



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
August 26, 2024 - 6:00 PM

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## DRAFT 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 – 6:00 PM

#### ROLL CALL

##### PRESENT

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

### APPROVAL OF THE MINUTES 6:01 PM NOTE: ALL MINUTES APPROVED AS ONE MOTION

1. Approval of Minutes of Regular Meeting of July 9, 2024
2. Approval of Minutes of Regular Meeting of July 22, 2024
3. Approval of Minutes of Work Session of July 22, 2024

Motion made by Vice-Chair Bomer, Seconded by Commissioner Colby. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson

### UNSCHEDULED CITIZENS - NONE

### AMENDMENT(S) TO AGENDA - NONE

### PUBLIC HEARINGS

4. **Recommendation on 137 Cotopaxi Lane Multiple Principal Structures - Limited Impact Review**
  - A. Open Public Hearing - 6:02 PM
  - B. Proof of Publication (included in staff report)
  - C. Staff Review of Application/Proposal - 6:03 PM
  - D. Applicant's Presentation - 6:06 PM
  - E. Public Input - 6:12 – NONE
  - F. Close Public Hearing - 6:12 PM
  - G. Commission Discussion - 6:13 PM
  - H. Commission Decision or Recommendation - 6:14 PM

**Motion: I move to approve the 137 Cotopaxi Lane Limited Impact Review application to construct multiple principal structures as it meets the review standards for such.**

Motion made by Vice-Chair Bomer, Seconded by Commissioner Dockery. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

**MOTION PASSED 7-0**

**5. Recommendation on Salida Montessori Public School - Location & Extent Review**

- A. Open Public Hearing - 6:15 PM
- B. Proof of Publication (included in staff report)
- C. Staff Review of Application/Proposal - 6:15 PM
- D. Applicant's Presentation - 6:33 PM  
Courtney Landry, Head of School for Salida Montessori Charter School  
Erica Everett, RTA Architects
- E. Public Input - 6:39 PM  
Mike Critchley resident / owner of 513 Chipeta Trail  
Chris Vallier resident of 519 Chipeta Trail  
Andrew Bascue resident 1048 J Street and 1106 J Street
- F. Close Public Hearing - 6:48 PM
- G. Commission Discussion - 6:48 PM
- H. Commission Decision or Recommendation - 6:57 PM

**Motion (as amended): I move to approve the Salida Montessori Charter School with the recommendation that the city perform a traffic study to assess the need for continuous sidewalk, bike lanes, and off-site parking to address the health and safety of pedestrian and vehicular traffic around the school and to expedite the needed improvements to J Street.**

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Layton

**MOTION PASSED 7-0**

**UPDATES**

Community Development Director's Report 7:04 PM

**UNFINISHED BUSINESS - NONE**

**NEW BUSINESS - NONE**

**COMMISSIONERS' COMMENTS - NONE**

**ADJOURN 7:10 PM**

Motion made by Vice-Chair Bomer, Seconded by Alternate Commissioner Bush.  
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

\*\*An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.