



PLANNING COMMISSION REGULAR MEETING

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

September 26, 2022 - 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

PRESENT

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

ROLL CALL

APPROVAL OF THE MINUTES

1. July 25, 2022 - Draft Minutes

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

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

THE MOTION PASSED.

UNSCHEDULED CITIZENS- NA

AMENDMENT(S) TO AGENDA- NA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | |
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| 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. 505 Oak Street Major Impact Review for Planned Development and Major Subdivision - (**CONTINUE PUBLIC HEARING TO A DATE CERTAIN**)

The request is for approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision for the 2.09 acre parcel located at 505 Oak Street. The parcel is zoned Commercial (C-1) with the Highway 291 Established Commercial Overlay. Below are the requests:

A: Major Impact Review approval of a Planned Development Overlay for deviations to the Dimensional Standards.

B. Approval of a Major Subdivision to subdivide the above described 2.09 acre property into 18 residential lots.

Planner Jefferson, explained that the posting for the property did not meet the 15 day deadline. Jefferson stated that the application needs to be continued either to October 11th or October 24th, 2022.

Motion made by Vice-Chair Bomer to continue the hearing to the October 11, 2022 Planning Commission meeting, Seconded by Commissioner Dockery.

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

THE MOTION PASSED.

3. **Amendment to Chapter 16, Article IV of the Salida Municipal Code** - Consider amendments to Chapter 16, Article IV of the Salida Municipal Code regarding updates to the Zoning Variance requirements.

A. Open Public hearing – 6:04pm

B. Proof of Publication -

C. Staff Review of Amendment– City Attorney Williams, provided context for the considered amendments and how the four criteria were determined.

Commissioners asked about:

- Section 1b3 to understand why that is an important feature and how it would be applied in a fair way during planning commission.
- Whether Section 1b3 should be a part of the amendments. What are the pros and cons of having that section in.
- Whether you can prove that someone did not know information about their property.
- In Section 1b2, what does “the degree to which the variance deviates” mean?
- In Section 1a, should the “but not limited to” be removed?
- In Section 1d, whether to replace ‘shall’ with ‘must’ or ‘will be’.
- How many special circumstances have to exist to fulfill the approval criteria?

City Attorney Williams, suggested after hearing discussion that 1b be deleted from the amendment.

Commission and Planning Director Almquist discussed whether to leave in Section 1b1 or to delete the whole section.

Commission asked if this was separate from administrative variances.

Commission reviewed the motion and determined that if this was in place sooner, there may have been changes in variance decisions in the past.

E. Public Input – N/A

F. Close Public Hearing – 6:32 pm

G. Commissioner Discussion –

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to approve the proposed changes to Chapter 16, Article IV of the Salida Municipal Code by amending article IV as presented with the following change to strike E1B in its entirety, Seconded by Commissioner Walker.

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

THE MOTION PASSED.

COMMISSIONERS' COMMENTS

Planning Director Almquist, reviewed the upcoming schedule with the Planning Commission.

ADJOURN - With no further business to come before the Commission, the meeting adjourned at 6:40 pm