



**AGENDA**  
**CITY OF SALIDA PLANNING COMMISSION**

**MEETING DATE:** TUESDAY, May 27, 2008  
**MEETING TIME:** 6:00 p.m.  
**MEETING LOCATION:** City Council Chambers, 125 East Third Street, Salida, CO

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**AGENDA SECTION:**

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

**II. ROLL CALL**

**III. APPROVAL OF THE MINUTES**

Monday, April 28, 2008

**IV. UNSCHEDULED CITIZENS**

**V. AMENDMENT(S) TO AGENDA**

**VI. PUBLIC HEARINGS**

**1. Las Casitas Subdivision Sketch Plan** - The request is to receive sketch plan approval for the proposed subdivision of a 4.22 acre property into eight (8) lots.

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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. Dakota Minor Subdivision Preliminary Plat** - The request is for preliminary plat approval to subdivide one (1) parcel into two (2) parcels at 7280 C.R. 120.

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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. Salida Hospital District - City of Salida Annexation** - The request is to annex 0.75 acres at 448 E. First Street into the City of Salida.

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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    |                          |

**4. Rezoning of F Street neighborhood from R-2 to R-1** – The request is to rezone portions of E Street, F Street and G Streets from Medium Density Residential (R-2) to Single-Family Residential (R-1).

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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    |                          |

**5. Mira Monte Final Overall Development Plan** – The request is to zone the property as a planned development. The entitlements would include 77 residential units on 10.62 acres.

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

**6. Mira Monte Final Plat Approval** – The request is to be granted final plat approval to subdivide a 10.63 acre parcel into ten (10) blocks.

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

**7. River Park Overall Development Plan** - The request is to zone the property as a planned development. The entitlements would include commercial uses along Highway 291 and 26 townhomes on 3.28 acres.

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

**8. Lowry Annexation** - The request is to annex 3.28 acres at 225 West Highway 291 into the City of Salida.

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

**9. Park and Open Space Fee in Lieu of Land Dedication** – The request is to consider setting a maximum amount that would be paid per residential unit for new subdivisions.

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

**VII. UNFINISHED BUSINESS**

**VIII. NEW BUSINESS**

**IX. COMMISSIONERS’ COMMENTS**

**X. ADJOURN**

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.