



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
November 22, 2021 - 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 Doug Mendelson
Commissioner Michelle Walker
Commissioner Dave Haynes

APPROVAL OF THE MINUTES

1. September 27, 2021 - Draft Minutes

Motion made by Commissioner Kriebel, Seconded by Commissioner Mendelson.

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

UNSCHEDULED CITIZENS – Bill Smith spoke on affordable housing.

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | |
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| 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. **Chaffee County Creativity Center- Limited Impact Review** - The request is for Limited Impact Review approval for a school in the Commercial (C-1) zone district to include circus, music, performing, visual and martial arts education and training. The request is also for approval to maintain an existing dwelling unit on same site as a commercial use, located at 605 Teller Street.

- A. Open Public hearing – 6:04pm**
B. Proof of Publication -Yes
C. Staff Review of Application –

Based on the above findings, staff recommends APPROVAL for the limited impact review request at 605 Teller Street for a school in the C-1 zone district, and a dwelling unit on the same site as a commercial use in the C-1 zone district, with the following conditions:

1. A Building Permit and Change of Use Permit must be received prior to construction commencing.

2. A site development plan must be submitted with the building permit demonstrating compliance with all applicable Land Use Code criteria, with the addition of a minimum of 5 bicycle parking spaces.
3. Applicant must obtain a Special Event Permit prior to hosting a public performance at the site. 4. The application will be reviewed in one (1) year if the City has received any complaints regarding operation of the site.
5. Public Works to inspect disconnection of well from plumbing system for backflow compliance.
6. System development fees must be paid for a commercial water and sewer tap. The existing residential sewer tap will be credited toward the amount owed for the commercial sewer tap. Fifty percent of the payment is required at time of Building Permit and the remaining 50% at time of Certificate of Occupancy.

Commissioners asked questions to staff in regards to:

- The Tiny House on the property
- Bathrooms

D. Applicant's Presentation – The applicant, Steve Kusera, spoke on the organization and their comprehensive plan. Jennifer Dempsey appeared online but had no audio. The contractor, Ethan Hedayat, attended virtually and spoke on the project.

The Commissioners asked questions to the applicant in regards to:

- The Tiny House on the property
- Whether there had been questions or concerns from neighbors on this project

E. Public Input – N/A

F. Close Public Hearing – 6:20pm

G. Commissioner Discussion –

H. Commission Recommendation -

Vice-Chair Bomer moves to approve Limited Impact Review with the 6 staff conditions and a seventh condition, that the existing tiny home will be relocated or sold per the applicant's stated plan, Seconded by Commissioner Mendelson.

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

THE MOTION PASSED.

UPDATES

Almquist provided an update on the Land Use Code with Clarion.

Jefferson announced that Dave Haynes was appointed as Regular Planning Commissioner.

COMMISSIONERS' COMMENTS

No comments were made.

ADJOURN - With no further business to come before the Commission, the meeting adjourned at 6:29 pm.