



AGENDA
CITY OF SALIDA PLANNING COMMISSION

MEETING DATE: Monday, September 24, 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, August 27, 2007

IV. UNSCHEDULED CITIZENS

V. AMENDMENT(S) TO AGENDA

VI. PUBLIC HEARINGS

- 1. Steeves Conditional Use – 325 Maxwell Street** - The request is to be granted a conditional use to conduct a home business within an accessory building associated with a single-family dwelling located in a Medium Density Residential (R-2) zone district at 325 Maxwell Street. In an R-2 zone district, the proposed use is conditional.
 - 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

- 2. Highway 50 Development, LLC Zoning – 101 - 105 E. Hwy 50** - The request is to designate the newly annexed property at 101-103 E. Highway 50 as Commercial (C-1) District and include the property within the Highway 50 Corridor Overlay. The property is also known as the Highway 50 Development, LLC Annexation.
 - 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

- 3. Gateway Inn & Suites Creative Sign - 1310 E. Hwy 50** - The request is to be granted the right to install an internally illuminated, 247 square foot sign in the C-1 zone district and to exceed the permitted amount of sign area. In the C-1 zone district the maximum size of any individual sign shall be 100 square foot and the total sign area displayed on the site may not exceed 250 square feet unless a creative sign is approved.
 - 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

4. Parks, Trails and Open Space Ordinance – An ordinance of the City Council of the City of Salida, Colorado, repealing and replacing the open space requirements of subdivisions and planned developments of the Land Use Code with associated updates to definitions and application requirements.

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. Downtown Plan - The request is to recommend that the City Council adopt the Historic Downtown Improvement and Economic Sustainability Plan. This item was continued during the August 27, 2007 Planning Commission meeting and reviewed by the Commission during their September 11, 2007 worksession.

VIII. NEW BUSINESS

IX. COMMISSIONERS' COMMENTS

X. ADJOURN

THERE WILL BE A PLANNING COMMISSION WORKSESSION AT 8:30 A.M. ON **THURSDAY, SEPTEMBER 20, 2007** TO DISCUSS ITEMS ON THIS AGENDA SO THAT THE PLANNING COMMISSION CAN IDENTIFY ANY ADDITIONAL INFORMATION THEY WILL NEED TO REVIEW THE APPLICATIONS. APPLICANTS ARE ENCOURAGED TO ATTEND THIS WORKSESSION WHICH IS OPEN TO THE PUBLIC. THE WORKSESSION WILL BE HELD AT 125 E. THIRD STREET, SALIDA.

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.