



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201

February 26, 2024 - 6:00 PM

## 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 Brian Colby  
Commissioner Aaron Derwingson  
Alternate Commissioner Dan Bush  
Alternate Commissioner Kenny Layton

##### ABSENT

Commissioner Michelle Walker

### APPROVAL OF THE MINUTES

#### 1. December 12, 2023- Draft Minutes

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 Bush, Alternate Commissioner Layton

### UNSCHEDULED CITIZENS

#### AMENDMENT(S) TO AGENDA

##### 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. **Major Impact Review - Angelview Planned Development and Major Subdivision** - The applicant, Walt Harder of Harder Diesslin Holdings, LLC, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the remaining lots within the Angelview Minor Subdivision along County Road 120. Below are the requests:

#### **A. Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:**

- **Minimum lot size:** In the R-3 zone district the minimum lot size is 5,625 square feet for detached units and 2,400 square feet for attached units. The applicant is requesting a minimum lot size of 5,063 square feet for the detached units and a minimum lot size of 2,160 square feet for the detached units.

• **Minimum setbacks:** The required front and rear setbacks for primary structures in the R-3 zone district are 20' from front property line and 20' from the rear property line and the required side lot line setbacks are 5'. The applicant is requesting the minimum front setback of 12'. No deviations from the side and rear lot line setbacks are requested.

• **Maximum Lot Coverage for structures:** The maximum lot coverage for structures in the R-3 zone district is 45% and the applicant is requesting a lot coverage for structures of 55%.

• **Minimum Landscape area:** The minimum landscape requirement is 30% in the R-3 zone district. The applicant is requesting a minimum landscape area of 25%.

It appears all other dimensional and parking requirements can be met by the proposed development.

- A. **Open Public hearing** – 6:57 pm
- B. **Proof of Publication** –
- C. **Staff Review**– Kristi Jefferson reviewed the application
- D. **Applicant's Presentation**- Ronnie Pelusio, Palona Architects, presented with Harder-Dieslin Holdings Present.
- E. **Public Input** – Brian and Anna Bishop, Holly Grady, Mary, Jim Sanders, Lisa Runkle, Jerry Raski (online)
- F. **Close Public Hearing** – 8:42pm
- G. **Commissioner Discussion** –
- H. **Commission Recommendation** –

**A. Approval of a Major Subdivision to subdivide the above-described property into 42 residential lots, and several HOA maintained out-lots.**

Motion made by Vice-Chair Bomer to recommend Council approve the Major Impact Review for the Angelview Planned Development with staff recommended changes to condition #2 and adding conditions 4 and 5:

1. The following plat notes to be updated on the Angelview Planned Development Plat prior to recording the subdivision:
  - a) As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.
  - b) All required signature blocks shall be added to the planned development plat prior to printing the mylars.
  - c) Update the dimensional standards to show existing (R-3) requirements and Angelview PD requests. (remove the existing inclusionary housing and comparisons within the table)
2. The applicant must meet the requirements of the Public Works Director (except for keeping the proposed mid-block connections) and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement (SIA).

3. Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.
4. The applicant must update the traffic study and include the County Road 120 improvements.
5. The proposed 12' front setback includes the covered front porch.

Seconded by Commissioner Kriebel.

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

**B. Approval of a Major Subdivision to subdivide the above-described property into 42 residential lots, and several HOA maintained out-lots.**

Motion made by Vice-Chair Bomer to recommend Council approve the Angelview Major Subdivision with staff recommended changes to condition #2 and adding conditions 5 and 6:

1. The following plat notes to be updated on the Major Subdivision Plat prior to recording the subdivision:
  - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed.
  - b. All required signature blocks shall be added to the subdivision plat prior to printing the mylars.
  - c. **Streetscape Diversity:** To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.

**Primary Roof Forms:** A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.

2. The applicant must meet the requirements of the Public Works Director (except for keeping the proposed mid-block connections) and City Engineering Consultants prior to approval of the Subdivision Improvement Agreement (SIA).
3. Prior to building permit submittal in Phase II the payment for partial fees in lieu of open space in the amount of \$276,000 shall be paid as recommended by the Parks and Recreation Director. This amount is calculated on the 1.11 acres of open space not provided within the development.
4. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement that guarantees the construction of the public improvements that are required for the project.
5. The applicant must update the traffic study and include the County Road 120 improvements.
6. The proposed 12' front setback includes the covered front porch.  
Seconded by Commissioner Kriebel.

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

## **UPDATES**

## **COMMISSIONERS' COMMENTS**

**ADJOURN** The meeting was adjourned at 9:16pm