



PLANNING COMMISSION REGULAR MEETING

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

February 28, 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 – 6:19 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. January 23, 2023 - Draft Minutes

Motion to approve the Meeting Minutes from January 23rd, 2023 made by Vice-Chair Bomer, Seconded by Commissioner Derwingson.

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

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. **Groover Annexation** - The applicant's, Dewey and Lorita Groover, are requesting approval to annex their .65 acre property located at 7285 County Road 160.

A. Open Public hearing – 6:20 pm

B. Proof of Publication –

C. Staff Review– Planner Jefferson reviewed the application and staff recommended that Planning Commission recommends City Council approve the application subject to conditions to be added to the annexation agreement. The conditions are that they meet the current inclusionary housing

requirements, the owner agrees to pay at the time of building permit all applicable fees for the property and the fees in lieu of open space shall be provided.

Commission asked the following questions:

- To what extent could development occur on that particular acreage?

D. Applicant's Presentation- Lorita and Dewey Groover were present and spoke on the application.

E. Public Input – NA

F. Close Public Hearing – 6:25 pm

G. Commissioner Discussion –

Commission discussed the following:

- At what point does the sidewalk requirement come in?

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend City Council approve the proposed Groover Annexation as it meets the findings of fact for annexation, subject to the following recommended conditions to be included in the annexation agreement, conditions number one through three, Seconded by Commissioner Kriebel.

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

MOTION PASSED.

- 3. Groover Zoning - Major Impact Review** - The applicant's, Dewey and Lorita Groover, are requesting a zoning designation of the Medium Density Residential (R-2) zone district should their property be annexed.

A. Open Public hearing – 6:28 pm

B. Proof of Publication –

C. Staff Review– Planner Jefferson reviewed the application and staff recommends that Planning Commission recommends City Council approve the zoning request of the Medium Density Residential (R-2) zone district.

D. Applicant's Presentation- Lorita and Dewey Groover were present.

E. Public Input – NA

F. Close Public Hearing – 6:29 pm

G. Commissioner Discussion – NA

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend City Council approve the proposed zoning of the site as Medium Density Residential (R-2) Zone district, 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

Community Development Director, Almquist provided updates.

ADJOURN With no further business to come before the Commission, the meeting adjourned at 6:44 p.m.