



## Planning Commission Regular Meeting

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

June 22, 2026 at 6:00 PM

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### Agenda

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Email public comments to: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

Please register for the Planning Commission Meeting:

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#### Call to Order by Chairman

#### Roll Call

#### Approval of the Minutes

1. Approve Minutes from 5-12-2026 Planning Commission Regular Meeting

#### 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. Review & Recommendation for Proposed Amendments to Chapter 16, Land Use and Development

#### Updates

#### Unfinished Business

#### New Business

3. Selection of a new Chair and Vice Chair to the Planning Commission
4. Selection of three Planning Commission Members to the Regional Planning Commission

#### Commissioners' Comments

#### Adjourn

#### Alternate Notice

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.

\*\*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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## Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201  
May 12, 2026 at 6:00 PM

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### Minutes

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Email public comments to: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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[https://zoom.us/webinar/register/WN\\_xjx49yp6TRKd4wWX5LzyUw](https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw)

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<http://www.youtube.com/@cityofsalidacolorado>

### Call to Order by Chairman

### Roll Call

#### PRESENT

Commissioner, Co-Chair Francie Bomer  
Commissioner Dan Bush  
Commissioner Aaron Derwingson  
Commissioner, Chairman Greg Follet  
Commissioner Don Reimer

#### ABSENT

Commissioner Kenny Layton  
Commissioner, Alternate Laura Pomeranke

### Approval of the Minutes

#### 1. Approve Minutes

Approve Minutes from March 23 Regular Planning Commission Meeting

Commissioner, Co-Chair Bomer moved to Approve, seconded by Commissioner Derwingson.  
Voting Yea: Commissioner, Co-Chair Bomer, Commissioner Bush, Commissioner Derwingson,  
Commissioner, Chairman Follet, Commissioner Reimer

Voting Nay: None

Abstaining: None

### 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. Conditional Use Application - 223 E 1st St

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

Approve with staff conditions, amending:

4. The site is limited up to six (6) total Outdoor Vendors at any single time with ample room for restroom cleaning and/or trash vehicle clearance.

5. Onsite restrooms facilities need to be provided with hand sanitizer and locked at closing and adding:

8. Locate trash and restrooms away from residential fence and lock at closing.

9. Violations of City Code could result in revocation.

10. Applicant must comply with sight line code 16-4-60(g)

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

Voting Nay: None

Abstaining: None

### MOTION PASSED.

### 3. South Ark Neighborhood Phase 1 Major Subdivision and Replat – 1st Amendment: Preliminary Plat (Review & Final Decision)

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

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

Voting Nay: None

Abstaining: None

### MOTION PASSED.

### 4. Corrections of Errors on the Official Zoning Map of the City of Salida and Adopting an Updated Zoning Map

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

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

Voting Nay: None

Abstaining: None

### MOTION PASSED.

## Updates

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.

## **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 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.



## PLANNING COMMISSION STAFF REPORT

<b>MEETING DATE:</b>	6/22/2026
<b>AGENDA ITEM TITLE:</b>	Review & Recommendation for Proposed Amendments to Chapter 16, Land Use and Development
<b>AGENDA SECTION:</b>	Public Hearing

### REQUEST OVERVIEW

The request is to amend Chapter 16, Land Use and Development, of the Municipal Code of the City of Salida. The proposed amendments affect multiple articles of the Land Use Code (LUC), which became effective December 22, 2025.

The amendments are primarily intended to correct errors identified during implementation of the new code, clarify ambiguous or confusing language, address procedures or standards that are not functioning as intended, and incorporate missing or recently adopted code provisions. The attached change summary identifies the proposed amendments organized into three categories: substantive policy and process amendments, minor policy and process amendments, and administrative corrections.

### PROCESS

The proposed amendments are processed as a Code Text Amendment pursuant to §16-8-40(c). The request is first addressed by the Planning Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the request to City Council. The Commission may also remand the application back to the applicant for further information or amendment.

### BACKGROUND

The City adopted a new Land Use Code with an effective date of December 22, 2025. As with any comprehensive code adoption, implementation has identified several items that need cleanup or clarification. Some edits are purely administrative, such as correcting numbering, cross-references, spelling, or formatting. Other edits are policy or process refinements that became apparent once staff began administering the new code.

This code update also incorporates provisions that were missing from the adopted code or adopted separately after the new LUC was completed. The goal is to make the code more internally consistent, easier to administer, and better aligned with current City practice and applicable state law.

For ease of review, the proposed amendments have been grouped into three categories. Appendix A provides a complete staff-report summary table of the proposed changes.

## **DETAILS OF REQUEST**

The proposed amendments consist of three main categories: substantive policy and process amendments, minor policy and process amendments, and administrative corrections. The most significant changes are summarized first.

All figure and table numbering and linked references will be refreshed after the first City Council reading to avoid repeating the intensive update process if content is moved or revised.

## **SUBSTANTIVE POLICY AND PROCESS AMENDMENTS**

These amendments clarify or modify requirements with substantive policy, procedural, financial, or operational impacts.

