



Planning Commission Regular Meeting

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

June 10, 2025 at 6:00 PM

Agenda

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission

Meeting: https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw

After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:

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

Call to Order by Chairman

Roll Call

Amendment(s) to Agenda

Approval of the Minutes

1. Approve Minutes of March 24, 2025

Unscheduled Citizens

New Business - Action Items

Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

2. Natural Medicine Ordinance
3. Major Impact Review for the Proposed Salida Quality Farms, LLC / Meadowlark Drive Major Subdivision
4. Recommendation on Proposed Granzella-City of Salida Annexation
5. Recommendation on Proposed Granzella-City of Salida Zoning

Updates

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.**

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.



PLANNING COMMISSION REGULAR MEETING

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

March 24, 2025 - 6:00 PM

MINUTES

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission meeting:
<https://attendee.gotowebinar.com/rt/1909092342220683277>

1. DO NOT USE GotoWebinar

Register here: https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw

Webinar ID: 926 3452 0444

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

APPROVAL OF THE MINUTES

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | |
|---|--|
| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application/Proposal | G. Commission Discussion |
| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

2. The request is for a Minor Subdivision replat for the property known as Lot 1, Welch Replat and Subdivision, City of Salida, Chaffee County, Colorado into two separate lots.

Continuance from 1/27/25 and 2/24/25.

MOTION to approve the resubdivision of Lot 1 Welch Replat and Subdivision as it meet the review standards for a subdivision, subject to condition # 2 only (striking condition # 1)

Motion made by Commissioner Layton, Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Derwingson, Commissioner Layton, Commissioner Bush, Alternate Commissioner Riggs

Voting Abstaining: Commissioner Colby (not present at original hearing)

MOTION APPROVED 7-0

3. The request is to receive Limited Impact Review approval for a Drive-In Food or Beverage Facility use (also known as a drive-through restaurant) on the property known as 1002 E HWY 50, Salida, CO 81201.

MOTION to approve the Drive-In Food or Beverage Facility use at 1002 E Hwy 50 as it meets the Limited Impact Review Standards.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Bush.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Colby, Commissioner Derwingson, Commissioner Layton, Commissioner Bush

MOTIOIN APPROVED 7-0

UPDATES

UNFINISHED BUSINESS

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.719-530-2630 at least 48 hours in advance.

NEW BUSINESS

COMMISSIONERS' COMMENTS

ADJOURN

****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

MEETING DATE: June 10, 2025

AGENDA ITEM TITLE: Natural Medicine Ordinance

AGENDA SECTION: Public Hearing

BACKGROUND:

The attached memo from the City Attorney's Office re: Natural Medicine provides a detailed overview of the laws and regulations surrounding natural medicine in Colorado and the manner in which natural medicine can be regulated by the City.

The attached draft Ordinance was prepared after receiving policy direction during City Council and Planning Commission Work Sessions and is now before Planning Commission for a Public Hearing.

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission recommend City Council approve the proposed text of the attached Ordinance *Amending Chapter 16 of the City's Municipal Code by Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses.*

RECOMMENDED MOTIONS:

- A. "I make a motion to recommend that City Council approve the proposed text of the attached Ordinance of the Salida City Council Amending Chapter 16 of the City's Municipal Code by Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses."

Attachments:

- City Attorney Memo re: Natural Medicine.
- Proposed Ordinance *Amending Chapter 16 of the City's Municipal Code by Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses.*

MEMORANDUM

To: Planning Commission
From: City Attorney's Office – Betsy L. Stewart
Date: June 2, 2025
Re: Natural Medicine Ordinance

A. Introduction

This memo contains an overview of the laws and regulations surrounding natural medicine and the manner in which it can be regulated by the City. The draft Ordinance attached to this memo was prepared after receiving policy direction during City Council and Planning Commission Work Sessions and is now before Planning Commission for a public hearing on June 10, 2025.

B. Historical Background of the Natural Medicine Act

In 2022 Colorado voters adopted Proposition 122 which is now codified as the Natural Medicine Act (NMA). *See* C.R.S. § 12-170-101, *et seq.* In 2023, the legislature adopted the Natural Medicine Code (NMC) which sets forth additional guidelines for the use and cultivation of natural medicine in C.R.S. § 44-50-101, *et seq.*¹

In short, Colorado voters determined that natural medicine should be utilized as an additional tool to address mental health issues in the state.² As a result, the purpose of the NMA is to establish a “new, compassionate, and effective approach to natural medicine” by (1) removing criminal penalties for personal use of natural medicine for adults 21 years of age and older; (2) developing and promoting public education regarding the use of natural medicine and appropriate training for first responders; and (3) establishing regulated access by adults 21 years of age and older to natural medicines that show promise in improving well-being, life satisfaction, and overall health.³ The legislature also recognized that the NMA and its regulations must balance the health and safety risks to consumers and the cultural harms it could cause to American tribes and Indigenous and traditional communities with connections to natural medicine.⁴

The Department of Regulatory Agencies (DORA) recently issued licensure and training regulations for natural medicine facilitators.⁵ Meanwhile, the Colorado Department of Revenue's (CDOR) regulations address all regulated natural medicine and natural medicine product businesses for the purposes of the cultivation, manufacturing, testing, storage, distribution, transport, transfer, dispensation, and licensure fees.⁶

¹ See <https://www.cpr.org/2023/06/21/colorado-psychedelic-law-for-psilocybin-mushrooms/> for a Colorado Public Radio News Article re: the historical background of Proposition 122.

² C.R.S. § 12-170-102(1).

³ C.R.S. § 12-170-102(1)(j).

⁴ C.R.S. § 12-170-102(2)(d).

⁵ 4 CCR 755-1.

⁶ 1 CCR 213-1.

C. Analysis of the NMA, NMC, and Regulations

1. What is natural medicine?

The term “natural medicine” currently applies to the hallucinogenic compounds of psilocybin and psilocin found in psychedelic mushrooms.⁷

2. How can natural medicine be used?

a. Personal Cultivation and Personal Possession

Personal cultivation of natural medicine is permitted on private property in an enclosed and locked space in an area of no more than 12 feet x 12 feet. Such cultivation area can be non-contiguous, i.e. in one 12’ x 12’ plot or twelve 1’ x 1’ plots, etc. Municipalities are permitted to exceed the space limitation by ordinance or resolution.

Unlike the state’s personal possession limit of 2 ounces for marijuana, there is no limit on personal possession of natural medicine in the state for adults 21 years of age and older (21+). 21+ adults can share natural medicine with other 21+ adults in the context of counseling, spiritual guidance, community based use, supported use, or related services so long as no remuneration is received except in bona fide harm reduction or support services used concurrently with sharing. It is important to note that the open and public display or consumption is prohibited as is the unlawful distribution and possession of natural medicine by or to individuals under the age of 21.⁸

b. Natural Medicine Healing Centers

A Natural Medicine Healing Center is a state licensed facility in which a facilitator can provide and supervise natural medicine services to a participant. Participants must be 21+ to receive natural medicine services by and under a facilitator’s services and a facilitator is a 21+ licensed individual with necessary qualifications, training, experience, and knowledge required by law to perform and supervise natural medicine services for a participant.⁹ The administration of natural medicine in a Healing Center consists of the following three phases:

- A “preparation session” meeting between a participant and facilitator that occurs before an administration session;
- An “administration session” at a healing center or other permitted location where a participant consumes and experiences the effects of regulated natural medicine under the supervision of a facilitator; and

⁷ C.R.S. § 12-170-104(12)(a)(I)-(II). However, C.R.S. §§ 12-170-104(12)(b)(I)-(III) and (d) permit the state licensing authority to extend this definition to include dimethyltryptamine (DMT) and mescaline (excluding peyote) on or after June 1, 2026 and ibogaine at any time.

⁸ See C.R.S. § 18-18-434 regarding *Offenses relating to natural medicine and natural medicine products*.

⁹ C.R.S. §§ 12-170-104 and 44-50-103 and 4 CCR 755-1-1.4

- An “integration session” between a participant and a facilitator after the administration session is completed.

DORA’s regulations establish time frames that a participant must remain in an administration session under a facilitator’s care based on dosage administered as a way to prevent impaired driving.¹⁰ Natural medicine product is not permitted to leave a licensed Healing Center except in narrow circumstances when a facilitator is traveling to another location for an administrative session and any unconsumed product must be returned to a Natural Medicine business.¹¹ Finally, as a general rule, Healing Centers must be at least 1,000 feet from a licensed childcare center, preschool, elementary, middle, junior, or high school, or a residential child care facility.¹²

3. What does the NMA mean for municipalities?

a. What is prohibited?

The NMA and Regulatory Act establish that a municipality cannot prohibit the establishment or operation of a business with the purpose of cultivating, manufacturing, testing, storing, distributing, transporting, transferring, or dispensing natural medicine within its boundaries nor can it prohibit a properly licensed facilitator from providing natural medicine services in a Healing Center within its boundaries.¹³ Municipalities also cannot prohibit the transportation of natural medicine or natural medicine product within its boundaries on public roads by a person licensed to exercise such privileges nor can it adopt ordinances or regulations that are unreasonable or conflict with the NMA or the NMC.¹⁴ However, it is important to note that state laws and regulations do not allow natural medicine dispensaries where an individual can purchase natural medicine over the counter (as they can do with marijuana in a marijuana dispensary) and take it home for personal use off premises.

b. What is permitted?

The City may enact ordinances or regulations governing the time, place, and manner of the operation of natural medicine related licenses within its boundaries.¹⁵ Practically speaking, this means the City can restrict hours of operation, enact zoning ordinances to locate the area where cultivation, manufacturing, testing, storage, distribution, transfer, and dispensation of natural medicine and natural medicine product occurs, and set additional distance requirements within the vicinity of a child care center, preschool, elementary, middle, junior, or high school, or a residential child care facility.

¹⁰ 4 CCR 755-1 § 6.17(F).

¹¹ 4 CCR 755-1 § 6.18.

¹² 1 CCR 213-1 § 2125(A)(2).

¹³ C.R.S. § 12-170-112; C.R.S. §§ 44-50-104(1) and (5).

¹⁴ C.R.S. § 44-50-104(5)(c)-(d).

¹⁵ C.R.S. § 44-50-104(5)(a); C.R.S. § 12-170-112; 4 CCR 755-1; 1 CCR 213-1.

c. State Licensure Timeline and Notification to Municipalities

CDOR was required to begin accepting licensure applications as of December 31, 2024 and began issuing licenses this year. CDOR will notify a municipality when it receives a licensure application in its jurisdiction in order to ensure that the license application conforms with locally enacted ordinances regarding natural medicine. Meanwhile, DORA's applications for facilitator licenses were available at the end of 2024.

d. What are the effects of decriminalization?

Natural medicine actions and conduct permitted pursuant to a license, registration, permit, or certificate, or those who allow property to be used for such items, are lawful and not an offense under state or local law. Also, as stated in more detail above, personal cultivation and possession for adults 21+ is now legal in Colorado, subject to a few restrictions. Criminal penalties for the unlawful operation of natural medicine businesses and natural medicine use or possession for those under the age of 21 are set forth in C.R.S. § 18-18-434. Local law enforcement has the authority to make arrests or issue citations within the parameters of this statute.

4. What can the City do?

As stated above, the attached draft of the natural medicine Ordinance was prepared after receiving policy direction regarding time and place restrictions from work sessions held by City Council and the Planning Commission.

On June 10, 2024, Planning Commission must decide whether or not it wants to recommend adoption of the attached natural medicine Ordinance as is, or with amendments, to City Council.

City of Salida, Colorado
Ordinance No. ____
(Series of 2025)

An Ordinance of the Salida City Council of the City of Salida
Amending Chapter 16 of the City's Municipal Code By Amending Section 16-4-190
Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table
of Permitted Uses

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

WHEREAS, pursuant to C.R.S. § 31-15-401, the City, by and through its City Council (Council), possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety, and welfare; and

WHEREAS, C.R.S. § 29-20-101, *et seq.*, provides the City with the broad authority to plan for and regulate the use of land to best protect and promote the health, safety, and general welfare of the present and future inhabitants of the City and to guide future growth, development, and distribution of land uses within the City; and

WHEREAS, pursuant to C.R.S. § 31-23-301, *et seq.* the Council has authority to adopt and enforce zoning regulations; and

WHEREAS, Colorado voters adopted citizen initiated Proposition 122 which amended Title 12 of the Colorado Revised Statutes to include Article 170, which is titled the "Natural Medicine Health Act of 2022" (NMHA); and

WHEREAS, the Colorado Natural Medicine Code (Regulatory Act), codified in C.R.S. §§ 44-50-101 through 904 authorizes Council to enact ordinances regulating the time, place, and manner of the operation of licenses issued pursuant to the Regulatory Act; and

WHEREAS, C.R.S. §§ 12-170-115 and 44-50-104 establish that the City shall not adopt, enact, or enforce any ordinance, rule, regulation, or resolution that is otherwise in conflict with the provisions of the NMHA or the Regulatory Act.; and

WHEREAS, C.R.S. §§ 12-170-104(8) and 44-50-103(6) define "healing center" as a facility licensed by the state licensing authority that permits a facilitator to provide and supervise natural medicine services for a participant; and

WHEREAS, C.R.S. § 44-50-103(14) defines "natural medicine business" as "a natural medicine healing center, a natural medicine cultivation facility, a natural medicine products manufacturer, a natural medicine testing facility, or another licensed entity created by the state licensing authority;" and

WHEREAS, the Regulatory Act authorizes Council to enact zoning ordinances identifying the area where cultivation, manufacturing, testing, storage, distribution, transfer, and dispensation of natural medicine and natural medicine product as defined by the Regulatory Act may be permitted in the City; and

WHEREAS, the Regulatory Act authorizes Council to enact ordinances to establish the distance restrictions for buildings where natural medicine services are provided within the vicinity of a child care center, preschool, elementary school, middle school, junior high school, or high school, and a residential child care facility; and

WHEREAS, the City's Municipal Code (Code) contains land use and development standards enacted to protect the health, safety, and welfare of residents of the City; and

WHEREAS, under the City's current land use and development standards, the operation of natural medicine healing centers and natural medicine businesses are not permitted land uses and the City has not approved any such land use; and

WHEREAS, the City does not currently have any zoning regulations addressing natural medicine healing centers and natural medicine businesses; and

WHEREAS, the Council finds that it is in the best interest of the health, safety, and welfare of the City and its residents to adopt a new Chapter 6, Article IX titled *Natural Medicine* to encompass local regulations surrounding natural medicine in the City; and

WHEREAS, the Council finds that it is in the best interest of the health, safety, and welfare of the City and its residents to amend Chapter 16, Article IV, Section 150, Table 16-D regarding Schedule of Uses to identify the areas where natural medicine healing centers and natural medicine businesses may operate within the City; and

WHEREAS, on January 7, 2025, Council adopted Ordinance No. 2025-02, Series 2025, titled *An Emergency Ordinance Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of a Business that Cultivates, Processes, or Dispenses Natural Medicine and the Establishment of any Business, Occupation, or Operation for Healing Centers in the City of Salida, Colorado* (Temporary Moratorium); and

WHEREAS, Section 2(b) of the Temporary Moratorium established that it shall terminate on the 7th day of July, 2025 unless terminated at an earlier date or extended by further Ordinance by Salida City Council; and

WHEREAS, the Temporary Moratorium shall expire upon the effective date of the adoption of this Ordinance.

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 City Council.

