



PLANNING COMMISSION REGULAR MEETING-

448 E. 1st Street, Room 190 Salida, Colorado 81201
June 24, 2024 - 5:00 PM

MINUTES

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission meeting:
<https://attendee.gotowebinar.com/rt/1909092342220683277>

CALL TO ORDER BY CHAIRMAN – 5:00 PM

ROLL CALL – 5:00 PM

Present: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Alternate Commissioner Layton, Alternate Commissioner Bush

Absent: Commissioner Derwingson, Commissioner Colby

1. **EXECUTIVE SESSION (@ 5:00PM)** - For the purpose of conferencing with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S Section 24-6-402(4)(b), and the following additional details are provided for identification purposes: Legal advice from the City Attorney to the Planning Commission regarding proper application of the Municipal Code and other relevant confidential advice.

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

APPROVAL OF THE MINUTES – 6:04 PM

2. Approval of May 28, 2024 Draft Minutes

Motion made by: Bomer, Seconded by Kriebel

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

3. Approval of June 11, 2024 Draft Minutes

Motion made by: Bomer, Seconded by Kriebel

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

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- A. Open Public Hearing – 6:00 PM
- B. Proof of Publication – 6:00 PM
- C. Staff Review of Application/Proposal –
 4. 6:04 PM: Reviewed by Glen Van Nimwegan,
 5. 6:24 PM: Reviewed by Kathryn Dunleavy
- D. Applicant's Presentation (if applicable) - 6:17 PM: Gene Bondurant presented
- E. Public Input –

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.

- 4. 6:19 PM: No Input
- 5. 7:08 PM: Maryann Bavaria spoke.
- F. Close Public Hearing –
 - 4. 6:19 PM
 - 5. 7:13 PM
- G. Commission Discussion – 6:19PM, 7:12 PM
- H. Commission Decision or Recommendation – 6:25 PM, 7:56 PM

4. Bondurant Minor Subdivision - Limited Impact Review

The hearing is regarding a Limited Impact Review application submitted by Gene Bondurant for approval of a minor subdivision to subdivide the parcel known as Lots 13- 18, Block 168, Kelcey's Addition to the City of Salida, Chaffee County, Colorado, into three (3) lots. The property is located at 248 W. 15th Street, Salida, CO 81201 and is zoned Medium Density Residential (R-2).

Recommended Conditions:

1. Provide the following notes on the minor subdivision prior to recording, or reference a separately approved subdivision agreement:

- a. Pursuant to Section 16-6-140, Fair Contributions to School Sites may be amended, at the time that residential dwelling units are constructed on any of the lots herein, a payment in lieu of land dedication for Fair Contributions to Public School Sites shall be paid by the owner of each lot within this subdivision prior to issuance of a building permit for any new residence on such lot.
- b. New residential units constructed within the subdivision shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code. The applicants for building permits agree to provide an in-lieu fee at the rate in effect at the time of building permit application of any for any new residential units within the subdivision.
- c. Parks, Trails and Open Space fee-in-lieu shall be provided at the time of development (issuance of a building permit).
- d. The existing garage on Lot 3 may continue to be used as such until the sale of Lot 3 and then may only be used until issuance of a building permit for the principal residence.

Additional Conditions Made by Bomer: Amending 1. (d) to: "continue to be used by this owner until the sale of Lot 3 and then may only be used after the issuance of a building permit for a principal residence on Lot 3.

2. 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-in-lieu be paid at time of development. Time of development may be recording of the subdivision or as provided in a subdivision improvement agreement.

3. Water and sewer system development fees are due at the time of issuance of a building permit.

4. The applicant will continue to work with Xcel Energy to receive approval of utility access and maintenance as outlined in Attachment 4.

Motion made by: Bomer, **Seconded by:** Kriebel – 6:22 PM

Voting Yea: Follet, Dockery, Layton, Bush, Bomer, Kriebel

5. Amendments to Chapter 16, Article XIII of the Salida Municipal Code regarding Inclusionary Housing

The proposed amendments to Chapter 16, Article XIII of the Code, consist of:

- (a) Minor clarifications, edits or added/modified verbiage that do not change the substance of the Ordinance; such as clarifying the utility allowance; and
- (b) Addition of language to address inclusionary housing scenarios not clearly identified in the current ordinance, such as LIHTC projects, community land trusts, and other scenarios; and
- (c) Substantive updates that address current market trends and align with administrative realities.

Recommended Amendment: Bomer

“To Amend the inclusionary housing code to allow for ADUs to satisfy IH requirements in minor subdivisions and be deed restricted to 80% AML pricing.”

Motion made by: Bomer, **Seconded by:** Kriebel – 7:53 PM

Voting Yea: Bomer, Kriebel, Dockery **Voting No:** Follet, Bush, Layton

Motion Fails: 3/3

Motion for Original Conditions/Recommendations:

Motion made by: Bush, **Seconded by:** Bomer – 7:56 PM

Voting Yea: Follet, Dockery, Layton, Bush, Bomer, Kriebel

UPDATES – 8:05 PM (none)

COMMISSIONERS' COMMENTS – 8:06 PM

ADJOURN – 8:07 PM

Motion made by: Bomer, Seconded by Kriebel

Voting Yea: Follet, Dockery, Layton, Bush, Kriebel, Bomer

****An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.**