### **Corner Lot Setbacks / Primary Block Face (16-2-30 Measurements and Exceptions, pp. 15–16)**

The current corner lot standards rely heavily on a front-lot-line determination and can be difficult to apply where the apparent front, rear, and side yards do not match the surrounding block pattern, possibly resulting in setbacks that heavily restrict development. The amendment allows the Director to determine the front and rear lot lines using the assigned address, primary entrance, lot orientation, and/or the primary block face, allowing for a case-by-case determination of lot frontage that makes the most sense for the individual instance.

### **Height on Uneven Lots (16-2-30 Measurements and Exceptions, p. 17)**

The current height measurement standards are confusing and difficult for staff to administer in a fair and objective way, nor do the current standards precisely regulate height and massing as intended. The amendment adds exposed wall height standards, including a definition of exposed wall height and limits tied to the district maximum building height. This is intended to provide clearer height administration and avoid large wall massing near setbacks while still allowing development on uneven sites. The current graphic does not match the text and would not accurately reflect the amendments; it will be removed and may be replaced with an updated image later.

### **Outdoor Vendors (16-3-30 Use-Specific Standards, pp. 84–85)**

The current outdoor vendor standards distinguish between singular and multiple vendors, with a Conditional Use Permit required for multiple vendors. The amendment separates outdoor vendors into “up to two” and “three or more” vendors, and updates the use-specific standards to differentiate between vendors on publicly and privately owned property.

### **Sidewalk Construction and Maintenance Fee in Lieu (16-4-60 Access, Connectivity, and Circulation, p. 112)**

The amendment requires sidewalk construction or payment of a sidewalk construction and maintenance fee in lieu for development of vacant lots and for major subdivisions, planned developments, and similar developments creating new lots or development sites. No fee is required for condominiumization of existing development, lot-line or plat adjustments, or lots where the requirement was satisfied through the original development. Where a fee is required, it applies regardless of whether sidewalk currently exists, is calculated per linear foot of the front lot line, and is paid 50 percent at building permit and 50 percent at Certificate of Occupancy.

### **Visibility Triangle (16-4-60 Access, Connectivity, and Circulation, p. 114)**

The current visibility triangle standard measures from the property line, which can create overly restrictive triangles in denser development patterns, particularly for corner lots. The amendment changes the measurement from the edge of roadway and adds a definition of “edge of roadway.”

**Murals (16-6-40 Specific Sign Type Standards, p. 160)**

The current mural process contains a lot of ambiguity and subjective review, and could potentially lead to future issues regarding content neutral signage, free speech, and review of proposed murals based on “artist merit” per the judgement of the ACAC, as opposed to objective criteria. It also does not differentiate between murals used to promote a business vs. murals without business promotion. The amendment replaces that approach with regulations based on property type and whether the mural contains business promotion, as newly defined in the Code. Murals with business promotion are treated as signs and subject to sign area limits; murals on private residential property without business promotion are not regulated and require no permit; non-business-promotion murals on nonresidential private property require a permit but are not treated as signs for size limits; and murals in the SDHD overlay require a Certificate of Approval. Murals on private property will no longer be reviewed by ACAC. This is intended to provide an objective review path for murals while preserving a path for noncommercial/public art murals.

**Creative Signs (16-6-70 Creative Signs, p. 164)**

The Arts and Culture Advisory Commission is currently an optional approval authority for creative signs, as opposed to the Planning Commission. This amendment removes the ACAC as an approval authority for creative signs.

**Location, Character, and Extent Review (16-8-50 Development Permits and Approvals, pp. 205–206)**

The Code did not include a complete local procedure for Location, Character, and Extent Review. The amendment adds a new procedure to implement C.R.S. §31-23-209 for Planning Commission review of specified public facilities, public spaces, public structures, and public utilities. This review evaluates the proposed location, character, and extent of these public improvements and is required by State statute.

**HOME Act / Qualifying Properties (16-8-110 Residential Development on Qualifying Properties, pp. 223–226)**

The Code did not include a local section implementing the state HOME Act requirements for residential development on qualifying properties. The amendment adds a new Residential Development on Qualifying Properties section implementing C.R.S. §29-35-501 et seq., including qualifying property and qualifying entity provisions, exempt parcels, administrative review through Minor Site Plan Review, height and site design standards, preserved local requirements, and allowed accessory/community-serving uses. This amendment is intended to bring the Code into alignment with state law.

**Cottage Housing (16-3-30 Use-Specific Standards and 16-10-20 Definitions of Use Categories and Use Types, various pages)**

The current cottage housing definition and use-specific standards allow cottage housing to be developed as condominiums, rentals, or other configurations that do not require individual ownership of each unit on a separate lot. This does not reflect Staff’s understanding of the intended purpose of the cottage housing use type, which is to provide smaller detached housing units organized on individual lots within a subdivision.

**Note:** This issue was identified late in the revision process. Additional review is needed to ensure that the cottage housing definition, use-specific standards, and any related provisions are updated consistently throughout the proposed code amendment.

## **MINOR POLICY AND PROCESS AMENDMENTS**

These amendments clarify existing language, resolve minor inconsistencies, or make limited adjustments to standards without substantially changing the overall intent of the Code.

### **Nonconforming Site Features (16-1-60 Nonconformities, p. 5)**

The current Code does not establish a threshold for requiring nonconforming site features to be brought into compliance. The amendment requires any addition or modification to a non-residential structure that increases the existing total gross floor area by at least 20 percent or 2,000 square feet, whichever is greater, to bring all site features into compliance with the Code to the maximum extent practicable. Minor Site Plan Review is required to determine compliance.