Section 2. Section 16-4-190 of the Salida Municipal Code is hereby amended by adopting a new Subsection 16-4-190(u) concerning review standards applicable to particular uses - *Local Regulation of Natural Medicine* to read in its entirety as follows:

Section 16-4-190(u) – Local Regulation of Natural Medicine

(1) Definitions.

For purposes of this Section, the following words, terms, and phrases shall have the following meanings:

- (a) *Natural Medicine* means psilocybin or psilocyn and other substances described in the Regulatory Act as "natural medicine."
- (b) *Natural Medicine Business* means any of the following entities licensed under the Regulatory Act and includes a natural medicine healing center, a natural medicine cultivation facility, a natural medicine products manufacturer, or a natural medicine testing facility, or another licensed entity created by the state licensing authority.
- (c) *Natural medicine healing center* means a facility where an entity is licensed by the state licensing authority that permits a facilitator as defined by the Regulatory Act, to provide and supervise natural medicine services for a participant as defined by the Regulatory Act, which includes a participant consuming and experiencing the effects of regulated natural medicine or regulated natural medicine product under the supervision of a facilitator.
- (d) *Natural medicine product* means a product infused with natural medicine that is intended for consumption, as provided by the Regulatory Act.
- (e) *Natural medicine services* mean a preparation session, administrative session, and integration session, as provided by the Regulatory Act.
- (f) *Participant* means an individual who is twenty-one (21) years of age or older who receives natural medicine services prescribed by and under the supervision of a facilitator, as provided by the Regulatory Act.
- (g) *Regulated natural medicine* means natural medicine that is cultivated, manufactured, tested, stored, distributed, transported, or dispensed, as provided by the Regulatory Act.

- (h) *Regulated natural medicine product* means a natural medicine product that is cultivated, manufactured, tested, stored, distributed, transported, or dispensed, as provided by the Regulatory Act.
- (i) *Regulatory Act* means the Colorado Natural Medicine Code codified in Colorado Revised Statutes.
- (j) *State licensing authority* means the authority created under the Regulatory Act for the purpose of regulating and controlling the licensing of the cultivation, manufacturing, testing, storing, distribution, transfer, and dispensation of regulated natural medicine and regulated natural medicine product, as provided by the Regulatory Act.

(2) Permitted location for natural medicine healing centers.

Natural medicine healing centers are a permitted use in the Central Business District (C-2), the Commercial Zone District (C-1), and the Industrial District (I) subject to the distance, time, manner, and place requirements contained in this Section 16-4-190(u). Natural medicine healing centers are prohibited in all other zoning districts in the City.

(3) Permitted location for natural medicine businesses.

Natural medicine businesses - other than natural medicine healing centers - including, but not limited to, cultivation facilities, natural medicine products manufacturers, natural medicine testing facilities, and other licensed natural medicine business entities created by the state licensing authority are permitted uses in the Industrial District (I) subject to the distance, time, manner, and place requirements contained in this Section 16-4-190(u). Such natural medicine businesses – other than natural medicine healing centers - are prohibited in all other zoning districts of the City.

(4) Distance from schools.

- (a) No natural medicine healing center or natural medicine business shall operate out of a building that is within one thousand (1,000) feet of a child care center, preschool, elementary, middle, junior, or high school, or a residential child care facility (collectively “School”).
- (b) Subsection (a) does not apply to a properly licensed natural medicine healing center or natural medicine business that was actively doing business before a School was established and/or constructed within one thousand (1,000) feet of such natural medicine healing center or natural medicine business.
- (c) The distances referred to in this Section shall be computed by direct measurement from the nearest property line of the land used for a School to the nearest portion of the building in which the natural medicine healing center or natural medicine business exists or services are provided using a route of direct pedestrian access.

(5) Hours of operation – Natural Medicine Services.

Natural medicine healing centers and natural medicine businesses that provide natural medicine services shall be permitted to operate any day of the week between 7:00 a.m. to 7:00 p.m.

(6) Public view of natural medicine businesses and natural medicine services.

All doorways, windows, and other openings of natural medicine business buildings shall be located, covered, or screened in such a manner to prevent a view into the interior from any exterior public or semipublic area. All activities of natural medicine businesses and natural medicine services shall occur indoors.

(7) Lighting of natural medicine businesses.

Primary entrances, parking lots, and exterior walkways of natural medicine businesses shall be clearly illuminated with downward facing security lights to provide after-dark visibility for facilitators, participants, and employees, subject to all applicable City lighting standards. All exterior lighting shall be downcast and shielded with a temperature of 3,000 Kelvin or warmer.

(8) Storage of natural medicine businesses.

All storage for natural medicine businesses shall be located within a permanent building and may not be located within a trailer, tent, or motor vehicle.

(9) Odor from natural medicine businesses.

Natural medicine businesses shall use an air filtration and ventilation system designed to ensure that the odors from natural medicine and natural medicine products are confined to the premises and are not detectable beyond the property boundaries on which the facility is located.

(10) Natural medicine businesses secure disposal.

Natural medicine businesses shall provide secure disposal of natural medicine and natural medicine product remnants or by-products. Natural medicine and natural medicine product remnants or by-products shall not be placed within the facilities' exterior refuse container.

(11) Processing of natural medicine.

- (a) The processing of natural medicine that includes the use of hazardous materials, including, without limitation, and by way of example, flammable and combustible liquids, carbon dioxide, and liquified petroleum gases, such as butane, is prohibited.

- (b) Nonhazardous materials used to process natural medicine shall be stored in a manner so as to mitigate and ensure odors are not detectable beyond the property boundaries on which the processing facility is located or the exterior walls of the processing facility associated with the processing of natural medicine.
- (c) The processing of natural medicine shall meet the requirements of all adopted City building and life/safety codes.
- (d) The processing of natural medicine shall meet all of the requirements of all adopted water and sewer regulations promulgated by the applicable water and sewer provider.

(12) Nuisance.

- (a) It is unlawful and deemed a nuisance to:
 - (1) Operate a natural medicine business in violation of any of the requirements set forth in state law or regulation or this Section 16-4-190(u).
 - (2) Dispose of, discharge out of or from, or permit to flow from any facility associated with natural medicine any foul or noxious liquid or substance of any kind whatsoever including, without limitation, by-products of the natural medicine process into or upon any adjacent ground or lot, into any street, alley, or public place or into any municipal storm sewer and/or system in the City.
- (b) Any such violation of this Chapter is subject to the General Penalty for Violations provisions of Salida Municipal Code Section 1-4-20.

Section 3. Section 16-4-150(d) of the Salida Municipal Code contains Table 16-D – Schedule of Uses - for businesses, industrial, and residential districts and is hereby amended to read as follows:

TABLE 16-D Schedule of Uses
N = Not Permitted P = Permitted AC = Administrative Conditional Use C = Conditional Use AR = Administrative Review LR = Limited Impact Review MR = Major Impact Review

Commercial, Personal Service, and Office Uses	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards¹
...									
Medical marijuana centers	N	N	N	N	N	N	AR	N	Sec. 16-4-190(k)
Marijuana cultivation facilities	N	N	N	N	N	N	LR	LR	Sec. 16-4-190(p)
<u>Natural Medicine Healing Centers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Sec. 16-4-190(u)</u>
Professional offices	N	N	N	N	P	P	P	LR	
Industrial Uses	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards¹
...									
<u>Natural Medicine Businesses other than Healing Centers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>Sec. 16-4-190(u)</u>

Section 4. Termination of Temporary Moratorium. Ordinance No. 2025-02, Series 2025, titled *An Emergency Ordinance Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of a Business that Cultivates, Processes, or Dispenses Natural Medicine and the Establishment of any Business, Occupation, or Operation for Healing Centers in the City of Salida, Colorado* shall terminate upon the effective date of this Ordinance.

Section 5. Severability. The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause, or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Introduced on First Reading, on the ____ day of _____, 20__, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City Council on the ____ day of _____, 20__, and set for Second Reading and Public Hearing on the ____ day of _____, 20__.

Introduced on Second Reading, finally adopted and ordered published by Title only, by the City Council on the ____ day of _____, 20__.

CITY OF SALIDA, COLORADO

Mayor Dan Shore

[SEAL]

ATTEST:

City Clerk Kristi Jefferson

PUBLIC NOTICE

Notice of Public Hearing Before the City of Salida Planning Commission and City Council Concerning an Ordinance to Amend Ch. 16 of the Salida Municipal Code by Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses

To All Members Of The Public And Interested Persons: Please Take Notice: that on June 10, 2025, 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 via Zoom Workspace Webinar ID 926 3452 0444.

The public hearing is to consider amendments to Chapter 16, Article 4, Section 190 of the Salida Municipal Code by amending Section 16-4-190 regarding natural medicine and amending Section 16-4-150(d) regarding table of permitted uses. A recommendation by the Planning Commission on the proposed amendments shall be forwarded to the City of Salida City Council for review and public hearing on July 15, 2025.

Interested persons are encouraged to attend the public hearing. Further information on the amendments may be obtained from the Community Development Department, (719) 530-2634.

*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 [\[redacted\]](#) 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 May 23, 2025.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 10, 2025

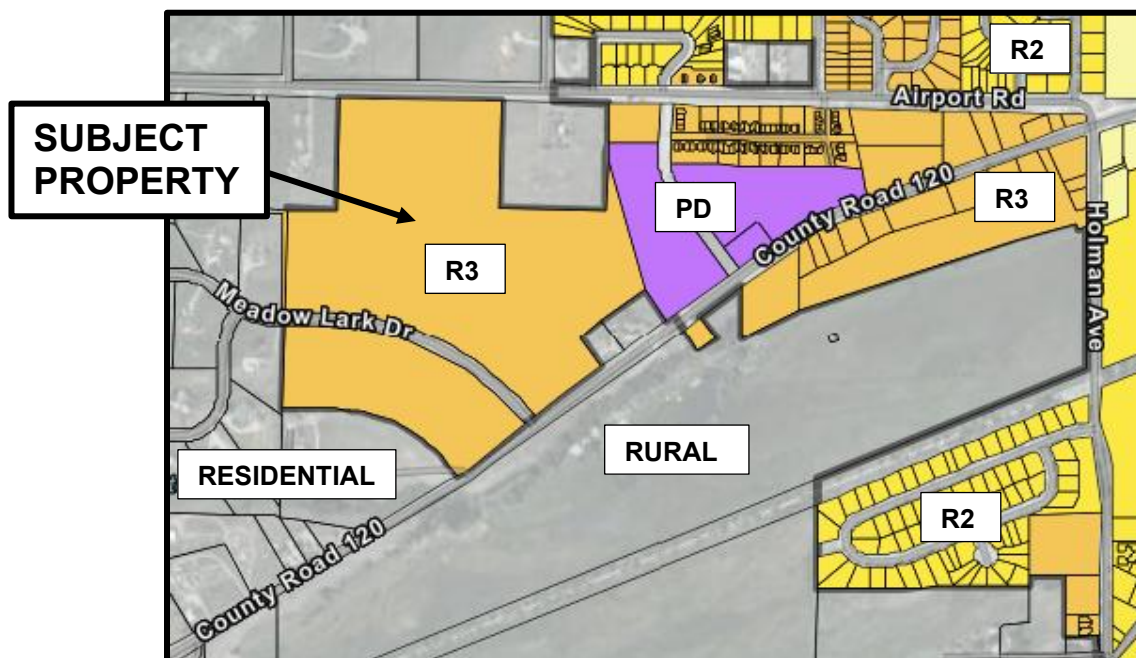
AGENDA ITEM TITLE: Major Impact Review for the Proposed Salida Quality Farms, LLC / Meadowlark Drive Major Subdivision

AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND

The property owner and applicant, James L. Treat, representing Salida Quality Farms, LLC has submitted an application for a Major Impact Review of a major subdivision, which includes a total of 4 development parcels, 2 public park parcels (4 acres total), 2 outlots for stormwater detention and associated public street and utility rights-of-way as requested by Public Works. The public park was separated into 2 parcels to allow for the dedication of 2 acres to the city by Places to Age and 2 acres of dedication by James Treat. The Salida Quality Farms, LLC / Meadowlark Drive Annexation of a 43.02-acre property plus portions of the CR 120 and CR 140 rights-of-way (48.98 acres total) was approved in August of 2024.

The property is located on Meadowlark Drive, between CR 120 and CR 140, as shown on the vicinity map below.



Vicinity & Zoning Map

Surrounding Land Use and Zoning: The property is zoned R-3 and the majority of the properties to the north, south, and west remain in Chaffee County and are zoned RES (residential) with the exception of the properties south of County Road 120, which are zoned RUR (rural). The adjacent property to the east is the recently approved Angelview Neighborhood Subdivision / Planned Development. A majority of the properties to the east are within the city limits and are zoned R-2 Medium Density Residential or R-3 High Density Residential.

PROCESS

A major subdivision is considered a project requiring "Major Impact Review," which must be reviewed by both the Planning Commission and City Council at noticed public hearings. The Commission makes a recommendation for 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.

DETAILS OF REQUEST

This request was presented at the joint work session with City Council on April 7, 2025. The main goal of the proposed subdivision is to accommodate the dedication of ownership of an 8-acre parcel to Places to Age, which will help expedite financing for anticipated development of senior housing facilities, as well as to secure dedication of 4 acres of public park and appropriate city rights-of-way.

Construction of the required public utilities is stipulated with this application, however a full set of civil plans is not being submitted at this time, consistent with the flexibility allowed for in the Memorandum of Understanding between the City and Places to Age (Attachment F). Once a complete Development Plan has been prepared by Places to Age, the proposed Development Plan and associated public improvements will be brought to Planning Commission and City Council for review along with a Subdivision Improvement / Inclusionary Housing Agreement.

The requirements of the Salida Quality Farms Annexation (Ordinance 2024-13) to include 4 acres of public park dedication and provisions for a portion of the shared-use path network have been satisfied with this application (Attachment E).

REVIEW STANDARDS FOR SUBDIVISIONS (Section 16-6-120):

- (1) Comprehensive Plan. The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform with all of the Plan's applicable objectives, guiding principles and recommended actions. It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.
 - ✓ No specific development plan has been prepared, however the proposed subdivision is in keeping with these goals.
- (2) Zone District Standards. The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for the uses.

- ✓ No specific development plan has been submitted, however the proposed subdivision is required to comply with city standards as stated under the General Notes on Sheet 1 of the draft plat (Attachment B).
- (3) Improvements. The proposed subdivision shall be provided with improvements which comply with Section 16-2-60 and landscaping which complies with Section 16-8-90.
- (i) Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
 - (ii) Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - (iii) Phases. If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
- ✓ All applicable city design standards are required to be satisfied with the submittal of construction documents for public improvements as stated under the General Notes on Sheet 1 of the draft plat (Attachment B).
- (4) Natural Features. The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.
- ✓ The property is a fallow field comprised of grasses and low shrubs and is categorized as mostly "Disturbed Lower Quality Habitat" on Chaffee County's GIS map. The exact layout of the development has not yet been determined.
- (5) Floodplains. Tracts of land or portions thereof lying within the 100-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.
- ✓ The property is not within the 100-year floodplain.
- (6) Noise Reduction. Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.
- ✓ The property does not border a highway.
- (7) Future Streets. When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.
- ✓ The proposed parcels are logically arranged. Additional review will be conducted by city staff with submittal of a detailed Development Plan.
- (8) Parks, Trails and Open Space. Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities

and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.

