

PLANNING COMMISSION REGULAR MEETING

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

September 27, 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-Alternate Dave Haynes

APPROVAL OF THE MINUTES

1. August 23, 2021 - Draft Minutes

Motion made by Commissioner Walker, Seconded by Commissioner Mendelson.
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel,
Commissioner Mendelson, Commissioner Walker, Commissioner-Alternate Haynes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

NEW BUSINESS

2. **Time Extension for Salida Crossings Planned Development** - The applicant is requesting a 12-month extension to their previously approved development schedule for the Salida Crossings Planned Development, consistent with code provisions at Sec. 16-7-110(d) of the Salida Municipal Code. The property consists of 3.15 acres located at 1520 E. Highway 50. It is zoned C-1 with the Planned Development (PD) overlay.

Dwayne Cozart spoke about the extension.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Walker.
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel,
Commissioner Mendelson, Commissioner Walker, Commissioner-Alternate Haynes

THE MOTION PASSED.

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 |

3. Amendments to Chapters 6 and 16 of the Salida Municipal Code- Relating to Short-term rental regulations.

Commissioner Kriebel recused himself from the Short-term rental discussion

Commissioners asked staff questions regarding

- Procedural timing between Council meeting and Planning Commission
- The reasoning and location of the STR Caps
- The affordable housing exception to the Chaffee County residency addition

- A. Open Public hearing – 6:33pm**
- B. Proof of Publication -Yes**
- C. Staff Review of Application –**
- D. Applicant's Presentation –**
- E. Public Input –**

Morgan Jones- 133 E Sackett, spoke against the Ordinance.

Joshua Andert- 22 Hillside, spoke against the Ordinance and asks the commission to reject the proposal.

Jess Wierzbinski- 420 F Street, made a suggestion to allow Short Term Rental licenses to be transferable.

Nick Ryder- asked to extend the moratorium until more information on housing is collected and disagrees with the caps.

Dan Thomas- spoke against the Ordinance.

Dorothy Norbie- 136 E 2nd St., spoke about her experience owning a STR and addressed the residency requirement.

Michael Blazewicz- encouraged a primary residence option but disagrees with a Chaffee County residency requirement.

Bill Bormes- would like the City to raise the application fee and Occupational Lodging Tax.

Kerstin Stock- 1135 F Street, encouraged the City to pause on the Short Term Rental ordinance and gather more data from Chaffee Housing Authority.

Janie Hayes- 10123 W. Cherokee, spoke against the timing of the Ordinance.

Adriana DeAnda- agreed with the commercially zoned caps but disagreed with the Chaffee County residency requirement.

- F. Close Public Hearing – 7:38pm**
- G. Commissioner Discussion –**

Commissioners discussed the following items:

- Whether C2 should remain uncapped
- Parking standards
- Whether the cap on Hwy 50 would affect the Hotel/Motels
- Residential Mixed Use areas
- Whether Short Term Rental licenses should be transferable
- Chaffee County prioritization versus Chaffee County residency
- Defining what Affordable Housing means in the Ordinance

H. Commission Recommendation -

Vice-Chair Bomer moved to recommend to Council that they accept the Ordinance with an amendment to lower the cap in the 291 Hwy Corridor, **Seconded by Commissioner-Alternate Haynes**.

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

THE MOTION PASSED

COMMISSIONERS' COMMENTS

ADJOURN With no further business to come before the Commission, the meeting adjourned at 8:45pm.