### **Institutional Building Height (16-2-30 Measurements and Exceptions, p. 19)**

The amendment adds a height exception for buildings used entirely for institutional uses, allowing such buildings to reach up to 53 feet regardless of the maximum building height in the underlying district, bringing the code into compliance with State law.

### **Mixed-Use Highway Center (MC) Standards (16-2-50 Mixed-Use Districts, p. 31)**

The amendment revises the Mixed-Use Highway Center district standards and clarifies that MC setbacks apply along the site perimeter where abutting a public right-of-way or non-MC property, rather than to internal pads or lots located wholly within the site. This better reflects how larger mixed-use sites are actually developed and reviewed, and also fixes some formatting issues and typos.

### **Long-Term RVs and Tiny Homes (16-3-20 Table of Allowed Uses, p. 58)**

The amendment updates Table 3-A/Table of Allowed Uses to clarify the treatment of recreational vehicles, tiny homes, and tiny houses. It clarifies the distinction between tiny homes used as temporary or accessory structures and tiny houses placed on a permanent foundation, updates permissions so RVs and tiny homes are treated consistently, removes RVs and tiny homes as a permitted use in the MH district, and relocates RV long-term occupancy from residential to accessory uses within the table.

### **Outdoor Vendor Use Table (16-3-20 Table of Allowed Uses, p. 58)**

The amendment changes the Outdoor Vendor use table entry from “Singular” and “Multiple” to “Up to Two” and “Three or More.” This aligns the table with the updated outdoor vendor standards.

### **Recreational Vehicle Long-Term Occupancy (16-3-30 Use-Specific Standards, pp. 82–83)**

The amendment revises and relocates recreational vehicle long-term occupancy standards, including removal of prior standards from the residential use section and updated references in accessory use standards. This consolidates related standards and keeps the document internally consistent with the Use Table changes.

### **Accessory Dwelling Units / Tiny Houses (16-3-30 Use-Specific Standards, p. 79)**

The amendment clarifies that a tiny house may be used as an accessory dwelling unit when it complies with all other applicable ADU standards. This, along with other changes around RVs and tiny homes, clarifies when these types of structures do and do not qualify as an ADU.

### **Off-Street Parking of Long Vehicles (16-3-20 Table of Allowed Uses, p. 58; 16-3-30 Use-Specific Standards, p. 84; 16-10-20 Definitions of Use Categories and Use Types, p. 243)**

Use-specific standards for off-street parking of long vehicles previously existed under accessory uses, but the use was omitted from Table 3-A. The amendment relocates the standards to temporary uses, adds the use to Table 3-A as permitted wherever single-family detached dwellings are allowed, expands the standards to include tiny homes, and adds the missing definition.

### **Easements (16-4-50 Streets, Utilities, and Services, p. 107)**

The amendment adds standards prohibiting buildings, structures, projections, and other vertical encroachments within easements unless expressly permitted, and clarifies removal obligations for

improvements placed in easements. This reflects current practice and provides clearer administration for easement conflicts.

**Discretionary Parking Requirements (16-4-70 Off-Street Parking, p. 118)**

The amendment changes the minimum parking requirement for Public Outdoor Recreation from a fixed 10 spaces per acre to a discretionary standard. This allows for more flexible parking standards based on the actual nature, scale, and intensity of the use. This is particularly important for parks, which may contain a lot of acreage but consist of mostly open space, drawing fewer visitors than a smaller park with lots of programming anticipated to draw more visitors.

**Discretionary Footnote (16-4-70 Off-Street Parking, p. 121)**

The amendment adds a footnote explaining how discretionary parking minimums are applied. The Director determines the required parking based on the nature, scale, intensity, and anticipated parking demand of the use. This provides clearer direction where a fixed parking ratio is not appropriate.

**Landscape Area / Ordinary High Water Line (16-4-80 Landscaping, Screening, and Fencing, p. 126)**

The amendment clarifies that required landscaped area is calculated using only the portion of a lot located above the ordinary high-water line. Lot area below the ordinary high-water line is excluded from the minimum landscape area calculation, so that the City is not including area unsuitable for planting when determining the required landscape area.

**Landscape Variety (16-4-80 Landscaping, Screening, and Fencing, p. 128)**

The amendment revises language for coniferous trees from a standard based on whether trees could create icing issues to a clearer location-based restriction. Coniferous trees may not be planted within a parkway or within 10 feet of a public right-of-way. This makes the standard easier to administer and enforce.

**Landscape and Irrigation Deposit (16-4-80 Landscaping, Screening, and Fencing, p. 131)**

The amendment allows an applicant to submit a security deposit in lieu of installing all required landscaping and irrigation before Certificate of Occupancy. Installation and City inspection must be completed within one year of the deposit, or the deposit is forfeited.

**Large-Scale Development Applicability (16-4-90 Site and Building Design, p. 138)**

The amendment adds large-scale development compliance language for additions or modifications of a certain size, aligned with the updated nonconforming site feature provisions. This improves consistency between the site design standards and nonconformity standards.

