



Planning Commission Regular Meeting

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

March 23, 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

Approve Minutes from Regular Planning Commission Meeting 2.23.2026

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. Conditional Use Application for Valley to Valley Senior Care Center located at 1040 I Street

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

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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
February 23, 2026 at 6:00 PM

Minutes

Email public comments to: planning@cityofsalida.com

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Call to Order by Chairman

Roll Call

PRESENT

Commissioner, Co-Chair Francie Bomer

Commissioner Dan Bush

Commissioner, Chairman Greg Follet

Commissioner Don Reimer

Commissioner, Alternate Laura Pomeranke

ABSENT

Commissioner Aaron Derwingson

Commissioner Kenny Layton

Commissioner Sara Walsh

Approval of the Minutes

1. Approve Minutes

Approve the Minutes from the 1.26.2026 Regular Meeting

Commissioner, Co-Chair Bomer moved to Approve, seconded by Commissioner Bush.

Voting Yea: Commissioner, Co-Chair Bomer, Commissioner Bush, Commissioner, Chairman Follet, Commissioner Reimer

Voting Nay: None

Abstaining: None

MOTION PASSED.

Unscheduled Citizens

Amendment(s) to Agenda

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Public Hearings

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2. Review & Recommendation for the Amendment to the South Ark Neighborhood Planned Development Substantial Modification

Commissioner, Co-Chair Bomer moved to Amend as follows:

I move to recommend City Council approve the proposed Amendment to the South Ark Neighborhood Planned Development Modification as proposed, as it meets the intent of the applicable review standards and housing goals of the City with the following amendments:

1. Proposed changes shall only apply to Phase 1
2. Keep non-income-based workforce housing at 25%
3. Right of first refusal for for-sale non-income-based workforce housing shall be marketed for at least 90 days

Seconded by Commissioner Bush.

Voting Yea: Commissioner, Co-Chair Bomer, Commissioner Bush, Commissioner, Chairman Follet, Commissioner Reimer

Voting Nay: None

Abstaining: None

MOTION PASSED.

Updates

Unfinished Business

New Business

Commissioners' Comments

Adjourn

Commissioner, Co-Chair Bomer moved to Adjourn, seconded by Commissioner Bush.

Voting Yea: Commissioner, Co-Chair Bomer, Commissioner Bush, Commissioner, Chairman Follet, Commissioner Reimer

Voting Nay: None

Abstaining: None

MOTION PASSED.

Alternate Notice

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STAFF REPORT

MEETING DATE: March 23, 2026

AGENDA ITEM TITLE: Valley to Valley Senior Care Centre– Conditional Use Application – 1040 I Street

AGENDA SECTION: Public Hearing

REQUEST:

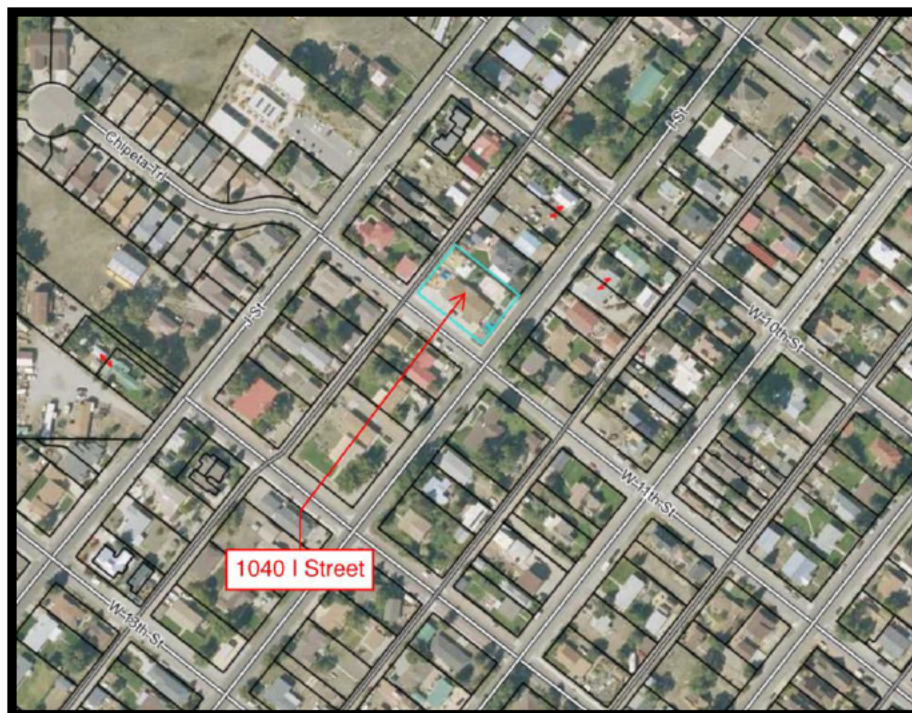
The request is for a Conditional Use for an Adult Day Care Center located within the Medium Density Residential (R-2) zone district, at 1040 I Street.

