

MEETING DATE: Monday, February 24, 2020
MEETING TIME: 6:00 PM (Immediately Following BOA Meeting)
MEETING LOCATION: City Council Chambers, 448 E. First Street, Suite 190, Salida, CO

Present: Follet, Bomer, Mendelson, Denning, Kriebel, Steimle, Walker, Dockery, Van Nimwegen, Jefferson, Almquist, Williams

Absent: None

AGENDA SECTION:

I. CALL TO ORDER BY Follet: - 6:34 PM

II. ROLL CALL:

III. APPROVAL OF THE MINUTES – January 27, 2020– Kriebel made a motion to approve the minutes as written. **Bomer** seconded the motion. All were in favor and the motion carried.

IV. UNSCHEDULED CITIZENS – None

V. AMENDMENTS TO AGENDA - None

VI. PUBLIC HEARINGS –

1. **Major Impact Review- Vacation of portion of ROW along E. 6th and Teller Streets (Peyrouse)–** The applicant is requesting vacation of the portion (1487sf) of right-of-way immediately north of the applicant's property at 401 E. 6th St.

A. Open Public Hearing: 6:36 PM

B. Staff Review of Application. **Jefferson** gave an overview of the application and stated that staff supports the ROW vacation. **Jefferson** explained that the Public Works Department recommended that a drainage easement remain over the entire ROW, that no grading or improvements affecting stormwater conveyance and detention be permitted, the abandonment shall be 1-ft off the back of the sidewalk.

Mendelson asked if any money would be exchanged for the property. **Jefferson** clarified that no money would be exchanged as part of a ROW vacation, and **Follet** added that the applicants would be taking over maintenance of the area that is otherwise serving little purpose other than stormwater detention. **Denning** asked about other maintenance in the past on the location. **Jefferson** clarified no other maintenance since E. 6th was moved slightly.

Jefferson recommended that the Commission make a recommendation of approval to City Council for the Major Impact Review application with 3 conditions.

C. Applicant's Presentation: **Applicant, Aaron Peyrouse** explained that their intention was to simply make the area a little more aesthetically pleasing. He was curious about the wording regarding access to the property for Public Works. **Jefferson** clarified that if they were to fence the area, they would need to provide a gate for access for any City maintenance, but that there would be notification prior to

entering the property for such purposes.

Kriebel wanted to know what kind of landscaping would be allowed. **Jefferson** clarified that the applicant could put grasses and a tree. **Peyrouse** said they already had a tree from the Tree Board and they intended to put in stone retention wall for stormwater.

D. Public Input- None

E. Closed Public Hearing – 6:43 PM

F. Commission Discussion –Follet opened the Commission discussion.

- **Bomer** suggested that staff add a condition requiring that Public Works staff must be presented with a landscaping plan for approval, in order to avoid any maintenance conflicts, etc. **Follet** said that was a good idea.
- **Steimle** said he appreciate the applicant's desire to keep it looking good.

G. Commission Recommendation (a) (Major Impact Review Application) -

A motion was made by **Bomer** to recommend the City Council approve the Peyrouse Major Impact review - Vacation of right-of-way, subject to the staff's recommended conditions and **the addition of the following condition:**

4. **The applicant must receive Public Works Director approval for any landscaping plans for said property.**

Denning seconded the motion. With all in consensus the motion carried.

2. **Salida RV Resort – Limited Impact Review** - The application is for Limited Impact Review approval for a development plan of a 146-space RV park on 19.1 acres located at the northwest corner of Highway 50 and CR 102. The site is zoned R-4, Manufactured Housing Residential District.

A. Open Public Hearing: 6:46 PM

B. Staff Review of Application. **Van Nimwegen** gave an overview of the application and recent history (former location of proposed tiny home community). He explained some of the recommended conditions of approval, including that:

- there be a delineation of 15 feet setback from any RV to any boundary of the development;
- that there be one tree within the buffer for each lot;
- that Xcel Energy determine whether the electricity needs to be underground or overhead due to its location on the system;
- that refuse be provided either centrally or as garbage cans every 200ft;
- that independent RV standards be met;
- that the school siting fee does not apply to units that do not require a building

- permit;
- that public improvements will be required;
- that 12.5% of the total units/spaces would be affordable;
- that a vault be provided where the private sewer connects to the public sewer, along with other recommendations by Public Works

Van Nimwegen explained that Becky Gray from Chaffee County Housing had worked out the specific number of affordable units/spaces with the applicant, limiting the rent of 12.5% of the spaces to no greater than 80% AMI for a studio in Chaffee County (presently \$954/month), which he said is considerably less than some other RV parks in the area. City Council had requested that longer terms of 3, 6, 12-months be offered and the applicant said that park models would be a part of the development.

Van Nimwegen recommended that the Commission approve the Limited Impact Review application with conditions.

Kreibel asked whether RVs would have to pay sales tax and lodging tax and also asked whether all the RVs would be self-contained with bathroom, etc. or if pop-up campers would be allowed. Van Nimwegen answered yes that they would need to pay sales tax but that the other question should go to the applicant. **Mendelson** asked whether there would be any recycling requirement. **Van Nimwegen** said it is not required. **Denning** requested clarification of the actual number of spaces. Van Nimwegen said 158 were shown on the site plan.

