



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
November 08, 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

ROLL CALL

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Judith Dockery
Commissioner Giff Kriebel
Commissioner Michelle Walker
Commissioner Brian Colby

Alternate Commissioner Aaron Derwingson

APPROVAL OF THE MINUTES

1. October 24, 2022 - Draft Minutes

Motion made by Vice-Chair Bomer to approve the minutes with an amendment to the second bullet point under Commission discussion for the River Ridge/Dutch Run Rezone request to read – Single family dwelling is fine by administrative review where appropriate with restrictive building envelope.

The motion to approve the minutes as amended was seconded by Commissioner Colby.
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: The Salida Crossings Major Subdivision Public Hearing will be continued to December 13th, 2022.

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. **Salida Circus extension request** - The applicant, Salida Circus Outreach Foundation, is requesting an extension to the November 22, 2021 Conditional Use Permit approval.

A. Open Public hearing – 6:03pm

B. Proof of Publication -

C. Staff Review of Amendment– Planner Dunleavy reviewed the application and recommended that Commission approve the extension.

D. Applicant's Presentation- Ethan Hedayat spoke on behalf of the application and explained the delays.

- E. Public Input – NA**
- F. Close Public Hearing – 6:10pm**
- G. Commissioner Discussion –**

Commission asked about condition number four seeking clarification on the language and deadlines.

H. Commission Decision –

Commissioner Docker moved to approve the extension of the conditional use permit, Seconded by Commissioner Kriebel.

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

THE MOTION PASSED.

- 3. Stringer Annexation -** Property owners, Paul and Rebecca Stringer are requesting approval to annex their .17 acre property located at 1730 Holman Avenue.

- A. Open Public hearing – 6:11 pm**
- B. Proof of Publication -**
- C. Staff Review of Amendment–** Planning Technician, Palumbo, reviewed the application and recommended approval.

Commission asked the following questions:

- More information on the first condition in regards to inclusionary housing?
- Whether the fees would be applicable for a remodel or for a new unit?
- Is there a policy for residential wells or is it case by case?

- D. Applicant's Presentation-** Applicant was not present to speak.
- E. Public Input – NA**
- F. Close Public Hearing –6:19pm**
- G. Commissioner Discussion –**
- H. Commission Recommendation –**

Commissioner Walker moved to approve that Planning Commission recommend to City Council to approve the proposed Stringer Annexation, subject to the conditions listed in the staff report, 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.

- 4. Major Impact Review- Stringer Zoning -** The applicants, Paul and Rebecca Stringer are requesting a zoning designation of Commercial (C-1) should the property be annexed.

- A. Open Public hearing – 6:20pm**
- B. Proof of Publication -**
- C. Staff Review of Amendment–** Planning Technician, Palumbo, reviewed the application and recommended approval of the zoning designation of Commercial (C1).
- D. Applicant's Presentation-** Applicant was not present to speak.
- E. Public Input – NA**
- F. Close Public Hearing –6:22 pm**
- G. Commissioner Discussion –**

H. Commission Recommendation –

Commissioner Walker moved to approve that Planning Commission recommend to City Council to approve the proposed zoning of the site as a Commercial District (C1), Seconded by Commissioner Kriebel.

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

THE MOTION PASSED.

5. **Salida Crossings Planned Development Modification** - BV Investments, LLC is requesting approval for the following two (2) items:

1. Proposed modifications to reduce the number of mixed-use buildings from 3 to 2, to reduce the overall unit count, reduce the height of said buildings, and incorporate approximately 20 townhomes into the development plan, among other changes.

A. **Open Public hearing – 6:24 pm**

B. **Proof of Publication -**

C. **Staff Review of Amendment–** Director Almquist, reviews the application for the proposed modifications and the conditions of approval.

Commission discussed the following:

- Does the increased rear setbacks for accessory dwelling units from 5 to 10 feet need to be added?
- Is staff aware of any kind of size requirements of the 22 units in the mixed use buildings?
- Is the variance the request for the setback?
- How would potentially proposed accessory dwelling units fit on the lots?
- Is there a definition of short term?
- Do they comply with the open space requirements?
- In the original PD, was there additional streetscape and sidewalk requirements to make the corridor walkable and connected?
- For the mixed use building, are the residential units condominiums?
- For recommendation six on the short term rentals, is this something new that we are requiring?
- How do recent interest rates affect the affordability factor?
- Is there an architectural review of what the properties will look like?

D. **Applicant's Presentation-** Representative Bernard Weber was present to speak on the application.

Commission asked about:

- Will the 22 condominiums have different sizes and how that might work with AMI?
- Does the applicant intend to have rental units?
- Is there one way in and one way out to the properties?

E. **Public Input – NA**

F. **Close Public Hearing –7:07pm**

G. **Commissioner Discussion –**

Commission discussed the following:

- Add the increased rear setbacks for accessory dwelling units from 5 to 10 feet as a condition
- Another condition would be to take out the language “prior to sale” from Number 9C that reads “if the deed restricted units were be rentals prior to sale, then the provisions ...”
- Likes that there are private green spaces
- Whether commission should cater to above 100% AMI
- Reviewed condition number 10, to what degree can HOA fees not include any assessments

H. Commission Recommendation –

Vice-Chair Bomer moved that Planning Commission recommend to City Council approval of the Substantial modification to the Salida Crossings Planned Development with conditions recommended by staff with the following changes that we would add 8F increase rear setbacks for accessory dwellings from 5 to 10 feet, under 9C remove the words “prior to sale”, add to number 10 per approval from the legal team as it is in compliance with the review standards for Substantial modifications to a Planned Development found at Section 16-7-150 of the Land Use Code, Seconded by Commissioner Kriebel.

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

THE MOTION PASSED.

2. Request for Major Subdivision approval to subdivide the 3.15 acre parcel located at 1520 E. Hwy 50 into 22 lots (2 for mixed-use buildings and 20 townhome lots) plus an out-lot.

Director Almquist reviews the request and recommends a continuance to December 13th, 2022.

Vice-Chair Bomer moved to continue the request for Major Subdivision approval to December 13th, Seconded by Commissioner Dockery.

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

THE MOTION PASSED.

UPDATES

Discussed the November 9th Future Land Use Map (FLUM) meeting

COMMISSIONERS' COMMENTS

ADJOURN With no further business to come before the Commission, the meeting adjourned at 7:25 pm