

Planners recommend conditional use permit

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Salida Planning Commission members Wednesday recommended approval of a conditional use permit for five single-family residences in city-owned lots of the Hillside Addition.

In a 4-2 vote, planners will recommend approval of the request by developer P.T. Wood to city council members.

Wood wants to develop the area as part of a proposed land-trade agreement involving Judy and Terry Everett who own 17 acres on the face of Tenderfoot Mountain.

Bill Smith, Bobby Hartslief, Bob Biglow and Don Stephens voted in favor of recommendation. Lori Lau and Karen Karnuta voted against.

Under the proposal, the Everetts would trade their land on Tenderfoot to the city for lots in the Hillside Addition and sell those lots to Wood who would prepare them to sell for home construction.

By recommending the conditional use permit, the land trade won't necessarily proceed because there are several steps in the trade process, but it is a required step for the trade to continue.

Although the lots are within city limits, city water and sewer aren't available. Well and septic systems would have to be installed, an issue for some planners.

The area is zoned industrial, but there are several houses in the Hillside Addition. Three residents of the addition voiced concern about the development, although none objected to the plan.

Neighbors were primarily worried about five wells

being drilled that may have an adverse effect on their own wells.

Conditions of the approval recommendation include:

- Wood must enter an agreement for himself and subsequent property owners that streetscape improvements will be required when the adjacent street is improved to municipal standards with asphalt, curb and gutter.

- When city water or sewer is brought within 350 feet of the property, residents will be required to connect to the water or sewer main when the system fails, needs enlargement or the property is sold to a new owner.

- Lots must be subdivided before issuance of a building permit to eliminate unnecessary lot lines, create easements for the trail and utilities and establish the 100-foot by 125-foot lots. Maximum lot coverage will be 40 percent.

- Access permits to CR 177 must be obtained during the subdivision review process.

- The permit will expire if a building permit has not been granted within three years.

- Fire suppression standards must be the same as if houses were built in unincorporated Chaffee County.

Before Wood can continue with the project, planners will have the opportunity to review his plans again through the subdivision process.

In a separate matter, planning commissioners unanimously approved a conditional use application to open a school at 1040 I St., the Jehovah's Witness Hall, after working through parking issues.

Smith recused himself from the topic because he was named as representative of the

applicant Rebecca Adelman. Schools are considered a conditional use in R-2 zoned neighborhoods, so a change in zoning was not required.

The request was to convert the site of the church to a Montessori School for as many as 60 students 3-9 years old.

Although the school site could accommodate 60 students, Adelman suggested 20-25 students as a more reasonable expectation.

Original design of the parking lot wasn't feasible because it didn't provide adequate space for vehicles to back out if the parking lot was full.

After extended discussion, planners approved minor changes to the original parking plan that would make it usable instead of requiring a different design.

Concerns raised by neighbors to the proposed school include nighttime lighting, litter, use of the building by third-parties and the possibility of a potential change in site zoning.

Planners addressed the majority of the issues through conditions of approval:

- All exterior lighting must be brought into code compliance before occupancy.

- Screening must be provided for all trash enclosures of two cubic yards or greater.

- Removable barriers must be installed to separate the drop-off area in the parking lot during drop-off and pick-up times.

- There can be no increase of usage at the school without approval.

- The facility cannot be rented to third-parties.

- Parking on I Street must be designated employee parking only.