



PLANNING COMMISSION REGULAR MEETING

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

December 13, 2022 - 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

ROLL CALL

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Judith Dockery
Commissioner Giff Kriebel
Commissioner Michelle Walker
Alternate Commissioner Aaron Derwingson
Commissioner Brian Colby

APPROVAL OF THE MINUTES

1. November 08, 2022 - Draft Minutes

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

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. Lundberg/Castro Annexation

The applicants, Karen Lundberg and Virginia Castro, are requesting approval to annex their properties located at 601 Scott Street and 745 Scott Street into the City of Salida.

- A. Open Public hearing – 6:47pm
- B. Proof of Publication –
- C. Staff Review–

Planner, Jefferson, reviewed the application and recommended approval with the following conditions to be included in the annexation agreement:

1. That new residential dwelling units constructed on either property, 601 Scott Street or 745 Scott Street shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal.

2. That new residential dwelling units constructed on either property, 601 Scott Street or 745 Scott Street, shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites, at the time of issuance of a building permit.

3. 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

D. Applicant's Presentation-

Applicant, Karen Lundberg, was present.

E. Public Input – NA

F. Close Public Hearing – 6:51pm

G. Commissioner Discussion –

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend City Council approve the proposed Lundberg/Castro Annexation as it meets the findings of fact for annexation, subject to the recommendations and conditions listed by staff one through three, Seconded by Commissioner Dockery.

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

THE MOTION PASSED.

3. Major Impact Review - Lundberg/Castro Zoning

The applicants, Karen Lundberg and Virginia Castro, are requesting a zoning designation of High Density Residential (R-3) should the property be annexed.

A. Open Public hearing – 6:52pm

B. Proof of Publication -

C. Staff Review–

Planner, Jefferson, reviewed the application and recommended that the Planning Commission recommend City Council approve the proposed zoning of the site as High Density Residential (R-3).

D. Applicant's Presentation-

Applicant, Karen Lundberg, was present and spoke on the application.

E. Public Input – NA

F. Close Public Hearing – 6:54pm

G. Commissioner Discussion –

H. Commission Recommendation –

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

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

THE MOTION PASSED.

4. Limited Impact Review - Smith-Johnson Minor Subdivision

The applicants, Jan Smith and Stephen Johnson, are requesting Limited Impact Review Approval for a Minor Subdivision to subdivide their .41 acre parcel into two (2) lots at 1440 L Street.

A. Open Public hearing – 6:57pm

B. Proof of Publication -

C. Staff Review–

Planning Technician, Palumbo, reviewed the application and added in two letters that he received after the packet was posted for the Commissioners. Staff recommended the Planning Commission approve the minor subdivision application, subject to the following conditions:

1. A plat note be added, Per Section 16-8-20 (e)(13)(i) A detached sidewalk of at least five (5) feet wide, with a thickness of at least four (4) inches of concrete, shall be installed along local streets in a limited impact review, or as determined by The Public Works Director, a fee-inlieu be paid at time of development.
2. Provision of sewer service for proposed Lot 5-A will need to be resolved to the satisfaction of The Public Works Director, which may require a subdivision improvement agreement.
3. An exclusive gas service line easement must be recorded or replacement of the gas service line is to be completely on the property prior to recording the plat.
4. Off street parking accessed from a local road must meet the driveway standards of Section 16-8-20(e) for any new residential unit.
5. Plat note #6 regarding open space fees needs to be modified as, "... shall be paid by the owner of each lot within this subdivision, prior to the issuance of building permit for any new residence on such lot.

Commission clarified the size of Lot 5A and how it fit within the standards of R2. They also ensured that the Lot met setbacks, whether it could be a duplex and what the house behind it.

Commission asked the following:

- How does Lot 5A meet the setback requirements?
- Is it practical to build that much on these lots?
- Is Lot 5B over the 15% lot coverage?
- Will commission be creating non-compliant lots by subdividing them?
- What is a double frontage lot?
- If something is built in Lot 5A, will they have the same setbacks as their neighbors?

D. Applicant's Presentation-

Applicants, Smith and Johnson, were present and spoke about the application.

E. Public Input –

Joseph Nicollette was present online and spoke against the application.

Deanne Sander was present online and wanted to know what could be built on the lot. She spoke against the application.

David Vogt was present online and spoke against the application.

F. Close Public Hearing – 7:33pm

G. Commissioner Discussion –

Commission clarified that they were there just to review the subdivision of the lot. Commission discussed the following:

- The shape of the lot
- How to define the front and back of the lots/setbacks
- By splitting the lot in this way, will future builders need variances?
- Concerns about parking and the driveway
- How to frame the motion so it allows the owner of Lot 5B time to ensure their parking uncovered access conforms to the code after the sale of Lot 5A

H. Commission Decision –

Motion made by Vice-Chair Bomer to approve the Smith-Johnson Minor Subdivision as it meets the review standards for a subdivision, subject to the conditions recommended by staff one through five and adding number 6. A reduction of lot coverage for uncovered parking / access to meet the zone district standards on Lot 5-B prior to issuance of Certificate of Occupancy for any new residence on Lot 5-A. Seconded by Commissioner Kriebel.

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

THE MOTION PASSED.

The Commission adjourned for a short break at 7:59pm.

At 8:03pm, the Commission was back in session.

5. Salida Crossings Major Subdivision

The applicants, BV Investments, LLC, are requesting approval of a Major Subdivision to subdivide the 3.15 acre property located at 1520 E. Hwy 50 (the Salida Crossings Planned Development) into 22 lots (2 for mixed-use buildings and 20 townhome lots) plus a common outlot that would include HOA-owned and maintained limited common elements such as drive access, parking, and private open space areas. (This subdivision is also contingent upon final approval of a modification of the existing PD)

A. Open Public hearing – 8:03pm

B. Proof of Publication -

C. Staff Review–

Community Development Director, Almquist, reviewed the application and staff recommends approval of the major subdivision request subject to the conditions laid out by staff.

Commissioners discussed the following:

- Parking concerns
- The playscape
- Electric charging stations
- Architectural elements on windows and doors to break up the façade elevation
- Landscaping and bioswales

D. Applicant's Presentation- NA

E. Public Input – NA

F. Close Public Hearing – 8:45pm

G. Commissioner Discussion –

H. Commission Recommendation –

Motion made by Vice-Chair Bomer to recommend the City Council approve the proposed Salida Crossings Major Subdivision, subject to the conditions herein with some additional changes. On condition number two, developer shall construct a landscape strip which can include a bioswale, on condition number twelve, add the following language “the developer shall add architectural elements on windows and doors to break up the façade elevation”, and striking number thirteen, Seconded by Commissioner Walker.

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

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 9:05 p.m