

MEETING DATE: Monday, October 22, 2007
MEETING TIME: 6:00 PM
MEETING LOCATION: City Council Chambers, 125 E. 3rd Street, Salida, CO

Present: Wood, Stephens, Rose, Hartslielief, Mac Donald, Wallis

Absent: Vance, Bavaria, Bergin, Tracy, Cabe

AGENDA SECTION:

I. CALL TO ORDER BY CHAIRPERSON: Stephens, Acting Chair - 6:10 PM

II. Roll Call

III. APPROVAL OF THE MINUTES –Monday September 24, 2007

1. Rose made a motion to approve the minutes as written.

Wood seconded the motion. All voters were unanimous and the motion carried.

IV. UNSCHEDULED CITIZENS-None

V. AMENDMENTS TO AGENDA

None - All Commissioner were in favor of proceeding with four members present

VI. PUBLIC HEARINGS-None

VII. UNFINISHED BUSINESS

1. Parks, Trails and Open Space Policy - Issue opened at 6:15 pm. MacDonald

informed Commission that this ordinance is substantially similar to the one that Commission has seen previously. The ordinance does have some changes based on previous discussions by Commission mostly at the last work session. **MacDonald** did add a definition of parks, which has not previously been in the ordinance and just a slight modification of the current definition in the code. The only change to definition that is currently listed is the insertion of the phrase “**for community agriculture and gathering space**” as an example of things that a park could include. That is from discussion of the current code, which does identify some types of gathering spaces as permissible as parks area. **Example: plazas, open areas.** The definition was placed in the ordinance to not be too specific and to leave the door open.

The fee in lieu alternative was made more prominent in the planned development and the subdivision sections where the fee in lieu was moved up to Section B instead of Section C. There was also a change in the dedication requirements on page 2 of 6, making the fee in lieu language more prominent. The dedication amount was changed to **.02 acres per residential unit of proposed development.** Changes were based on discussions from the last work session. **MacDonald** said that she found no one with a problem with the .02 acres ratio. She did receive comments from **Vance** about the tracking implementation and maintance, those were taken care of. **Thomas Morgan** stated in written comments that he thinks that it is burdensome to property owners who would like to proceed with subdivision approval but do not have a development plan. **MacDonald** would like to see people have their plans up front. **Wood** stated that at the last meeting **Crabtree** made the suggestion of making the Fee

in Lieu do at the time of building permit rather than at final plat. He feels that the Commission needs to try to come up with a plan to give developers the option of passing the fee on to the buyer. **MacDonald** said that there could be language put into the ordinance that council could decide when the fee in lieu is due. **Crabtree** feels like the .02 acres ratio could be on the high side, it is a good number to go with if Commission makes the fee in lieu a lower number. **Stephens** is wondering if there is a logical point to decide when the fee is due. **MacDonald** informed him that there were two options; it could be paid at final plat approval or at time of building permit. It is easier for the City to do at final plat approval because it is clean and done, easier to get a check from one person rather than remembering to collect fees over a number of years as building permits are filed. **Stephens** would like to know if it could be combined. Can it be done at first sale or first building permit, which ever comes first?

Rose brought up of the question regarding where it states in the ordinance “City Council shall fee in lieu from time to time by resolution”. He recalled Rifle getting into trouble for that in the past. He stated that it is really hard to pass a large jump in the amount of the fee and he liked that Rifle has an automatic 5% increase every year. **MacDonald** informed **Rose** that if you change the fee by resolution it is much easier than setting a fixed fee by ordinance. In Section D of the ordinance **Rose** asked whose discretion is it at for dedication at an alternate site. **MacDonald** said that it could be part of the application that is being reviewed. **Rose** asked if the only flood plains in the city were the 100-year plains. **MacDonald** said that the plains do not get any smaller than that, the City Code does allow for building in flood plains. **Wood** asked if Commission could recommend that Council set the fee every year. **Rose** feels that it should have a set time on the docket. **MacDonald** stated that City could review the fee amount annually or Council could do a 5% increase automatically every year. **Stephens** pointed out to the Commission that on page 4, fourth sentence down of the ordinance that had needed to be changed to land. **Stephens** would like to have a full board to finalize the Open Space Ordinance. **MacDonald** informed him that there were still two readings of this ordinance before Council before it could be finalized. **Wood** stated that the Commission has talked about this ordinance for a long time and feels that it is close to what the Commission wants and it would be great to see it move forward. He made the motion to recommend approval of the park, trails and open space ordinance with the changes that were discussed. **Hartslief** seconded the motion. All were in favor, the motion carried.