**Open Space Dedication Applicability (16-4-110 Parks, Trails, and Open Space Dedication, p. 144)**

The amendment clarifies that open space dedication requirements apply to applications that result in additional residential dwelling units. It also clarifies that the requirement does not apply to subdivisions, plats, or similar applications that only change ownership form or lot configuration of existing dwelling units without increasing the total number of units. This brings the regulation into better alignment with its intent.

**Sign Face / Copy Replacement (16-6-50 Sign Permit, p. 162)**

The amendment adds a sign permit exemption for changing the sign face, copy, message, panel, or insert of an existing lawful sign where the change does not alter regulated physical characteristics. This keeps routine sign-face changes from requiring a permit when the physical sign is not changing.

**Minor / Major / Exempt Historic Activities (16-7-60 Certificates of Approval, p. 171)**

The amendment revises Certificate of Approval applicability for windows, doors, and replacement signs. The amendment clarifies that the replacement of windows or doors that make no alteration to the frame or structure shall constitute a minor activity. Additionally, the replacement of a sign with another sign of approximately the same size and weight, which uses existing attachment points, does not require a CA. The revisions were discussed with the Historic Preservation Commission, who expressed their support for the changes, and are intended to ensure the appropriate level of review for the suggested work.

**Minor Site Plan Review Applicability (16-8-50 Development Permits and Approvals, p. 198)**

The amendment rewrites Minor Site Plan Review applicability to identify uses requiring minor site plan approval in Table 3-A, expansions that bring a building to 10,000 square feet or more, and residential development on qualifying properties. This brings this section into compliance with the proposed code amendments and clarifies when a Minor Site Plan is required.

**Change of Use Approval (16-8-50 Development Permits and Approvals, p. 203)**

The amendment adds an exemption stating that conversion of an accessory structure built before the effective date of the Code to an accessory dwelling unit does not require Change of Use Approval. This avoids an unnecessary process step for certain ADU conversions.

**Variance (16-8-90 Modifications and Appeals, p. 217)**

The amendment adds lot frontage as a standard that may qualify for a variance.

**Recreational Vehicle and Tiny Home Definitions (16-10-20 Definitions of Use Categories and Use Types, p. 243)**

The amendment updates the Recreational Vehicle (Long-Term Occupancy) definition and clarifies that a tiny home is not placed on a permanent foundation. This supports the revised use table and use-specific standards for RVs, tiny homes, and tiny houses.

**Ordinary High Water Mark (16-10-30 Floodplain-Related Definitions, p. 248)**

The amendment adds a definition entry for Ordinary High Water Mark by referencing the U.S. Army Corps of Engineers definition. This supports the river protection and landscape area standards that rely on that term.

**Business Promotion (16-10-40 Other Terms Defined, p. 250)**

The amendment adds a definition of Business Promotion to distinguish business-identifying text or marks from general artistic imagery, supporting the new regulations surrounding murals and signage.

**Primary Block Face (16-10-40 Other Terms Defined, p. 254)**

The amendment adds a definition of Primary Block Face based on the street-facing side of a block toward which most lots are oriented, as indicated by front-yard pattern, primary entrances, or assigned street addresses. This supports the revised corner lot setback standards.

## ADMINISTRATIVE CORRECTIONS

This category includes minor grammatical, spelling, formatting, numbering, cross-reference, and similar corrections that do not substantively change the meaning or effect of the Code. It also includes provisions that have already been adopted by City Council but were not included in the previous Code adoption. These edits are included so the amended Code is cleaner and easier to administer, but they are not intended to create policy changes.

Page	Code Section	Topic	Summary
3	16-1-60 Nonconformities	Nonconforming Lots	Moves nonconforming lot standards into the Nonconformities section and clarifies that nonconforming lots may be developed if other dimensional standards are met or a variance is obtained.
12–13	16-2-20 Summary of Dimensional Standards	Dimensional Standards Table	Dimensional Table Changes: Lot frontage minimum in R2 clarified to reflect Inclusionary Housing policy, setback note added, small formatting corrections like adding missing spaces and units
21–25	16-2-40 Residential Districts	Residential District Wording	Replaces references to “subdivision” with “development” in multiple residential district dimensional standards. Keeps terminology consistent across district standards.
47	16-2-70 Overlay Districts	Sackett’s Addition Overlay	Revises the height standard in the Sackett’s Addition Overlay from “1 ½ stories” to “20 feet in height.” Other height restrictions are in feet, changing from stories to feet keeps this consistent and removes ambiguity in measuring half of a story.
65	16-3-30 Use-Specific Standards	Short-Term Rental Parking Reference	Corrects the parking table reference for short-term rentals.
70	16-3-30 Use-Specific Standards	Natural Medicine Healing Centers	Replaces the list of zoning districts where natural medicine healing centers are allowed with a reference to Table 3-A/Table of Allowed Uses, while retaining the distance, time, manner, and place requirements.
96	16-4-20 Natural Resource Protection	Floodplain Standards	Updates floodplain recreational vehicle standards to also address tiny homes.
117	16-4-70 Off-Street Parking	Dwelling, Multi-Family	Change of “3+” to “3 or more” for clarity
126, 128	16-4-80 Landscaping, Screening, and Fencing	Nonfunctional Turf	Adds restrictions on installation, planting, or placement of nonfunctional turf, artificial turf, and invasive plant species for applicable new development and redevelopment projects beginning January 1, 2026. Regulation already adopted by Council to comply with State requirements
142	16-4-100 Outdoor Lighting	Figure / Numbering Cleanup	Updates figure or numbering references in the outdoor lighting section.
158	16-6-30 General Sign Standards	Sign Code Cleanup	Corrects sign code typos and cross-references, including digital display and moving sign references. Includes correction of aestheicts to aesthetics, unnecessary to unnecessary, mutiple to multiple, requird to required, handing to handling, political to political.
179, 189–220	Article 16-8 Administration and Procedures	Procedure Figures / Cross-References	Updates figure numbering and cross-references throughout administration and procedure sections. Includes procedure figures for rezoning, PD rezoning, code text amendments, annexation, site plan review, subdivision approvals, minor modifications, variances, and appeals.
191, 198	Article 16-8 Administration and Procedures	Typo Corrections	Corrects “feel simple” to “fee simple” in the planned development overlay applicability standards, corrects “plat” to “plan” in Summary of Minor Site Plan Review Procedure.
250	16-10-40 Other Terms Defined	Conditioned Living Space	Adds a definition of Conditioned Living Space. Definition missing, added from old code

