

PLANNING COMMISSION REGULAR MEETING

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

July 26, 2021 - 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

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Judith Dockery
Commissioner Giff Kriebel
Commissioner Doug Mendelson
Commissioner Michelle Walker
Commissioner-Alternate Dave Haynes

ABSENT

Commissioner-Alternate Suzanne Copping

ROLL CALL

APPROVAL OF THE MINUTES

1. June 28, 2021 - Draft Minutes -

Motion made by Commissioner Kriebel, Seconded by Commissioner Dockery.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Mendelson, Commissioner Walker, Commissioner-Alternate Haynes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

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. **Wood Minor Subdivision** - The request is for limited impact review approval to subdivide Tract A of the Hillside Minor Subdivision into two (2) individual lots to be known as Wood Minor Subdivision.

A. **Open Public hearing** -

B. **Proof of Publication -Yes**

C. **Staff Review of Application** – Staff recommends approval of the subdivision dependent on eight conditions.

D. **Applicant’s Presentation** – Applicant, P.T. Wood, reviews the application and answers questions from the Board about sewer and water services, utilities, zoning and the road.

E. **Public Input – NA**

F. **Close Public Hearing** -

G. **Commissioner Discussion** – Commission reviews the eight conditions that staff presented.

H. **Commission Decision** -

Motion made by Commissioner Kriebel, Seconded by Commissioner Dockery. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Mendelson, Commissioner Walker, Commissioner-Alternate Haynes

MOTION PASSES

3. **Chaffee County Government - Planned Development** - The request is for Major Impact Review approval for a Planned Development Overlay on the Chaffee County 3.87 acre parcel located at 104 Crestone Avenue. The parcel is zoned Single-Family Residential (R-1). The applicant would like the Planned Development Overlay to closely reflect the Commercial (C-1) zone district use and dimensional standards.

A. **Open Public hearing** -

B. **Proof of Publication -Yes**

C. **Staff Review of Application** – Staff recommends that Planning Commission approve the application subject to three conditions.

D. **Applicant’s Presentation** – Joe DeLuca presents the proposed planned development application. He reviews the campus attributes, the zoning overlay, the history of the building and the stewardship the county has shown.

E. **Public Input –NA**

F. **Close Public Hearing** -

G. Commissioner Discussion – Commission discusses the application, the planned development’s longevity and conformance.

H. Commission Recommendation -

Motion made by Commissioner Dockery to recommend City Council approve the Major Impact Review application for the Chaffee County Planned Development Overlay with the three (3) recommended conditions,

Seconded by Commissioner Mendelson.

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

Voting Nay: Commissioner Kriebel, Commissioner Walker, Commissioner-Alternate Haynes

MOTION PASSES

UPDATES

COMMISSIONERS' COMMENTS

Almquist introduces the new Planning Technician, Franco Palumbo.

ADJOURN