- (i) Dedication requirement. Land for parks, trails and open space shall be dedicated in the ratio of two-hundredths (0.02) acre per residential unit of the proposed subdivision. When a development plan has not been determined for the property, the number of units shall be assumed as the maximum density permitted on the site. When a mix of residential and nonresidential uses is proposed on the site, the dedication shall still be provided for the residential units. All areas dedicated for parks, trails and open space must be shown on the plat. All dedications of land as required under this Section shall be dedicated in fee simple to the City as a condition of approval unless the City determines that the specific situation warrants consideration of an easement or designation rather than dedication.
- (ii) Fee-in-lieu. For those subdivisions where the dedication of land for parks, trails or open space is not practicable, such as developments involving inappropriate location, impractical geography, small land area or few lots, in its discretion, the City may require a cash fee in lieu of dedication based upon Salida land values. When possible, the requirement for cash in lieu of dedication shall be noted as a plat note on the final plat of the subdivision. Moneys collected in lieu of dedication of land for parks, trails or open space shall be collected at the time of approval of the final plat and placed into a City park development fund to be earmarked for future acquisition or improvement of parks, trails or open space. In extraordinary circumstances, the City Council may authorize the deferral of the payment of cash in lieu of dedication as required by this Section. In such event, the owner of the property shall agree with the City, in such form as shall be acceptable to the City Council, to pay such sums at the time of issuance of any building permit upon the property. Notice shall be given of such deferred payment by the recording of a first mortgage or other security instrument with the County Clerk and Recorder. In no event, however, shall the deferral of any dedication fee required by this Section extend for a period of greater than five (5) years from the date it would otherwise be payable. The developer shall agree to pay the higher of the dedication fee calculated in accordance with this Section at the time originally owed or at the time actually paid.
- (iii) Residential subdivisions or the residential portion of mixed use subdivisions. For the square footage of required land not provided on the site the value of the fee shall be based upon the most recent available formula used by the Chaffee County Assessor's office for valuing vacant land in Salida subdivisions. The amount of such fees and charges shall be established by resolution of the City Council, as may be amended from time to time, and available for review by the public at City Hall during normal business hours.
- (iv) Condominiums. For condominium projects with five (5) or more residential units developed after the effective date of the ordinance codified herein, which have not already provided open space through an approved subdivision, a fee established by resolution of the City Council shall be paid for each residential unit, as may be amended from time to time, and available for review by the public at City Hall during normal business hours.

- (v) Extraordinary contributions. If the Planning Commission finds that the land proposed for dedication is an extraordinary contribution that meets a unique or highly desired purpose of the community, the Planning Commission may recommend a reduction of the overall dedication requirement as appropriate. Examples of extraordinary contributions may include public access to a waterway or important trail connections.
- (vi) Dedication at alternate site. In lieu of dedicating land within the subdivision, the applicant may dedicate an alternate parcel of land to the City, consisting of the same number of acres in another area, if the City determines it is capable of use for recreational purposes and will serve the proposed development.
- (vi) When a land dedication, designation or easement is accepted by the City, the City Council shall have full discretion to require the applicant or assigns to provide construction and/or maintenance of the park, trail or open space. Land for public use must be suitable for the type of development and/or use for which it is intended. Excessively steep land, land for utility easements or other types of unsuitable land may not be accepted as determined by the Planning Commission. Lands including floodplains, waterways and wetlands may be accepted. Drainage areas that also meet the purposes of this provision may be accepted.
- (vii) Whenever a subdivision includes land or areas identified in the Parks, Trails, Recreation and Open Space Plan, Comprehensive Plan or any other adopted community plan for the installation of or connection to any part of a park, trail or open space, such land or areas shall be dedicated to the City and such dedication shall be credited against any required land dedication.
- (viii) Lands for parks, trails or open space will not be counted towards the landscape area required for each lot in the subdivision.
 - ✓ The proposed subdivision includes a park dedication of 4 acres, as required by the annexation agreement. The first phase of development of the 4-acre park shall be required to be completed prior to the issuance of a certificate of occupancy for any structure within the subdivision.
 - ✓ The first phase of park improvements shall include the entire 4 acres and shall consist of at a minimum: grading; irrigation; turfgrass; park signage; 8-ft wide concrete shared-use paths along the perimeter of the park and street trees at the required intervals; a path connection to the park in Angelview Neighborhood Subdivision extending across the entire park in the proposed subdivision to CR 120 (Poncha Boulevard); and 2 park benches with 2 shade trees near each bench along the path. This first phase of park improvements shall satisfy the requirements for park dedication for the proposed 8-acre parcel to be owned by Places to Age.
 - ✓ Future phases of park improvements shall be identified by the Director of Parks and Recreation to be consistent with the city's park development standards.
- (9) Common Recreation Facilities. Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.

(10) Lots and Blocks.

- (i) Pattern. The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.
- (ii) Frontage. Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.
- (iii) Right angles. Side lot lines shall be approximately at right angles or radial to street lines.
- (iv) Double frontage lots. Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.
- (v) "T" intersections. The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a "T" intersection.
- (vi) Solar energy. For purposes of protecting and enhancing the potential for utilizing solar energy in the proposed subdivision, detached single-family lots are encouraged to be laid out in such a manner that the houses will be oriented so that their long axis will run east/west and so that the houses will not block the solar access of adjacent houses.

✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with.

(11) Architecture. The following architectural standard is intended to prevent monotonous streetscapes and offer consumers a wider choice of housing styles. To avoid uniformity and lack of variety in design among housing units within the subdivision, no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No residential elevation shall be repeated directly across the street from the same façade elevation. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, the Planning Commission may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.

✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with.

(12) Codes. The subdivision shall comply with all applicable City building, fire and safety codes for the proposed development.

✓ All applicable design standards are required to be satisfied as stated under the General Notes on Sheet 1 of the draft plat (Attachment B).

(13) Inclusionary Housing. Minor and major subdivisions, and condominium plats must meet the requirements of Article XIII, Inclusionary Housing.

- ✓ Inclusionary Housing is required to be satisfied as stated under the General Notes on Sheet 1 of the draft plat (Attachment B).

AGENCY REVIEWS

- Salida Fire Department: No concerns at this time.
- Salida Police Department: No issues at this time.
- Salida Parks and Recreation Department: The 4-acre park site as shown is acceptable but may not be sufficient to address the needs of the entire subdivision. The first phase of park improvements must be delineated in a Subdivision Improvements Agreement and future phases of park improvements shall be identified by the Director of Parks and Recreation to be consistent with the city's park development standards.
- Public Works Department and City Engineering Consultants: The size of the stormwater detention basin areas appear to be insufficient for the entire property. Appropriate calculations and sizing will need to be provided with any proposed development plan. A complete set of civil construction plans for all public improvements must be submitted as part of a Subdivision Improvement Agreement prior to the issuance of any building permits for the subdivision.
- Salida Finance Department: Upon development system development fees for water and wastewater will be required to be paid.
- Salida School District: When development fees are applicable, we will take fees in lieu of land.
- Xcel Energy: No major concerns. Response letter attached.
- Atmos Energy: A gas main located at the western boundary of the property needs to be indicated.
- Chaffee County Planning Department: No comments received.
- Chaffee County Building Department: No comments received.
- Visionary Broadband: No comments at this time.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed subdivision as it is consistent with the comprehensive plan and is in keeping with the Memorandum of Understanding between the City of Salida and Places to Age. The subdivision will accommodate appropriate development to support the housing goals of the city.

The approval is recommended to be subject to the following conditions:

Recommendation on Salida Quality Farms, LLC / Meadowlark Drive Major Subdivision
Planning Commission Public Hearing June 10, 2025

- The proposed subdivision includes a public park dedication of a minimum of 4 acres, as required by the annexation agreement. The first phase of development of the 4-acre park shall be required to be completed prior to the issuance of a certificate of occupancy for any structure within the subdivision.
- The first phase of public park improvements shall include the entire 4 acres and shall consist of at a minimum: grading; irrigation; turfgrass; park signage; 8-ft wide concrete shared-use paths along the perimeter of the park and street trees at the required intervals; a path connection to the park in Angelview Neighborhood Subdivision extending across the entire park in the proposed subdivision to CR 120 (Poncha Boulevard); and 2 park benches with 2 shade trees near each bench along the path. This first phase of park improvements shall satisfy the requirements for park dedication for the proposed 8-acre parcel to be owned by Places to Age.
- Future phases of park improvements shall be identified by the Director of Parks and Recreation to be consistent with the city's park development standards.
- Construction documents for the first phase of park improvements complying with the City of Salida Park Development Manual and Park Construction Standards and Specifications shall be submitted to the Director of Parks and Recreation for review and approval as part of the Subdivision Improvements Agreement and prior to the issuance of any building permits in the subdivision.
- A full set of civil engineering plans for all other public and right-of-way improvements as illustrated on The Utility Plan - Phase 1 (Attachment C) shall be submitted to the Director of Public Works for review and approval as part of the Subdivision Improvements Agreement and prior to the issuance of any building permits in the subdivision.

RECOMMENDED MOTION:

"I move to recommend City Council approval of the Salida Quality Farms, LLC / Meadowlark Drive Subdivision as proposed as it meets the intent of the applicable review standards for a subdivision, subject to the conditions as recommended by staff above.

Attachments:

- A. Major Impact Review and General Development Applications
- B. Draft Salida Quality Farms / Meadowlark Drive LLC Phase I Subdivision Plat
- C. Utility Plan
- D. Ordinance 2024-13 – Salida Quality Farms / Meadowlark Drive Annexation
- E. Resolution 2024 – 46 - Memorandum of Understanding with Places to Age
- F. Publication Notice



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

REQUIREMENT
WAIVED

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. REQUIREMENT WAIVED. EXTRAS AVAILABLE FROM ANNEXATION
 - 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 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);

NONE

- ❑ 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: ← **REQ. WAIVED**

(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  **NOT APPLICABLE**

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

 **REQ. WAIVED**

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.

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

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.

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.

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.

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.



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)

- | | |
|--|---|
| ☐ Annexation | ☐ Administrative Review:
(Type) _____ |
| ☐ Pre-Annexation Agreement | |
| ☐ Appeal Application (Interpretation) | |
| ☐ Certificate of Approval | ☐ Limited Impact Review:
(Type) _____ |
| ☐ Creative Sign Permit | ☒ Major Impact Review: Subdivision
(Type) _____ |
| ☐ Historic Landmark/District | |
| ☐ License to Encroach | ☐ Other: _____ |
| ☐ Text Amendment to Land Use Code | |
| ☐ Watershed Protection Permit | |
| ☐ Conditional Use | |

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

A. Applicant Information

Name of Applicant: Salida Quality Farms (owner James L. Treat)

Mailing Address: 225 G Street, Salida, CO 81201

Telephone Number: 719-539-4391

FAX: _____

Email Address: chaffetitle@gmail.com

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: PHASE 1, SALIDA QUALITY FARMS MEADOWLARK DRIVE

Street Address: NONE

Legal Description: Lot _____ Block _____ Subdivision ATTACHED (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

James L. Treat

Date 10-2-2025

Signature of property owner

Date _____

April 30, 2025

Carolyn Poissant
City of Salida, Community Development
448 E. First Street, Suite 112
Salida, CO 81201

Dear Ms. Poissant,

I am submitting this application for subdivision in order to donate land to Places to Age on which a senior living facility will be constructed. The items included with this application are as specified in the Major Impact Review form, except as noted "waived" per City Council instruction at the April 14, 2025 conceptual review, and the City of Salida's Memorandum of Understanding with Places to Age, which allows for flexibility on the timing of required submittals. Submittal items:

A. Major Impact Review Form

1. General Development Application
2. Current Survey
3. This description
4. Special Fee and Cost Reimbursement Agreement
5. Addresses for public notice
6. Construction plans – waived. Utility Plan included.
7. Zoning action – none
8. Subdivision Plat
9. Other requirements – waived
10. CDOT Access Permit – N/A
11. Street lights, signs, and traffic control plan – waived

Please contact me if you have questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "James L. Treat". The signature is stylized with a large, looped initial "J" and a trailing flourish.

James L. Treat
Owner, Salida Quality Farms, LLC

WARRANTY DEED

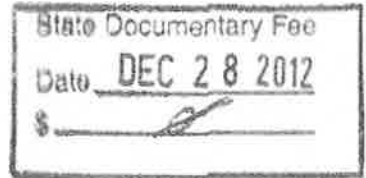
THIS DEED, made this 27th day of December, 2012, between

James L. Treat and Wanda L. Treat

of the County of Chaffee and State of Colorado, Grantor, and

Salida Quality Farms, LLC,
a Colorado Limited Liability Company,

whose legal address is: 225 G Street, Salida, Colorado 81201
of the County of Chaffee and State of Colorado, grantee:



WITNESS, that the grantor, for and in consideration of the sum of (\$10.00) Ten dollars and Zero cents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Chaffee and State of Colorado, described as follows:

See Exhibit "A" attached hereto and incorporated by reference herein.

Also known by street and number as: 7800 County Road 120, Salida, CO 81201.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, its heirs and assigns, that at the time of the enrolling and delivery of these presents, he was well seized of the premises above conveyed, had good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and had good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for 2012 and subsequent years, and except easements, rights-of-way, restrictive covenants and reservations, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

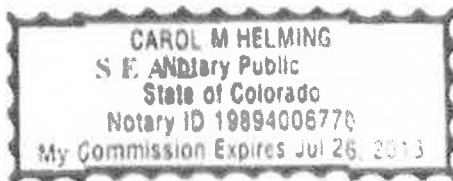

James L. Treat


Wanda L. Treat

The foregoing instrument was acknowledged before me this 27th day of December, 2012, by James L. Treat and Wanda L. Treat.

My commission expires: July 26, 2013

Witness my hand and official seal.



Carol M Helming
Notary Public

EXHIBIT "A" Continued

Lots 1 and 2
Meadowlark Subdivision Exemption
as shown on Plat filed March 16, 2005
at Reception No. 349581.

Accts with Reception #s With Books and Pages by NAME

ACCT NO.	R380706200024	ACCTTYPE	Vacant Land	TAX DISTRICT	06	SHORTENED LEGAL DESCRIPTION
OWNER	SALIDA QUALITY FARMS LLC			2023 ACTUAL VALUE	\$1,213,765	LOTS 1 & 2 MEADOWLARK
				2023 ASSESSED VALUE	\$338,640	SUBDIVISION
	225 G ST			2023 TAX DOLLARS	\$16,286.89	EXEMPTION PLAT 349581
	SALIDA	CO 812012018				SUB272 REC
						404372 INCLUDES 3807062-
						00-025
1	MEADOWLARK DR		UNINCORPORATED CHAFFEE COUNTY			

SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE SUBDIVISION

A SUBDIVISION OF LOT 1 AND LOT 2,
MEADOWLARK SUBDIVISION EXEMPTION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

PRIMARY CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT SALIDA QUALITY FARMS, LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 2, MEADOWLARK SUBDIVISION EXEMPTION AS SHOWN ON PLAT FILED MARCH 16, 2005 AT RECEPTION NO. 349581
CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

SALIDA QUALITY FARMS, LLC / MEADOWLARK DRIVE SUBDIVISION

THE UNDERSIGNED HEREBY DEDICATES TO THE CITY OF SALIDA AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT. THE UNDERSIGNED FURTHER DEDICATES TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICE WITHIN SAID SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN ON SAID PLAT. THE UNDERSIGNED FURTHER DEDICATES TO THE CITY OF SALIDA "PARK PARCEL 1" FOR USE AS A CITY PARK. THE UNDERSIGNED FURTHER DEDICATES TO PLACES TO AGE, LLC "PARK PARCEL 2" AND "PARCEL 3". THE UNDERSIGNED FURTHER DEDICATES TO THE SALIDA QUALITY FARMS, LLC / MEADOWLARK DRIVE SUBDIVISION HOME OWNERS ASSOCIATION "HOA PARCEL 1" AND "HOA PARCEL 2" FOR STORM WATER DETENTION.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20__.