## REVIEW CRITERIA

Section 16-8-40(c)(4), Code Text Amendment Approval Criteria, requires the Planning Commission and City Council to determine that the following criteria are met:

### 1. Consistency with the general purpose and intent of the Code.

The proposed amendments are consistent with the general purpose and intent of the Land Use Code. The amendments correct implementation issues, clarify standards, improve administration, and incorporate state-

law and locally adopted requirements while preserving the overall structure and intent of the newly adopted Code.

**2. No conflict with other applicable provisions of the Code, or repeal/amend inconsistent, unreasonable, or out-of-date provisions.**

The proposed amendments are intended to resolve internal inconsistencies, update cross-references, and amend provisions that are unclear, incomplete, or not functioning as intended. Where related sections are affected, the amendment package makes corresponding changes to keep the Code internally consistent.

**3. Consistency with the Comprehensive Plan.**

The amendments are generally consistent with the Comprehensive Plan. The update supports efficient administration of land use regulations, orderly development, housing flexibility, public infrastructure planning, natural resource protection, historic preservation, and multimodal circulation.

**4. Preservation of public health, safety, general welfare, and environment and contribution to orderly development.**

The amendments preserve the public health, safety, general welfare, and environment by clarifying standards related to sidewalks, visibility triangles, floodplain and natural resource protection, signs and murals, historic review, public facility review, qualifying-property residential development, and other development standards. The amendments also contribute to orderly development by making review procedures and applicability standards clearer for applicants, staff, Planning Commission, and City Council.

**STAFF RECOMMENDATION**

Staff finds that the proposed Land Use Code amendments are consistent with the applicable review standards for Code Text Amendments. The amendments correct errors, clarify language, address implementation issues, incorporate missing or recently adopted provisions, and support the orderly administration of the Code.

Staff recommends that the Planning Commission recommend approval of the proposed amendments to City Council.

**RECOMMENDED MOTION**

“I move to \_\_\_\_\_ the proposed amendments to Chapter 16, Land Use and Development, of the Municipal Code of the City of Salida, as the amendments meet the applicable review criteria for a Code Text Amendment.”

**ATTACHMENTS**

- A. Appendix A: Staff Report Summary Table of Proposed Amendments
- B. Public Notice / Proof of Publication

## APPENDIX A: STAFF REPORT SUMMARY TABLE OF PROPOSED AMENDMENTS

The table below summarizes the proposed amendments in document order. The narrative staff report sections above discuss substantive policy and process amendments and minor policy and process amendments in greater detail.

