



# PLANNING COMMISSION REGULAR MEETING

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

April 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

#### PRESENT

Chairman Greg Follet  
Vice-Chair Francie Bomer  
Commissioner Judith Dockery  
Commissioner Michelle Walker  
Commissioner Dave Haynes  
Alternate Commissioner Aaron Derwingson  
Alternate Commissioner Brian Colby

#### ABSENT

Commissioner Giff Kriebel

### ROLL CALL

### APPROVAL OF THE MINUTES

#### March 28, 2022- Draft Minutes

Motion made by Commissioner Walker, Seconded by Commissioner Haynes.

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

### THE MOTION PASSED.

### UNSCHEDULED CITIZENS: NA

### AMENDMENT(S) TO AGENDA: NA

### 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. **The Sherman Market Conditional Use Approval** - The applicant is requesting Conditional Use approval for an Outdoor Market and Event Space located within the Central Business(C-2) zone district, Central Business Economic Overlay (CBEO) at 151 W. First Street.

- A. Open Public hearing – 6:03 pm
- B. Proof of Publication -Yes
- C. Staff Review of Application –

Planner, Dunleavy, reviews the application, recommended conditions and clarifies that they will be considering it as a conditional use permit.

Commissioners asked about:

- The existing liquor permit utilized by another business on the property
- Where the right of way is and how it is defined
- The amplified sound permit process
- The timeline of the permit
- The lighting requirements for the market

D. Applicant's Presentation –

Greg and Cate Kenny were present and spoke about their market.

Commissioners asked about:

- The existing liquor permit utilized by another business on the property
- Amplified music and hours of music

E. Public Input – Merrell Bergin addressed his concerns about the application.

Applicant addressed the citizen's and commissioner concerns by providing more information about:

- Market times
- Trash pick up and disposal
- The lack of fire rings
- The lack of strobe lights

F. Close Public Hearing – 6:29 pm

G. Commissioner Discussion –

Commissioners spoke about:

- The adjacent businesses liquor permit
- Whether a conditional permit can be revoked
- Whether there are sufficient guardrails in place for this event

City lawyer, Williams, clarified how a conditional permit can be revoked.

H. Commission Decision -

Motion made by Vice-Chair Bomer to recommend the findings be made and the recommended action be taken based on the recommended action by staff with the recommendations one through seven with two conditions. The first condition is to add to the third recommendation that no activity shall encroach to the first street right of way and activity shall be contained behind the current fence line and the second condition is that the applicant is respectful to noise, odor, vibrations, glare and similar conditions.

Seconded by Commissioner Walker.

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

**THE MOTION PASSED.**

## **COMMISSIONERS' COMMENTS**

**ADJOURN** With no further business to come before the Commission, the meeting adjourned at 6:45 pm