



PLANNING COMMISSION REGULAR MEETING

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

May 28, 2024 - 6:00 PM

MINUTES

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission meeting:
<https://attendee.gotowebinar.com/rt/190909234220683277>

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

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

ABSENT

Commissioner Michelle Walker
Commissioner Aaron Derwingson
Alternate Commissioner Kenny Layton
Alternate Commissioner Dan Bush

APPROVAL OF THE MINUTES

1. Approval of February 26, 2024 Draft Minutes – approved at 6:01pm
Motion made by Vice-Chair Bomer, Seconded by Commissioner Colby.
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby

UNSCHEDULED CITIZENS – None.

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- A. Open Public Hearing – 6:04pm
- B. Proof of Publication – 6:04pm
- C. Staff Review of Application/Proposal – 6:05pm and 6:29pm (Glen Van Nimwegan for both)
- D. Applicant's Presentation (if applicable) - 6:12pm and 6:40pm (Wendell Winger and Robin Nejame)
- E. Public Input – 6:13pm and 6:52pm
- F. Close Public Hearing – 6:13pm and 6:52pm
- G. Commission Discussion – 6:14pm and 6:52pm
- H. Commission Decision or Recommendation – Approved agenda item 3 at 6:26pm with

2. **Proposed Amendment to Chapter 16, Article XIII of the Salida Municipal Code Regarding Inclusionary Housing** (request to continue public hearing to June 11, 2024.)

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby

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.

3. Winger Minor Subdivision - Limited Impact Review

The request is for limited impact review approval to subdivide the lot known as Lot 1 of the 141 Annex Minor Subdivision into four (4) residential lots. Lot 1A includes an existing residence. The site was annexed and zoned Medium Density Residential (R-2) on March 1, 2022.

Conditions Made: to strike staff recommendation 1. (e). -Per Section 16-8-20 (e)(13)(i) A detached sidewalk of at least five (5) feet wide, with a thickness of at least four (4) inches of concrete, shall be installed along local streets in a limited impact review, or as determined by The Public Works Director, a fee-in-lieu be paid at time of development.

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

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

4. Major Impact Review for Amendments to the Green Heart Planned Development and Minor Subdivision

The applicant is requesting a major impact review for an amendment to the Green Heart Planned Development and Minor Subdivision located at 535 W. 7th Street. The amendment to the planned development is regarding the assessment of inclusionary housing fees-in-lieu (FIL). The project is a 1.23 acre site of four lots with a PD overlay and the underlying zoning of Single Family (R-1).

Recommendations to Council:

1. The owner shall pay a fee-in-lieu for each principal residential unit constructed equal to the lessor of \$10.87 per habitable square feet; \$15,748; or a lower amount established by a subsequently adopted fee schedule; and

2. The fee-in-lieu amounts shall remain at the above for three (3) years from the date of this ordinance. After the three (3) year period the fee-in-lieu shall be the amount that is in effect at the time of issuance of a building permit for a principal residence.

3. The minor subdivision shall be amended to note the temporary FIL reduction.

4. Refund the application fee for this request.

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

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

UPDATES – 7:20 pm

COMMISSIONERS' COMMENTS

ADJOURN – 7:21 pm

******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.