



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
October 10, 2023 - 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

PRESENT

Commissioner Giff Kriebel
Commissioner Judith Dockery
Commissioner Michelle Walker
Commissioner Brian Colby
Commissioner Aaron Derwingson
Alternate Commissioner Dan Bush

ABSENT

Chairman Greg Follet
Vice-Chair Francie Bommer

ROLL CALL

APPROVAL OF THE MINUTES

1. July 24, 2023 - Draft Minutes

Motion to approve the minutes was made by Commissioner Dockery, Seconded by Commissioner Colby.

Voting Yea: Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

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. **Vandaveer Ranch PD Modification for South Ark Neighborhood** - The request is to amend the Vandaveer Ranch Overall Development Plan (ODP) specifically for the 93.5 acres owned by the City of Salida on the west side of the ODP area. The area currently encompasses four "Vandaveer Planning Areas" (VPAs) of the ODP: the primarily residential area (VPA-1) —formerly referred to as the "Vandaveer Neighborhood" which is now referred to as the "South Ark Neighborhood"—and three parks and open space areas (VPA-7, VPA-8, and VPA-9) which are intended, collectively, to be named "Vandaveer Regional Park." The remaining VPAs to the east of the subject site are not part of this modification request.

A. Open Public hearing – 6:02pm

B. Proof of Publication –

C. Staff Review– Director Almquist reviewed the application.

D. Applicant's Presentation- Cheney Bostic with StudioSeed consulting was present online and presented with Director Almquist.

E. Public Input – NA

F. Close Public Hearing –7:05 pm

G. Commissioner Discussion –

H. Commission Recommendation –

Motion made by Alternate Commissioner Bush to accept the request with the following conditions to recommend that individuals over 60 years of age shall be considered part of the "Chaffee County local workforce" if they have: (1) lived within Chaffee County a minimum of 10 years; or (2) worked for a minimum of 4 years in Chaffee County in the last 10 years; and if they otherwise qualify for the deed-restricted affordable units, recommend that ADUs will remain limited to 30 and only be on single family attached and detached houses, and where practical, bike and pedestrian traffic will be separated especially on CR 104 and the extension thereof. The recommendation of approval is also subject to the City Attorney's legal and non substantive amendments to the wording of the Section 3.3, Seconded by Commissioner Colby.

Voting Yea: Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

THE MOTION PASSED.

UPDATES- Director Almquist provided updates.

ADJOURN With no further business to come before the Commission, the meeting adjourned at 7:45 p.m