

# PLANNING COMMISSION REGULAR MEETING

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

September 27, 2021 - 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/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 Michelle Walker  
Commissioner-Alternate Dave Haynes

#### APPROVAL OF THE MINUTES

##### 1. August 23, 2021 - Draft Minutes

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

#### UNSCHEDULED CITIZENS

#### AMENDMENT(S) TO AGENDA

#### NEW BUSINESS

2. **Time Extension for Salida Crossings Planned Development** - The applicant is requesting a 12-month extension to their previously approved development schedule for the Salida Crossings Planned Development, consistent with code provisions at Sec. 16-7-110(d) of the Salida Municipal Code. The property consists of 3.15 acres located at 1520 E. Highway 50. It is zoned C-1 with the Planned Development (PD) overlay.

Dwayne Cozart spoke about the extension.

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

THE MOTION PASSED.

## **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 |

### **3. Amendments to Chapters 6 and 16 of the Salida Municipal Code- Relating to Short-term rental regulations.**

#### **Commissioner Kriebel recused himself from the Short-term rental discussion**

Commissioners asked staff questions regarding

- Procedural timing between Council meeting and Planning Commission
- The reasoning and location of the STR Caps
- The affordable housing exception to the Chaffee County residency addition

- A. Open Public hearing – 6:33pm**
- B. Proof of Publication -Yes**
- C. Staff Review of Application –**
- D. Applicant's Presentation –**
- E. Public Input –**

**Morgan Jones-** 133 E Sackett, spoke against the Ordinance.

**Joshua Andert-** 22 Hillside, spoke against the Ordinance and asks the commission to reject the proposal.

**Jess Wierzbinski-** 420 F Street, made a suggestion to allow Short Term Rental licenses to be transferable.

**Nick Ryder-** asked to extend the moratorium until more information on housing is collected and disagrees with the caps.

**Dan Thomas-** spoke against the Ordinance.

**Dorothy Norbie-** 136 E 2<sup>nd</sup> St., spoke about her experience owning a STR and addressed the residency requirement.

**Michael Blazewicz-** encouraged a primary residence option but disagrees with a Chaffee County residency requirement.

**Bill Bormes-** would like the City to raise the application fee and Occupational Lodging Tax.

**Kerstin Stock-** 1135 F Street, encouraged the City to pause on the Short Term Rental ordinance and gather more data from Chaffee Housing Authority.

**Janie Hayes-** 10123 W. Cherokee, spoke against the timing of the Ordinance.

**Adriana DeAnda-** agreed with the commercially zoned caps but disagreed with the Chaffee County residency requirement.

- F. Close Public Hearing – 7:38pm**
- G. Commissioner Discussion –**

Commissioners discussed the following items:

- Whether C2 should remain uncapped
- Parking standards
- Whether the cap on Hwy 50 would affect the Hotel/Motels
- Residential Mixed Use areas
- Whether Short Term Rental licenses should be transferable
- Chaffee County prioritization versus Chaffee County residency
- Defining what Affordable Housing means in the Ordinance

**H. Commission Recommendation -**

**Vice-Chair Bomer** moved to recommend to Council that they accept the Ordinance with an amendment to lower the cap in the 291 Hwy Corridor, **Seconded by Commissioner-Alternate Haynes**.

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

THE MOTION PASSED

**COMMISSIONERS' COMMENTS**

**ADJOURN** With no further business to come before the Commission, the meeting adjourned at 8:45pm.