



PLANNING COMMISSION REGULAR MEETING

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

June 11, 2024 - 6:00 PM

AGENDA

Email public comments to: planning@cityofsalida.com

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

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 |

1. **Amendments to Chapter 16, Article XIII of the Salida Municipal Code regarding Inclusionary Housing**--Request to be continued to June 24, 2024 to allow additional legal review and participation.
2. **627 Oak Street Annexation**-- Request to be continued to July 22, 2024 to allow applicant to provide updated plat information.
3. **627 Oak Street Zoning**--Request to be continued to July 22, 2024 to coincide with continued annexation application.
4. **Limited Impact Review – Dough Mama Home Business Conditional Use**--The request is for a limited impact review for a conditional use to conduct a home business (home bakery) within a primary structure single-family dwelling located in a High-Density Residential (R-3) zone district at 30 Silver Spruce Drive, Salida, CO 81201. In an R-3 zone district, the proposed conditional use requires a limited impact review.

UPDATES

NEW BUSINESS

COMMISSIONERS' COMMENTS

ADJOURN

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.



STAFF REPORT

MEETING DATE: June 11, 2024

AGENDA ITEM TITLE: Limited Impact Review – “Dough Mama” Home Business Conditional Use

AGENDA SECTION: Public Hearing

REQUEST:

The request is for a limited impact review for a conditional use to conduct a home business (home bakery) within a primary structure single-family dwelling located in a High-Density Residential (R-3) zone district at 30 Silver Spruce Drive, Salida, CO 81201. In an R-3 zone district, the proposed conditional use requires a limited impact review.

APPLICANT:

The applicant is Dough Mama, Joe and Kristina Smith,
30 Silver Spruce Drive, Salida, CO 81201.

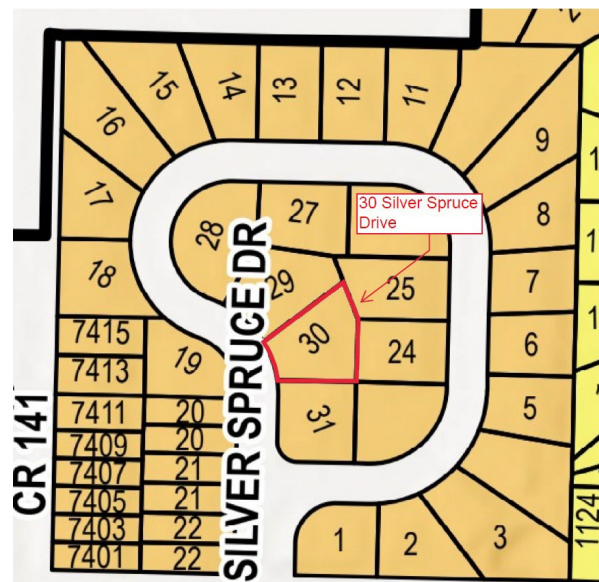
LOCATION: The subject property is described as Lot 30-R Cochetopa Estates, City of Salida, Chaffee County, Colorado. This property is also known as 30 Silver Spruce Drive.

PROCESS:

Limited Impact Review (Conditional Use) are generally compatible with the permitted uses in a zone district, but require site-specific review of their location, design, intensity, density, configuration, and operating characteristics, and which may require the imposition of appropriate conditions, in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

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

At the time of conditional use approval, the Commission shall identify the time period for completion of the conditional use. In no case shall this time period exceed five (5) years from the date of approval.



OBSERVATIONS:

1. The property is located in the R-3 High Density Residential Zone district within Cochetopa Estates, Lot 30-R. Surrounding land uses are residential in character.
2. The property includes a single-family residence.
3. The proposed conditional use is considered a home business, which is defined under the Land Use Code as, “the conduct of business, occupation or trade as an accessory use entirely within a residential building or accessory structure for gain or support, by residents of the dwelling and employees residing off-premises, which may serve patrons on the premises.”
4. The applicant is planning to conduct a bakery business within the primary residence on the property. The applicant would be the only employee and would be working with potentially multiple customers at a time.

REVIEW STANDARDS [Section 16-4-110(d)]:

1. Consistency with Comprehensive Plan. The use shall be consistent with the City’s Comprehensive Plan.
 - The Comprehensive Plan does not specifically address home businesses but does discuss appropriate uses within different types of residential areas. The area the subject property is located within is considered high-density residential. In the Salida Land Use Code, the purpose of the High-Density Residential (R-3) zone district, in addition to a variety of residential uses, is also to provide “... such supporting land uses as parks, schools, churches, *home occupations* or day care, *amongst other uses*.” The request is consistent with this standard.
2. Conformance to Code. The use shall conform to all other applicable provisions of this Chapter, 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 IV.

An R-3 zone district allows for residential neighborhoods and supporting land uses. Currently there is a single-family dwelling located on the lot. This existing structure meets the requirements of the R-3 zone district. The review standards for a home business are listed below per Sec. 16-4-190(g):

- (1) Use Subordinate. The use of a dwelling for a home occupation or home business shall be clearly incidental and subordinate to its use for residential purposes and shall not change its basic residential character. The use shall not exceed thirty percent (30%) of the total structure's square footage.

