



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
October 23, 2023 - 6:00 PM

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## MINUTES

Email public comments to: [planning@cityofsalida.com](mailto:planning@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 Giff Kriebel  
Commissioner Judith Dockery  
Commissioner Michelle Walker  
Commissioner Aaron Derwingson  
Alternate Commissioner Dan Bush

##### ABSENT

Commissioner Brian Colby  
Commissioner Kenneth Layton

### APPROVAL OF THE MINUTES

1. October 10, 2023 - Draft Minutes

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

**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. **Flour Mill Annexation** - The applicant, Biker Baker LLC, represented by Rob Gartzman submitted a complete application to annex the property located at 6907 County Road 105 on September 13, 2023 along with an application for Zoning to be considered during a separate hearing.

**A. Open Public hearing** – 6:02 pm

**B. Proof of Publication** –

**C. Staff Review**– Planner Jefferson reviewed the application.

**D. Applicant's Presentation**- Mark Gartzman was present in person. Rob Gartzman and Jordan Yoder were present online.

- E. **Public Input** – Deb Coquoz-Shuey spoke during Public Input.
- F. **Close Public Hearing** – 6:21 pm
- G. **Commissioner Discussion** –
- H. **Commission Recommendation** –

Motion made by Vice-Chair Bomer to recommend City Council approve the proposed Flour Mill Annexation as it meets the findings of fact for annexation subject to the following recommended conditions to be included in the annexation agreement as stated by staff. First, that the new residential units constructed on the property shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal. That two, the residential dwelling units constructed on the property shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites at the time of issuance of building permit and three, the Fees in Lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property,

Seconded by Commissioner Walker.

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

**THE MOTION PASSED.**

3. **Flour Mill Zoning** - The applicant, Biker and Baker Holdings, is requesting a zoning designation of High Density Residential (R-3) should the property located at 6907 C.R. 105 be annexed.

- A. **Open Public hearing** – 6:23 pm
- B. **Proof of Publication** –
- C. **Staff Review**– Planner Jefferson reviewed the application.
- D. **Applicant's Presentation**- Mark Gartzman was present in person. Rob Gartzman and Jordan Yoder were present online.
- E. **Public Input** – Ned Suesse, Steve Shuey and Curt Shuey spoke during Public Input.
- F. **Close Public Hearing** – 6:34 pm
- G. **Commissioner Discussion** –
- H. **Commission Recommendation** –

Motion made by Vice-Chair Bomer to recommend City Council approve the proposed zoning of the Flour Mill Annexation site to High-Density Residential (R-3) Zone District, as it meets the review standards for a zoning/rezoning, Seconded by Commissioner Kriebel.

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

**THE MOTION PASSED.**

4. **Major Impact Review - Flour Mill Planned Development and Major Subdivision** - Following approval of the Flour Mill Annexation of the 2-acre property into the City of Salida, and zoning of High-Density Residential (R-3) the applicant, Biker Baker Holdings, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 105. Below are the requests:

**A: Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:**

- Lots 11 and 12 will have frontage off of the private parking lot and not a public street
- Increased density
- Increased height allowed for Lots 10, 11 and 13
- Reduced minimum lot size for Lots 1, 2, 3 and 4

- Reduced minimum lot frontage for the single-family and Laundromat lots
- Reduced minimum setbacks - reduced minimum front and rear setbacks
- Increased maximum Lot Coverage with structures for Lots 10, 11 and 13
- Increased maximum Lot Coverage for uncovered parking/access for Lot 14 (parking lot)
- Reduced minimum Landscape area for Lot 14
- Modified Schedule of Uses

The applicant is proposing to deed restrict 50% of the units within the development.

**A. Open Public hearing – 6:37 pm**

**B. Proof of Publication –**

**C. Staff Review–** Planner Jefferson reviewed the application.

**D. Applicant’s Presentation-** Rob Gartzman, applicant, Ken Puncerelli and Jordan Yoder, architects, spoke on the application online.

**E. Public Input –** Ned Suesse, Mary Branson, Suzette Megyeri, Simonne Laylin, Deb Coquoz-Shuey, Steve Shuey, Shawn Shuey, Curt Shuey, Wayles Martin, Eric Warner, Kristen Homer, “Salty” Riggs, Abby Peters, Mark Gartzman, and Lee Shuey spoke during Public Input.

**F. Close Public Hearing –7:52 pm**

Commission took a brief recess at 7:52 pm and returned at 8:00 pm.

**G. Commissioner Discussion –**

**H. Commission Recommendation –**

Motion to continue until the next regular meeting on November 27<sup>th</sup> made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

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

**THE MOTION PASSED.**

**B: Approval of a Major Subdivision to subdivide the above-described property into 12 residential lots, one (1) lot for a laundromat and one (1) lot for the HOA maintained parking lot.**

Motion to continue until the next regular meeting on November 27<sup>th</sup> made by Vice-Chair Bomer, Seconded by Commissioner Walker.

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

**THE MOTION PASSED.**

**UPDATES:** Community Development Director Almquist provided updates.

**COMMISSIONERS' COMMENTS**

**ADJOURN** With no further business to come before the Commission, the meeting adjourned at 8:46 p.m