

SALIDA REGIONAL PLANNING COMMISSION
December 16, 2009, 6:00 PM
APPROVED MINUTES

Planning Commissioners Present: PT Wood, Greg Bayne, Lisa Malde, Ted Richardson, Dave Potts

Planning Commissioners Absent: Chris Tracy, Fred Rasmussen

Staff Present: Dara MacDonald, Michael Yerman

Members of the Public Present:

Chair PT Wood opened the meeting at approximately 6:09pm.

Dave Potts moved to approve the minutes of November 18, 2009; Ted Richardson seconded. All in favor. Motion carried unanimously.

No amendments to the agenda.

Public Hearing – Intergovernmental Agreement Between Chaffee County and the City of Salida on Land Use Planning

Salida City Planner Michael Yerman gave a brief overview of the staff report for the IGA and Map changes.

There was discussion of the membership requirements. Potts expressed concern about County Planning Commissioners being spread between three regional planning commissions if Poncha Springs and Buena Vista also formed IGA's and RPC's. The direction from the RPC is to have a membership of three (3) from each Commission, and a quorum of four (4) with at least two (2) members from each Commission.

Yerman explained the changes proposed in Article IV, Municipal Services Area. Richardson suggested that 4.3.a include the phrase "shall comply with some or all of the City development standards as agreed upon in a pre-annexation agreement..." Richardson asked about fees in this situation and it was explained that the County would collect application fees and Salida would execute a cost reimbursement agreement to cover expenses related to a pre-annexation agreement.

Richardson also suggested that Section 4.3.c, second sentence should include the wording, "shall provide a showing that good faith efforts to negotiate a pre-annexation or annexation agreement have failed."

Richardson suggested Section 5.3.a.iv request for Poncha Springs to provide written comments to County staff seven days prior to the RPC hearing. Potts

suggested that the order of 5.3.a.ii and 5.3.a.iii be reversed. Richardson suggested that 5.3.a.vii include the following, "City planning staff may submit a written statement to the County declaring that the City's..."

Richardson suggested adding "developing land use standards in the MPA" to the list of items that the Salida RPC is authorized to do in Section 6.1.d.

Yerman explained the proposed changes 1 – 4 to the Joint Planning Map. Richardson pointed out that the map legend needs to be changed from "Municipal Growth Area" to "Municipal Planning Area". There was discussion about #1. Potts pointed out that the discussion in the staff report should be focused on the possible development of those parcels, rather than the possible sale, since someone could purchase them and continue agricultural use without triggering the Regional Transportation Plan.

Wood suggested that an appendix be created for the map that explained some of the quirky things in the map like strangely shaped parcels and mining claims, etc. Potts suggested moving the title block so that Pinon Hills is visible.

Richardson moved that the IGA and map be forwarded to the City and County Planning Commissions. Potts seconded the motion. All were in favor. The motion passes unanimously.

Unfinished Business – none

New Business – none

Commissioner Comments

Potts expressed that he hopes that Salida, Poncha Springs and the County will come together and do some joint planning for the areas of overlap. There was general agreement with this sentiment.

Potts made the Motion to adjourn and Richardson seconded. All in favor. Motion carried unanimously. Meeting adjourned at 6:54 pm.