



AGENDA
CITY OF SALIDA PLANNING COMMISSION

MEETING DATE: Wednesday, May 23, 2007
MEETING TIME: 6:00 p.m.
MEETING LOCATION: City Council Chambers, 125 East Third Street, Salida, CO

AGENDA SECTION:

I. CALL TO ORDER BY CHAIRPERSON – 6:00 p.m.

II. ROLL CALL

III. APPROVAL OF THE MINUTES

Monday, April 23, 2007

IV. UNSCHEDULED CITIZENS

V. AMENDMENT(S) TO AGENDA

VI. PUBLIC HEARINGS

- 1. Angel View Condominiums Conditional Use** - The request is to be granted a conditional use to construct four attached residences at 1445 Holman Avenue located in the Medium Density Residential (R-2) zone district. In an R-2 zone district, multiple-family units (4 or more) are a conditional use.

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| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application | G. Commission Discussion |
| D. Applicant's Presentation | |

- 2. Taylor Conditional Use – 31 Silver Spruce** - The request is to be granted a conditional use to construct a single family residence within a High Density Residential (R-3) zone district at 31 Silver Spruce Circle. In an R-3 zone district, single family dwelling units are a conditional use.

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| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application | G. Commission Discussion |
| D. Applicant's Presentation | |

- 3. Cordova Minor Subdivision** - The request is to re-subdivide 2 lots at 330 Crestone Avenue.

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4. Christensen Conditional Use - The request is to be granted a conditional use to conduct a small day care facility within a single-family dwelling located in a Medium Density Residential (R-2) zone district at 1303 Angelview Circle. In an R-2 zone district, the proposed use is conditional.

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5. Hillside Minor Subdivision - The request is to replat twelve lots resulting in six (6) lots, one of which will be held as common area for the subdivision in the Hillside Addition. The applicants have received conditional use approval to use the industrially zoned property for residential homes.

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| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application | G. Commission Discussion |
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6. Land Development Minor Planned Development - The request is to create a planned development including five townhouses at 333 Hunt Street. The property is currently zoned Medium Density Residential (R-2).

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| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
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VII. UNFINISHED BUSINESS

1. Sign Code Update Ordinance - An ordinance of the City Council of the City of Salida, Colorado, repealing and replacing Article VIII, Sign Standards, of the Land Use Code with associated updates to Definitions and Enforcement. This item was continued at the February 26, 2007, March 26, 2007 and April 23, 2007 meetings of the Planning Commission.

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| A. Staff Review of Application | D. Close Public Hearing |
| B. Applicant's Presentation | E. Commission Discussion |
| C. Public Input | |

2. Parks Master Plan – Chuck Rose and Don Stephens have volunteered to participate in the development of this plan. They are in touch with Trish Bews who is heading up this project for the City.

3. Open Space Policy – Staff will present a list of objectives for open space at the next Planning Commission worksession on June 12th.

4. Growth Areas – Staff will provide a progress update on the drafting of the IGA.

An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, he cannot vote on the agenda item if the alternate has been designated.

5. **Update to the City of Salida Comprehensive Plan** – Staff will provide information at the Planning Commission meeting so that the Planning Commission can begin work on the Comp Plan at their next worksession on June 12th.

VIII. NEW BUSINESS

IX. COMMISSIONERS' COMMENTS

X. ADJOURN

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