



PLANNING COMMISSION REGULAR MEETING

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

February 28, 2022 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

Please register for the Planning Commission meeting:
<https://attendee.gotowebinar.com/rt/190909234220683277>

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 Aaron Derwingson
Alternate Commissioner Brian Colby

ROLL CALL

APPROVAL OF THE MINUTES

1. January 24, 2022 - Draft Minutes

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

2. February 8, 2022 - Draft Minutes

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

THE MOTION PASSED.

UNSCHEDULED CITIZENS- NA

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 |

3. **Proposed Amendments to Chapter 16, Articles IV, VI and XIII of the Salida Municipal Code -**
Amending Chapter 16 Articles IV, VI and XIII of the Salida Municipal Code, regarding Inclusionary Housing, to further promote the Development of Workforce Housing.

- A. Open Public hearing – 6:16pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Director Almquist reviewed the Inclusionary Housing amendments.

Commissioners asked about the following:

- What type of development would be subject to inclusionary housing
- The size of lots in R1
- Clarification on which parties guarantee development in section 5 of the Ordinance
- Which projects are eligible for reduced development fees
- What happens in the developer cannot find a qualified buyer after a good faith effort
- Is there an estimate of when the 100 additional units will be available

D. Applicant's Presentation – NA

E. Public Input – Dan Thomas, Becky Gray, Read McCulloch, Rob Gartzman and Walt Harder spoke during Public Comment.

F. Close Public Hearing – 7:24pm

G. Commissioner Discussion –

Commissioners spoke about the following

- Highlighted that numbers should be based off of CHFA as Becky Gray mentioned in the Public Comment
- Discussed whether R2 should be included
- Concerned about the 160% AMI for 2 bedroom vs. 140% AMI for one bedroom
- R2 Density

H. Commission Recommendation -

Vice-Chair Bomer moved to approve the proposed Amendments with the following changes of basing the AMI on CHFA guidelines and change the matrix for the “for sale units” to start the 140% AMI units at one bedroom and to start the 160% AMI units at two bedrooms, Seconded by Commissioner Walker.

Commissioner Kriebel moved to amend the motion to the original matrix of units presented. No second.

THE AMENDMENT FAILED.

Returning to the original Proposed Amendments

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

THE MOTION PASSED.

UPDATES-

No Work Session for March

COMMISSIONERS' COMMENTS

Commissioner Bomer highlighted the organization of service workers, called BETCH, that are hosting fundraisers to provide rent subsidies.

ADJOURN With no further business to come before the Commission, the meeting adjourned at **7:57 p.m.**