



AGENDA
CITY OF SALIDA PLANNING COMMISSION

MEETING DATE: Monday, August 25, 2008
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, July 28, 2008

IV. UNSCHEDULED CITIZENS

V. AMENDMENT(S) TO AGENDA

VI. PUBLIC HEARINGS

- 1. Las Casitas Rezoning** - The request is to rezone the Las Casitas and Erbsen properties from High Density Residential (R-3) to Medium Density Residential (R-2). Both properties are located on West Crestone Avenue.

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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. Las Casitas Preliminary Plat**- The request is to receive preliminary plat 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 | |

- 3. Lichtenegger Conditional Use** – The request is to be granted a conditional use approval to construct two principal structures on one parcel in the Medium Density Residential (R-2) zone district at 1147 'F' Street. The applicant is requesting to build two duplexes that will be condominiumized when finished. In the (R-2) zone district, the proposed use is conditional.

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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. Nonconforming sign code** - An ordinance adopting a new section 16-15-50 (b) of the Salida Municipal Code regarding discontinuance of nonconforming signs.

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

G. Commission Discussion

5. Affordable Housing ordinance – An ordinance amending land use codes to facilitate the creation of affordable housing.

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

1. Update from Salida Regional Planning Commission

VIII. NEW BUSINESS

IX. COMMISSIONERS' COMMENTS

X. ADJOURN