BY: _____ (SALIDA QUALITY FARMS, LLC REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____ (SALIDA QUALITY FARMS, LLC REPRESENTATIVE). WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

SECONDARY CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT PLACES TO AGE, LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 3 AND PARK PARCEL 2
SALIDA QUALITY FARMS, LLC / MEADOWLARK DRIVE SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

THE UNDERSIGNED HEREBY DEDICATES TO THE CITY OF SALIDA "PARK PARCEL 2" FOR USE AS A CITY PARK.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20__.

BY: _____ (PLACES TO AGE, LLC REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____ (PLACES TO AGE, LLC REPRESENTATIVE). WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CERTIFICATE OF STREET & UTILITY MAINTENANCE

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS NOR THE PUBLIC UTILITIES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS, ROADS AND UTILITIES IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A STREET OR UTILITY FOR MAINTENANCE, THE STREET OR UTILITY SHALL BECOME PUBLIC IN ALL SENSES OF THE WORD AND THE SUBDIVIDER HAS NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OR UTILITY.

CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.

SIGNED THIS ____ DAY OF _____, 20__.
CITY OF SALIDA

BY: _____
MAYOR

CLERK AND RECORDER'S CERTIFICATE

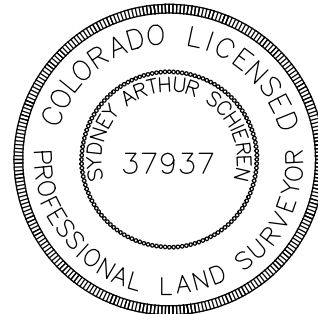
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT ____ M. ON THIS ____ DAY OF _____, 20__ UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S., 37937



REVISED: MAY 22, 2025
JUNE 2, 2025
JUNE 3, 2025
JUNE 6, 2025
JOB # 23108
DATE: APRIL 29, 2025
SHEET 1 OF 2

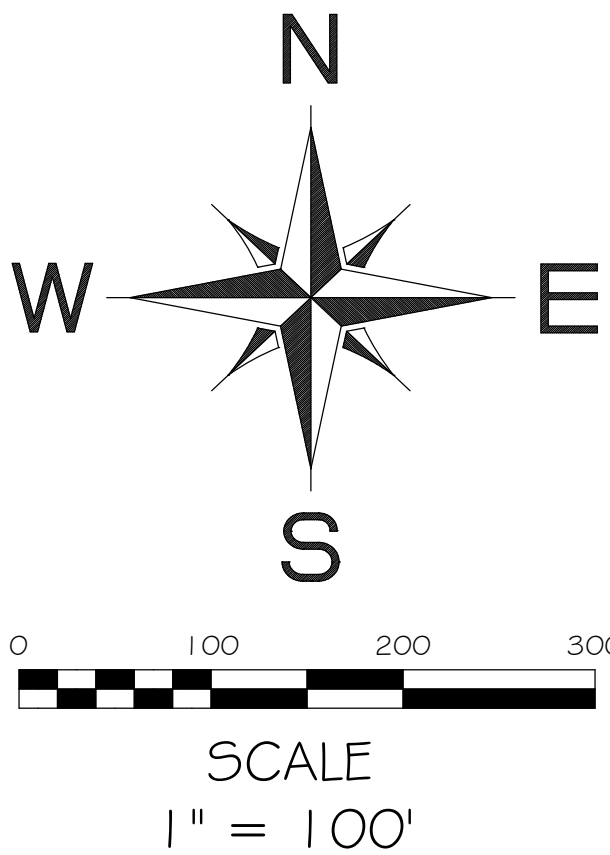
**SALIDA QUALITY FARMS, LLC/
MEADOWLARK DRIVE
SUBDIVISION**

A SUBDIVISION OF LOT 1 AND LOT 2,
MEADOWLARK SUBDIVISION EXEMPTION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

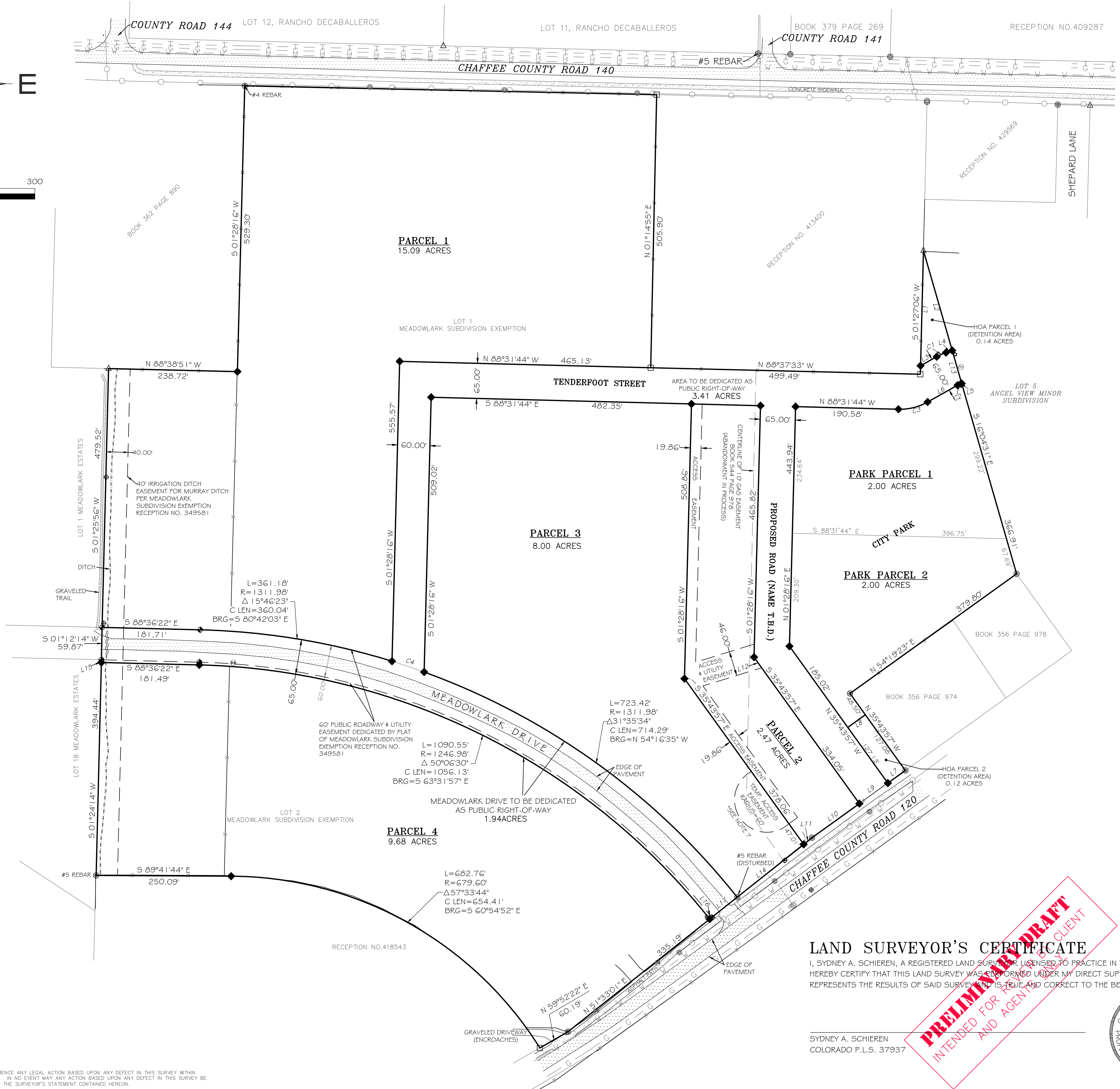


SALIDA QUALITY FARMS, LLC/MEADOWLARK DRIVE SUBDIVISION

A SUBDIVISION OF LOT 1 AND LOT 2,
MEADOWLARK SUBDIVISION EXEMPTION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE



LEGEND

- FOUND 1" ALUMINUM CAP, LS 1776, UNLESS OTHERWISE NOTED
- FOUND #5 REBAR WITH STEEL TAG, LS 6753
- FOUND 1 1/2" ALUMINUM CAP, LS 16117
- FOUND 1 1/2" ALUMINUM CAP, LS 23904
- SET 1 1/2" ALUMINUM CAP, LS 37937
- WATER VALVE
- WATER METER
- POWER POLE
- SEWER MAN HOLE
- TELEPHONE PEDESTAL
- STREET SIGN
- FIRE HYDRANT
- SIGN 'UNDERGROUND GAS'
- FENCE
- OVERHEAD UTILITY
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- OVERHEAD TELEPHONE LINE

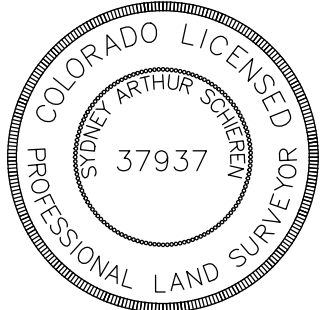
LINE	BEARING	DISTANCE
L1	S 01°27'06" W	213.28'
L2	S 16°04'31" E	192.52'
L3	N 60°45'12" E	34.29'
L4	N 71°36'42" E	12.11'
L5	N 71°36'27" E	1.71'
L6	N 60°45'12" E	63.66'
L7	N 54°14'56" E	40.00'
L8	N 54°19'23" E	40.00'
L9	N 54°14'56" E	65.00'
L10	N 54°14'56" E	108.29'
L11	N 51°29'30" E	19.59'
L12	S 35°43'57" E	24.27'
L13	S 16°04'31" E	63.55'
L14	N 51°29'30" E	157.30'
L15	S 01°24'14" W	5.13'
L16	S 51°33'01" W	5.01'
L17	S 51°29'30" W	60.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	18.94'	18.92'	N 66°10'49" E	10°51'15"
C2	35.00'	6.63'	6.62'	S 66°10'49" W	10°51'15"
C3	105.00'	56.29'	55.62'	N 76°06'44" E	30°43'04"
C4	1311.98'	62.78'	62.77'	S 71°26'36" E	2°44'29"

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



REVISED: _____

JOB # 23108

DATE: APRIL 29, 2025

SHEET 2 OF 2

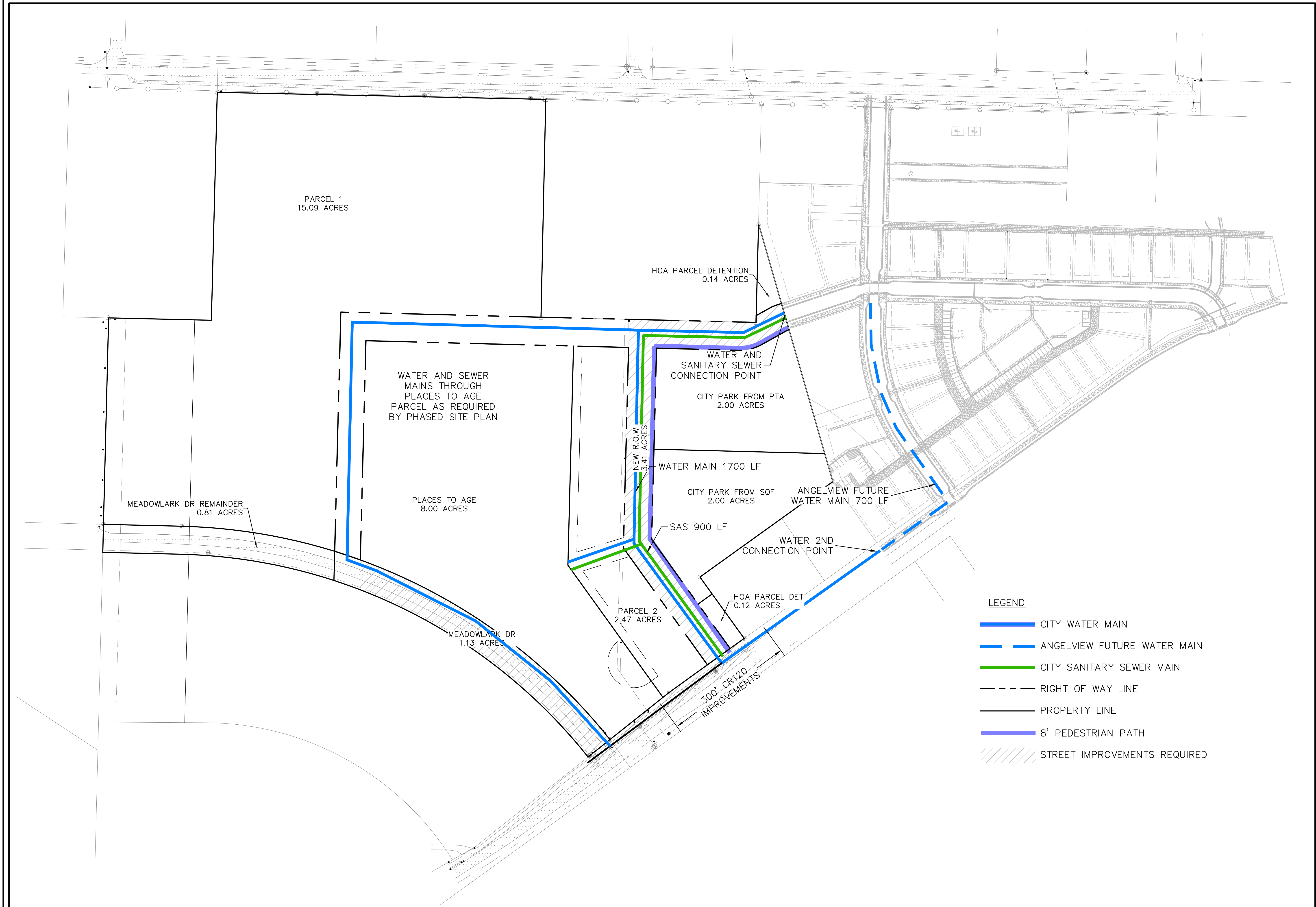
**SALIDA QUALITY FARMS, LLC/
MEADOWLARK DRIVE
SUBDIVISION**

A SUBDIVISION OF LOT 1 AND LOT 2,
MEADOWLARK SUBDIVISION EXEMPTION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

UTILITY PLAN
PHASE 1, SALIDA QUALITY FARMS MEADOWLARK DRIVE SUBDIVISION



**CITY OF SALIDA, COLORADO
ORDINANCE NO. 13
SERIES OF 2024**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE SALIDA QUALITY FARMS, LLC – MEADOWLARK DRIVE ANNEXATION

WHEREAS, on June 5, 2024, representatives of Salida Quality Farms, LLC, filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land described as Meadowlark Subdivision Exemption Plat Lots 1 and 2, located on Meadowlark Drive along with portions of County Road 120 and County Road 140, comprised of a total of 48.98 acres in the County of Chaffee, State of Colorado (the “Property”), and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 39, Series of 2024 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on August 20, 2024 commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado; and

WHEREAS, pursuant to C.R.S. §31-12-108 to -110, the City Council on August 20, 2024 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published on July 12, 2024, July 19, 2024, July 26, 2024, and August 2, 2024 in *The Mountain Mail* newspaper; and

WHEREAS, C.R.S. §31-12-105(1)(e) provides that prior to the completion of any annexation within a three-mile area, the municipality shall have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area; and

WHEREAS, the City hereby sets forth its Findings of Fact, Determinations, and Conclusions with regard to annexation to the City of the Salida Quality Farms, LLC – Meadowlark Drive Annexation; and

WHEREAS, the City currently has in place a Comprehensive Plan and other long-range planning documents which constitute the City's annexation plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

1. The City incorporates the foregoing recitals as findings and determinations by the City Council.
2. The City hereby approves the annexation of the Property described on Exhibit A, attached hereto with the following conditions of approval, and such real Property is hereby annexed to and made a part of the City of Salida.
 - 1) All proposed development shall comply with the provisions of the Municipal Code.
 - 2) A minimum of 4 acres of park and open space, generally consistent with the location and configuration adjacent to Angelview Subdivision as shown on the Concept Plan submitted with the annexation application, shall be dedicated prior to development of the parcel. Such dedication shall not preclude any requirements for additional park and open space dedication or fees-in-lieu associated with future development of the property.
 - 3) An internal shared-use path network and appropriate right-of-way dedications shall be required in association with any future development.
3. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Salida, Colorado, on behalf of the City shall:
 - A. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;
 - B. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Plat, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Chaffee County, Colorado, with directions to the Chaffee County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and
 - C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

INTRODUCED ON FIRST READING, on the 6th day of August, 2024, 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 August, 2024, and set for second reading and public hearing on the 20th day of August, 2024.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 20th day of August, 2024.

