



AGENDA
CITY OF SALIDA PLANNING COMMISSION

MEETING DATE: Monday, August 28, 2006
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 31, 2006

IV. UNSCHEDULED CITIZENS

V. AMENDMENT(S) TO AGENDA

VI. PUBLIC HEARINGS

1. Duhaime Preliminary Plat – 335 & 337 Oak Street - The request is to subdivide the two parcels known as 335 & 337 Oak Street into three lots. The parcels front both Oak and Scott Streets totaling 31,375.7 square feet.

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

2. Pello Conditional Use – 603 Hunt Street - The request is to be granted a conditional use to conduct a manufacturing business (creating manufactured stone) at 603 Hunt Street located in the Commercial (C-1) zone district. In a C-1 zone district, the proposed use is conditional.

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| A. Open Public Hearing | E. Public Input |
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| C. Staff Review of Application | G. Close Public Hearing |
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3. Minor Planned Development Ordinance – An ordinance enacting planned development standards and review procedures for projects three acres in size or less, known as a minor planned development, with associated updates to subdivision review standards and planned development standards.

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

VII. UNFINISHED BUSINESS

1. **Borch Conditional Use – 805 G Street** – Review of a conditional use approval for a home business (massage therapy) within a single-family residence in a Medium Density Residential (R-2) zone. The application was approved August 8, 2003.

VIII. NEW BUSINESS

IX. COMMISSIONERS' COMMENTS

X. ADJOURN

A worksession will follow the regular meeting for discussion of the draft narrative for the Vandaveer Ranch Overall Development Plan.

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.