



BOARD OF ADJUSTMENT REGULAR MEETING

City Council Chambers, 448 E. 1st Street, Salida, CO
August 28, 2023 - 6:00 PM

MINUTES

Email public comments to: planning@cityofsalida.com

Please register for the Board of Adjustment meeting: <https://attendee.gotowebinar.com/rt/1909092342220683277>

CALL TO ORDER BY CHAIRMAN

ROLL CALL

PRESENT

Board Member Chairman Greg Follet
Board Member Co-Chair Francie Bomer
Board Member Giff Kriebel
Board Member Judith Dockery
Board Member Brian Colby
Alternate Board Member Dan Bush

ABSENT

Board Member Michelle Walker
Board Member Aaron Derwingson

APPROVAL OF THE MINUTES

1. July 24, 2023 - Draft Minutes

Motion to approve the minutes made by Board Member Co-Chair Bomer, Seconded by Alternate Board Member Bush.

Voting Yea: Board Member Chairman Follet, Board Member Co-Chair Bomer, Board Member Kriebel, Board Member Dockery, Board Member Colby, Alternate Board Member Bush

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. **Barnes Variance - 326 E. Eighth Street** - The request was to receive a variance from the minimum setback of twenty (20) feet required for the rear yard setback of the primary structure. The applicant was requesting a minimum allowed rear yard setback of 7' to build a covered patio/deck on the existing non-conforming primary structure located at 326 E. Eighth Street.

- A. Open Public hearing – 6:01pm
- B. Proof of Publication –
- C. Staff Review– Planner Jefferson reviewed the variance.

- D. Applicant's Presentation- Applicants, Peggy and Rodney Barnes, were present and spoke on the application.
- E. Public Input – NA
- F. Close Public Hearing – 6:11pm
- G. Board Discussion –
- H. Board Decision -

Motion to approve the variance was made by Board Member Dockery, Seconded by Board Member Kriebel.

Voting Yea: Board Member Chairman Follet, Board Member Co-Chair Bomer, Board Member Kriebel, Board Member Dockery, Board Member Colby, Alternate Board Member Bush

THE MOTION PASSED.

- 3. Burns and JHW Partnership - 105 Park Ave.** -The applicants, Justin Burns and JHW Partnership Limited, requested approval to receive a variances from the front setback in the R-2 zone district.

- A. Open Public hearing – 6:17pm
- B. Proof of Publication –
- C. Staff Review– Planner Dunleavy reviewed the request.
- D. Applicant's Presentation- Applicant, Justin Burns, was present online and spoke on the variance request.
- E. Public Input –
- F. Close Public Hearing – 6:35pm
- G. Board Discussion –
- H. Board Decision -

Motion to approve the variance on the condition that Excel Energy provide a letter saying they cannot or will not move the guy wire made by Board Member Dockery, Seconded by Board Member Colby.

Voting Yea: Board Member Chairman Follet, Board Member Kriebel, Board Member Dockery, Board Member Colby

Voting Nay: Board Member Co-Chair Bomer, Alternate Board Member Bush

THE MOTION PASSED.

UPDATES- Community Development Director, Almquist, updated the Board of Adjustment Commission.

BOARD COMMENTS

ADJOURN With no further business to come before the Board, the meeting adjourned at 7:21pm.