CITY OF SALIDA, COLORADO

[SEAL]

ATTEST:



City Clerk/Deputy Clerk





Mayor Pro tem

PUBLISHED IN FULL in the Mountain Mail after First Reading on the 9th day of August, 2024, and BY TITLE ONLY, after final adoption on the 23rd day of August, 2024.



City Clerk/Deputy City Clerk

EXHIBIT A

ANNEXATION PARCEL A – 1

ANNEXATION PARCEL A - 2



**LEGAL DESCRIPTION
OF
A TRACT OF LAND**

A - 1

ALL THAT TRACT OF LAND LOCATED IN THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE REFERENCE MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 71°50'25" EAST, A DISTANCE OF 1067.19 FEET, SAID REFERENCE MONUMENT LIES 14.82 FEET DUE NORTH OF THE QUARTER CORNER AND IS MARKED BY A 2 1/2" ALUMINUM CAP WITNESS CORNER STAMPED LS 16117;
THENCE SOUTH 01°27'06" WEST, A DISTANCE OF 228.98 FEET;
THENCE NORTH 88°37'33" WEST, A DISTANCE OF 499.49 FEET;
THENCE SOUTH 09°16'37" EAST, A DISTANCE OF 993.48 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO.120;
THENCE SOUTH 35°52'34" EAST, A DISTANCE OF 78.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID CHAFFEE COUNTY ROAD NO.120;
THENCE NORTH 54°11'52" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 769.79 FEET;
THENCE NORTH 35°52'31" WEST, A DISTANCE OF 86.72 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO.120;
THENCE SOUTH 54°14'56" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 379.80 FEET;
THENCE NORTH 35°43'57" WEST, A DISTANCE OF 175.58 FEET;
THENCE NORTH 54°19'23" EAST, A DISTANCE OF 379.80 FEET;
THENCE NORTH 16°04'31" WEST, A DISTANCE OF 622.98 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.99 ACRES, MORE OR LESS.



**CITY OF SALIDA, COLORADO
RESOLUTION NO. 46
(Series of 2024)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA COLORADO,
APPROVING THE MEMORADUM OF UNDERSTANDING BETWEEN THE CITY OF
SALIDA AND PLACES TO AGE**

WHEREAS, the City of Salida, Colorado ("City") is a statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, the City recognizes the need for housing for all members of the community as well as the need to provide services to older citizens who require greater assistance as they age; and

WHEREAS, Places to Age is a non-profit organization that focuses on providing assisted living and memory care facilities to Chaffee County; and

WHEREAS, Places to Age has developed a project proposal for a senior housing development to potentially include independent living, assisted living, and memory care facilities within the City; and

WHEREAS, the City and Places to Age wish to enter into a Memorandum of Understanding ("MOU") to formally delineate agreed upon conditions and responsibilities that pertain to the future development of the Places to Age project; and

WHEREAS, it is the desire of the City Council to adopt this MOU between the City and Places to Age; and

WHEREAS, the City Council finds it in the best interest of the City to adopt the MOU, attached and incorporated herein, to guide the City and Places to Age through the development of this senior housing development project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO THAT:

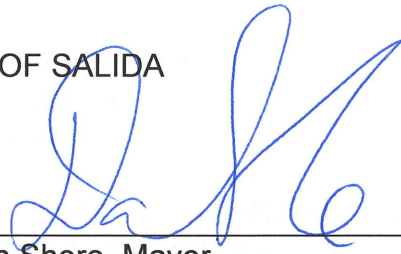
Section 1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The Memorandum of Understanding, attached and incorporated herein as Exhibit A, is hereby approved and adopted.

RESOLVED, APPROVED AND ADOPTED this 6th day of August, 2024.



CITY OF SALIDA

By 
Dan Shore, Mayor

[SEAL]

ATTEST: 
City Clerk/Deputy City Clerk

MEMORANDUM OF UNDERSTANDING
between the City of Salida and Places to Age Non-profit Corporation

This Memorandum of Understanding (MOU) is made this ____ day of ____, 2024 between City of Salida ("City") and Places to Age, a Colorado non-profit corporation whose address is P.O. Box 502, Salida, CO 81201 ("Places to Age") :

I. Recitals

1. Places to Age is a non-profit corporation with the goal of bringing assisted living and memory care facilities to Chaffee County and has developed a project proposal for a senior housing development to include independent living, assisted living, and memory care facilities (the "Project");

2. The City of Salida and Places to Age wish to enter into this MOU to delineate agreed upon conditions and responsibilities that pertain to the future development of the Project;

3. The Project location is preliminarily identified as shown on "Exhibit A" attached; and

4. The Parties intend to bind themselves to the obligations stated in this Agreement.

II. Understanding between the Parties

5. The City agrees to establish one point of contact, Carolyn Poissant, Senior Planner, as the point of contact for the City to be available to provide Salida-specific information regarding the process. Places to Age agrees to provide Cheryl Brown-Kovacic as the point of contact.

6. The City further agrees to share examples of requests for proposals (RFPs) for construction and other samples to use as a guide and to complete the Annexation Impact report as requested by the County prior to the annexation public hearing by the City Council.

7. Places to Age agrees to utilize an architect/design team with expertise in senior housing and to contract with a programming/operations consultant with expertise in senior care facility management.

8. The City will assist with composing a template for letters of support ("LOS") for grant applications and helping to identify appropriate parties and entities to obtain LOS from. Additionally, the City will inform Places to Age of potential

funding sources and grant opportunities. The City is under no obligation, nor does it agree to provide any type of cash match for funding.

9. Places to Age will seek and apply for funding and grants for the Project available through a variety of sources, including other local entities and non-profits; state and federal programs; and private funders and foundations. Places to Age will further execute and comply with all applicable funding and grant requirements. Places to Age will complete, file, and obtain all applicable approvals for all contract reporting documentation.

10. Requests for fee waivers will be made by Places to Age, which fee waiver request shall be reasonably considered by the City Council during the applicable quasi-judicial land use hearings.

11. The City agrees to discuss options for flexibility in terms of the order and timing of required payments and submittals throughout the process of the Project, including completion of public improvements.

12. Through coordination with the City, Places to Age agrees to meet the intent of the City's Inclusionary Housing Ordinance. Places to Age will explore providing inclusionary housing within the Project through workforce housing, and/or independent living units.

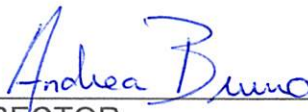
13. By executing this MOU, the parties do not waive any immunity or limit liability contained in the Colorado Governmental Immunity Act; do not create a multi-year fiscal obligation; and do not create any other financial obligation not supported by a current appropriation.

14. This MOU does not create any rights in any individual not a party to this document.

CITY OF SALIDA

By: 
CITY ADMINISTRATOR

PLACES TO AGE

By: 
DIRECTOR

ATTEST: 
CITY CLERK / DEPUTY CITY CLERK

EXHIBIT A

CONCEPTUAL PLAN TO SUPPORT ANNEXATION APPLICATION FOR SALIDA QUALITY FARMS, LLC / MEADOWLARK DRIVE



0 100 200
1"=100'

PLANNED TO A/E
JOB #24004
DRAWN BY HILL HUSKEY
SAUDA CO
6/16/24
SHEET 3 OF 4

**LEGAL DESCRIPTION
OF
A TRACT OF LAND**

A-2

ALL THAT TRACT OF LAND LOCATED IN THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT, MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE REFERENCE MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 71°50'25" EAST, A DISTANCE OF 1,067.19 FEET, SAID REFERENCE MONUMENT LIES 14.82 FEET DUE NORTH OF THE QUARTER CORNER AND IS MARKED BY A 2 1/2" ALUMINUM CAP WITNESS CORNER STAMPED LS 16117;
THENCE SOUTH 01°27'06" WEST, A DISTANCE OF 228.98 FEET;
THENCE NORTH 88°37'33" WEST, A DISTANCE OF 499.49 FEET TO A #5 REBAR WITH STEEL TAG STAMPED LS 6753 AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 01°14'55" EAST, A DISTANCE OF 505.90 FEET TO THE SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 140;
THENCE SOUTH 88°30'09" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 246.18 FEET;
THENCE NORTH 01°00'32" EAST, A DISTANCE OF 81.14 FEET TO THE NORTH RIGHT-OF-WAY OF SAID CHAFFEE COUNTY ROAD 140;
THENCE NORTH 88°30'31" WEST, A DISTANCE OF 60.01 FEET;
THENCE NORTH 88°36'35" WEST, A DISTANCE OF 948.80 FEET, THIS AND THE PRECEDING COURSE ARE ALONG SAID NORTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 140;
THENCE SOUTH 01°23'25" WEST, A DISTANCE OF 83.07 FEET TO SAID SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 140 AND THE NORTHWEST CORNER OF LOT 1, MEADOWLARK SUBDIVISION EXEMPTION;
THENCE SOUTH 01°28'16" WEST, A DISTANCE OF 529.30 FEET;
THENCE NORTH 88°38'51" WEST, A DISTANCE OF 238.72 FEET;
THENCE SOUTH 01°25'56" WEST, A DISTANCE OF 479.52 FEET;
THENCE SOUTH 01°12'14" WEST, A DISTANCE OF 59.87 FEET;
THENCE SOUTH 01°24'14" WEST, A DISTANCE OF 399.57 FEET TO THE SOUTHWEST CORNER OF LOT 2, MEADOWLARK SUBDIVISION EXEMPTION;
THENCE SOUTH 89°41'44" EAST, A DISTANCE OF 250.09 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY A DISTANCE OF 682.76 FEET ALONG A CURVE DEFLECTING TO THE RIGHT AND HAVING A RADIUS OF 679.60 FEET, A DELTA ANGLE OF 57°33'44", A CHORD BEARING OF SOUTH 60°54'52" EAST AND A CHORD LENGTH OF 654.41 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 120;
THENCE SOUTH 30°30'00" EAST, A DISTANCE OF 58.27 FEET TO THE SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 120;
THENCE NORTH 59°30'00" EAST, A DISTANCE OF 89.65 FEET;
THENCE NORTH 54°11'52" EAST, A DISTANCE OF 375.89 FEET, THIS AND THE PRECEDING COURSE ARE ALONG SAID SOUTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 120;
THENCE NORTH 35°52'34" WEST, A DISTANCE OF 78.90 FEET TO THE NORTH RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 120;
THENCE NORTH 09°16'37" WEST, A DISTANCE OF 993.48 FEET TO THE POINT OF BEGINNING.
CONTAINING 37.99 ACRES, MORE OR LESS.

PREPARED BY:



PUBLIC NOTICE

Notice of Public Hearing Before the Salida Planning Commission and the City Council for the City of Salida Concerning a Major Impact Development Application for the Salida Quality Farms LLC / Meadowlark Drive Major Subdivision

To All Members of the Public And Interested Persons: Please Take Notice that on **June 10th, 2025** 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_xjx49yp-6TRKd4wWX5LzyUw

The hearing is regarding applications for the Salida Quality Farms, LLC Major Impact application for a Major Subdivision submitted by and on behalf of James L. Treat for the 43.02-acre property located on Meadowlark Drive between Poncha Blvd. and Airport Rd. (Parcel No. 380706200024) The City is considering the petition to subdivide the parcel into 4 development parcels, a public park, 2 outlots and public street rights-of-way. The property was previously annexed into the City and zoned R-3 high-density residential.

The Planning Commission will review the subdivision plat and supportive information and make a recommendation to City Council. On **July 15th, 2025** at or about the hour of 6:00 p.m., a public hearing will be conducted by the **City of Salida City Council** regarding the aforementioned petition at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: https://zoom.us/webinar/register/WN_IJzcmIQTgqcTEDom-hRz5A

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department by contacting carolyn.poissant@cityofsalida.com (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 link so your comments can be made part of the record. Published in The Mountain Mail May 23, 2025.



PLANNING COMMISSION STAFF REPORT

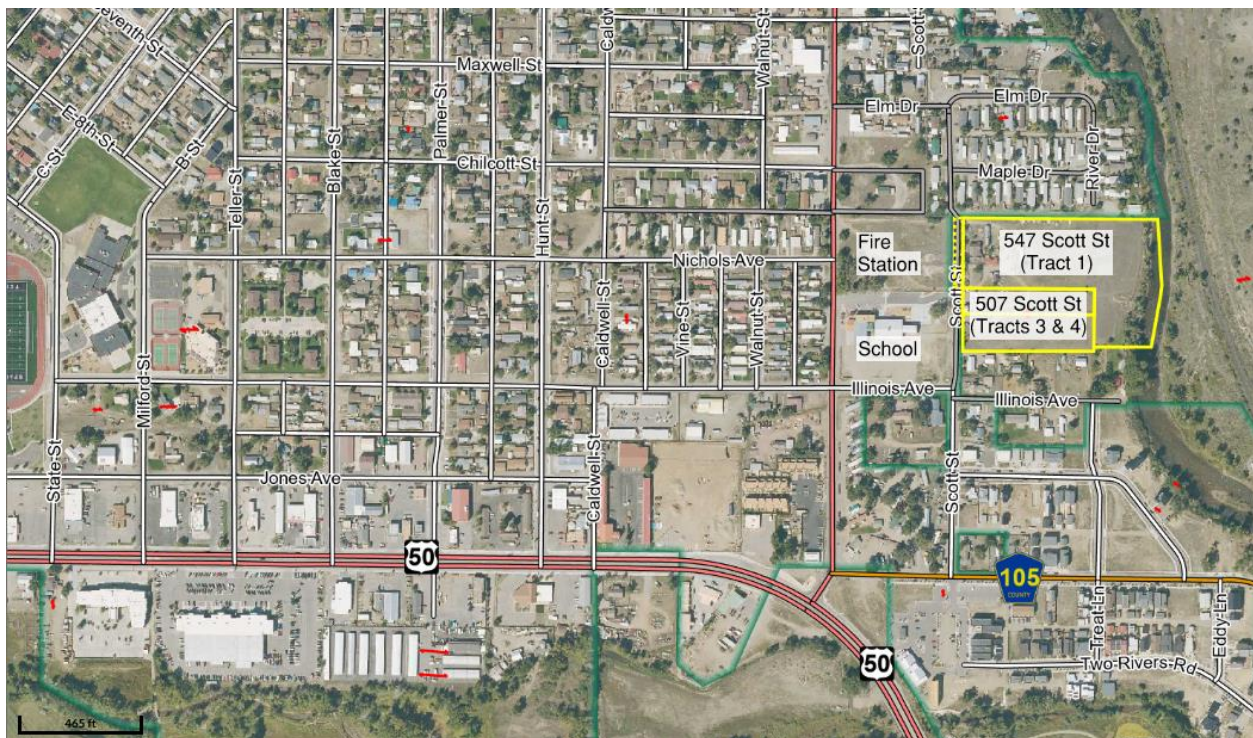
MEETING DATE: June 10, 2024

AGENDA ITEM TITLE: Recommendation on Proposed Granzella-City of Salida Annexation