#	Change Type	Page	Code Section	Topic	Summary of Change	Notes
1	Administrative Corrections	3	16-1-60 Nonconformities	Nonconforming Lots	Moves nonconforming lot standards into the Nonconformities section and clarifies that nonconforming lots may be developed if other dimensional standards are met or a variance is obtained.	
2	Minor Policy and Process Amendments	5	16-1-60 Nonconformities	Nonconforming Site Features	Requires any addition or modification to a non-residential structure that increases existing total gross floor area by at least 20 percent or 2,000 square feet, whichever is greater, to bring all site features into compliance to the maximum extent practicable.	Minor Site Plan Review is required to determine compliance.
3	Administrative Corrections	12–13	16-2-20 Summary of Dimensional Standards	Dimensional Standards Table	Dimensional Table Changes: Lot frontage minimum in R2 clarified to reflect Inclusionary Housing policy, setback note added, small formatting corrections like adding missing spaces and units	
4	Substantive Policy and Process Amendments	15–16	16-2-30 Measurements and Exceptions	Corner Lot Setbacks / Primary Block Face	Revises corner lot setback measurement rules to allow the Director to determine front and rear lot lines based on address, primary entrance, lot orientation, and the primary block face.	Adds language to account for structures not addressed along the primary block face
5	Substantive Policy and Process Amendments	17	16-2-30 Measurements and Exceptions	Height on Uneven Lots	Adds exposed wall height standards for uneven lots, including a definition of exposed wall height and limits on exposed wall height relative to the district maximum building height.	The current graphic does not match the text and will not accurately reflect the amendments. It will be removed and may be replaced later.
6	Minor Policy and Process Amendments	19	16-2-30 Measurements and Exceptions	Institutional Building Height	Adds an exception allowing buildings with entirely institutional uses to reach up to 53 feet in height, regardless of the maximum building height of the underlying district.	
7	Administrative Corrections	21–25	16-2-40 Residential Districts	Residential District Wording	Replaces references to “subdivision” with “development” in multiple residential district dimensional standards, as well as in the Summary of Dimensional Standards table.	Keeps terminology consistent across district standards.
8	Minor Policy and Process Amendments	31	16-2-50 Mixed-Use Districts	Mixed-Use Highway Center (MC) Standards	Revises MC district dimensional standards and clarifies that MC setbacks apply along the site perimeter where abutting a public right-of-way or non-MC property, not to internal pads or lots located wholly within the site.	Includes related table note renumbering and dimensional table edits.
9	Administrative Corrections	47	16-2-70 Overlay Districts	Sackett’s Addition Overlay	Revises the height standard in the Sackett’s Addition Overlay from “1 ½ stories” to “20 feet in height.”	Other height restrictions are in feet, changing from stories to feet keeps this consistent and removes ambiguity in measuring half of a story.
10	Minor Policy and Process Amendments	58	16-3-20 Table of Allowed Uses	Long-Term RVs and Tiny Homes	Updates Table 3-A/Table of Allowed Uses to reflect revised treatment of recreational vehicles and tiny homes. Clarifies the difference between tiny homes (temporary/accessory) and tiny houses (permanent). Updates to permissions so RVs and Tiny Homes are the same. Removes RVs and Tiny Homes as a permitted use in the MH district. Moves RV (long-term) in the table from Residential to Accessory	
11	Minor Policy and Process Amendments	58	16-3-20 Table of Allowed Uses	Outdoor Vendor Use Table Entry	Changes Outdoor Vendors in Table 3-A/Table of Allowed Uses from Singular and Multiple to Up to Two and Three or More.	
12	Minor Policy and Process Amendments	82–83	16-3-30 Use-Specific Standards	Recreational Vehicle Long-Term Occupancy	Revises and relocates recreational vehicle long-term occupancy standards, including deletion of the prior use-specific standards from the residential use section and updated references in accessory use standards.	
13	Administrative Corrections	65	16-3-30 Use-Specific Standards	Short-Term Rental Parking Reference	Corrects the parking table reference for short-term rentals.	
14	Administrative Corrections	70	16-3-30 Use-Specific Standards	Natural Medicine Healing Centers	Replaces the list of zoning districts where natural medicine healing centers are allowed with a reference to Table 3-A/Table of Allowed Uses, while retaining the distance, time, manner, and place requirements.	
15	Minor Policy and Process Amendments	79	16-3-30 Use-Specific Standards	Accessory Dwelling Units / Tiny Houses	Adds that a tiny house may be used as an accessory dwelling unit if it complies with all other applicable ADU standards.	
16	Minor Policy and Process Amendments	58, 84, 243	16-3-20 Table of Allowed Uses; 16-3-30 Use-Specific Standards; 16-10-20 Definitions of Use Categories and Use Types	Off-Street Parking of Long Vehicles	Relocates the use-specific standards from accessory uses to temporary uses, adds the use to Table 3-A as permitted wherever single-family detached dwellings are allowed, and expands the standards to include tiny homes.	Adds the missing definition.
17	Substantive Policy	84–85	16-3-30 Use-Specific	Outdoor Vendors	Separates outdoor vendor standards into “up to two” and “three or more”	Three or more vendors operating for longer than