2. Growth Plan-Issue opened at 6:42 pm. **MacDonald** started by saying that as some of the commissioners may remember there was an IGA adopted several years ago that was bogged down after the agreement was adopted. So we have been working to try and redefine the agreement and associated map with the County Planner **Don Reimer**, the County Attorney, and the City attorney. There are three planning areas outside of the city. The area closest to the municipality (orange area) called the Municipal Services Area is where services could be extended fairly easily. If there are new commercial uses, or a new development other than “use by right” or building permit, or a boundary line adjustment or subdivision exemption the City would like the new development to annex

in to the city because the development is so close to the City and will be receiving municipal services. Those areas are already served by municipal services such as police, fire and utilities. The developers would come to the City first, the Planning Department would try and work out annexation with the new developers, the County would not even talk to the developers until the City decided that the annexation could take place or there was some sort of irreconcilable differences. **MacDonald** would like to talk to **Reimer** of the County about the exact boundaries of the three planning areas. He is much more knowledgeable about what kind of land is in the County and what the current and potential uses are on those properties. **Hartslief** would like to know where the new water reservoir is and did the City fund it. **MacDonald** informed him that it was out by the airport but the transmission lines have not yet been installed. The bid for installation of the line had not been awarded yet by City Council because the bonds have not been done yet. **Rose** asked if there was potential of commercial development around the airport. **Wood** informed him that the County wants to keep it as commercial only. **Hartslief** asked if the wastewater plant had the capacity to handle the new construction going on. He also asked if there was a way to encourage Friend's Ranch to run a sewer service line on a different road than the one that the line currently runs on. **MacDonald** stated that the line on Highway 50 will be reaching capacity with the EQR's that have been allotted to Poncha Springs. **Rose** asked if the boundary lines could be changed. **MacDonald** stated that the map can be amended, the map is not set in stone and can be amended over time. **Rose** is concerned that it may look like the City is trying to take a big chunk of existing land. There may be some resistance from other entities. **MacDonald** stated that the county understands that there is common interest in the annexation process. **Stephens** wondered if it would do the City any good to look at Poncha Spring's map to compare to ours. **MacDonald** said that she has talked to **Pat Alderton** and **Alderton** informed her that Poncha Springs was working on their post office map, trying to define which address were Poncha Springs and which ones were Salida. **MacDonald, Reimer and Alderton** have scheduled a meeting to discuss the boundary lines. **MacDonald** informed the Commission that as part of the annexation process the roads should be brought up to code and then maintained. The City wants to make sure that it is financial feasible for them. **Rose** feels that the impact fees need to be clarified and better defined. **MacDonald** stated that all three municipalities were looking at getting a grant to study the cost of providing services and that would be used to set impact fees.

VIII. NEW BUSINESS-

1. **CO APA Conference- Hartslief, Cabe, MacDonald and Jefferson** went to a conference in Colorado Springs for the American Planning Association, Colorado Chapter. **Hartslief** feels that the position is very important. He would like to see Salida learn from other communities "screw ups". Steamboat Springs is 8-10 years ahead of Salida. They have been through everything that Salida has been through. Steamboat Springs and Vail are trying to unravel problems that past planning commissions have created. The planning commissions from these towns are willing to come to Salida and offer their help to the Commission. **Hartslief** feels that communication between the Planning Commission and the City Council are important. The two committees have never had a joint meeting. He feels that maybe the Commission is trying to hard to accommodate people. Decisions that the

Commission makes will have implications for a long period of time. **Hartslief** stated that ethics is a big part of the Commissions job, not taking bribes and knowing what constitutes a bribe. It is more and more difficult to distance yourself as the city grows; from people you know who could have something coming up before the Planning Commission. He feels like Salida needs a bigger comprehensive plan for the future. **Stephens** believes that the Commission should draw from other's mistakes and expertise.

IX. COMMISSIONER'S COMMENTS: None

X. ADJOURN

With no further business to come before the Commission, the meeting was closed at **7:50 pm**.