



PLANNING COMMISSION REGULAR MEETING

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

June 11, 2024 - 6:00 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 – 6:00 PM

ROLL CALL – 6:00 PM

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Giff Kriebel
Commissioner Judith Dockery
Commissioner Brian Colby
Alternate Commissioner Kenny Layton
Alternate Commissioner Dan Bush

ABSENT

Commissioner Aaron Derwingson

APPROVAL OF THE MINUTES

1. Approval of May 28, 2024 Draft Minutes – Continued to June 24 regular meeting
Motion made by: Bomer, Seconded by Kriebel
Voting Yea: Follet, Dockery, Layton, Bush, Colby

UNSCHEDULED CITIZENS – None

AMENDMENT(S) TO AGENDA - None

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- A. Open Public Hearing – 6:08 PM
- B. Proof of Publication – 6:08 PM
- C. Staff Review of Application/Proposal – 6:09 PM: Reviewed by John Armstrong
- D. Applicant's Presentation (if applicable) - 6:21 PM: Kristina Smith
- E. Public Input – 6:24 PM: No Input
- F. Close Public Hearing – 6:25 PM
- G. Commission Discussion – 6:25 PM
- H. Commission Decision or Recommendation – 6:25 PM

1. **Amendments to Chapter 16, Article XIII of the Salida Municipal Code regarding Inclusionary Housing**--Request to be continued to June 24, 2024 to allow additional legal review and participation.

Motion made by: Bomer, Seconded by Kriebel
Voting Yea: Follet, Dockery, Layton, Bush, Colby

2. **627 Oak Street Annexation**-- Request to be continued to July 22, 2024 to allow applicant to provide updated plat information.

Motion made by: Bomer, Seconded by Kriebel
Voting Yea: Follet, Dockery, Layton, Bush, Colby

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.

3. **627 Oak Street Zoning**--Request to be continued to July 22, 2024 to coincide with continued annexation application

Motion made by: Bomer, Seconded by Kriebel
Voting Yea: Follet, Dockery, Layton, Bush, Colby

4. **Limited Impact Review: "Dough Mama" Home Business Conditional Use**

Amendment to Conditions: Bomer – 1) Hours of operation of the business shall be limited to 9:00am – 5:00pm to the public daily (changed from staff recommended 10:00 AM – 7:00 PM)

Motion made by: Bomer, Seconded by Kriebel
Voting Yea: Follet, Dockery, Layton, Bush, Colby

Conditions Made:

1. Hours of operation of the business shall be limited to 9:00 a.m. – 5:00 p.m. to the public daily.
2. The home business is approved for operation by the current applicant only and will not transfer with the property.
3. This conditional use approval expires in one (1) year from the date of its approval if the business operations have not begun.
4. The application will be reviewed in one (1) year if the city has received any complaints regarding operation of the business.
5. The conditional use approval will be valid for five (5) years per Sec. 16-4-120 of the Municipal Code.
6. Once a conditional use is established, any discontinuance of the use for a period of one (1) year, for any reason, shall result in automatic expiration of the conditional use permit, unless otherwise provided in the permit per Sec. 16-4-120.
7. The applicant will need to submit a floor plan showing where in the dwelling the business would take place and include that with the change of use building permit.
8. Approval of this conditional use does not waive any additional permit requirements or licensing needed to operate this business.

UPDATES – 6:26 PM

COMMISSIONERS' COMMENTS – 6:31 PM

ADJOURN – 6:33 PM

Motion made by: Bomer, Seconded by Colby
Voting Yea: Follet, Dockery, Layton, Bush, Kriebel

****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.**