



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
November 27, 2023 - 6:00 PM

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## MINUTES

Email public comments to: [planning@cityofsalida.com](mailto: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

#### PRESENT

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

#### APPROVAL OF THE MINUTES

1. October 23, 2023 - Draft Minutes

Motion to approve the minutes made by Vice-Chair Bomer, Seconded by Commissioner Dockery.  
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery,  
Commissioner Walker, Commissioner Colby, Commissioner Derwingson

**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. **HRRMC Limited Impact Review 7164 C.R. 154** - The request is to receive limited impact review approval to construct a two-story, ten (10) unit building for employee housing and hospitality units on Lot 8R of the HRRMC Medical Campus located at 7164 C.R. 154. The property is within the Commercial (C-1) zone district and the HRRMC Planned Development.

**A. Open Public hearing** – 6:02 pm

**B. Proof of Publication** –

**C. Staff Review**– Planner Jefferson reviewed the application.

**D. Applicant's Presentation**- Scott Brown, the representative for Heart of the Rockies Regional Medical Center, and Tracey Vandaveer, the representative from Crabtree Group, were present and spoke on the application.

- E. Public Input – NA**
- F. Close Public Hearing – 6:11 pm**
- G. Commissioner Discussion –**
- H. Commission Decision –**

Motion to approve the HRRMC Limited Impact Review application to construct employee housing and hospitality units on Lot 8R of the HRRMC Medical Campus located at 7164 C.R. 154 as it meets the review standards for limited impact review, subject to the recommended staff condition for the three year expiration made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson

**THE MOTION PASSED.**

Commissioners Colby and Layton recused themselves from the Flour Mill Planned Development and Major Subdivision since they were not present during the first meeting.

- 3. The Flour Mill Planned Development and Major Subdivision (Continued from the October 23, 2023 Planning Commission meeting)** - the applicant, Biker Baker Holdings LLC, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 105. Below are the requests:

**A: Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:**

- Lots 11 and 12 will have frontage off of the private parking lot and not a public street
- Increased density
- Increased height allowed for Lots 10, 11 and 13
- Reduced minimum lot size for Lots 1, 2, 3 and 4
- Reduced minimum lot frontage for the single-family and Laundromat lots
- Reduced minimum setbacks - reduced minimum front and rear setbacks
- Increased maximum Lot Coverage with structures for Lots 10, 11 and 13
- Increased maximum Lot Coverage for uncovered parking/access for Lot 14 (parking lot)
- Reduced minimum Landscape area for Lot 14
- Modified Schedule of Uses

The applicant is proposing to deed restrict 50% of the units within the development.

- A. Open Public hearing – 6:16 pm**
- B. Proof of Publication –**
- C. Staff Review–** Planner Jefferson reviewed the continued application.
- D. Applicant’s Presentation-** Rob Gartzman, the applicant, was present and spoke on the application.
- E. Public Input –** Merrell Bergin, Ashley Kappel, Joyce Bartz, Scott Brown, Jake Rishavy, Read McCulloch, Wayles Martin, Simonne Laylin, Suzette Megyeri, Steve Shuey, Eric Warner, Cory “Salty” Riggs, Betsy Dittenber, Ned Suesse (online) & Scott Simmons (online) gave public input.

Planning Commission took a short recess at 7:46pm and returned from break at 7:50pm

- F. Close Public Hearing – 7:51pm**
- G. Commissioner Discussion –**
- H. Commission Recommendation –**

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel to recommend City Council approve the Flour Mill Planned Development Overlay with the following conditions recommended by staff and plat notes: The Commission recommended adding language to condition #'s 3, 4 and 5 and added an 11<sup>th</sup> condition regarding short-term rentals.

