

PLANNING COMMISSION REGULAR MEETING

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

August 23, 2021 - 6:00 PM

MINUTES

Email public comments to: 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 Doug Mendelson

Commissioner Michelle Walker

Commissioner-Alternate Suzanne Copping

Commissioner-Alternate Dave Haynes

ROLL CALL

APPROVAL OF THE MINUTES

1. July 26, 2021 Draft Minutes

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

UNSCHEDULED CITIZENS

Dan Thomas spoke against the Short Term Rental Moratorium.

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. Ordinance 2021-13 - Amending Chapter 16 of the Salida Municipal Code -**
The amendment is to address changes to family child care homes required by recent State legislation.

A. Open Public hearing – 6:22pm

B. Proof of Publication -Yes

C. Staff Review of Application –

D. Applicant's Presentation –

E. Public Input –

F. Close Public Hearing – 6:23pm

G. Commissioner Discussion –

H. Commission Recommendation -

Motion made by Commissioner Dockery to recommend City Council approve Ordinance 2021-13, Seconded by Commissioner Kriebel.

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

- 3. West End Major Subdivision - Major Impact Review-** The applicants, Tory and Clee Upchurch, are requesting approval of a 24 lot major subdivision on a vacant 5.32 acre parcel located between County Road 140 and County Road 141 that was recently annexed into the City of Salida.

Commissioners ask staff about the online public comments that centered around parking and open space. Commissioner's also discussed:

- Chaffee County Housing Trust
- How affordable housing units are calculated
- Access on the rear of the lot and whether fencing should be required
- Tree landscaping percentage requirements
- Setbacks

A. Open Public hearing – 6:26pm

B. Proof of Publication -Yes

C. Staff Review of Application –

D. Applicant's Presentation – Bill Hussey & Tory Upchurch speaks about the major impact review.

Commissioners ask Upchurch about fencing, curbcuts, frontage for lot 4, and accessibility to CR 140.

E. Public Input –

Steve Lewis- 8180 C.R. 141B requests a 20 foot setback on the rear line.

Charlie Farrell- 8255 C.R. 141 requests fencing on the north and western boundary of the development, green space in the development and public accountability for the median income units.

James Jacobson- 8135 C.R. 141B wants to know if there were limits on noise and construction on windy days and endorses the idea of a fence but not a wood fence.

Jessica Chariton- 8105 Spruce Street requests a fence, would like public accountability on the affordable housing units, feels like the fee in lieu for green space is too low, and wonders whether the elevation of the homes are the same for single residence or multi-family units.

Paula Farrell- 8255 C.R. 141 submits comments in writing about parking, shares concerns about height restrictions, that this new development should blend with the aesthetics of the surrounding neighborhood and that there should be a public audit.

Larry Metzler- 8110 Pinon Street shares concerns about setbacks, that building heights should be restricted and that the roads should be improved to account for increasing traffic.

F. Close Public Hearing – 7:27pm

G. Commissioner Discussion –

Commissioners discuss the following:

- Deed restrictions
- Defining access from the back of the property
- 6 foot fencing or landscape in the back of the property to prevent parking

H. Commission Recommendation -

Motion made by Vice-Chair Bomer to recommend City Council approve the Major Impact Review application for the West End Major Subdivision with the conditions outlined by staff, adding an 11th condition to amend lot 4 to meet the 37.5 frontage requirement and propose a 12th condition with added language of restricted access, Seconded by Commissioner Kriebel.

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

Voting Nay: Commissioner Mendelson

COMMISSIONERS' COMMENTS

Planning commission discusses the topics below:

- Short Term Rental Moratorium
- Fees in Lieu
- Chaffee County resident restrictions for 6 months for Upchurch

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