Salida, Colorado (“City”) is a statutory city organized and existing under the laws of the State of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-401 and other applicable provisions of state law, the City Council (“Council”) possesses the authority to adopt ordinances in furtherance of the public health, safety, and welfare; and

WHEREAS, the City has adopted a comprehensive Land Use Code, effective December 22, 2025, which establishes landscaping, screening, and fencing standards within § 16-4-80; and

WHEREAS, the Colorado General Assembly enacted Senate Bill 24-005, codified at C.R.S. § 37-99-101 et seq., requiring local governments to prohibit the installation of nonfunctional turf, artificial turf, and invasive plant species on specified property types beginning January 1, 2026; and

WHEREAS, the City Council finds that it is in the best interests of the City and its residents to amend the new Land Use Code to ensure consistency with state law, promote water conservation, and clarify landscaping standards accordingly;

Now, therefore, be it ordained by the City Council of the City of Salida, Colorado, that:

Section 1. The foregoing recitals are incorporated herein as conclusions, facts, determinations, and findings by Council.

Section 2. Section 16-4-80 of the Land Use Code of the City of Salida, Colorado (effective December 22, 2025) is hereby amended by adding a new subsection (c)(1)(c) Restrictions on Nonfunctional Turf, to read in full as follows:

Sec. 16-4-80. Landscaping, Screening, and Fencing.

(c) Landscaping Standards.

(1) General.

(c) Restrictions on Nonfunctional Turf

Beginning January 1, 2026, the installation, planting, or placement of

nonfunctional turf, artificial turf, or invasive plant species as part of a new development project or redevelopment project is prohibited on all applicable property, as defined in C.R.S. § 37-99-102, and consistent with C.R.S. § 37-99-101 et seq. For purposes of this section:

1. Applicable property has the meaning set forth in C.R.S. § 37-99-102(1) and includes:

- a. Commercial, institutional, or industrial uses;
- b. Common interest community lots; or
- c. A street right-of-way, parking lot, median, or transportation corridor.

Applicable property does not include residential property and uses.

2. Artificial turf means an installation of synthetic materials developed to resemble natural grass, consistent with C.R.S. § 37-99-102(2).

3. Functional turf means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include playgrounds, sports fields, picnic grounds, amphitheaters, portions of parks, and golf course play areas, as described in C.R.S. § 37-99-102(7).

4. Nonfunctional turf means turf that is not functional turf and includes turf located in a street right-of-way, parking lot, median, or transportation corridor, as defined in C.R.S. § 37-99-102(13).

5. Maintenance of turf or artificial turf installed prior to January 1, 2026, is permitted; however, expansion, replacement, or reinstallation must comply with this subsection.

Section 3. Section 16-4-80 of the Land Use Code of the City of Salida, Colorado (effective December 22, 2025) is hereby amended by adding a new subsection (b)(2)(d) Redevelopment and Nonfunctional Turf, to read in full as follows:

- Sec. 16-4-80. Landscaping, Screening, and Fencing.
- (b) Applicability.
 - (2) Additions or Modifications.
 - (d) Redevelopment and Nonfunctional Turf.

Any redevelopment subject to subsection (b)(2) that includes installation, planting, placement, expansion, replacement, or reinstallation of turf, artificial turf, or landscape materials shall comply with Section 16-4-80(c)(1)(c) (Restrictions on Nonfunctional Turf).

Section 4. Severability: The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause, or portion of this Ordinance as determined by a Court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 5. Typographical changes and renumbering. Upon adoption, this Ordinance shall be codified in the Salida Municipal Code. The City Clerk is authorized to make non-substantive edits necessary for codification, including renumbering, re-lettering, updating internal cross-references, and correcting typographical, formatting, and grammatical errors, provided such edits do not alter the substance or intent of this Ordinance.

Introduced on First Reading, on the 17th day of February, 2026, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City Council on the 9th day of January, 2026, and set for Second Reading and Public Hearing on the 3rd day of March, 2026.

Introduced on Second Reading, finally adopted and ordered published in full, by the City Council on the 3rd day of March, 2026.

City Of Salida, Colorado

- Mayor Justin Critelli

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

Published in Full in the Mountain Mail after First Reading on the ____ day of _____, 20__, and by Title only, after final adoption on the ____ day of _____, 20__.

- City Clerk/Deputy City Clerk