



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
December 14, 2021 - 6:00 PM

## AGENDA

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

### APPROVAL OF THE MINUTES

1. November 22, 2021 - Draft Minutes

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |   |   |  |
|---|---|--|
| A. Open Public Hearing                  | D. Applicant's Presentation (if applicable) | G. Commission Discussion                 |
| B. Proof of Publication                 | E. Public Input                             | H. Commission Decision or Recommendation |
| C. Staff Review of Application/Proposal | F. Close Public Hearing                     |  |

2. **141 Annex Annexation** - The applicants, Jeff Kriebel, Thomas Clegg and Wendell Winger, are requesting approval to annex each of their lots into the City of Salida. The properties proposed for annexation are located at 7543 C.R. 141, 7547 C.R. 141 and 7551 C.R. 141, between County Roads 140 and 141 (1.358 acres in total).
3. **141 Annex Zoning** - The applicants, Jeff Kriebel, Thomas Clegg and Wendell Winger are requesting a zoning designation of Medium Density Residential (R-2), should the property be annexed.
4. **Amendment to Chapters 16, Land Use Code** - The proposed request is for amendments to Land Use Code Sections 16-1-80, 16-4-190 and Table 16-D Schedule of Uses. The amendment is regarding adult oriented businesses.
5. **Salida Bottling Company Planned Development and Major Subdivision** -  
The applicant (Salida Bottling Company, LLC) is requesting two actions related to a 0.60 ac. (26,112 SF) parcel at 323 West First Street, at the west corner of Hwy 291 and the Monarch Spur Trail. The property is split zoned, Commercial (C-1) and Industrial (I). The entire site is located within the Hwy 291 Established Residential Overlay. The requests are:
  - A. Major Impact Review to approve a Planned Development Overlay
  - B. A Major Impact Review to approve a Major Subdivision to split the 0.6 acre parcel into 16 townhome lots and 1 out-lot.

### UPDATES

### COMMISSIONERS' COMMENTS

*Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph. 719-530-2630 at least 48 hours in advance.*

**ADJOURN**

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