APPLICANT:

The applicant is Valley to Valley Senior Care Center, PO Box 769, Salida, CO 81201.

LOCATION:

The subject property is described as Westerly ½ Lot 9 & all of Lots 10-13, Block 4, Rollers Addition, City of Salida, Chaffee County, Colorado. This property is also known as 1040 I Street.



PROCESS:

The Salida Municipal Code, Chapter 16, specifies that Conditional Use applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.

The Planning Commission must find the use meets the review standards for a Conditional Use as stated in Section 16-8-50(c) of the Salida Municipal Code.

OBSERVATIONS:

1. The applicant is requesting to utilize the property and existing structure for an Adult day care Center. This property is located in the Medium Density Residential (R-2) zone district. Table 3-A, Allowed uses, does identify Adult day Care Center as a use permitted via Conditional Use Permit procedure
2. This property was previously the site of the Montessori school before they moved into their new facility.
3. The surrounding land uses are primarily Medium and Higher Density residential with some nearby Community Facilities.



4. Staff has received no public comment regarding this application.

REVIEW STANDARDS (Section 16-8-50(c). Conditional Uses.)

Purpose. The conditional use approval procedure provides a mechanism for the City to evaluate proposed land uses that are generally compatible with the permitted uses in a zoning district, but that require site-specific review of their location, design,

intensity, density, and configuration because they have unique or varied operating characteristics or unusual impacts. This procedure is intended to ensure that the proposed development adequately mitigates anticipated impacts to ensure compatibility with surrounding areas.

- (e) Review and Decision. The Planning Commission shall review the conditional use approval application and approve, approve with conditions, or deny the conditional use approval in accordance with §16-8-30(f) and the following approval criteria:

(a) The use shall be appropriate to its proposed location and not disrupt or harm the prevailing uses and activities in the immediate vicinity;

- Applicant's Response: *No specific response provided*
- Staff Response: Valley to Valley Senior Care Center is consistent with the City's Comprehensive Plan, which identifies supporting local businesses, and to help retain and expand unique and independent local businesses, as a principle of the plan.

(b) The use shall not cause undue traffic congestion, dangerous traffic conditions, or incompatible service delivery, parking, or loading problems. Necessary mitigating measures shall be proposed by the applicant;

- Applicant's Response: *No specific response provided*
- Staff Response: The new requested use will see less traffic than the previous use of the site (a school).

(3) 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 or other emissions, vibrations, glare, and similar conditions;

- Applicant's Response: *There are no structural changes to the building or grounds*
- Staff Response: The applicant is proposing no major changes to the property or structure, surrounding properties should notice no measurable change to the property

(4) There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies that the use may cause;

- Applicant's Response: *No specific response provided*
- Staff Response: Public works nor The Fire department expressed any concerns with the proposal or availability of public services.

(5) 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.

- Applicant's response: *No specific response provided*
- Staff Response: The proposed use is located within the existing building located at 1040 I Street and will not adversely affect environmental resources.

Use Specific Standards (Section 16-3-30(c)(1). Day Care (Adult and Centre)

(a) Location and Access

(1). In addition to any parking required for other uses of the property, a minimum of one off-street parking space shall be provided for nonresident employees.

- Applicant's response: *No specific response provided*
- Staff Response: The property is required to have at least 5 parking spaces, 10 on-site parking spaces are provided.

(2) One designated off-street drop-off/pick-up space shall be provided for every four children or clients and shall be available during operating hours for loading and unloading of children and clients.

- Applicant's response: *No specific response provided*
- Staff Response: The site has an additional five parking spaces allowing for up to 20 clients on any given day.

(b) Operation and Ownership

(1). The facility shall be licensed by the state and comply with all applicable state codes.

- Applicant's response: *No specific response provided*
- Staff Response: The requirement to meet this standard will be made a condition of the Conditional Use Permit.

(2) The hours of operation for the day care may be restricted in residential neighborhoods to limit adverse impacts of noise and traffic on neighboring properties.

- Applicant's response: *The facility will operate between the hours of 7:30am-5pm, Monday through Friday.*
- Staff Response: The hours of operation of the facility will be limited to 7am to 6pm to ensure no adverse impact

REVIEW AGENCIES:

Fire, Assistant Chief Kathy Rohrich: "Fire has completed all required inspections and the facility passed."

Public Works, Director David Lady: "No concerns."

REQUIRED ACTIONS BY THE COMMISSION:

1. The Commission shall confirm that adequate notice was provided and a fee paid.
2. The Commission shall conduct a public hearing.
3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

RECOMMENDED FINDINGS:

1. This application is consistent with the Land Use Code and the surrounding neighborhood.
2. The applicable review criteria for Conditional Use applications have been met.

STAFF RECOMMENDATION:

Based upon the observations, review standards, and findings outlined above, staff recommends the Conditional Use request for an Adult Day Care Center be approved with conditions, as listed in the recommended motion.

