



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

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

PRESENT

Commissioner, Co-Chair Francie Bomer

Commissioner Dan Bush

Commissioner, Chairman Greg Follet

Commissioner Don Reimer

Commissioner, Alternate Laura Pomerrenke

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

Voting Nay: None

Abstaining: Commissioner Reimer

MOTION PASSED.

Unscheduled Citizens

Amendment(s) to Agenda

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.

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. 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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**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.

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