



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
July 25, 2022 - 6:00 PM

## 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

#### ROLL CALL

##### PRESENT

Chairman Greg Follet  
Vice-Chair Francie Bomer  
Commissioner Judith Dockery  
Commissioner Giff Kriebel  
Commissioner Michelle Walker  
Alternate Commissioner Brian Colby

##### ABSENT

Commissioner Dave Haynes  
Alternate Commissioner Aaron Derwingson

### APPROVAL OF THE MINUTES

1. June 27, 2022- Draft Minutes

Motion made by Vice-Chair Bomer, Seconded by Commissioner Walker.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Colby

### THE MOTION PASSED.

### UNSCHEDULED CITIZENS- N/A

### AMENDMENT(S) TO AGENDA- N/A

### 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. **Salida Fire Station Annexation** - The City of Salida is requesting approval to annex the 2.94 acres located at 611 Oak Street.

**A. Open Public hearing – 6:01pm**

**B. Proof of Publication -Yes**

**C. Staff Review of Application –**

Planner Dunleavy reviews the application and recommends approval.

**D. Applicant's Presentation –**

Fire Chief Bess and Architect, Seth Clark, were present to answer questions.

Commissioners asked the applicants whether:

- The Stage and Rail Trail along the property would be conserved
- The City was collaborating with the School District

Chief Bess and Seth Clark confirmed that the Stage and Rail Trail are part of the design team plans and that the School District has their own design team.

**E. Public Input – N/A**

**F. Close Public Hearing – 6:07pm**

**G. Commissioner Discussion –**

**H. Commission Recommendation –**

Motion made by Vice-Chair Bomer to recommend City Council approve the Salida Fire Station Annexation application, Seconded by Commissioner Dockery.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Colby

**THE MOTION PASSED.**

3. **Salida Fire Station zoning** - The City of Salida is requesting a zoning designation of Commercial (C-1), should the property be annexed.

**A. Open Public hearing – 6:08pm**

**B. Proof of Publication -Yes**

**C. Staff Review of Application –**

Planner Dunleavy explained the request to rezone the property to Commercial (C1) and recommends approval.

**D. Applicant's Presentation –**

Fire Chief Bess and Seth Clark were present to answer questions.

**E. Public Input – N/A**

**F. Close Public Hearing – 6:14pm**

**G. Commissioner Discussion –**

Commissioners asked about the difference between commercial and institutional zoning and whether a new institutional zoning would be a possibility for that lot in the future.

**H. Commission Recommendation –**

Motion made by Vice-Chair Bomer to recommend City Council approve the Salida Fire Station Annexation Zoning application, Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Colby

**THE MOTION PASSED.**

4. **Newman Annexation** - The applicant, Christopher Newman, is requesting approval to annex his 1 acre property located at 7680 C.R. 140.

**A. Open Public hearing – 6:14pm**

**B. Proof of Publication -Yes**

**C. Staff Review of Application –**

Planner Jefferson reviewed the application and recommended approval, subject to the following recommended conditions to be included in the annexation agreement:

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional units constructed on the property.
2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC)).
3. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property

**D. Applicant's Presentation –**

The applicant, Christopher Newman was not present.

**E. Public Input – N/A**

**F. Close Public Hearing – 6:24pm**

**G. Commissioner Discussion –**

Commissioners discussed the following:

- Whether the property was a natural extension of the City's municipal boundary and whether it meets the requirements for annexation.
- The failing septic system and the proximity the property is to municipal water and sewer.
- The benefit of this property being annexed into the City of Salida.
- Whether the property is in the municipal services area.

**H. Commission Recommendation –**

Motion made by Vice-Chair Bomer to recommend City Council approve the Newman Annexation application, with the three (3) conditions recommended by staff. The motion was Seconded by Alternate Commissioner Colby.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Colby

**THE MOTION PASSED.**

5. **Major Impact Review -Newman Zoning** - The applicant, Christopher Newman, is requesting a zoning designation of High Density Residential (R-3) should the property be annexed.

**A. Open Public hearing – 6:31pm**

**B. Proof of Publication -Yes**

**C. Staff Review of Application –**

Planner, Jefferson, reviewed the request from the applicant to be rezoned Residential (R-3). Staff supports the High Density R-3 zoning that would allow for 20 units on the property.

Commissioners asked:

- If there was a plan in place for that area.
- Whether all future projects in that area would be zoned R2 and R3.
- Will there be design standards set in place for future developments.

**D. Applicant's Presentation –**

The applicant, Christopher Newman was not present or online.

**E. Public Input – N/A**

**F. Close Public Hearing – 6:43pm**

**G. Commissioner Discussion –**

Commissioners discussed the following:

- The updates to the new land use code
- The current codes in regards to Major Subdivisions
- The sustainability of high density residential building

**H. Commission Recommendation –**

Motion made by Commissioner Kriebel, to recommend City Council approve the Newman Annexation Zoning application. The motion was Seconded by Commissioner Walker.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Colby

**THE MOTION PASSED.**

- 6. Major Impact Review - West End Subdivision Rezone** - The applicant Tory Upchurch is requesting to rezone Lot 15 of the West End Subdivision from Medium Density Residential (R-2) to High Density Residential (R-3).

**A. Open Public hearing – 6:49pm**

**B. Proof of Publication -Yes**

**C. Staff Review of Application –**

Planner Dunleavy reviews request to rezone a parcel of the Upchurch property to R3. The purpose of the request is so the applicant, Tory Upchurch, can build 6 deed restricted units on Lot 15 instead of 5 deed restricted units.

Staff believes that this request is compatible with the existing structures and recommends approval contingent on approval from the Department of Public Works.

Commissioners asked staff the following:

- Whether the lot would still be eligible for the 6<sup>th</sup> deed restricted unit if it was not rezoned
- If the lot was rezoned to R-3, would there be room for 7 deed restricted units.

**D. Applicant's Presentation –**

Applicant, Tory Upchurch, was online and available to answer questions.

Commissioners asked the applicant the following:

- Whether there was a 7<sup>th</sup> deed restricted unit in the budget for this project.

Tory Upchurch responded that they will be building the affordable units at the same time and then donate them to Chaffee Housing Trust. The Housing Trust would then be responsible for filling the homes. Tory Upchurch explained that finances are an issue for the 7th unit.

Commissioners asked if there are different designs for the different units in the Upchurch Property.

Tory Upchurch confirmed that there are a variance in designs but it would not be eligible for the deed restricted units.

Director Almquist talked about the possibility of adding an Accessory Dwelling Unit to the property down the line.

**E. Public Input – N/A**

**F. Close Public Hearing – 7:06pm**

**G. Commissioner Discussion –**

Commissioners discussed the following:

- Can commission recommend that any additional units built on that lot should also be deed restricted?
- Whether the deed restricted homes are rented or are they for sale.
- The language of the annexation agreement for the deed restriction units.

**H. Commission Recommendation –**

Motion made by Alternate Commissioner Colby, to recommend City Council approve the West End Subdivision Rezone application. The motion was Seconded by Commissioner Walker.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Colby

**THE MOTION PASSED.**

**UPDATES**

Director Almquist updated the Planning Commission on the RV Rental Park Program

**COMMISSIONERS' COMMENTS**

Commissioners requested a work session to discuss variances and the new land use code.

**ADJOURN**

With no further business to come before the Commission, the meeting adjourned at 7:24 pm