

SALIDA REGIONAL PLANNING COMMISSION
May 19, 2010 6:00 PM
MINUTES

Planning Commissioners Present: PT Wood, Ted Richardson, Greg Bayne, Dave Potts, and Chris Tracy

Planning Commissioners Absent:

Staff Present: Don Reimer, Dara MacDonald, Michael Yerman

Members of the Public Present: None present

The meeting was called to order at approximately 6:01 p.m.

Greg Bayne moved to approve the amended minutes of March 17, 2010; Ted Richardson seconded. All in favor. Motion carried unanimously.

Dara MacDonald opened the meeting by explaining that the City of Salida is currently in the process of updating the Salida Comprehensive Plan. She reviewed Chapter 3 Land Use and Growth of the Comprehensive Plan and discussed the role of the RPC and future development around Salida. She explained the past growth trends and highlighted policies in the plan that target the growth around the periphery of the City. She added, if the Regional Planning Commission would like to review other chapter, staff would prepare copies and take comment.

Dave Potts asked about the Growth Map and what were the criteria staff used for identifying under utilized parcels. Michael Yerman explained that these were parcels that could be redeveloped or further subdivided. Many of the lots have improvements and would mostly likely remain developed in their current capacity.

Dara MacDonald explained that the City of Salida was also examining current land uses and comparing it with the current zoning. This would help maintain current community character that has developed over time in existing neighborhoods.

PT Wood welcomed comment from the County Planning Commissioners.

Dave Potts asked about water and tap fees and what type of fund the City of Salida had for maintenance. Dara MacDonald explained where the funding was used by the city and the upgrades required for the both water and waste water treatment plants. Dave Potts suggested that lowering tap fees would help encourage growth in the municipalities.

Chris Tracy asked the commission what there thoughts were on limiting 2 acre developments and helping encouraging density in the municipalities. Dave Potts stated that lowering tap fees would help with encourage density.

Dave Potts asked about Mira Monte. Dara MacDonald explained that the approvals had not been extended for the development.

Don Reimer discussed how the policies in the Comprehensive Plan would influence properties covered under the IGA. Chris Tracy discussed how land use decisions could influence future development of mixed used neighborhoods around the periphery of the City. Don Reimer explained the need to expand on the road network and encourage density where municipal services were available.

PT Wood discussed the potential for a corner stores and how they would develop. Don Reimer suggested looking at a Holman Avenue overlay and how it could contribute to the growth of Holman Avenue.

PT Wood invited the RPC come to the workshop on the Comprehensive Plan on May 24, 2010.

Chris Tracy made the motion to adjourn and was seconded by Greg Bayne the meeting was adjourned at 6:49 p.m.