



# PLANNING COMMISSION REGULAR MEETING

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

February 08, 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

### ROLL CALL

#### PRESENT

Chairman Greg Follet  
Vice-Chair Francie Bomer  
Commissioner Judith Dockery  
Commissioner Giff Kriebel  
Commissioner Michelle Walker  
Commissioner Dave Haynes

### 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 |

#### 1. **Salida Bottling Company Planned Development and Major Subdivision (Continued from the January 24, 2022 meeting) -**

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.

- A. Open Public hearing – 6:01pm**
- B. Proof of Publication -Yes**
- C. Staff Review of Application –**

Planner Dunleavy discussed that the Civil Plan had been completed, reviewed the utility plans and the deviation of height measurement.

Commissioners asked about:

- Finished floors
- Parapet Height
- The definition of a SIA
- Comments from Excel, Atmos and the Kittlemans

Planner Dunleavy and Jefferson answered the questions and JVA was on the line to comment.

**D. Applicant's Presentation** – Applicant Warner was in person and answered Commissioners questions.

**E. Public Input** – NA

**F. Close Public Hearing – 6:31pm**

**G. Commissioner Discussion** –

Commissioners spoke on the easements and the property line. The Commissioners agreed that paving the road after construction was the way to move forward and did not feel like there would be encroachments onto the easements.

**H. Commission Recommendation** -

A. Major Impact Review to approve a Planned Development Overlay.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Haynes.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Haynes

**THE MOTION PASSED.**

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.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Haynes.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Haynes

**THE MOTION PASSED.**

## **NEW BUSINESS**

### **COMMISSIONERS' COMMENTS**

Commissioner Bomer encouraged staff to reach out to Council to help the Kittlemans with the easement.

**ADJOURN-** With no further business to come before the Board, the meeting adjourned at 7:05 p.m