

# PLANNING COMMISSION REGULAR MEETING

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

February 22, 2021 - 6:00 PM

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## 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 Dori Denning  
Commissioner Judith Dockery  
Commissioner Giff Kriebel  
Commissioner Doug Mendelson  
Commissioner Michelle Walker  
Commissioner-Alternate Suzanne Copping  
Commissioner-Alternate Dave Haynes

### APPROVAL OF THE MINUTES

#### 1. January 12, 2021

Motion made by Commissioner Denning, Seconded by Commissioner Dockery.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Denning,  
Commissioner Dockery, Commissioner Kriebel, Commissioner Mendelson,  
Commissioner Walker

### 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. **Mossman Conditional Use Application** - The request is for conditional use approval to conduct a home business (skin care business) within a primary structure single-family dwelling located in the Medium Density Residential (R-2) zone district at 747 G Street.

**Bomer** recused herself from this public hearing and **Follet** designated Alternate **Copping** to vote on this public hearing.

- A. Open Public hearing: 6:05 pm**
- B. Proof of Publication**
- C. Staff review of applications – Almquist** gave an overview of the limited impact review application for the Mossman conditional use request and stated that staff supports the request with seven (7) recommended conditions. **Denning** asked if there are other conditional use permits located in the R-2 zone district and **Jefferson** said no not at this time. **Mendelson** voiced his concerns with signs advertising the business.
- D. Applicant's presentation: Mr. Beauty Skin Care owner, Peter Mossman**, was present and available to answer questions. **Mossman** explained that he is requesting to have his business at his residence due to Covid because his business has dropped about 70% and it is difficult to meet the overhead at his downtown shop. He said that he is not proposing any signage at his residence for the business since he is not accepting new clients.
- E. Public Input:**
- F. Close Public Hearing: 6:31 p.m.**
- G. Commission Discussion: Follet** opened Commissioners discussion. Commissioners were all in support of the request since the applicant has operated the business from his residence in the past with no issues.
- H. Commission Recommendation:** A motion was made by **Commissioner Dockery** to recommend approval of the Mossman Conditional Use request subject to the conditions recommended by staff.

The Motion was seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Commissioner Denning, Commissioner Dockery, Commissioner Kriebel, Commissioner Mendelson, Commissioner Walker, Commissioner-Alternate Copping

- 3. Weeks Ranches Minor Subdivision** - The request is for limited impact review approval to subdivide the parcel located at 901, 903 and 905 F Street into three (3) townhome lots. The property is located in the Medium Density Residential (R-2) zone district.
  - A. Open Public hearing: 6:33 pm**
  - B. Proof of Publication**
  - C. Staff review of applications - Jefferson** gave an overview of the limited impact review application for the Weeks Minor Subdivision and stated that staff supports the request with four (4) recommended conditions. **Copping** asked why the subdivision request is made after the units were built. **Jefferson** explained that

the applicant could not create the subdivision and meet the dimensional standards without the attached units being built.

- D. Applicant's presentation: Danny Stotler and Erik Young** were available to answer questions.
- E. Public Input:**
- F. Close Public Hearing: 6:46 p.m.**
- G. Commission Discussion: Follet** opened Commissioners discussion. Commissioners all agreed that the application met all of the review standards for a minor subdivision.
- H. Commission Recommendation:** A motion was made by **Vice-Chair Bomer** to approve the Limited Impact review for the Weeks Ranches Minor Subdivision, subject to the conditions recommended by staff.

The Motion was seconded by Commissioner **Kriebel**.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Denning, Commissioner Dockery, Commissioner Kriebel, Commissioner Mendelson, Commissioner Walker

**UPDATES-** **Almquist** stated that we will be getting back into the review of the Land Use Code update soon.

**COMMISSIONERS' COMMENTS - Denning** expressed her concerns with the updated ADU code requirements and specifically that there is no requirement for how close an ADU can be built to the existing primary residence. **Follet** stated that we could have a work session on the ADU standards to see if they are working or if adjustments to the standards need to be made. That way staff can let the Commission know if there have been any issues with the standards at the time of building permit application.

**Bomer** said that she would also like to have the ghost sign murals as a topic of discussion at a future work session. **Almquist** explained that staff has been looking into regulations for protection of the ghost signs. When the protections are put in place they will be part of the Salida Downtown Design Guidelines and will be under the Historic Preservation Commissions purview.

**Follet** and Commissioners thanked Denning for her service and time on the Commission.

**ADJOURN** With no further business to come before the Commission, the meeting adjourned at 7:20 p.m.