



AGENDA
CITY OF SALIDA PLANNING COMMISSION

MEETING DATE: Monday, October 23, 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, September 25, 2006

Tuesday, October 10, 2006

IV. UNSCHEDULED CITIZENS

V. AMENDMENT(S) TO AGENDA

VI. PUBLIC HEARINGS

- 1. Jeannie Peters Conditional Use** - The request is to be granted a conditional use to conduct a home business within a single-family dwelling located in a Medium Density Residential (R-2) zone district at 318 E. Third Street.

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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. Wood Conditional Use** – The request is to be granted a conditional use to build single family homes on Lots 5-16, Hillside Addition. The area is zoned Industrial.

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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 | |

VII. UNFINISHED BUSINESS

- 1. Vandaveer Ranch Overall Development Plan** – The request is for approval of the Vandaveer Ranch Overall Development Plan. An Overall Development Plan is the first step in the zoning of a property as a Planned Development District. This item was continued during the October 10th meeting of the Planning Commission.

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| A. Public Input | C. Commission Discussion |
| B. Close Public Hearing | |

2. **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. This item was continued during the August 28, 2006 meeting of the Planning Commission.

A. Public Input

C. Commission Discussion

B. Close Public Hearing

VIII. NEW BUSINESS

1. Accessory Dwelling Unit – Discussion of accessory dwelling units and their role regarding permitted density.

IX. COMMISSIONERS' COMMENTS

X. ADJOURN

REMINDER:

1. **The date of the November meeting of the Planning Commission has been moved to Tuesday, November 28, 2006 at 6:00 p.m. at the City Council Chambers.**
2. **Special worksession with the City Council and members of the County Planning Commission on Wednesday, November 1st to discuss growth areas around Salida. The meeting will be at 6:00 p.m. in the City Council Chambers.**

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, they cannot vote on the agenda item if the alternate has been designated.