

**TOWN OF SILT
RESOLUTION NO. 8
SERIES OF 2012**

A RESOLUTION APPROVING A COMMERCIAL SITE PLAN FOR THE DOLLAR GENERAL RETAIL COMMERCIAL BUILDING LOCATED ON LOTS 1 THROUGH 6 AND LOTS 15 THROUGH 20, BLOCK 8, ORIGINAL TOWNSITE, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

WHEREAS, Silt DCP VI, LLC, 201 Summit View Drive, Suite 110, Brentwood, Tennessee 37027, ("Applicant") submitted an application for Commercial Site Plan Review ("Application") on or about December 12, 2011 for a retail commercial building to be located on Lots 1 through 6 and Lots 15 through 20, Block 8, Original Town Site, or more commonly known as 372 Main Street, in the Town of Silt, Colorado ("Town"); and

WHEREAS, Town staff processed and forwarded the Application with staff comments in various memoranda to the Town Planning and Zoning Commission ("Commission") and the Town Board of Trustees ("Board"); and

WHEREAS, on or about January 3, 2012, the Planning and Zoning Commission, at their regular meeting, reviewed the Application materials and recommended approval of the Application to the Board of Trustees ("Board"); and

WHEREAS, the Board held a public meeting concerning the approval of the Application at the Board's regularly scheduled meeting on January 9, 2012; and

WHEREAS, upon proper consideration and review of the Dollar General Commercial Site Plan, the Board has determined that approval of the Dollar General Commercial Site Plan is in the best interests of the Town and its residents; and

WHEREAS, the Board finds that the requirements of the Silt Municipal Code Chapter 17.42 and other sections have been met substantially by the Applicant and that the Dollar General Commercial Site Plan should be approved.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO THAT the Dollar General Commercial Site Plan is hereby approved and shall be issued subject to the following conditions:

- 1) That all statements made by the applicant both in the application and in meetings before the Planning & Zoning Commission and the Board of Trustees be considered conditions of approval, unless modified in the following recommendations;
- 2) That the applicant provides a lighting plan with sufficient detail to show conformance with Chapter 17.61 of the Silt Municipal Code, prior to or concurrent with building permit submittal;
- 3) That the applicant verifies that the trash enclosure fencing is wood slat material on the east, west and north sides, with only a chain link gate on the south side;
- 4) That the applicant reduces the 4th Street concrete sidewalk to a width of six (6) feet, with a crosswalk at the entrance of the parking lot of a contrasting color acceptable to the Town;
- 5) That the applicant installs a four (4) foot wide concrete sidewalk adjacent to or within the Home Avenue right-of-way;
- 6) That the applicant revises the grading plan(s) to reflect up to a five (5) foot shift to the north with respect to the building, parking spaces and drive aisles, so that the Main Street sidewalk can be placed directly adjacent to the southern property line;
- 7) That the applicant submits to the Town the estimated funds necessary to build the Main Street concrete sidewalk, prior to issuance of a Certificate of Occupancy for the building;
- 8) That the applicant revises the landscape plan to 1) label the three (3) Nick's Compact Juniper plants that are adjacent to the proposed bicycle rack, and 2) preserve the sight distance triangle in the northeast corner of the property, but still preserving the number of proposed plantings (perhaps moving those plantings to the northwest corner of the property);
- 9) That the applicant negotiates with the Town regarding sewer line improvements necessary to service this property and other properties affected by the sewer line within the alley;
- 10) That the applicant makes necessary changes to the submitted site plan, utility plans and landscaping plan, as approved by the Town, prior to submittal for a building permit;
- 11) That the applicant submits sign permit applications for all signs proposed;
- 12) That the applicant reviews the size of the water service line to the proposed building, taking into account building code requirements for fire suppression, etc.;
- 13) That the applicant agrees to provide easements for all public infrastructure within the property.

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 9th day of January 2012.

ATTEST:



TOWN OF SILT

David C. Moore

Mayor David C. Moore

Sheila M. McIntyre

Town Clerk Sheila M. McIntyre, CMC