#	Change Type	Page	Code Section	Topic	Summary of Change	Notes
	and Process Amendments		Standards		vendors, and allows three or more vendors operating on the same site for 72 hours or less in association with a special event to be reviewed through a single Minor Site Plan Review rather than a Conditional Use Permit.	72 hours, or not associated with a special event, still require Conditional Use Permit approval. Clarification that vendor/TCA permits are always required.
18	Administrative Corrections	96	16-4-20 Natural Resource Protection	Floodplain Standards	Updates floodplain recreational vehicle standards to also address tiny homes.	
19	Minor Policy and Process Amendments	107	16-4-50 Streets, Utilities, and Services	Easements	Adds standards prohibiting buildings, structures, projections, and other vertical encroachments within easements, unless expressly permitted, and clarifies removal obligations for improvements placed in easements.	Adds explicit regulation regarding easements, in accordance with current practice
20	Substantive Policy and Process Amendments	112	16-4-60 Access, Connectivity, and Circulation	Sidewalk Construction and Maintenance Fee in Lieu	Requires sidewalk construction or payment of a sidewalk construction and maintenance fee in lieu for development of vacant lots and for major subdivisions, planned developments, and similar developments creating new lots or development sites. Where a fee is required, it applies regardless of existing sidewalk frontage, is calculated per linear foot of the front lot line, and is paid 50 percent at building permit and 50 percent at Certificate of Occupancy.	No fee applies to condominiumization of existing development, lot-line or plat adjustments, or lots where the requirement was satisfied through the original development.
21	Substantive Policy and Process Amendments	114	16-4-60 Access, Connectivity, and Circulation	Visibility Triangle	Revises visibility triangle measurement to use the edge of roadway rather than the property line, adds measurements for street intersections and driveway/alley intersections, and defines "edge of roadway."	The current graphic does not match the text and will not accurately reflect the amendments. It will be removed and may be replaced later.
22	Administrative Corrections	117	16-4-70 Off-Street Parking	Dwelling, Multi-Family	Change of "3+" to "3 or more" for clarity	
23	Minor Policy and Process Amendments	118	16-4-70 Off-Street Parking	Discretionary Parking Requirements	Changes the minimum parking for Public Outdoor Recreation from 10 per acre to Discretionary	
24	Minor Policy and Process Amendments	121	16-4-70 Off-Street Parking	Discretionary Footnote	Footnote clarifying "discretionary" minimum in parking table	Added Definition: The Director shall determine the required parking based on the nature, scale, intensity, and anticipated parking demand of the use.
25	Minor Policy and Process Amendments	126	16-4-80 Landscaping, Screening, and Fencing	Landscape Area / Ordinary High Water Line	Clarifies that required landscaped area is calculated using only the portion of the lot located above the ordinary high-water line, excluding lot area below the ordinary high-water line.	
26	Minor Policy and Process Amendments	128	16-4-80 Landscaping, Screening, and Fencing	Landscape Variety	Changed language about coniferous trees, from "Coniferous trees shall not be planted in rows or groupings that will create issues with icing of sidewalks and streets" to "Coniferous trees shall not be planted within a parkway or within 10 feet of a public right-of-way"	Removes ambiguity around icing possibility
27	Minor Policy and Process Amendments	131	16-4-80 Landscaping, Screening, and Fencing	Landscape and Irrigation Deposit	Allows a security deposit in lieu of installing all required landscaping and irrigation before Certificate of Occupancy.	Installation and City inspection must be completed within one year of the deposit, or the deposit is forfeited.
28	Administrative Corrections	126, 128	16-4-80 Landscaping, Screening, and Fencing	Nonfunctional Turf	Adds restrictions on installation, planting, or placement of nonfunctional turf, artificial turf, and invasive plant species for applicable new development and redevelopment projects beginning January 1, 2026.	Regulation already adopted by Council to comply with State requirements
29	Minor Policy and Process Amendments	138	16-4-90 Site and Building Design	Large-Scale Development Applicability	Adds requirement of compliance for additions/modifications of a certain size, aligned with changes made to the nonconformance section above	
30	Administrative Corrections	142	16-4-100 Outdoor Lighting	Figure / Numbering Cleanup	Updates figure or numbering references in the outdoor lighting section.	
31	Minor Policy and Process Amendments	144	16-4-110 Parks, Trails, and Open Space Dedication	Open Space Dedication Applicability	Clarifies that open space dedication applies to applications resulting in additional residential dwelling units and does not apply to subdivisions, plats, or similar applications that only change ownership form or lot configuration of existing dwelling units without increasing the total number of units.	
32	Administrative Corrections	158	16-6-30 General Sign Standards	Sign Code Cleanup	Corrects sign code typos and cross-references, including digital display and moving sign references.	Includes correction of aesthetics to aesthetics, unnecessary to unnecessary, mutiple to multiple, requird to required, handing to handling, political to political.
33	Substantive Policy and Process Amendments	160	16-6-40 Specific Sign Type Standards	Murals	Replaces the prior subjective review approach with regulations based on property type and business promotion. Murals on private residential property without business promotion are not regulated and require no permit; private-property murals no longer go through ACAC.	Murals with business promotion are treated as signs; non-business-promotion murals on nonresidential private property require a permit but are not subject to sign area limits; SDHD murals require a Certificate of Approval.
34	Substantive Policy and Process Amendments	164	16-6-70 Creative Signs	Creative Signs	Removes ACAC as an approval authority for creative signs. Planning Commission shall be the sole approval authority.	

