

MEETING DATE: Monday, September 28, 2020
MEETING TIME: 6:00 PM
MEETING LOCATION: City Council Chambers, 448 E. First Street, Suite 190, Salida, CO

Present: Follet, Bomer, Denning, Kriebel, Walker, Dockery, Van Nimwegen, Jefferson,

Absent: Mendelson, Almquist

AGENDA SECTION:

I. CALL TO ORDER BY Follet: - 6:05 PM

II. ROLL CALL:

III. APPROVAL OF THE MINUTES – June 22, 2020– Denning made a motion to approve the minutes as written. **Kriebel** seconded the motion. All were in favor and the motion carried.

IV. UNSCHEDULED CITIZENS – None

V. AMENDMENTS TO AGENDA - None

VI. PUBLIC HEARINGS –

1. **Tres Litros Conditional Use Application–** The The applicant is requesting conditional use approval for a downtown street patio to be placed on E Street in front of Tres Litros Beer Company located at 118 N. E Street. The conditional use is subject to the review standards of Section 16-4-190 (r) of the Salida Municipal Code.

A. Open Public Hearing: 6:07 PM

B. Staff Review of Application – Van Nimwegen gave an overview of the application and stated that staff supports the request with six (6) conditions.

Kriebel asked if the City was planning on doing the curb improvements whether the patio is approved or not and **Van Nimwegen** said yes the improvements are on Public Works list of projects to be completed downtown. **Bomer** asked for clarification on the width of the proposed deck. **Van Nimwegen** explained that the proposed width is 9' but will only be 8' in the roadway as required by code.

C. Applicant's Presentation: Property owner, Jonas Harlow, was available to answer questions.

D. Public Input- Patrick Regan, 214 E. First Street, voiced his concerns regarding noise and parking. **Dan Slous, 115 N. E Street property owner,** was concerned the patio would block the street but since the street will not be blocked he is fine with the request.

E. Closed Public Hearing – 6:54 PM

F. Commission Discussion –Follet opened the Commission discussion.

- **Bomer** suggested that staff add a condition requiring that a minimum of six feet of clearance on the sidewalk for pedestrians.
- **Kriebel** stated that if the sidewalk improvements were made whether the patio went in or not, allowing the patio would essentially take away a parking space.
- **Denning** voiced her concerns with the proposed hours of operation of the patio and she agreed with Kriebel regarding the loss of a potential parking space. She suggested that the applicant pay the fee in lieu of parking for one space.
- **Walker** asked for clarification on the zoning and overlays.

G. Commission Recommendation: A motion was made by **Bomer** to approve the conditional use application subject to the six (6) conditions recommended by staff and adding the following two (2) conditions:

7. Applicant shall provide a parking space on-site or pay the appropriate in-lieu fee for one (1) parking space.
8. A minimum of six (6) feet of sidewalk shall remain clear of obstructions between building and patio.

Kriebel seconded the motion.

Denning made a motion to amend the original motion changing the hours of operation for the patio. She motioned that the closing time for the patio be 9:00 pm on weekdays and 10:00 pm on weekends. **Walker** seconded the amendment. **Follet, Bomer, Kriebel** and **Dockery** voted against and **Denning** and **Walker** voted for the amendment. With four (4) nay votes and two (2) Yea votes the amendment failed.

Voting Yea on the original motion with additional conditions: **Follet, Bomer, Denning, Dockery, Kriebel, Walker.**

VIII. UNFINISHED BUSINESS-

IX. NEW BUSINESS- None

X. COMMISSIONER'S COMMENTS-

XI. ADJOURN: With no further business to come before the Commission, the meeting adjourned at 7:21 pm.