



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
June 27, 2022 - 6:00 PM

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## 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

#### 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

### ROLL CALL

### APPROVAL OF THE MINUTES

1. April 25, 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. **Walker J Autoworks Limited Impact Review** - The applicant, Tim Walker, is requesting approval to be allowed to operate an automotive service and repair shop within the building located at 223 E. First Street.

A. Open Public hearing – 6:01 pm

B. Proof of Publication -Yes

C. Staff Review of Application – Planner Jefferson reviewed the application. Jefferson explained that she received an opposition to the application from Peter Simonson however, Mr. Simonson retracted the opposition on Friday evening before the planning commission meeting. Jefferson read the letter she received from the building department stipulating change of use and code issues. Staff recommends

approval of application with the conditions of meeting the requirement of the Public Works Director and the County Building Official.

Commissioners asked about the following:

- The storage of vehicles on the lot
- Whether the condition should be to meet the Building Code and not the Building official
- The change of use

D. Applicant's Presentation – Applicant, Tim Walker and building owner, Sam Mick were present.

Commissioners asked about the following:

- Whether the autoworks was active and currently operating the business

E. Public Input – Bonnie Barry asked about the future plans and whether there would be multiple garage doors.

Building owner, Sam Mick, confirmed that there is a plan to enlarge the garage door but no other plans.

F. Close Public Hearing – 6:11 pm

G. Commissioner Discussion –

Commissioners discussed the following:

- Whether to make a condition of approval to meet the requirements of the Chaffee County Building Department
- If it does not meet the requirements, should the business cease to operate

Staff reviews the different options the Planning Department can do to make the business cease operation if they do not meet requirements.

Commissioners asked:

- Whether there should be a timeframe requirement for them to get into compliance.
- Can planning commission approve the use and the business still operate until the County Building Department says that it is suitable for that use.

H. Commission Decision -

Vice-Chair Bomer made a motion to approve the Walker J Autoworks Limited Impact Review with staff's recommended condition and adding a second condition that the applicant meet the requirements of the Chaffee County Building Department, 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.**

#### **COMMISSIONERS' COMMENTS NA**

#### **STAFF COMMENTS**

Director Almquist reviewed what the Planning Department has been working on.

**ADJOURN** With no further business to come before the Commission, the meeting adjourned at 7:01 pm