



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
June 26, 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 – 6:46 PM

ROLL CALL

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

APPROVAL OF THE MINUTES- NA

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 |

- Limited Impact Review - 306-310 Old Stage Road Minor Subdivision (The public hearing needs to be continued to the July 24, 2023 Planning Commission meeting).**

Applicants Chris Vaith and Peter Schaefer of P&C Enterprises LLC are requesting approval of a minor subdivision to subdivide the parcel known as 306 Old Stage Road, into three (3) individual lots.

- Open Public hearing –6:47pm**
- Proof of Publication –**
- Staff Review–**
- Applicant's Presentation-**
- Public Input – NA**
- Close Public Hearing – 6:47pm**
- Commissioner Discussion –**
- Commission Decision –**

Motion made by Vice-Chair Bomer to continue the public hearing to the July 24, 2023 meeting, Seconded by Commissioner Kriebel.

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

THE MOTION PASSED.

2. City of Salida Comprehensive Plan Addendum- Continued from the June 13, 2023 Planning Commission meeting

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 – Continued from the June 13, 2023 public hearing

B. Proof of Publication –

C. Staff Review–

D. Applicant’s Presentation- Darcie White with Clarion spoke on the comprehensive plan.

Commission asked:

- How wide do we assume the River Corridor will be?
- Should the land by the Monarch Spur Trail be designated agricultural reserve as well?
- What areas should be designated developable land and what areas should have open space

E. Public Input – NA

F. Close Public Hearing – 7:30 pm

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

Additional discussion was 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 –

A motion was made by Commissioner Kriebel to modify the area West of the future Vesta Road extension to be zoned Agricultural Reserve and leave the area East of the future Vesta Road extension as Variable Residential/Higher Efficiency Residential, Seconded by Vice-Chair Bomer.

Voting Yea: Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker

Voting Nay: Chairman Follet, Commissioner Colby, Commissioner Derwingson

THE MOTION PASSED

A motion was made by Vice-Chair Bomer to recommend City Council approve the Future Land Use Map, with the recommended changes and accompanying land use categories document as an addendum to the Salida Comprehensive Plan. Seconded by Commissioner Kriebel.

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 7:45 p.m.