#	Change Type	Page	Code Section	Topic	Summary of Change	Notes
35	Minor Policy and Process Amendments	162	16-6-50 Sign Permit	Sign Face / Copy Replacement	Adds a sign permit exemption for changing the sign face, copy, message, panel, or insert of an existing lawful sign when the change does not alter regulated physical characteristics.	
36	Minor Policy and Process Amendments	171	16-7-60 Certificates of Approval	Minor / Major / Exempt Historic Activities	Revises Certificate of Approval applicability for windows, doors, and replacement signs, including minor activity for replacement within existing openings, major activity for installation/alteration/removal of openings, and an exemption for replacement signs of approximately the same size and weight using existing attachment points.	Discussed with HPC. Also includes grammar and numbering fixes
37	Administrative Corrections	179, 189–220	Article 16-8 Administration and Procedures	Procedure Figures / Cross-References	Updates figure numbering and cross-references throughout administration and procedure sections.	Includes procedure figures for rezoning, PD rezoning, code text amendments, annexation, site plan review, subdivision approvals, minor modifications, variances, and appeals.
38	Administrative Corrections	191, 198	Article 16-8 Administration and Procedures	Typo Corrections	Corrects “feel simple” to “fee simple” in the planned development overlay applicability standards, corrects “plat” to “plan” in Summary of Minor Site Plan Review Procedure.	
39	Minor Policy and Process Amendments	198	16-8-50 Development Permits and Approvals	Minor Site Plan Review Applicability	Rewrites Minor Site Plan Review applicability to identify uses requiring minor site plan approval in Table 3-A, expansions that bring a building to 10,000 square feet or more, and residential development on qualifying properties.	
40	Minor Policy and Process Amendments	203	16-8-50 Development Permits and Approvals	Change of Use Approval	Adds an exemption stating that conversion of an accessory structure built prior to the effective date of the Code to an accessory dwelling unit does not require Change of Use Approval.	
41	Substantive Policy and Process Amendments	205–206	16-8-50 Development Permits and Approvals	Location, Character, and Extent Review	Adds the procedure required by C.R.S. §31-23-209 for Planning Commission approval of the location, character, and extent of specified public ways, spaces, buildings, structures, and utilities before construction or authorization.	The Code lacked a complete local procedure.
42	Minor Policy and Process Amendments	217	16-8-90 Modifications and Appeals	Variance	Adds lot frontage as a standard that can qualify for a variance	
43	Substantive Policy and Process Amendments	223–226	16-8-110 Residential Development on Qualifying Properties	HOME Act / Qualifying Properties	Adds a new section implementing C.R.S. §29-35-501 et seq. for residential development on qualifying properties, including qualifying property/entity definitions, exempt parcels, administrative review through Minor Site Plan Review, height and site design standards, preserved local requirements, and allowed accessory/community-serving uses.	
44	Substantive Policy and Process Amendments	Various	16-10-20 Definitions of Use Categories and Use Types	Cottage Housing	Updated the definition of Cottage housing to specify that each dwelling must be on its own lot. Use Specific Standards were updated to reflect this new definition.	
45	Minor Policy and Process Amendments	243	16-10-20 Definitions of Use Categories and Use Types	Recreational Vehicle and Tiny Home Definitions	Updates the Recreational Vehicle (Long-Term Occupancy) definition and adds/revises language clarifying that a tiny home is not placed on a permanent foundation.	
46	Minor Policy and Process Amendments	248	16-10-30 Floodplain-Related Definitions	Ordinary High Water Mark	Adds a definition entry for Ordinary High Water Mark by referencing the U.S. Army Corps of Engineers definition.	
47	Minor Policy and Process Amendments	250	16-10-40 Other Terms Defined	Business Promotion	Adds a definition for Business Promotion to distinguish business-identifying text or marks from general artistic imagery related to a business's goods, services, activities, or setting.	Supports the mural/sign distinction in Article 16-6.
48	Administrative Corrections	250	16-10-40 Other Terms Defined	Conditioned Living Space	Adds a definition of Conditioned Living Space.	Definition missing, added from old code
49	Minor Policy and Process Amendments	254	16-10-40 Other Terms Defined	Primary Block Face	Adds a definition of Primary Block Face based on the street-facing side of a block toward which most lots are oriented, as indicated by front-yard pattern, primary entrances, or assigned street addresses.	Supports the revised corner lot setback standards.



## INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Mountain Mail** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(719) 539-6691**.

Notice ID: 6p6BZgosZwYGGCKDka6i | **Proof Updated: May. 27, 2026 at 04:18pm MDT**  
Notice Name: Public Notice for Land Use Code Amendments

**This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.**

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<b>FILER</b>	<b>FILING FOR</b>
Poppy Thorpe poppy.thorpe@cityofsalida.com (719) 539-4555	Mountain Mail

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06/04/2026: General Public Notice	71.17
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Subtotal	\$71.17
Tax	\$0.00
Processing Fee	\$15.68
<b>Total</b>	<b>\$86.85</b>

PUBLIC NOTICE

**NOTICE OF PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION & CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING PROPOSED AMENDMENTS TO CHAPTER 16 - LAND USE AND DEVELOPMENT OF THE MUNICIPAL CODE OF THE CITY OF SALIDA**

**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE** that on **June 22, 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\\_xjx49yp6TRKd4wWX5LzyUw](https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw)

The public hearing is regarding proposed amendments to the City of Salida Land Use Code, adopted December 22, 2025. The proposed amendments are intended to correct errors identified during implementation of the new code, clarify ambiguous or confusing language, address procedures or standards that are not functioning as intended, and incorporate missing or recently adopted code provisions. The proposed amendments have been organized into three categories:

- A. Administrative Corrections.** Minor grammatical, spelling, formatting, numbering, cross-reference, or similar corrections that do not substantively change the meaning or effect of the code.
- B. Minor Policy and Process Amendments.** Amendments that clarify existing language, resolve minor inconsistencies, or make limited adjustments to standards without substantially changing the overall intent of the code.
- C. Substantive Policy and Process Amendments.** Amendments that clarify or modify requirements with greater policy, procedural, financial, or operational impacts, including provisions related to fee applicability and other major code requirements.

Any recommendation by the Planning Commission for the Land Use Code amendments shall be forwarded to the **City Council for review and a public hearing** scheduled for **August 18, 2026**, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link:  
[https://zoom.us/webinar/register/WN\\_IJlzc-miQTgcTEDomhRz5A](https://zoom.us/webinar/register/WN_IJlzc-miQTgcTEDomhRz5A)

Interested persons are encouraged to attend the public hearings. Further information on the amendments may be obtained from the Community Development Department by contacting [planning@cityofsalida.com](mailto:planning@cityofsalida.com) or (719) 530-2628.

\*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, 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 Zoom Webinar link so your comments can be made part of the record.

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