

**SALIDA REGIONAL PLANNING COMMISSION**  
**November 18, 2009, 6:00 PM**  
**APPROVED MINUTES**

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

**Planning Commissioners Absent:** Fred Rasmussen, Chris Tracy

**Staff Present:** Don Reimer, Dara MacDonald, Michael Yerman

**Members of the Public Present:** Syd Schieren, Karen Adams, Derald Brady

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Chair PT Wood opened the meeting at approximately 6:02pm.

Ted Richardson moved to approve the minutes of July 15, 2009; Greg Bayne seconded. All in favor. Motion carried unanimously.

No amendments to the agenda.

Salida Community Development Director Dara MacDonald gave a brief overview of the staff report for the Brady Minor Subdivision. She asked the Commission for direction on how to proceed with the application.

Derald Brady explained that his business partners did not want to annex and explained his hardship with trying to find financing for a Commercial Property. His desire is to only build a single family residence.

PT Wood expressed his desire to see the business come into the City of Salida and to see a trail along the South Arkansas River.

Ted Richardson asked why the boundary lines were not to be 2 acres and if the well and septic had enough room. He also questioned where access would be provided for the lot.

Syd explained that the existing business has a sprinkler system along the western boundary and wanted to maintain that for the business. There is enough separation for the proper installation of well and septic for the lot. No new access for the lot is proposed. The lot will utilize existing curb cuts and access.

Dara discussed the pre-annexation agreement and what would be expected as far as timetables and connection to water and sewer. She also explained the exception for a smaller lot size for the residential property.

PT Wood expressed that the consensus of the RPC was to allow the pre-annexation agreement to be drawn up between the City of Salida and the

applicant and to allow the minor subdivision to proceed under the county regulations.

Member of the RPC indicated they were comfortable with the direction to proceed with a pre-annexation agreement and the subdivision in the County.

Syd Schieren explained the Lundberg Minor Subdivision. The property had been two parcels and a commercial building was built over the property line. Originally the applicant, Eric Lundberg, wanted to do a boundary line adjustment. This property is located in the MSA. The property can be served by sewer but there is no water available. The applicant needs the Minor Subdivision to receive financing for the mortgage. The applicant is looking for direction for how to proceed with the application.

Lisa Malde expressed concerns about the future annexation of the property and the distance from the City of Salida.

Dara MacDonald explained that the City would be amiable to allowing the property to be subdivided with a pre-annexation agreement.

PT Wood expressed that this application could proceed to the County with an pre-annexation agreement being drafted. Future development or the expansion of water service would initiate annexation.

Ted Richardson wanted to make sure that the pre-annexation would allow for smaller lot sizes and what justification would be made to allow this application. He also stated that the pre-annexation agreement be drafted prior to the application moving to the County Planning Commission.

Karen Adams discussed the Transportation Plan and asked about the requirement for the dedication of the 80' for new collectors. She also asked about the expectation for the implementation of the plan and new roads.

Michael Yerman, Salida City Planner, discussed what the expectations are for future implementation of the Salida Regional Transportation Plan and that the plan is implemented with new development.

PT Wood also discussed the impacts that developments have on the City and moved to continue to the next agenda item because no Board of County Commissioners were present for the work session.

Dara MacDonald presented the staff recommendations for the changes the Intergovernmental Agreement (IGA). The goal of these changes was to make the IGA clearer. Also a discussion of proposed map changes was presented. The membership requirements for the board were also discussed.

Ted Richardson reviewed staff comments and made recommendations for text changes. Clarification was needed in the text about the process for applicants applying to the RPC.

Ted Richardson asked why the area south of US Hwy 50 is not included.

Michael Yerman explained that the area south of Salida had already been developed and there is no reasonable expectation that the City would provide municipal services such as water or sewer.

PT made the Motion to adjourn and Ted Richardson seconded. All in favor. Motion carried unanimously. Meeting adjourned at 7:54 pm.