C. Applicant's Presentation:

Applicants representative, Bill Hussey of Crabtree Group, explained the proposal and answered questions from the Commission. **Hussey** stated that pop-up campers (non-self-contained) probably would not be paying for the hook-ups as it would probably be too cost-prohibitive, and that the development was already providing the 12.5% affordability. **Kreibel** asked to clarify what the renter got for \$954/mo.—was it just a piece of ground, and how is that affordable? **Hussey** first answered that it was just a space but then corrected himself and said that number was including a structure such as a park model on the space, space rental, water and sewer, but not electricity. **Bomer** wanted to know if that also including a lodging tax. **Williams** clarified that lodging tax is only applied to 30 days or less, so there would be no lodging tax. Discussion ensued about the minimum lease time for the affordable units/spaces, and Commission determined there should not be a minimum. **Denning** asked about the number of people allowed in the unit/space. **Dockery** wanted clarification on whether “trailers” would be allowed and **Hussey** said that a trailer or “HUD building” could be allowed. **Denning** asked how many affordable units there would be on the site. **Hussey** said there would be 20 of the affordable units (12.5% of 158 units), and that would apply to an RV that is in place or a park model, but the number of park models was flexible for now. **Walker** asked where the affordable units would be and **Hussey** answered that they had not established the locations, but that they would be spread out to some extent. **Bomer** wanted to know if a car could be parked on a space. **Hussey** said that was more an RV park operations question, but that was unlikely, or at least there’d be a cap, but it was beyond the scope of the site plan or his knowledge. **Kreibel** asked about the

number of showers. **Hussey** said 3 for men and 3 for women in the “clubhouse”. **Hussey** also addressed the electrical line saying that there will be one distribution line that will remain overhead, but everything else on site will be underground. Undergrounding the dead-end would require redundancy making it financially infeasible, but Xcel is comfortable with an overhead distribution line in that location. He also addressed the school siting fee in that there is unlikely any residential building on the site that would require a building permit, so there would be no requirements for a school siting fee. **Van Nimwegen** said that condition #8 could therefore be struck. **Denning** asked about solar lighting instead of Xcel streetlights- **Hussey** said that was preferable and less expensive, but the lighting would be minimal. **Bomer** wanted to know when park operational plans would be produced and whether some of these details would be possible to review prior to approval. **Van Nimwegen** said that there would be a development agreement to go in front of Council and that those operational standards could be reviewed at that point. **Mendelson** asked if there would be an on-site manager- yes, there will be. **Van Nimwegen** further clarified that there would be standards based on the number of dependent RVs as far as services such as showers, all of which could be reviewed in the operational standards as part of the development agreement.

D. Public Input- None

E. Closed Public Hearing - 7:21 PM

F. Commission Discussion –Follet opened the Commission discussion.

- **Mendelson** said he wished there was more detail to the plan and that it was wishy-washy, and no guarantee of when or if affordable housing would be built or what it would look like. He expressed interest in tabling the item. **Bomer** said the development agreement could further discuss that information. **Denning** also wanted to know about the timing of the affordable units. **Hussey** answered that the affordable units could be constructed as every 8th unit, equal to the 12.5%, and that the locations could be planned out but that things could change down the line due to unforeseen circumstances.
- **Kriebel** wanted to put a condition saying that the park shall not open until there are 20 affordable units available. **Follet** said that following the 12.5% made more sense, and **Kriebel** amended his statement that when it opens there needs to be 12.5% of affordable units. **Bomer** offered a condition saying that 12.5% of the units would be provided as affordable with the pace of the buildout. **Mendelson** asked if a bunch of park models would be brought in at the beginning. **Hussey** said that is an option but that the developer as an RV salesman should be considered separately from the developer as RV park owner. **Follet** clarified that there would be no sale of the land, just rental. **Walker** wanted clarification that the \$954 would not be just the pads, but also a unit (a park model or an RV) on the site, to which the answer was yes. **Kriebel** clarified, hypothetically, that if there were 96 built-out spaces, 12 of them would need to have a dwelling on them that would rent for \$954/mo. (80% AMI). **Van Nimwegen** reminded everyone that Chaffee County Housing worked that out, but the language about 12.5% of units is already in the agreement, so it’s not needed as a separate condition.

- G. Commission Recommendation (a) (Major Impact Review Application) -**
A motion was made by **Bomer** to approve the Salida RV Resort Limited Impact Review, subject to the staff's 10 recommended conditions with **the following changes**:

- **Strike #8 regarding school siting fees**
- **Add #11, as noted by staff**
- **Add #12 regarding the timing of affordable units constructed to coincide with the pace of the buildout at a rate of 12.5%, or one out of every eight spaces.**

Denning seconded the motion. With all in consensus the motion carried.

VIII. UNFINISHED BUSINESS- None

IX. NEW BUSINESS- None

- X. COMMISSIONER'S COMMENTS-** The next regular meeting is scheduled for **March 23rd**. The work session scheduled for March 10th is canceled due to not having anything on the agenda.

- XI. ADJOURN:** With no further business to come before the Commission, the meeting adjourned at **7:36 pm**.