



# PLANNING COMMISSION REGULAR MEETING

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

March 28, 2022 - 6:00 PM

## MINUTES

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

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

### CALL TO ORDER BY CHAIRMAN – 6:51 PM

#### ROLL CALL

##### PRESENT

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

##### ABSENT

Alternate Commissioner Aaron Derwingson

### APPROVAL OF THE MINUTES

1. February 28, 2022 - Draft Minutes

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

**THE MOTION PASSED.**

### UNSCHEDULED CITIZENS- NA

### AMENDMENT(S) TO AGENDA- NA

### 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. **Rivian Creative Sign** - The request is to approve a creative sign for Rivian Automotive, LLC, 232 G Street, per Section 16-10-90 of the Salida Municipal Code.

- A. Open Public hearing – 6:53 pm
- B. Proof of Publication -Yes
- C. Staff Review of Application –

Commissioners asked staff:

- What the speed limit was by the proposed mural
- Whether there was wording on the mural advertising for Rivian

- About the QR code that provided more information about star gazing

D. Applicant's Presentation – Rivian Representative, Diane French, and Muralist, Mike Buckley, spoke on the application and the QR Code.

Commissioners asked applicant:

- About the size of the plaque
- Where the charging stations were located in reference to the mural

E. Public Input – NA

F. Close Public Hearing – 7:03 pm

G. Commissioner Discussion –

H. Commission Decision -

Motion to approve the request for a creative sign made by Commissioner Haynes, Seconded by Vice-Chair Bomer.

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

**THE MOTION PASSED.**

3. **Green Heart LLC Planned Development and Minor Subdivision** - The request is for approval of a Major Impact Review for a Planned Development Overlay and Minor Subdivision for the 1.23 acre parcel located at 535 W. Seventh Street. The parcel is zoned Single-Family Residential (R-1). Below are the two requests:

**A.** Major Impact Review approval of a Planned Development Overlay to allow a private road to serve as access for the proposed minor subdivision. The request is also to apply the Medium Density Residential (R-2) zone district dimensional standards for Lots 3 and 4 fronting Seventh Street. All other dimensional standards are anticipated to be met.

**B.** Approval of a Minor Subdivision to subdivide the above described 1.23 acre property into 4 residential lots.

A. Open Public hearing – 7:08 pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Commissioners asked about whether the fee in lieu was based off of square footage

**Planner, Jefferson** confirmed it was.

D. Applicant's Presentation – Applicant, Andrew Riemenschneider, spoke on behalf of the application.

E. Public Input –

**Karen Peratt**, 513 Davidson Way wanted clarification on how many homes could be built in the subdivision and what will happen to the existing structures.

Planner, **Jefferson** states that it could have up to two units per lot.

**Riemenschneider** clarified that the structures would be taken down and removed from site.

**Elizabeth Amettis**, 307 Poncha Blvd, asked if there would be a retaining wall due to the slope.

**Riemenschneider** said they don't plan to disturb the slope and backfill behind the wall of the house.

F. Close Public Hearing – 7:25 pm

G. Commissioner Discussion –

Commissioners asked for clarification on notes from JB Engineering.

Applicant discussed the feedback that Engineering and Atmos provided to the LLC.

H. Commission Recommendation -

**A.** Major Impact Review approval of a Planned Development Overlay subject to the conditions recommended by staff.

A motion was made by Vice-Chair Bomer to recommend City Council approve the Planned Development Overlay with recommendations by staff, Seconded by Commissioner Haynes.  
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Commissioner Walker, Alternate Commissioner Colby

**THE MOTION PASSED.**

**B.** Minor Subdivision

A motion was made by Vice-Chair Bomer to recommend City Council approve the Green Heart Minor Subdivision subject to the conditions recommended by staff and adding a 5<sup>th</sup> condition to meet Atmos requirements, Seconded by Commissioner Walker.

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

**THE MOTION PASSED.**

**UPDATES**

Community Development Director, **Almquist**, reviewed the inclusionary housing changes and the calculation for smaller projects.

**COMMISSIONERS' COMMENTS**

**ADJOURN** With no further business to come before the Commission, the meeting adjourned at 7:42 p.m.