



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
June 13, 2023 - 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 Giff Kriebel
Commissioner Judith Dockery
Commissioner Michelle Walker
Commissioner Brian Colby
Commissioner Aaron Derwingson

ABSENT

Alternate Commissioner Dan Bush

ROLL CALL

APPROVAL OF THE MINUTES

1. April 24, 2023 - Draft Minutes

Motion made by Vice-Chair Bomer to approve the minutes, Seconded by Commissioner Derwingson.
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson

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. **City of Salida Comprehensive Plan Addendum** - Planning Commission will make a recommendation to City Council regarding an addendum to the Salida Comprehensive Plan adopting a Future Land Use Map (FLUM) and accompanying materials. The purpose of this Plan, and the addition of a FLUM, is to serve as a guiding document for future development and land uses.

A. Open Public hearing –6:02pm

B. Proof of Publication –

C. Staff Review– Director Almquist provided context for the Comprehensive Plan.

D. Applicant's Presentation- Director Almquist and Darcie White with Clarion Associates spoke on the presentation.

E. Public Input – NA

F. Close Public Hearing – 7:50 pm

G. Commissioner Discussion –

Commissioners discussed the Comprehensive Plan and provided feedback to Clarion Associates regarding the area west of Vesta Road between Walmart and Monarch Spur Trail, as to designation of residential vs. agricultural.

Additional discussion regarding the golf course, the area between First Street alley and Third Street between D and E Streets; and the 3 blocks along First Street from J to K Streets.

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to continue the next planning meeting on June 26th, 2023, Seconded by Commissioner Kriebel.

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

Planning Commission went into recess at 7:52pm and adjourned from recess at 7:56pm.

- 3. Proposed Amendments to Chapter 16, Article XIII of the Salida Municipal Code - Planning** Commission will make a recommendation to City Council for the proposed amendments to Chapter 16 Article XIII of the Salida Municipal Code, regarding Inclusionary Housing.

A. Open Public hearing –8:19pm

B. Proof of Publication –

C. Staff Review– City Attorney Williams reviewed the proposed amendments.

Commission asked the Attorney and staff about:

- The income cap in section G and asked for a clarification
- An explanation and a potential example of section B
- Are there any criteria that the commission could loosen up so there is a better opportunity for the developer and the buyer?
- The off site requirements

D. Applicant's Presentation- NA

E. Public Input – NA

F. Close Public Hearing –8:19pm

G. Commissioner Discussion –

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend that council approve the proposed text amendments as further amended by the City Attorney for our discussion to Chapter 16 article 13 of the Salida Municipal Code regarding Inclusionary Housing, Seconded by Commissioner Walker.

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

THE MOTION PASSED.

UPDATES

Director Almquist provided updates.

COMMISSIONERS' COMMENTS

ADJOURN With no further business to come before the Commission, the meeting adjourned at 8:25 p.m.