



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
April 24, 2023 - 6:00 PM

MINUTES

Email public comments to: publiccomment@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

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Giff Kriebel
Commissioner Judith Dockery
Commissioner Michelle Walker
Commissioner Brian Colby
Commissioner Aaron Derwingson
Alternate Commissioner Dan Bush

APPROVAL OF THE MINUTES

1. February 28, 2023 - Draft Minutes

Motion made by Vice-Chair Bomer, Seconded by Commissioner Dockery.
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery,
Commissioner Walker, Commissioner Colby, Commissioner Derwingson

THE MOTION PASSED.

UNSCHEDULED CITIZENS: NA

AMENDMENT(S) TO AGENDA: NA

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. **Amendments to Chapter 16 of the Salida Municipal Code** - The proposal is for an amendment to Chapter 16, of the Salida Municipal Code regarding small cell facilities to establish a procedure for the application, review, and siting of small cell facilities.

A. Open Public hearing – 6:04 pm

B. Proof of Publication –

C. Staff Review–

City Attorney, Nina Williams, presented the application.

Commission requested an explanation of what a “small cell facility” is. Commission asked the following questions:

- Is there a limitation on height?

- Does this apply to individuals or companies or both?
- Is it a box or a tower?
- Has there been any applications for this?
- How many potential towers could there be in city limits?

D. Applicant's Presentation- NA

E. Public Input – NA

F. Close Public Hearing – 6:13 pm

G. Commissioner Discussion –

H. Commission Recommendation –

Motion to recommend that City Council approve the proposed text amendments to Chapter 16 of the Salida Municipal Code regarding Small Cell Facilities made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson

THE MOTION PASSED.

3. Sherman Market Conditional Use Permit Renewal - The request is to renew the Conditional Use Permit granted in 2022 for an Outdoor Market and Event Space located within the Central Business(C-2) zone district, Central Business Economic Overlay (CBEO) at 151 W. First Street.

A. Open Public hearing – 6:17 pm

B. Proof of Publication –

C. Staff Review–

Planner, Kathryn Dunleavy, presented the application to renew the Conditional Use Permit granted in 2022. In last year's permit, there were two Conditions of Approval. The first was that if the City had not yet finished the code revision the applicant would need to come back and secondly, there was a violation last year. Staff kept the conditions the same as last year but provided two options in regards to how violations should be handled.

Commission asked the following questions:

- If the City has a code revision, will it change this conditional use permit?
- Whether the commission has the ability to deny the renewal
- Do they currently have a conditional use permit?

D. Applicant's Presentation- The applicants were not present.

E. Public Input – NA

F. Close Public Hearing – 6:30 pm

G. Commissioner Discussion –

Commission discussed the following:

- Whether there should be a continuance until the applicant could attend
- The violations that occurred in the past year
- How the process used to operate and how the Multiple Vendor Permit worked
- Which of the two violation enforcement options would be preferred
- Should there be another condition that lessees would be held to the same standards as the Sherman Market

H. Commission Recommendation –

Motion to continue the public hearing to the May 22, 2023 regular Planning Commission meeting was made by Vice-Chair Bomer, Seconded by Commissioner Walker.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson

THE MOTION PASSED.

UPDATES

Director Almquist provided updates.

ADJOURN With no further business to come before the Commission, the meeting adjourned at 7:03 p.m.