RECOMMENDED MOTION:

"I make a motion to _____ the Conditional Use application for an Adult Day Care Center located within the Medium Density Residential (R-2) zone district, at 1040 I Street, with the following conditions:

1. The applicant shall be limited to 4 clients per parking space above the base requirement of 5 parking spaces, currently 5 permitting 20 clients.
2. The facility shall be licensed by the state and comply with all applicable state codes.

3. The hours of operation of the facility will be limited to 7am to 6pm.

Attachments:

Application materials

Proof of Public Notice



A. Applicant Information

Name of Applicant: Valley to Valley Senior Care Center

Mailing Address: [REDACTED]

Telephone Number: [REDACTED]

Email Address: [REDACTED]

B. Owner Information (if different from the applicant)

Name of Owner: White Water Rentals LLC *Christopher J Han*
Lori D Han

Mailing Address: [REDACTED]

Telephone Number: [REDACTED]

Email Address: [REDACTED]

C. Site Data

Name of Development: Valley to Valley Senior Care Center

Street Address: 1040 I Street, Salida, CO 81201

Parcel number: _____

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 *Guonne Braden* Date 2-13-26

Signature of property owner *[Signature]* Date 2-13-26



D. TYPE OF CONDITIONAL USE REQUESTED (City Code Section 16-3-20, Table 3-A)

Property Zone District: Residential
Requested Use Type (Section 16-3-20, Table 3-A) _____

E. DEVELOPMENT PROCESS (City Code Section 16-8-50(c))

- NA*
1. Pre-Application Conference. Required.
 2. Submit Application.
 3. Staff Review. Schedule Hearing. Forward Staff Report to Applicant and Planning Commission.
 4. Public Notice Provided For Hearing.
 5. Public Hearing Conducted by Planning Commission and Action Taken.

F. APPLICATION CONTENTS

1. **Conditional Use Application**
2. **Proof of Ownership (Warranty deed, etc.)** – Owner signature required.
3. **Site Plan (if required by director)**. A scalable conceptual plan of the proposed development showing existing and proposed features, buildings, roads, alleys, utilities, pedestrian and vehicular circulation etc. which are relevant to the review of the application. See Sec. 16-4 of the land use code for applicable standards.
4. **Written Statement**. Describe how the application meets the Conditional use Approval Criteria, 16-8-50 (c) (e) (1) and any specific use standards outlined in Section 16-3-20 Table 3-A. The written statement should also include details of the properties on all sides of the property and across the street(s) and alley(s) current land usage.
5. **Public Notice Materials**
 - a. **Postage Paid Envelopes**. A list will be provided by staff to the applicant 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. 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. Staff will provide the notice, stuff, and send envelopes.
 - b. Staff will provide the notice to be posted on site by the applicant. Applicant is responsible for picking up and posting the notice on the property. The notice shall be visible from the closest right-of-way. Applicant is also responsible for submitting photo evidence of posting the public notice a minimum of 15 days prior to the public hearing.
6. **Other Information**. Staff may request additional information as deemed necessary to evaluate the impacts of the conditional use application.
7. **Vicinity Map**. Map showing parcel's location in the City.
8. **Application Fee**: According to current adopted fee schedule



Valley to Valley Senior Care Center
 1040 I Street
 Salida, CO 81201
 e-mail: valleytovalley2020@gmail.com

Web: Valleytovalley.net
 Phone: 719-539-4396

February 13, 2026

To whom it may concern,

The conditional use application statement:

This facility at 1040 I Street will be used for an Aging Adult (Senior) Care Center. The residential area is perfect for seniors desiring a serene environment. The facility will have very little traffic, as most clients are picked up by van and delivered at end of day by van.

We will be able to serve more seniors in this new location, provide more services for activities and social events. The facility will operate between the hours of 7:30am – 5pm, Monday through Friday. There are no structural changes to the building or grounds. It will operate just as on 348 G Street only better and enhanced. Welcoming to Veterans and community seniors

We have already had neighbors express to us that they're very happy that we are in the new location.

There will be no overnight stay of clients.

Sincerely,

Yvonne Braden

Yvonne Braden
 EO / Director

SALIDA



Dinner



Outings



Transportation



Activities



Serving Seniors as 'Unto the Lord.

**NOTICE OF PUBLIC
HEARING BEFORE
THE PLANNING
COMMISSION FOR
THE CITY OF SALIDA
CONCERNING A
CONDITIONAL USE
APPLICATION**

**To All Members of the
Public And Interested
Persons: Please Take
Notice** that on

March 23, 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 follow-
ing link: [https://zoom.
us/webinar/register/
WN_xjx49yp6TRKd4w-
WX5LzyUw](https://zoom.us/webinar/register/WN_xjx49yp6TRKd4w-WX5LzyUw)

The hearing is regarding
an application for a con-
ditional use permit for
Valley to Valley Senior
center, located at 1040
I St. Salida. (Parcel No.
380705204217), the
former site of the Mon-
tessori school. The City
is considering the appli-
cants request to utilize
the existing structure for
an Adult Day Care use
within the R2 Medium
Density zone district.
Further information on
the application may be
obtained from the Com-
munity Development

