



PLANNING COMMISSION REGULAR MEETING

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

July 09, 2024 - 6:00 PM

MINUTES

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 – 6:07 PM

APPROVAL OF THE MINUTES – 6:08 PM

1. APPROVAL OF MINUTES OF JUNE 24, 2024
Motion: Bomer Second: Dockery
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Alternate Commissioner Layton, Alternate Commissioner Bush

UNSCHEDULED CITIZENS - None

AMENDMENT(S) TO AGENDA - None

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 |

2. Recommendation on Proposed Salida Quality Farms, LLC / Meadowlark Drive Annexation

The applicant, Salida Quality Farms, LLC, represented by James L. Treat has submitted a complete application to annex the property located off Meadowlark Drive between CR 120 and CR 140 adjacent to the western edge of the Angelview subdivision (Parcel Number 380706200024) along with portions of County Road 120 and County Road 140, totaling 48.98 acres. This is a series annexation, with annexation plat A-1 preceding annexation plat A-2. As such, contiguity requirements are satisfied for both properties (C.R.S. 31-12-104).

- A. Open Public Hearing - 6:09 PM
- B. Proof of Publication
- C. Staff Review of Application/Proposal - Carolyn Poissant presenting – 6:10 PM
- D. Applicant's Presentation (if applicable) - Dee Dubin, Andi Bruno, and Bill Hussey – 6:14 PM
- E. Public Input - 6:33 PM
- F. Close Public Hearing - 6:44 PM
- G. Commission Discussion - 6:44 PM
- H. Commission Decision or Recommendation - below

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.

Motion:

"I hereby make a motion to recommend City Council approve the proposed Salida Quality Farms, LLC Annexation as it meets the findings of fact for annexation, subject to the following conditions to be included in the Annexation Agreement:

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.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel. – **6:45 PM**

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

MOTION APPROVED 7-0

3. Recommendation on Proposed R-3 Zoning - Salida Quality Farms, LLC / Meadowlark Drive

Following approval of 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) into the City of Salida, the applicant James L. Treat, representing Salida Quality Farms, LLC has requested a designation of the R-3 High Density Residential zone district. The area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

A. Open Public Hearing - 6:46 PM

B. Proof of Publication

C. Staff Review of Application/Proposal - Carolyn Poissant presenting – 6:47 PM

D. Applicant's Presentation (if applicable) - Bill Hussey presenting – 6:51 PM

E. Public Input - 7:04 PM

F. Close Public Hearing - 7:13 PM

G. Commission Discussion - 7:14 PM

H. Commission Decision or Recommendation - below

Motion:

"To approve the proposed zoning of the Salida Quality Farms, LLC / Meadowlark Drive property as proposed to be annexed, to R-3 High-Density Residential Zone District, as it meets the applicable review standards."

Motion made by Vice-Chair Bomer, Seconded by Commissioner Dockery. – **7:28 PM**

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

MOTION APPROVED 7-0

4. Recommendation on Proposed Suesse Annexation

The applicant, Ned Suesse, has submitted a complete application to annex the 5.71-acre property located at 6953 County Road 105, plus a 0.27-acre portion of Confluence Road right-of-way. The request to zone the property will be considered during a separate Planning Commission public hearing.

A. Open Public Hearing - 7:29 PM

B. Proof of Publication

C. Staff Review of Application/Proposal - Carolyn Poissant presenting – 7:30 PM

D. Applicant's Presentation - Ned Suesse presenting – 7:36 PM

E. Public Input - 7:58 PM

F. Close Public Hearing - 7:59 PM

G. Commission Discussion – 8:00 PM

H. Commission Decision or Recommendation - below

Motion:

I hereby make a motion to recommend City Council approve the proposed Suesse Annexation as it meets the findings of fact for annexation, subject to specific conditions as outlined below:

1. All proposed development shall meet the requirements of the Municipal Code.
2. The Annexation Agreement shall acknowledge and document the following items:
 - a. the city's intent to serve the property with appropriate public utilities;
 - b. all applicable cost recovery agreements and payment terms and conditions;
 - c. the city acknowledges and allows use of the existing well until failure, after which time the owner shall connect to city water;
 - d. the city acknowledges that existing agricultural uses are allowed to continue and existing associated structures may remain on the property;
 - e. the city acknowledges that a 0.27-acre Confluence Road dedication was made by the owner free from any compensation.

Recommendations added to (2.) "annexation agreement motion":

- f. the applicant will be only proportionately responsible for future intersections and / or common road improvements;
- g. there will be no minimum density applied to parcel(s) containing existing historic structures.