1. That the applicant shall provide fifty (50) percent of the units within the development as permanently deed-restricted.
2. In Phase 1, (Single-family and Duplex homes)- A certificate of occupancy must be issued for one (1) single-family unit meeting the for-sale Inclusionary Housing deed restriction, prior to issuance of certificate of occupancy of the 6th market rate for-sale unit.
3. In Phase 2, (First Condominium Buildings)- will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. In the for-sale condominium building there will be one deed restricted two-bedroom unit and six deed restricted studio units.
4. In Phase 2, (Second Condominium Buildings)- will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. In the for-sale condominium building there will be one deed restricted two-bedroom unit and six deed restricted studio units.
5. In Phase 3, the apartment building where 16 studios will be at 80% AMI and 4 two-bedroom units will be at 100% AMI.
6. That new residential dwelling units constructed on the property shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites, at the time of issuance of a building permit.
  - a. > The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.
7. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.
8. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
9. That the pedestrian access trail on the western side of the property be the same 10' width as the adjoining property for pedestrian connections.
10. At the time of development, the applicant is required to pay \$8,851.61 for the Confluent Park pressure reducing valve reimbursement agreement recorded at reception #470651.
11. That there shall be no short term rentals permitted which should be noted on the Plat and in the Subdivision improvement and inclusionary housing agreement.

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

Voting Nay: Commissioner Dockery, Commissioner Walker

**THE MOTION PASSED.**

**B: Approval of a Major Subdivision to subdivide the above-described property into 12 residential lots, one (1) lot for a laundromat and one (1) lot for the HOA maintained parking lot.**

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel to recommend Council approve the Flour Mill Major Subdivision and staff recommends the following conditions; The Commission recommended adding language to condition #'s 6, 7 and 8 and added a 9th condition regarding short-term rentals.

1. The following plat notes to be updated on the Major Subdivision Plat prior to recording the subdivision:

a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid prior to issuance of a building permit for any new residence constructed. > The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.

b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed.

2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.

3. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement and Inclusionary Housing agreement that guarantees the construction of the public improvements that are required for the project and that Article XIII Inclusionary Housing of the Land Use Code requirements are met.

4. That the applicant shall provide fifty (50) percent of the units within the development as permanently deed-restricted.

5. In Phase 1, (Single Family and Duplex Homes) a certificate of occupancy must be issued for one (1) single-family unit meeting the for-sale Inclusionary Housing deed restriction, prior to issuance of certificate of occupancy of the 6th market rate for-sale unit.

6. In Phase 2, (First condominium Building) seven out of the twenty condominium units must be permanently deed restricted. In each of the for-sale condominium buildings there will be one deed restricted two-bedroom unit and six deed restricted studio units and to clarify the language that there will be 16 studios and 4 two-bedrooms will be in all three condominium buildings. Will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in the building.

7. In Phase 2, - Seven (7) out of the 20 condominium units must be permanently deed restricted meeting the parameters of the for-sale Inclusionary Housing policy, prior to certificate of occupancy of the second condominium building in Phase 2. A certificate of occupancy will not be issued to each individual condominium unit but to the entire building. The average sales price of the affordable housing unit (studios) shall not exceed a price affordable to households earning up to one hundred (100) percent AMI for Chaffee County. Will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in the building.

8. In Phase 3, All 20 rental units in the apartment building will be permanently deed-restricted meeting the Inclusionary Housing parameters for rental units, prior to certificate of occupancy of the apartment building in Phase 3. At least fifty (50) percent of all provided units shall be priced affordable to households earning up to eighty (80) percent of the AMI for Chaffee County. Studio units rented above eighty (80) percent AMI for Chaffee County shall not be eligible to satisfy inclusionary housing requirements. Will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in the building.

9. That there shall be no short term rentals permitted which should be noted on the Plat and in the Subdivision improvement and inclusionary housing agreement.

Motion made by Commissioner Bush and seconded by Vice-Chair Bomer, to amend the Flour Mill Major Subdivision to require in each of the for-sale condominium buildings that "at least" one of the two-bedroom units out of the required seven units be permanently deed restricted and recommended that Council approve the same language in the Flour Mill Planned Development conditions.

Voting Yea: Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Derwingson, Alternate Commissioner Bush, Commissioner Walker

Voting Nay: Commissioner Dockery

**THE AMENDMENT PASSED.**

Returning to the original motion as amended:

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

Voting Nay: Commissioner Dockery, Commissioner Walker

**THE MOTION PASSED.**

**UPDATES** Director Almquist and Planner Jefferson provided updates.

**COMMISSIONERS' COMMENTS**

**ADJOURN:** The meeting was adjourned at 8:30 pm