Applicant’s Response: the kitchen is used for baking and selling baked goods.

- The total square footage of the residence is 2,903 sf, the use is approximately 240 sqft, or 9%, well below the allowable 30%. The applicant has not submitted a floor plan detailing where in the dwelling the business would take place, which will be required as part of the change of use building permit submitted to the County. The applicant will need to submit a floor plan showing where in the dwelling the business would take place and include that with the change of use building permit (recommended condition).

- (2) Activity Conducted Indoors. All on-site activities associated with a home occupation or home business shall be conducted indoors. Materials and equipment used in the home occupation or home business shall be stored in a building.

Applicant's Response: All services will be conducted indoors.

- This standard will be met.

- (3) Employment.

- b. Home business. A home business shall be conducted by persons residing on the premises and no more than three (3) employees residing off-premises.

Applicant's Response: I am the only resident in the house and the only worker with no employees.

- This standard will be met.

- (4) Patrons. A home occupation shall not serve patrons on the premises. A home business may serve patrons on the premises, provided that all other standards of this Section are met.

Applicant's Response: Patrons will be served on the premises

- This standard will be met.

- (5) Parking. One (1) off-street parking space shall be required for each employee residing off-premises. These spaces shall be provided in addition to the parking required for the principal residential use of the property.

Applicant's Response: The house has two offstreet parking spaces, as well as two garage parking spaces.

- The applicant technically has enough parking space on-site, as well as ample street parking within the block. This standard will be met.

- (6) Sales. Incidental sale of supplies or products associated with the home occupation or home business shall be permitted on the premises. A home occupation or home business whose primary activity is retail sales shall be prohibited, except if the function of the home occupation or home business is catalogue sales. An appropriate sales tax license shall be obtained and maintained during the course of business.

Applicant's Response: I will adhere to Colorado State law pertaining to Colorado Cottage Foods Act.

- This standard will be met.

- (7) Nuisance. A home occupation or home business shall not produce noise, electrical or magnetic interference, vibrations, heat, glare, odors, fumes, smoke, dust, traffic or parking demand, and shall not operate at such hours or in such a manner as to create a public nuisance, disturb neighbors or alter the residential character of the premises.

Applicant's Response: All operations of Dough Mama are conducted indoors, in the home's existing kitchen, with no nuisances to the neighbors or surrounding properties. All products are stored on-site and baked in the home's existing kitchen space, following all applicable Cottage Food Laws for the State of Colorado. Request for conditional use is due to having patrons pick up bread on-site vs. delivery or an off-site location solely. This is primarily done at the front door of the home. The business does not conduct enough activity to cause a nuisance with limited traffic and activity being sporadic throughout the day. Parking is also adequate with a large driveway and street parking spot directly in front of the home for the 30-60 second pick-up of baked goods.

- This standard will be met.

- (8) Codes. The building shall comply with all applicable City building, fire and safety codes for the particular business.

Applicant's Response: House is up to code.

- This standard has been met, and the health code requirements are covered via cottage industry rules at the state level.

- (9) Advertising. No outdoor advertising of the home occupation or home business shall be permitted, except as provided in Table 16-L of this Chapter.

Applicant's Response: Any sign we propose will be reviewed through a sign permit and in accordance with Table 16-L.

- Signs in residential zones are limited to 9 square feet and may not be illuminated. No sign permit is required so long as the total amount of sign area on the site is less than 9 square feet.

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

- There will be off-street parking in the driveway and on the street.

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.
 - The use would be contained entirely within the primary residence and is not anticipated to affect the neighbors. It is anticipated that the customers would arrive in the driveway or in the street adjacent to the property. By limiting the hours of operation and number of clientele that can be served, the Planning Commission can ensure that there will not be traffic or disturbance that is inappropriate to a residential neighborhood.
4. Traffic. The use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems. Necessary mitigating measures shall be proposed by the applicant.
 - There are no parking restrictions on Silver Spruce Drive. By serving only a few customers at a time, there should not be any negative impact on traffic in the area.
5. 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.
 - As discussed above, the home business should not cause any nuisances.
6. 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.
 - Adequate public facilities are in place to serve the proposed use.
7. Environment. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.
 - No adverse impacts to the environment are anticipated.

AGENCY REVIEW COMMENTS:

Assistant Fire Chief, Kathy Rohrich: No concerns.

Police Chief, Russ Johnson: No concerns.

Public Works, Director, David Lady: No concerns.

SUMMARY OF PUBLIC COMMENTS:

All comments received by the time this report was completed were in support of conditional use approval.

REQUIRED ACTIONS BY THE COMMISSION:

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

RECOMMENDED FINDINGS:

1. This application is consistent with the Comprehensive Plan, the Land Use Code and the surrounding neighborhood.
2. The applicable review criteria for a home business have been met with the recommended conditions of approval.
3. The applicable review criteria for all Conditional Use applications have been met with recommended conditions of approval.

