

**MEETING DATE:** Monday, December 19, 2011  
**MEETING TIME:** 6:00 PM  
**MEETING LOCATION:** City Council Chambers, 448 E. First Street, Suite 190, Salida, CO

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Present: Wood, Kennedy, Malde, Brown-Kovacic, Kasper, MacDonald, Jefferson  
Absent: Wilbur, Leavitt

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**AGENDA SECTION:**

- I. CALL TO ORDER BY Wood: - 6:02 PM**
- II. ROLL CALL**
- III. Wood** noted the passing of former Commissioner Richard Cabe and encouraged everyone to attend the celebration of his life that will be held on Dec 23<sup>rd</sup> at the SteamPlant.
- IV. APPROVAL OF THE MINUTES – Monday, October 24, 2011**  
**Kasper-** made a motion to approve the minutes as written. **Malde** - seconded the motion. All voters were unanimous and the motion carried.
- IV. UNSCHEDULED CITIZENS - None**
- V. AMENDMENTS TO AGENDA - None**
- VI. UPDATES: Update from Salida Regional Planning Commission: Brown-Kovacic** updated the Commission on the results of the discussion by the RPC of the differences between the development standards in each code. The RPC will move forward with the IGA with the default development standards in the MPA being the City standards, with the opportunity for the RPC to apply the County standards should they be found more appropriate. There will be no meeting in December.
- VII. PUBLIC HEARINGS –**
  - 1. Dempsey-Hughes Minor Subdivision Preliminary Plat-** The request is for preliminary plat approval to subdivide one (1) lot into three (3) lots at 125 East 11th Street.
    - A. Open Public Hearing- 6:06 p.m.**
    - B. Proof of Publication – Yes**
    - C. Staff Review of Application – Jefferson** summarized the staff report and recommended approval subject to the recommended conditions. **Brown-Kovacic** asked for clarification on comments from Rob Vance, Public Works Director.
    - D. Applicant’s Presentation – Susan Dempsey-Hughes** added additional information.
    - E. Public Input – None**
    - F. Close Public Hearing – 6:15 p.m.**
    - G. Commission Discussion- Wood and Malde** commented on the project. **Steven Taylor** commented that he feels this is a de-facto park and is concerned about the possible loss of trees on the property. **Kasper** does not have concerns with the
    - I. Commission Action -** A motion was made by **Kennedy** to approve the preliminary plat application based on staff’s recommended findings for approval with the recommended conditions. **Brown-Kovacic** seconded the motion. The motion carried.
- VII. UNFINISHED BUSINESS-**

**IX. NEW BUSINESS -**

**a) Article IV – Zoning**

There was discussion of the appropriate level of review for single-family residential in R-3 and R-4 zones. The Commission would like to explore the idea of a maximum lot size for single-family in R-3. **Brown-Kovacic** has concerns with the administrative review of Residential 3-4 units in the R-2 zone. The Commission directed staff to change that to Limited Review. There was a question about what is meant by ‘multiple principal buildings’.

Discussion included nonconformities, multiple principal dwellings, accessory dwelling units, long-term occupancy of recreational vehicle, caregiver cultivation of medical marijuana.

The Commission would like to see a maximum lot size of 6,000 sq ft for single-family homes in R-3 and R-4. Applications meeting that size would be reviewed as administrative review; applications on larger lots would be reviewed under the limited review process.

**X. COMMISSIONER’S COMMENTS:**

**XI. ADJOURN:** With no further business to come before the Commission, the meeting closed at 7:15 p.m.