Motion made by Vice-Chair Bomer, Seconded by Chairman Follet. – **8:11 PM**

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

MOTION APPROVED 7-0

5. Recommendation on Proposed R-3 Zoning - 6953 County Road 105 (Suesse Annexation)

Following approval of the Suesse Annexation of a 5.71-acre property plus a 0.27-acre portion of Confluence Drive right-of-way into the City of Salida, the applicant, Ned Suesse, has requested a designation of the High Density Residential (R-3) zone district. The area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

A. Open Public Hearing – 8:14 PM

B. Proof of Publication

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C. Staff Review of Application/Proposal - Carolyn Poissant presenting – 8:15 PM

D. Applicant's Presentation (if applicable) - Ned Suesse presenting – 8:18 PM

E. Public Input - 8:19 PM

F. Close Public Hearing - 8:19 PM

G. Commission Discussion - 8:20 PM

H. Commission Decision or Recommendation - below

Motion:

"To approve the proposed zoning of Suesse property as proposed to be annexed to R-3 High-Density Residential Zone District, as it meets the applicable review standards."

Motion made by Vice-Chair Bomer, Seconded by Commissioner Colby. – **8:21 PM**

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

MOTION APPROVED 7-0

6. Shaken Roost Major Subdivision – Major Impact Review

The hearing is regarding a major impact review application submitted by Joni Baker of Shaken Roost LLC, for a major subdivision of a .95 acre parcel located on the south side of Illinois Avenue, between Milford and Teller Streets. The proposed subdivision will consist of 14 duplex lots for the construction of 14 residential units configured as seven (7) duplex residential structures. The site is zoned Commercial District (C-1).

A. Open Public Hearing – 8:22 PM

B. Proof of Publication

C. Staff Review of Application/Proposal - Glen Van Nimwegen Presenting – 8:23 PM

D. Applicant's Presentation (if applicable) - Jamie Baker Presenting - 8:24 PM

E. Public Input - 8:38 PM – Ellen Miller spoke

F. Close Public Hearing - 8:42 PM

G. Commission Discussion - 8:42 PM

H. Commission Decision or Recommendation - below

Motion:

"I make a motion to recommend the City Council approve the Shaken Roost Major Subdivision as it meets the review standards for a subdivision, subject to the following conditions:

1. Prior to Council review of the major subdivision, the applicant will work with Xcel Energy to determine if additional public utility easements are required to serve the subdivision. If so, the plat shall be amended to show the new easements.

2. Prior to recordation of the final plat, Council shall approve a subdivision improvement / inclusionary housing agreement for the project to generally address the amount, timing and guarantee of the construction of public improvements that are necessary for the project; require

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the provision of any fees-in-lieu (schools and open space) and affordable housing consistent with Article XIII of Chapter 16 of the Salida Municipal Code.

a. Two (2) built inclusionary housing units shall be provided per the requirements of Sec. 16-13-60 of the Salida Municipal Code. Additionally, fees-in-lieu for the remaining two (2) proposed units (2/6) shall be paid per the fee schedule in place at time of building permit.

3. The final plat shall have the following notes and additions:

a. Pursuant to Section 16-6-140 of the Salida Municipal Code (SMC), Fair Contributions to School Sites as may be amended, at the time that residential dwelling units are constructed on any of the lots herein, a payment in lieu of land dedication for Fair Contributions to Public School Sites shall be paid by the owner of each lot within this subdivision prior to issuance of a building permit for any new residence on such lot.

b. Pursuant to Section 16-6-120(8) of the SMC, Parks, Trails and Open Space fees-in-lieu shall be provided at the time of development (issuance of a building permit) per the fee schedule in place at time of building permit.

c. Provide a Typical Building Setback exhibit like as shown under Observations #4 above.

d. Provide a note stating the Access Easements and Outlot for Retention Pond will not be maintained by the City of Salida; or will be maintained by the homeowner's association per the C.C.& R.s recorded at Reception No._____.

e. The Shaken Roost Major Subdivision meets the standards of Chapter 16 of the SMC and is subject to the terms of the executed Subdivision Improvement and Inclusionary Housing Agreement as recorded at Reception No._____.

f. Pursuant to Section 16-6-120(11) of the SMC, no residential façade elevation may be repeated more than once per five (5) lots on the same side of the street.

4. Water and sewer system development fees are due at the time of issuance of a building permit per the fee schedule in place at time of building permit.

5. The applicant will continue to work with Xcel Energy to receive approval of utility access and maintenance as outlined in Attachment 6."

Changes to motion:

1. Stike prior to council review and continue with "applicant will work with Xcel."
2. a. First Inclusionary Housing unit must receive certificate of occupancy (CO) no later than the sixth market rate unit.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel. – **8:44 PM**

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

MOTION APPROVED 7-0

UPDATES – 8:45 PM

COMMISSIONERS' COMMENTS – 8:45 PM

ADJOURN – 8:48 PM

Motion made by Commissioner Kriebel, Seconded by Vice-Chair Bomer

APPROVED BY VOICE VOTE

******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.

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