RECOMMENDED ACTION:

Based on the above findings, staff recommends APPROVAL for the conditional use request to conduct a home business within the primary residence in a High-Density Residential (R-3) zone district at 30 Silver Spruce Drive, subject to the following conditions:

1. *Hours of operation of the business shall be limited to 10:00 a.m. – 7:00 p.m. daily.*
2. *The home business is approved for operation by the current applicant only and will not transfer with the property.*
3. *This conditional use approval expires in one (1) year from the date of its approval if the business operations have not begun.*
4. *The application will be reviewed in one (1) year if the city has received any complaints regarding operation of the business.*
5. *The conditional use approval will be valid for 5 years per Sec. 16-4-120 of the Municipal Code.*
6. *Once a conditional use is established, any discontinuance of the use for a period of one (1) year, for any reason, shall result in automatic expiration of the conditional use permit, unless otherwise provided in the permit per Sec. 16-4-120.*
7. *The applicant will need to submit a floor plan showing where in the dwelling the business would take place and include that with the change of use building permit.*
8. *Approval of this conditional use does not waive any additional permit requirements or licensing needed to operate this business.*

RECOMMENDED MOTION:

That the recommended findings be made and the recommended action be taken.

Because this application is for a conditional use, the salida planning commission shall make the final decision on this application. the decision of the planning commission may be appealed within 15 days of the decision by an aggrieved person as set forth in section 16-2-70 of the land use code.

Attachments: Proof of Publication
Application
Written Response
Public Comments



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
- ☐ Pre-Annexation Agreement
- ☐ Appeal Application (Interpretation)
- ☐ Certificate of Approval
- ☐ Creative Sign Permit
- ☐ Historic Landmark/District
- ☐ License to Encroach
- ☐ Text Amendment to Land Use Code
- ☐ Watershed Protection Permit
- ☐ Conditional Use

- ☐ Administrative Review:
(Type) _____
- ☒ Limited Impact Review:
(Type) home business
- ☐ Major Impact Review:
(Type) _____
- ☐ Other: _____

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

A. Applicant Information

Name of Applicant: Dough Mama / Sue + Kristina Smith

Mailing Address: 30 Silver Spruce Dr.

Telephone Number: 719-207-1684 FAX: _____

Email Address: doughmamasalida@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: -

Street Address: 30 Silver Spruce Dr.

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 5/13/24

Signature of property owner _____ Date _____



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

1. PROCEDURE (Section 16-3-80)

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

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

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

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

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

- ☒ 7. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

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

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

As a review for conditional use of subject property, determined this as N/A.

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.

Subject property is located in an R-3 zone, thus the request for conditional use review.

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

No site development, thus N/A

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.

Due to limited space and font size, please see attached.

- 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.

All operations of Dough Mama are conducted indoors, in the home's existing kitchen, with no nuisances to the neighbors or surrounding properties. All products are stored on-site and baked in the home's existing kitchen space, following all applicable Cottage Food Laws for the State of Colorado. Request for conditional use is due to having patrons pick up bread on-site vs. delivery or an off-site location solely. This is primarily done at the front door of the home. The business does not conduct enough activity to cause a nuisance with limited traffic and activity being sporadic throughout the day. Parking is also adequate with a large driveway and street parking spot directly in front of the home for the 30-60 second pick-up of baked goods.

- 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.

There are no public facilities, thus N/A

- 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.

There are no environmental impacts from the operations, thus N/A

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.

Dough Mama is a cottage bakery that began as a way to allow a stay-at-home mom to turn her passion for baking into a small business venture, while allowing all the flexibility to continue raising her children.

The below outlines a response to each component of Sec. 16-4-190 (g. Home Occupation and Home Business) of the municipal code:

1. Use of the dwelling continues to be for residential purposes. The use for the home business is roughly 240 sq. ft. (dining, kitchen, prep area) of the total 2,903 sq. ft. of the home. This is less than 9% of the total square footage, which is well below the 30% threshold
2. All activities of the business are conducted indoors, with all materials and equipment stored indoors
3. The sole employee of Dough Mama is Kristina Smith, who resides at the subject property
4. Request for conditional use is due to having patrons pick up bread on-site. This is primarily done at the front door of the home and is strictly a pick-up of purchased goods.
5. No employees live off-site, and thus N/A
6. Sales consist of baked goods, as further defined per Colorado Cottage Food Laws
7. No nuisance is caused by the operations of the business. The business does not generate enough activity for traffic and parking issues from patrons picking up on-site. More comments in section 4
8. All codes are compliant with all applicable building codes
9. No advertising takes place outdoors

**PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING BEFORE
THE PLANNING COMMISSION FOR
THE CITY OF SALIDA CONCERNING A
LIMITED IMPACT REVIEW APPLICATION
TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE**

TAKE NOTICE that on Tuesday, June 11, 2024 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 E. 1st Street, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding a Limited Impact Review application submitted by Joe and Kristina Smith for approval of a home business in the R-2 Zone district at 30 Silver Spruce Drive.

Interested individuals are encouraged to attend the public hearing or make comments during the public hearing via GoToWebinar at the above link.

Approval of the limited impact review application shall constitute authorization to proceed with conducting their home business in the R-2 Zone District. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2638.

*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 GoToWebinar link so your comments can be made part of the record.

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