AGENDA SECTION: Public Hearing

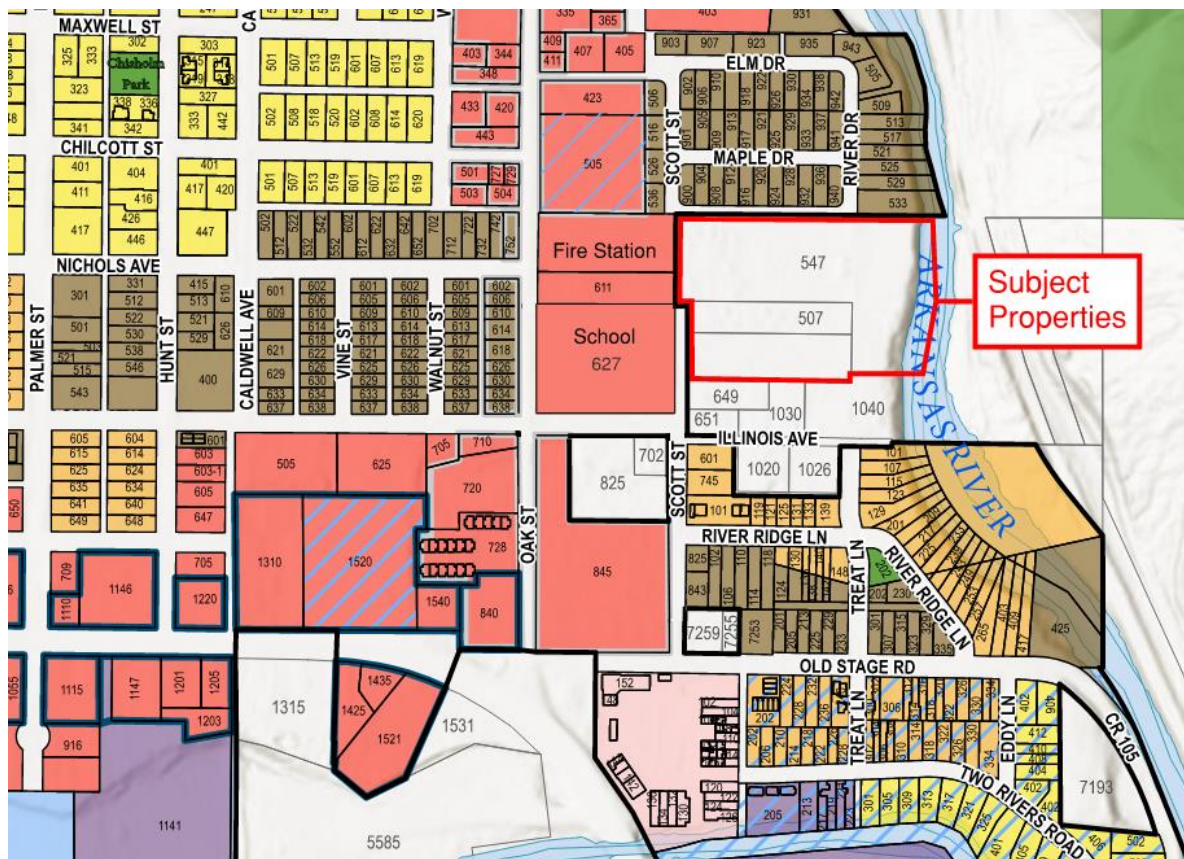
REQUEST / BACKGROUND:

The applicants, the City of Salida and Rusty and Tangie Granzella, have submitted a complete application to annex the properties located at 507 & 547 Scott Street, totaling to 8.2 Acres. 507 Scott Street is also known as Tracts 3 & 4 Lowry/Cooper Boundary Line Adjustment, and 547 Scott Street is known as Tract 1 Lowry/Cooper Boundary Line Adjustment. The 39-foot portion of Scott Street right-of-way has been previously dedicated to the City and is included in this annexation. The City acknowledges that one .78-acre right-of-way dedication for the future Nelson Way and one .26-acre right-of-way dedication for River Drive was made by the owner as a part of this annexation plat. Additionally, a 15' drainage easement will be created in the southeast corner of the properties as part of this annexation plat. A conceptual review was held with City Council and Planning Commission on June 2, 2025.



Vicinity Map

Surrounding Land Use and Zoning: The site is currently zoned RM Residential Mixed in Chaffee County. Surrounding properties within the county to the east (across the Arkansas River) are zoned PCR Conservation/Recreation. Surrounding properties within city limits include C-1 Commercial to the west, R-3 High Density Residential to the south, and R-4 Manufactured Housing Residential immediately to the north.



Zoning Map

PROCESS:

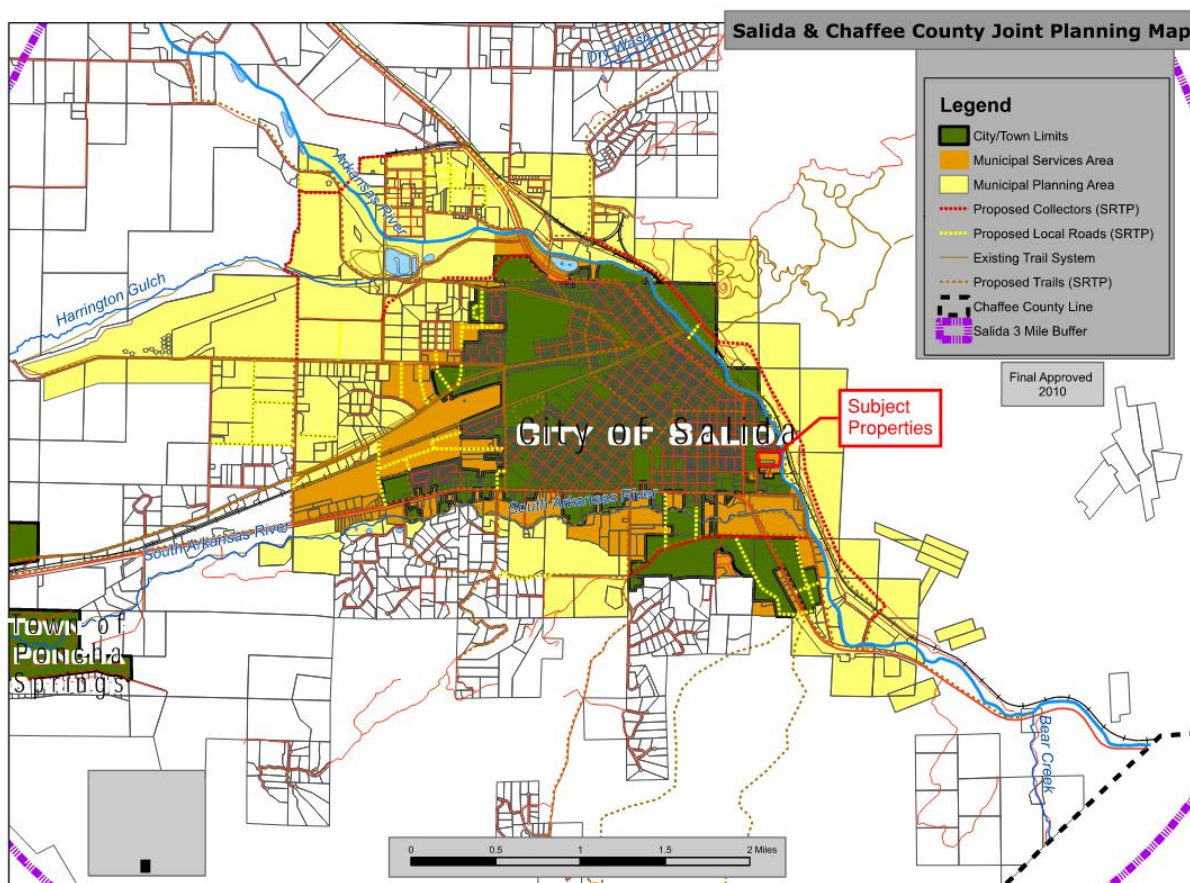
An application for annexation is a multi-step process. When annexing a property, the city must follow state statutes for contiguity and procedural requirements. The steps and standards include:

- A minimum of 1/6th (16.67%) of the perimeter of the proposed annexation must be contiguous with the City of Salida city limits.
- Staff reviews the petition for compliance with city and state statutes.
- City Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date.
- The City Council public hearing is advertised in the newspaper for four consecutive weeks.
- Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property.
- City Council holds a public hearing on the annexation petition.
- City Council reviews and acts on an annexation agreement.
- City Council holds a public hearing to review and act on the proposed zoning.

FINDINGS OF FACT:

As explained above, the annexation shall be considered by the Commission as a required step prior to the zoning of the property. The following findings of facts are required for annexation:

1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
2. All applicable owners of the property are party to the annexation.
3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City's Comprehensive Plan and its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA "encompasses properties which are eligible for annexation and extension of municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time."



Salida & Chaffee County Joint Planning Map

4. The property may be efficiently served by City Fire and Police Departments.
5. The property is a natural extension of the City's municipal boundary and meets the legal requirements for annexation.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: No concerns at this time.
- Salida Police Department: No comments at this time.
- Public Works Department and City Engineering Consultants: Comments have been addressed.
- Salida Finance Department: 547 Scott Street is listed as a residential property in the City system. This property is a "sewer only in the City" utility account and it has two sewer taps on it. 507 Scott Street is listed as a commercial property in the City system. This property is a "sewer only in the City" utility account and it has one sewer tap on it. Upon development the appropriate system development fees will need to be paid.
- Chaffee County Public Health: No response was received.
- US Postal Service: No response was received.
- Salida School District: [Hopefully] the City and School can work collaboratively on the shared community needs for this area, most notably park space, parking, etc. That collaboration can be limited to just communicating plans and timing so [all parties are] aware.
- Xcel Energy: No response was received.
- ATMOS Energy: This subdivision is subject to Atmos Energy's main extension policy & process, if the desire is to have it served by Natural Gas.
- Visionary Broadband: No comments at this time.
- Chaffee County Planning Department: No issues or notes, proposal seems appropriate.
- Chaffee County Road and Bridge: No response was received.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed annexation, subject to the conditions listed below.

RECOMMENDED MOTION:

"I hereby make a motion to recommend City Council _____ the proposed Granzella-City of Salida Annexation as it meets the findings of fact for annexation, subject to specific conditions as outlined below:

1. Owners shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional principal dwelling units constructed on the properties.
2. Owners agree to pay at the time of building permit all applicable fees for the properties in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the

building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC) among other fees.

3. It is acknowledged that all public open space requirements for Tract 1 have been satisfied via the sales agreement for Tracts 3 & 4 which are anticipated to allow for the provision of adequate open space.
4. The owner/developer of Tract 1 will be required complete the curb, gutter, and sidewalk for the north side of the future Nelson Way at time of development.
5. The owner/developer of Tract 1 will be required to connect and dedicate the undedicated portion of River Drive at time of development.
6. The City agrees to coordinate and take lead on improvements to Scott Street from Illinois Avenue to the future Nelson Way, including intersection improvements, which the City deems necessary, and which may include, for City street design, improvement to, opening of, completion of, utility work requirements, and to be financially responsible for this City Street development work done.
7. Owners of Tract 1 and successors and assigns agree to provide cost reimbursements to the City of Salida for utility installation (water and sewer) within Nelson Way; provided, however, owners' obligation for such cost reimbursements shall not exceed fifty percent (50%). Should owners of Tract 1 make the aforementioned utility installations (water and sewer) within Nelson Way, the City of Salida shall reimburse owners of Tract 1 for such cost at the time the City completes its development; provided, however, owners of Tract 1 obligation for such cost reimbursement shall not exceed fifty percent (50%). Notwithstanding the foregoing, the aforementioned cost reimbursement obligations shall expire ten (10) years following recordation of the Annexation Agreement with the Chaffee County Clerk and Recorder in accordance with applicable law.

Attachments: Proof of publication
 Annexation Application and Plat Submittal

PUBLIC NOTICE

**NOTICE OF PUBLIC HEARINGS BEFORE
THE PLANNING COMMISSION & CITY
COUNCIL FOR THE CITY OF SALIDA
CONCERNING ANNEXATION AND ZON-
ING APPLICATIONS**

**TO ALL MEMBERS OF THE PUBLIC AND
INTERESTED PERSONS: PLEASE TAKE
NOTICE** that on **June 10, 2025** at or about
the hour of 6:00 p.m., a public hearing will
be conducted by the **City of Salida Plan-
ning Commission** at City Council Cham-
bers, 448 East First Street, Suite 190, Sali-
da, Colorado and online at the following link:
https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw

The hearing is regarding applications for
the Granzella-City of Salida Annexation and
Zoning submitted by the City of Salida and
Rusty & Tangie Granzella for Tract 1 of the
Lowry/Cooper Boundary Line Adjustment
comprised of 5.6 acres located at 547 Scott
Street (Parcel Number 380704300168) and
Tracts 3 and 4 of the Lowry/Cooper Bound-
ary Line Adjustment comprised of 2.6 acres
located at located at 507 Scott Street (Par-
cel Number 380704300042).

The City is currently considering the petition
to annex and zone the subject properties.
The general purpose of the hearings is to
review the annexation map and supportive
information and to consider the request to
zone Tract 1 (547 Scott Street) Medium
Density Residential (R-2) and Tracts 3 & 4
(507 Scott Street) as High Density Residen-
tial (R-3).

Any recommendation by the Planning Com-
mission for the Annexation and Zoning
shall be forwarded to the **City Council for
review and a public hearing** scheduled
for **July 15th, 2025** 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_IJlzcmlQTgcCTEDom-
hRz5A](https://zoom.us/webinar/register/WN_IJlzcmlQTgcCTEDom-hRz5A)

Interested persons are encouraged to
attend the public hearings. Further informa-
tion on the applications may be obtained
from the Community Development Depart-
ment by contacting Kristen.Hodges@cityof-
salida.com or (719) 530-2625.

*Please note that it is inappropriate to
personally contact individual City Council-
ors 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/com-
ments, 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. Published in The Mountain Mail
May 23, 2025



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)

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

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

A. Applicant Information

Name of Applicant: City of Salida

Mailing Address: 448 E First Street, Salida CO 81201, Suite #112

Telephone Number: 719-539-4555 FAX: 719-539-5271

Email Address: info@cityofsalida.com

Power of Attorney/ Authorized Representative: Christy Doon, City Administrator
(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: Granzella - City of Salida

Street Address: 507 Scott Street, Salida CO 81201
Tracts 3 & 4 Lowry/Cooper Boundary Line Adjustment,

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:  Date: 5/22/25

Signature of property owner: _____ Date: _____



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)

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

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

A. Applicant Information

Name of Applicant: Rusty & Tangie Granzella

Mailing Address: PO Box 75, Salida CO 81201

Telephone Number: _____ FAX: _____

Email Address: _____

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: Scott Street Eastside GRANZELLA - CITY OF SALIDA

Street Address: 547 Scott Street, Salida CO 81201
Tract 1 Lowry/Cooper Boundary Line Adjustment

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: 5-20-25

Signature of property owner: [Signature] Date: 5/20/2025



ANNEXATION APPLICATION

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

1. PROCEDURE (City Code Section 16-9-20)

A. Development Process

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review for Completeness.
4. Resolution to Accept Application to City Council
5. Establish Public Hearing Date before Council per Colorado Municipal Annexation Act of 1965.
6. Staff Evaluation of Application and Annexation Agreement (if applicable)
7. Establish Public Hearing Date Before the Planning Commission.
8. Public Notice Provided For Hearings.
9. Public Hearing Conducted by Commission.
10. Annexation Ordinance to City Council for 1st and 2nd Reading.

