

**SALIDA REGIONAL PLANNING COMMISSION**  
**October 20, 2010 6:00 PM**  
**MINUTES**

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**Planning Commissioners Present:** PT Wood, Greg Bayne, Dave Potts, and Cheryl Brown-Kovacic

**Planning Commissioners Absent:** Ted Richardson

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

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

Greg Bayne moved to approve the minutes of September 29, 2010; Brown-Kovacic seconded. All in favor. Motion carried unanimously.

Cheryl Brown-Kovacic- Clarified that she was contacted by members of the public after the Rusty Graves application. She explained that they had asked her to file an appeal. She explained that the RPC had made their ruling and that an appeal was not the recommendation.

Kim Antonucci- Explained that the County is in the process of updating the Land Use Code. She gave an overview of the process and presented the draft zoning map staff had developed. She explained the IGA sets the provisions and allows the RPC to discuss the zoning around Salida.

Cheryl Brown-Kovacic- Asked staff about the possibility of a mix-use zone and to see the dimensional requirements and table of uses to for each zone.

Kim Antonucci- Explained staff could provide that information at a later date.

Don Reimer- Reviewed that proposed zoning map with the RPC. He explained how staff developed the map. He reviewed the areas around the south of the City.

Dave Potts- Asked if it would be a good idea to zone the County/City gravel pit Rural.

Don Reimer- Explained the area to the South East of town and the zoning that had been proposed.

Dara MacDonald- Explained the Vandaveer site and the natural resource center that had been proposed.

Dave Potts- Asked about the non-conforming uses and suggested that zoning should reflect the existing area. He stated that the Burmax parcel should be Commercial.

PT Wood- Asked about the process for the zoning being adopted.

Don Reimer- Explained the adoption process and that there would be a chance for additional public input including a public hearing by the RPC.

Dave Potts- Questioned the industrial zone around the sewer plant and the residential uses around there. He also asked for clarification on the zoning for the RV Park.

Don Reimer- Explained why staff zoned the property that way and made a note to change the zone around the RV Park.

Cheryl Brown-Kovacic- Asked if staff would look into the industrial area around the sewer plant and to think about a more appropriate zone.

Don Reimer- Explained the lands north of the river and the limited access to this area. Staff recommended backcountry zoning.

Dara MacDonald- Gave an overview of the Smelertown zoning. She explained the industrial zoning around that area.

Greg Bayne- Questioned the Parcel north of the hospital and asked that it be changed to Commercial.

Cheryl Brown-Kovacic- Asked about the commercial north of the MPA and why it was still commercial.

Kim Antonucci- Explained that since the property was outside the MPA, the owners would need to be contacted about changing the zoning in that area.

Dara MacDonald- Explained the airport zoning and the parcels to the west of City limits.

Greg Bayne- Suggested that staff contacts the property owners that have the Commercial property north of the MPA. He also suggested contacting the affected property owners in the MPA and the possibility for a public workshop.

Cheryl Brown-Kovacic- Asked about the adoption of the City Code to the Municipal Planning Area and how it would be applied as the City grows.

Greg Bayne- Suggested a public hearing in November to make a recommendation on the zoning.

Greg Bayne- made a motion to adjourn Cheryl Brown-Kovacic seconded meeting was adjourn at 6:18