



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
January 24, 2022 - 6:00 PM

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## MINUTES

Email public comments to: [publiccomment@cityofsalida.com](mailto: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 Doug Mendelson  
Commissioner Dave Haynes

##### ABSENT

Commissioner Michelle Walker

### APPROVAL OF THE MINUTES

1. December 14, 2021 - Draft Minutes

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

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

### UNSCHEDULED CITIZENS- NA

### AMENDMENT(S) TO AGENDA- NA

COMMISSIONER MENDELSON REMOVED HIMSELF FROM THE MEETING.

### 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 Bottling Company Planned Development and Major Subdivision (Continued from the December 14, 2021 Planning Commission meeting) -**

The applicant (Salida Bottling Company, LLC) is requesting two actions related to a 0.60 ac. (26,112 SF) parcel at 323 West First Street, at the west corner of Hwy 291 and the Monarch Spur Trail. The property is split zoned, Commercial (C-1) and Industrial (I). The entire site is located within the Hwy 291 Established Residential Overlay. The requests are:

- A. Major Impact Review to approve a Planned Development Overlay.
- B. A Major Impact Review to approve a Major Subdivision to split the 0.6 acre parcel into 16 townhome lots and 1 out-lot.

**A. Open Public hearing – 6:14pm**

**B. Proof of Publication -Yes**

**C. Staff Review of Application –**

Commissioners asked about the progress on the civil plans.

Planner Dunleavy explained that while they worked together on civil plans, a few more deviations came up which is why there are additional plans in this meeting.

Commissioners commented about:

- The Excel and Atmos comments that were introduced
- The size of the easement
- Whether the building would have access to City Water and Sewer

Public Works Director, David Lady, clarified that the building would have access to City Water and Sewer and what was in the discretion of the Public Works Department to comment on.

JVA Representative, Mark Russell, spoke to why the proposed utility plan was feasible in the code.

Commission asked about:

- The changes to the shared square footage on the rooftop structure and what it would look like.
- Whether on condition seven, it should be clarified that it should be deed restricted
- About the size of the unit and how it should be classified under the AMI
- The building façade and whether it would be contiguous with the Downtown area

**D. Applicant's Presentation –**

Applicant, Warner, presented on the application and reviewed the conversations they had been having with the Planning and Public Works Department.

Engineer, Bill Hussey, spoke on the project, utility concerns and building height.

Applicant Warner reviewed Short Term Rentals, Inclusionary Housing and the external façade of the building.

**E. Public Input –** Salty spoke on whether there were additional affordable units and asked that they do not allow Short Term Rentals.

Planner Dunleavy and Director Almquist responded to the questions.

**F. Close Public Hearing – 7:31pm**

**G. Commissioner Discussion –**

Commissioners discussed the following:

- Extra height measurement change
- Procedural change on continuing a meeting to February 8<sup>th</sup>, 2022 or sending it to Council and making a decision tonight

Applicant asks Commission to make a decision tonight instead of continuing it to another Planning Commission meeting.

Commissioners asked that the following be completed prior to the next meeting:

- Completed and confirmed civil plans
- Impact of changing the height measurements of the balconies
- Review the changes to conditions Engineer Hussey provided

Public Works Director, David Lady, did not plan to have additional comments.

JVA Representative, Mark Russell, will have reviewed the revised submittal and provided comments by Feb 1, 2022.

Commission discussed changing the language from foundation to footing on Condition #2.

**H. Commission Recommendation -**

A. Major Impact Review to approve a Planned Development Overlay

Motion to **continue** the hearing to the February 8, 2022 Planning Commission regular meeting was made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

Voting Yea: Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Haynes

Voting Nay: Chairman Follet

**THE MOTION PASSED.**

B. A Major Impact Review to approve a Major Subdivision to split the 0.6 acre parcel into 16 townhome lots and 1 out-lot.

Motion to **continue** the hearing to the February 8, 2022 Planning Commission regular meeting was made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

Voting Yea: Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Haynes

Voting Nay: Chairman Follet

**THE MOTION PASSED.**

**3. Amendments to Chapters 6 & 16 of the Salida Municipal Code (Continued from the December 14, 2021 Planning Commission meeting)-**

The purposed of the request is for amendments to Chapters 6 and 16 of the Salida Municipal Code regarding sexually-oriented businesses.

A. Open Public hearing – **8:15pm**

B. Proof of Publication -Yes

C. Staff Review of Application –

Director Almquist reviewed the amendments to Chapter 6 & 16 with the Commission.

The Commissioners asked:

- Whether the amendment should include churches/house of worship and/or daycares
- The hours of operation

D. Applicant's Presentation – **NA**

E. Public Input – **NA**

F. Close Public Hearing – **8:32pm**

G. Commissioner Discussion –

H. Commission Recommendation –

Motion to recommend City Council approve the amendments to Chapters 6 & 16 was made by Commissioner Dockery, Seconded by Vice-Chair Bomer.

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

**THE MOTION PASSED.**

**UPDATES**

Director Almquist talked about the summer housing crisis. Additionally, there are new applications for Planning Commission and Historic Preservation Committee.

**COMMISSIONERS' COMMENTS- NA**

**ADJOURN** With no further business to come before the Commission, the meeting adjourned at **8:40 p.m.**