



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
July 24, 2023 - 6:00 PM

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## MINUTES

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

Please register for the Planning Commission meeting:  
<https://attendee.gotowebinar.com/rt/1909092342220683277>

### CALL TO ORDER BY CHAIRMAN – 6:55 PM

#### ROLL CALL

##### PRESENT

Chairman Greg Follet  
Vice-Chair Francie Bomer  
Commissioner Giff Kriebel  
Commissioner Judith Dockery  
Commissioner Aaron Derwingson  
Alternate Commissioner Dan Bush

##### ABSENT

Commissioner Michelle Walker  
Commissioner Brian Colby

#### APPROVAL OF THE MINUTES

##### 1. June 13, 2023 & June 26, 2023- Draft Minutes

Motion made by Vice-Chair Bomer to approve the June 13, 2023 and the June 26, 2023 draft minutes, Seconded by Commissioner Dockery.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Derwingson, Alternate Commissioner Bush

**THE MOTION PASSED.**

**UNSCHEDULED CITIZENS:** Salty Riggs spoke during unscheduled citizens.

#### 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 |

##### 3. Limited Impact Review - 306-310 Old Stage Road Minor Subdivision - Continued from the June 26, 2023 Planning Commission meeting

Applicants Chris Vaith and Peter Schaefer of P&C Enterprises LLC are requesting approval of a minor subdivision to subdivide the parcel known as 306 Old Stage Road, into three (3) individual lots.

- A. **Open Public hearing – 7:00pm**
- B. **Proof of Publication –**
- C. **Staff Review–** Planning Technician, Franco Palumbo, reviewed the request.

- D. **Applicant's Presentation-** Applicant, Chris Vaith, was present.
- E. **Public Input – NA**
- F. **Close Public Hearing –7:06 pm**
- G. **Commissioner Discussion –**
- H. **Commission Decision –**

Motion to approve the Old Stage Road Minor Subdivision with the staff recommended party wall agreement, public works request for sewer and with the additional requirement that the current lot coverage variance be cured prior to final approval made by Commissioner Kriebel, Seconded by Vice-Chair Bomer.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Derwingson, Alternate Commissioner Bush

**THE MOTION PASSED.**

- 4. **Limited Impact Review - Wood Minor Subdivision -2** - The request is for limited impact review approval to subdivide the parcel known as Tract A-1, Wood Minor Subdivision, into two (2) parcels.
  - A. **Open Public hearing – 7:08pm**
  - B. **Proof of Publication –**
  - C. **Staff Review–** Planning Technician, Franco Palumbo, reviewed the request.
  - D. **Applicant's Presentation-** The applicant, John Wood, spoke on the application.
  - E. **Public Input – NA**
  - F. **Close Public Hearing – 7:22pm**
  - G. **Commissioner Discussion –**
  - H. **Commission Decision –**

Motion to approve the Wood Minor Subdivision-2 as it meets the review standards for a subdivision made by Commissioner Derwingson, Seconded by Vice-Chair Bomer.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Derwingson, Alternate Commissioner Bush

**THE MOTION PASSED.**

**UPDATES –** Community Development Director, Almquist, updated the Commission.

**COMMISSIONERS' COMMENTS**

**ADJOURN** With no further business to come before the Commission, the meeting adjourned at 7:36 p.m.