2. APPLICATION CONTENTS (City Code Section 16-9-40)

1. General Development Application

2. Annexation Petition

3. **Annexation Map.** The preferred scale of the map is one (1) inch equals one hundred (100) feet; the minimum allowable scale is one (1) inch equals two hundred (200) feet. Sheet size shall be twenty-four (24) inches by thirty-six (36) inches. If it is necessary to draw the map on more than one (1) sheet, a sheet index shall be placed on the first sheet. The annexation map shall contain the following:

- a. Annexation Name
- b. Legal description. Legal description of the perimeter
- c. Names and addresses. Names and addresses of the owners, subdivider, land planner and land surveyor registered in the State.
- d. Scale
- e. North arrow
- f. Date. The date the map was prepared.
- g. Boundary lines and dimensions. Boundary lines of the proposed annexation. Distinction of the boundary that is contiguous to the City and the length of the same boundary on the map, including required showing of contiguity in feet.
- h. Platted lots. Lot and block numbers if the area is already platted.
- i. Improvements and easements. The location and dimensions of all existing and proposed streets, alleys, easements, ditches and utilities within or adjacent to the proposed annexation.
- j. Vicinity map. The vicinity map shall show the location of the proposed annexation, in relation to the City.
- k. Acreage. Total acreage to be annexed.
- l. Certificates. Certificates required to appear on the final annexation plat are described in Section 16-9-40 of the Land Use Code.

~~4. Digital Copy. A digital copy of the plat compatible with the City GIS shall be submitted.~~

~~5. Application Fee. According to current adopted fee schedule.~~

7. Public Notice.

- a) 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 proof of posting the public notice.

~~8. Petition for Exclusion from the South Arkansas Fire Protection District (optional)~~

~~9. Notarized Special Fee and Cost Reimbursement Agreement completed~~

ANNEXATION PETITION

TO THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, GREETINGS:

The undersigned hereby petition(s) the City of Salida to annex to the City of Salida the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by the landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C. R. S. 1973, Section 31-12-107(l)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

1. That it is desirable and necessary that the above-described territory be annexed to the City of Salida.
2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the City of Salida.
3. That no less than one-sixth of the aggregate external boundaries of the above-described territory hereby petitioned to the City of Salida is contiguous to the City limits of the City of Salida.
4. Accompanying this petition are two mylars and twenty copies of the annexation map.
5. That a community of interest exists between the above-described territory and the City of Salida, and that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the City of Salida.
6. That the above-described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Salida, was held within the twelve months preceding the filing of this petition.
7. That the above-described territory does not include any area included in another annexation proceeding involving city other than the City of Salida.
8. That the above-described territory is not presently a part of any incorporated city, city and county, or town.
9. That the above area described will (not) result in the detachment of the area from any school district and the attachment of the same to another school district.

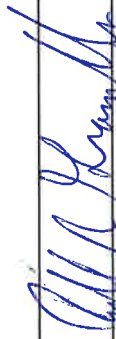
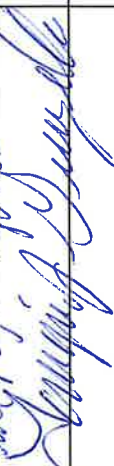
ANNEXATION PETITION

"INSERT A"

(Description of territory proposed for annexation)

ANNEXATION PETITION

This Section must be filled out if there are multiple properties/property owners petitioning annexation.

Signature of Petitioners Requesting Annexation to the City of Salida, Colorado	Date of Signature of Each Petitioner	Mailing Address of each Petitioner	Description of Property Included the Area Proposed for Annexation Owned by Each person Signing this Petition. (Attach separate sheet, if necessary)
		Christy Doon, City Administrator, 448 E 1st Street, Salida CO 81201	TRACTS 3 & 4 LOWRY/COOPER BLA PLAT
	05-20-25	Rusty Granzella, PO Box 75 Salida, CO 81201	TRACT 1 LOWRY/COOPER BOUNDARY LINE ADJ MAP
	5/20/2025	Tangle Granzella, PO Box 75 Salida, CO 81201	TRACT 1 LOWRY/COOPER BOUNDARY LINE ADJ MAP

GRANZELLA—CITY OF SALIDA
ANNEXATION TO THE CITY OF SALIDA

LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST
QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CHAFFEE COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT RUSSELL R. GRANZELLA, TANGIE J. GRANZELLA AND THE CITY OF SALIDA ARE THE OWNERS OF 100% OF THE LAND DESCRIBED AND SET FORTH HEREIN, EXCEPT PUBLIC STREETS, THAT SUCH OWNERS DESIRES AND APPROVES THE ANNEXATION OF THE TERRITORY DESCRIBED HEREIN TO THE CITY OF SALIDA, COLORADO AND DOES HEREBY DEDICATE TO THE CITY OF SALIDA THAT PORTION OF PROPERTY TO BECOME THE RIGHT-OF-WAYS OF NELSON WAY AND RIVER DRIVE AND THE 15' DRAINAGE EASEMENT AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2025.

OWNERS:

RUSSELL R. GRANZELLA TANGIE J. GRANZELLA

CITY OF SALIDA (MAYOR)

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2025, BY RUSSELL R. GRANZELLA. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2025, BY TANGIE J. GRANZELLA. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2025, BY CITY OF SALIDA (MAYOR). WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR GRANZELLA-CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA WERE ACCEPTED FOR FILING IN MY OFFICE ON THIS ____ DAY OF _____, 2025, AND IS DULY RECORDED.

CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

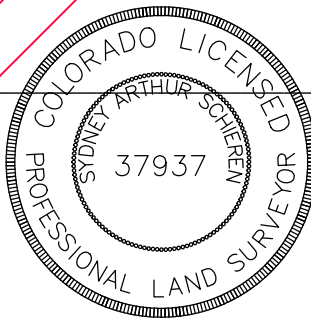
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____.M. ON THIS ____ DAY OF _____, 2025 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO REG. 37937



CERTIFICATION OF TITLE

I _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN RUSSELL R. GRANZELLA, TANGIE J. GRANZELLA AND THE CITY OF SALIDA, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2025.

TITLE AGENT

CITY COUNCIL APPROVAL

WHEREAS, THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX TERRITORY AS DESCRIBED HEREIN BY RUSSELL R. GRANZELLA, TANGIE J. GRANZELLA AND THE CITY OF SALIDA AS OWNERS OF 100 PERCENT OF THE AREA TO BE ANNEXED, EXCEPT PUBLIC STREETS; AND WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED ON _____, 20____, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENT OF SECTION 31-12-107(1), C.R.S.; AND WHEREAS, AFTER NOTICE AND PUBLIC HEARING ON _____ 20____, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NO. _____ (SERIES 20____). DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTIONS 31-12-107 AND 108, C.R.S. AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND WHEREAS, ON _____ 20____, THE CITY COUNCIL ADOPTED ORDINANCE NO. _____ (SERIES 20____) APPROVING AND ANNEXING GRANZELLA—CITY OF SALIDA ANNEXATION. NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE GRANZELLA—CITY OF SALIDA ANNEXATION AS DESCRIBED HEREIN, TO WIT:

A TRACT OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, INCLUDING TRACTS 1, 3 AND 4 OF THE LOWRY/COOPER BOUNDARY LINE ADJUSTMENT AS RECORDED AT RECEPTION NO. 335781, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER-WEST 1/16TH CORNER OF SAID SECTION 4, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT 1, BEING MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 16117, BEARS SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET; THENCE SOUTH 89°21'55" EAST, ALONG THE NORTH BOUNDARY OF SAID TRACT 1, A DISTANCE OF 755.13 FEET TO THE WESTERLY RAILROAD RIGHT-OF-WAY BOUNDARY AS SHOWN ON SAID PLAT OF LOWRY/COOPER BOUNDARY LINE ADJUSTMENT; THENCE SOUTH 03°20'39" EAST, ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 223.94 FEET TO A POINT ON THE CENTER THREAD OF THE ARKANSAS RIVER; THENCE SOUTHWESTERLY ALONG THE CENTER THREAD OF THE ARKANSAS RIVER, A DISTANCE OF 249 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF SAID TRACT 1; THENCE NORTH 89°53'39" WEST, ALONG SAID SOUTH BOUNDARY OF TRACT 1, A DISTANCE OF 213 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID TRACT 4; THENCE SOUTH 00°41'25" WEST, ALONG SAID EAST BOUNDARY OF TRACT 4, A DISTANCE OF 24.07 FEET; THENCE NORTH 89°24'25" WEST, ALONG THE SOUTH BOUNDARY OF SAID TRACT 4, A DISTANCE OF 483.70 FEET TO THE EAST RIGHT-OF-WAY OF SCOTT STREET; THENCE NORTH 00°21'20" EAST, ALONG THE SAID EAST RIGHT-OF-WAY OF SCOTT STREET, A DISTANCE OF 220.41 FEET; THENCE NORTH 89°21'33" WEST, A DISTANCE OF 38.81 FEET TO THE WESTERLY LINE OF A 30 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT; THENCE NORTH 00°19'13" EAST, ALONG SAID WESTERLY LINE OF A 30 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT, A DISTANCE OF 274.86 FEET TO THE POINT OF BEGINNING. CONTAINING 8.25 ACRES

SIGNED THIS ____ DAY OF _____, 2025

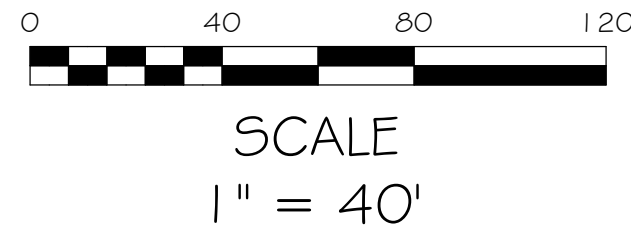
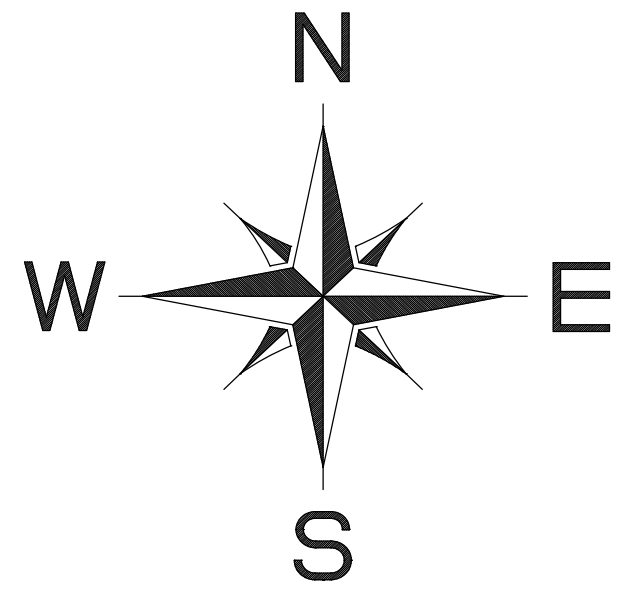
MAYOR OF THE CITY OF SALIDA

TOTAL PERIMETER OF LAND TO BE ANNEXED	2483.04'
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	1289.21'
CONTIGUOUS BOUNDARY REQUIREMENT 1/6=16.7%	51.9%

GENERAL NOTES

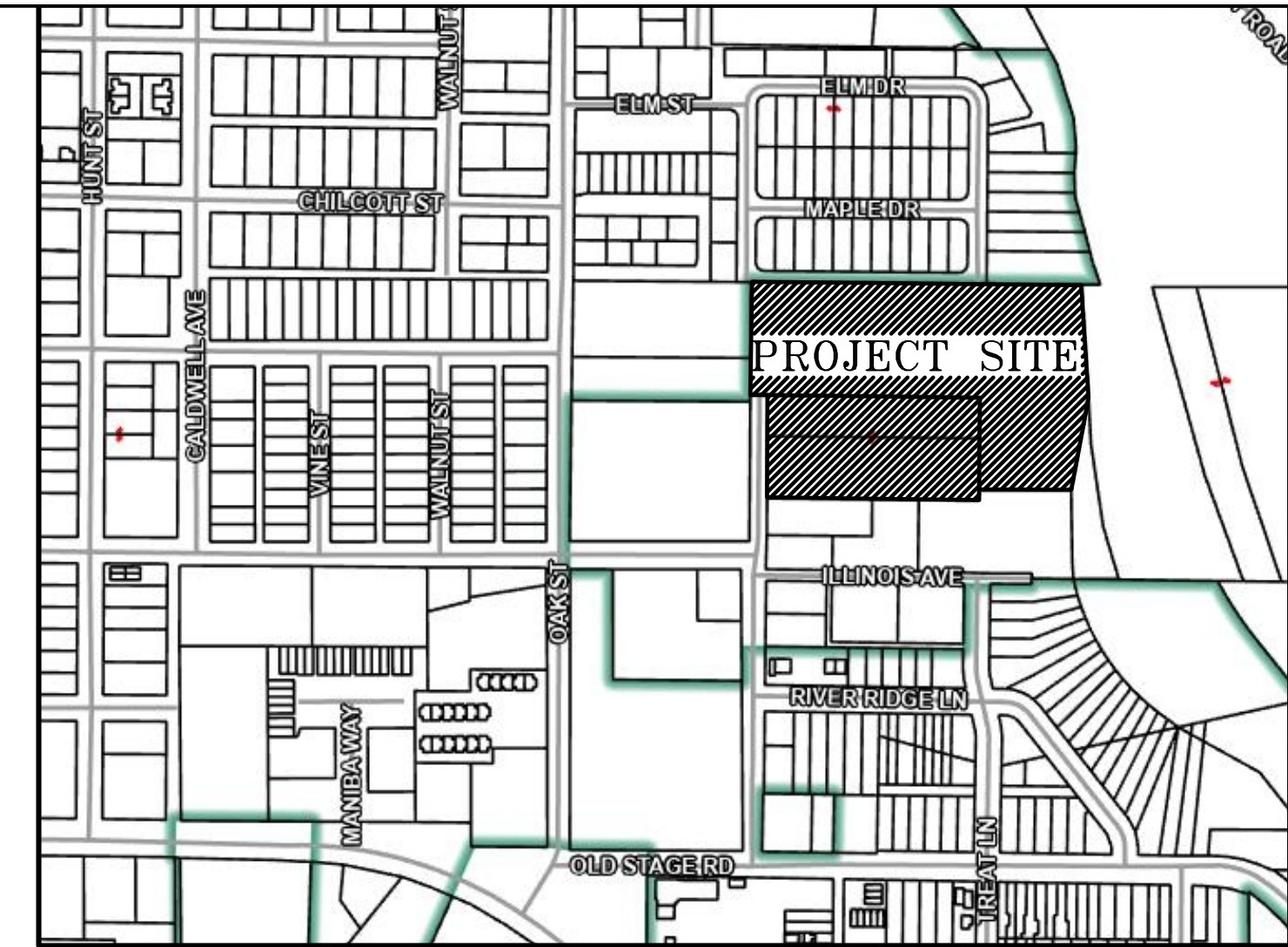
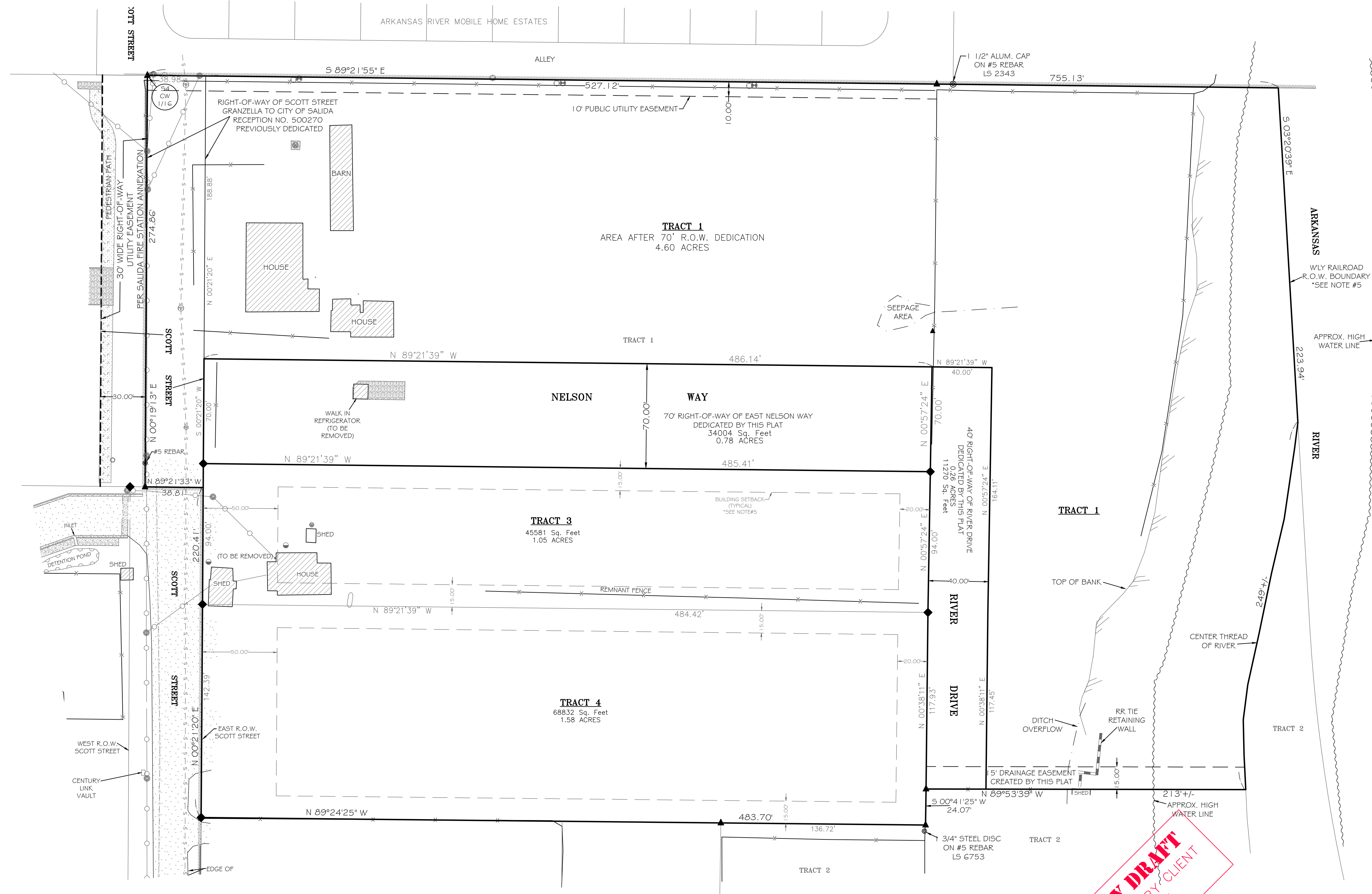
- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON C.P.S. OBSERVATIONS ALONG THE SOUTH BOUNDARY OF TRACT 4 BETWEEN A 1 1/2" ALUMINUM CAP STAMPED LS 16117 AND A 1 1/2" ALUMINUM CAP STAMPED LS 37937 HAVING A BEARING OF NORTH 89°24'25" WEST
- 2) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS, LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 3) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH CENTRAL COLORADO TITLE AND ESCROW, COMMITMENT NO. 24-24188, DATED OCTOBER 3, 2024
- 4) THIS ANNEXATION SUBJECT TO THE TERMS & CONDITIONS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. _____
- 5) BUILDING SETBACKS AND RAILROAD RIGHT-OF-WAY SHOWN PER PLAT OF LOWRY/COOPER BOUNDARY LINE ADJUSTMENT AS RECORDED AT RECEPTION NO. 335781
- 6) BUILDINGS SHOWN ARE TO THE EAVES

REVISED: DATE: MAY 21, 2025	GRANZELLA—CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN CHAFFEE COUNTY, COLORADO
JOB # 24092	LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: MAY 20, 2025	
SHEET 1 OF 2	



GRANZELLA—CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA

LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST
QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

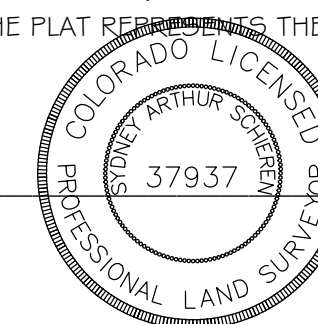
LEGEND

- FOUND MONUMENT AS NOTED
- ◆ 1 1/2" ALUMINUM CAP LS 37937
- ◆ 1 1/2" ALUMINUM CAP LS 16117
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ POWER POLE
- ⊙ SEWER CLEAN OUT
- ⊙ WELL
- ⊙ SEWER MAN HOLE
- ⊙ CATCH BASIN
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- SALIDA CITY LIMITS
- FENCE
- OVERHEAD UTILITY
- UNDERGROUND SEWER
- UNDERGROUND WATER LINE
- CONCRETE

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



REVISED:	
DATE: MAY 21, 2025	
DATE: MAY 27, 2025	
JOB # 24092	
DATE: MAY 20, 2025	
SHEET 2 OF 2	
GRANZELLA—CITY OF SALIDA ANNEXATION TO THE CITY OF SALIDA	
LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN CHAFFEE COUNTY, COLORADO	
LANDMARK SURVEYING & MAPPING	
P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031	

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 10, 2024

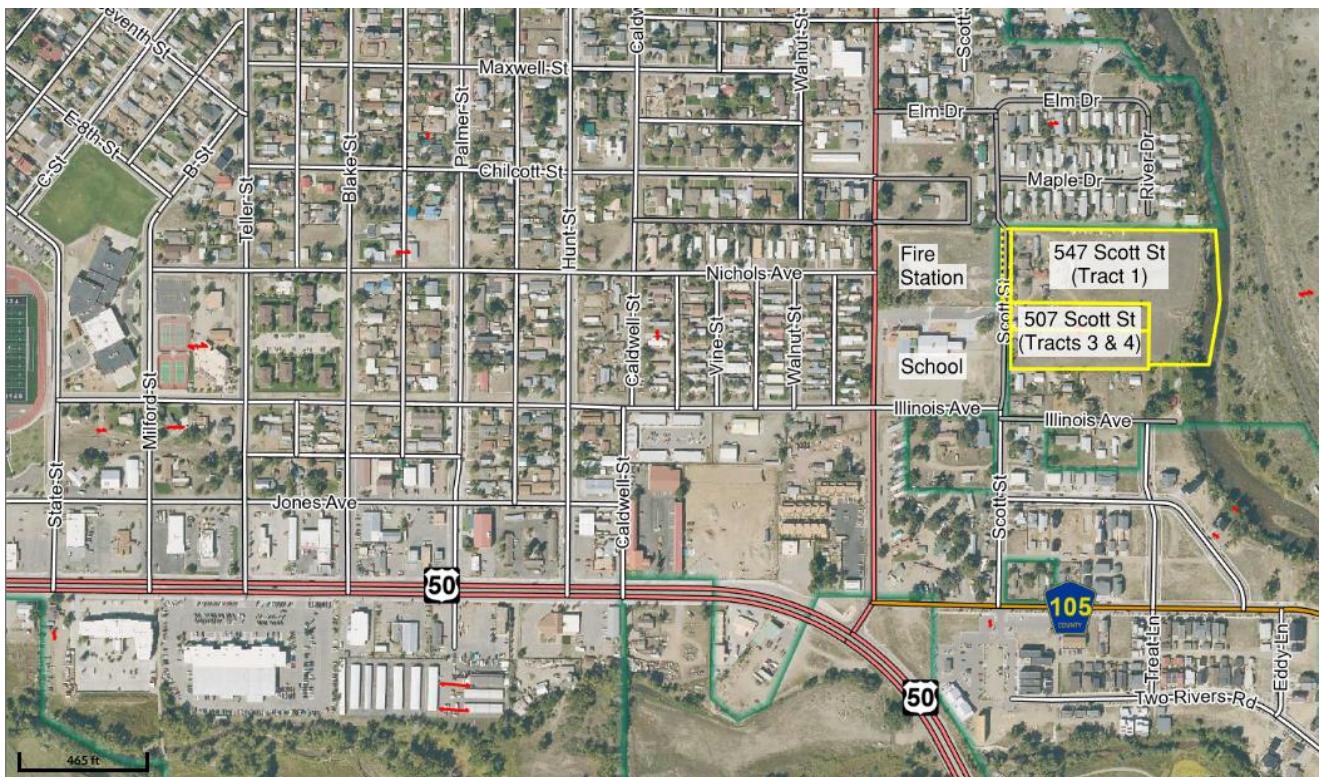
AGENDA ITEM TITLE: Recommendation on Proposed Granzella-City of Salida Zoning

AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

Following the approval of the Granzella-City of Salida Annexation of 8.2 acres of the properties located at 507 & 547 Scott Street into the City of Salida, the applicants, the City of Salida, and Rusty and Tangie Granzella, have requested a designation of R-3 High Density Residential zone district for the 507 Scott Street property and R-2 Medium Density Residential zone district for the 547 Scott Street property. The area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

Complete legal descriptions of the parcels are included as Exhibit A with the annexation application.



Vicinity Map

Surrounding Land Use and Zoning: The site is currently zoned RM Residential Mixed in Chaffee County. Surrounding properties within the county to the east (across the Arkansas River) are zoned PCR Conservation/Recreation. Surrounding properties within city limits include C-1 Commercial to the west, R-3 High Density Residential to the south, and R-4 Manufactured Housing Residential immediately to the north.

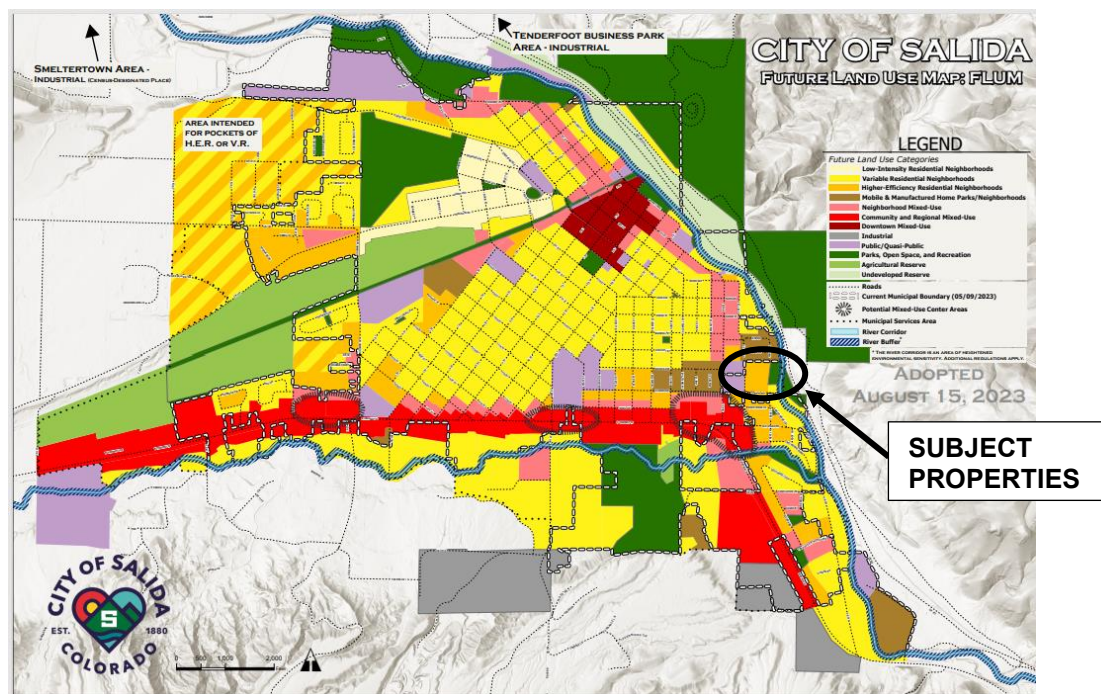


Zoning Map

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.
 - The Comprehensive Plan indicates:
 - New development shall be within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.
 - The proposed annexation lies within the MSA and will accommodate urban densities.
 - Proposals should include connections to pedestrian and bicycle corridors, have sufficient water, and promote innovative and energy efficient design.
 - The Conceptual Plans indicate the provision of local street and sidewalk connections, and a public park.

- Zoning should continue existing patterns of development.
 - Zoning of R-3 High Density Residential and R-2 Medium Density Residential would be consistent with the zoning found in the adjacent properties and would continue the regular pattern of development for the area.
- The proposed zoning conforms with the city's Future Land Use Map, which calls for Higher-Efficiency Residential Neighborhoods and Parks, Open Space, and Recreation zone districts.
- Given that the intent is to locate the public park towards the west part of the properties and many other properties along the Arkansas River are Variable Residential (similar to R-2), R-2 Medium-Density Residential would be appropriate for this property.



FUTURE LAND USE MAP

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 R-3 High-Density Residential zone district is to provide for relatively high-density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses. The purpose of the Medium-Density Residential (R-2) zone district is to provide for residential neighborhoods comprised of detached single-family dwellings, duplex dwellings and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities. Complementary land uses for both R-3 and R-2 may also include such supporting land uses as parks, schools, churches, home occupations or day care, among other uses.
 - The proposed zoning has the capability for providing a mix of relatively high-density residential developments as well as single family and duplex dwellings. A park dedication is also indicated. Therefore, staff supports the request to zone the property known as 507 Scott Street as R-3 High-Density Residential and the property known as 547 Scott Street as R-2 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.
- The proposed zoning classification of R-2 and R-3 is consistent and compatible with the zoning of the adjacent properties which are developed with a mix of uses and densities.
- 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. This standard is not applicable.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed zoning of the 507 Scott Street property as R-3 High Density Residential and the 547 Scott Street Property as R-2 Medium-Density Residential as such zoning requests are consistent with the comprehensive plan.

RECOMMENDED MOTION:

"I move to recommend City Council _____ the proposed zoning of the Granzella-City of Salida properties as proposed to be annexed: the 507 Scott Street property as R-3 High Density Residential Zone District and the 547 Scott Street Property as R-2 Medium-Density Residential Zone District, as the requests meet the applicable review standards."