

**TOWN OF SILT
MINUTES FOR
REGULAR PLANNING & ZONING COMMISSION MEETING
TUESDAY, APRIL 2, 2019, 6:30 P.M.**

Call to Order

Chair Classen called the meeting to order at 6:30p.m.

Roll Call

Present: Chair Chris Classen
 Vice Chair Mark Reinhart
 Commissioner Eddie Aragon
 Commissioner Joelle Dorsey
 Commissioner Marcia Eastlund
 Alternate Commissioner Ann Marie Stein
 Alternate Commissioner Lindsey Siddener

Absent: None

Also present at the meeting were Community Development Director Janet Aluise, Cameron Construction and Golden Gate Representative Dennis Winger, Ted Clark, Jacque Clark, and Administrator Jeff Layman (arrived 6:55 p.m.).

Pledge of Allegiance

At 6:30 p.m., the Commission cited the Pledge of Allegiance.

Public Comments

There were no public comments.

Agenda Changes

There were no agenda changes.

Conflicts of Interest

There were no stated conflicts of interest.

Tab 2 - Consent Agenda

At 6:31 p.m., Commissioner Eastlund made a motion to approve the March 5, 2019 Planning & Zoning Commission meeting minutes, as written. Commissioner Aragon seconded the motion and the motion carried unanimously.

Tab 3 – Resolution # 13, Series of 2019, a resolution of the Town of Silt, Colorado (“Town”) approving the Wesley Special Use Permit for the placement of a manufactured home or modular home on a property known as Lots 11 through 14, Block 14, Ballard Addition, also known as Parcel # 2179-033-06-604 and 442 Orchard Avenue, Town of Silt, Garfield County, state of Colorado

At 6:32 p.m., Roger Wesley, 319 Cottonwood Drive, addressed the Commission, stating that he was the owner of 442 Orchard Avenue, currently a small, old unit built in 1936.

At 6:33 p.m., Director Aluisse reviewed the staff report for the Commission, stating that the applicant has not provided architectural renderings for his proposed home on property known as 442 Orchard Avenue, but the Commission could require the applicant to bring back the proposed plans prior to submitting a building permit application. She stated that the Special Use Permit code requirements in Chapter 17.78 of the Silt Municipal Code do not require that an applicant submit such renderings to the Town for consideration of the special use permit for a manufactured home or a modular home. However, an applicant is required to meet the requirements of Chapter 17.43 (Single-Family and Duplex dwelling unit architectural control), prior to the Town’s issuance of a building permit for any structure proposed.

At 6:38 p.m., Mr. Wesley stated that the current structure on the property is failing, has a railroad tie foundation, and is in need of repairs exceeding his budget.

At 6:40 p.m., the Commission had discussion regarding the following:

- The Commission would like to view the architectural drawings prior to building permit issuance;
- The property is located in an area in need of upgrade;
- It is a shame that the existing home built in 1936 is beyond repair; &
- Properties around the subject property have been targets of code enforcement efforts in the past.

There were no public comments on the application.

At 6:52 p.m., Commissioner Aragon made a motion to recommend to the Board of Trustees approval of **Resolution 13, Series of 2019, a resolution of the Town of Silt, Colorado (“Town”) approving the Wesley Special Use Permit for the placement of a manufactured home or modular home on a property known as Lots 11 through 14, Block 14, Ballard Addition, also known as Parcel # 2179-033-06-604 and 442 Orchard Avenue, Town of Silt, Garfield County, state of Colorado**, as written. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Tab 4 – Resolution 14, Series of 2019, a resolution of the Town of Silt, Colorado (“Town”) approving the commercial site plan for Golden Gate Petroleum on a property known as Lot 2 of the Ferguson Crossing Planned Unit Development, also known as Parcel # 2179-102-00-001 and 520 River Frontage Road, within the Town of Silt, Garfield County, state of Colorado

At 6:54 p.m., Dennis Winger addressed the Commission as representative of Cameron Construction and Golden Gate Petroleum.

At 6:55 p.m. Director Aluise reviewed the staff report for the Commission, stating that the applicant proposes to build a 4,160 square foot convenience store and fueling stations for passenger vehicles and large trucks on a property known as Lot 2 of the Ferguson Crossing Planned Unit Development, formerly known as the reclaimed Town of Silt sewer lagoons. She stated that the applicant generally met the criteria as stated in Chapter 17.42 and Chapter 17.72 of the Silt Municipal Code (Commercial Site Plan Review and Gasoline Station Criteria), but there were issues with exterior illumination (light spillage) at the property lines, as well as landscaping species that the applicant should address. Further, she stated that Town Engineer Deric Walter provided Golden Gate with a list of corrections.

At 7:18 p.m., Mr. Winger made a presentation to the Commission, stating that Golden Gate had no problem with the proposed changes recommended by staff. Further, he stated that he had received the Town Engineer's correction list and would address.

At 7:20 p.m., the Commission had the following discussion/questions:

- Will there be lining on the gasoline below-grade tanks, as this use is so close to the Colorado River? (Mr. Winger stated that there are strict state guidelines for fuel tanks, and they will be installed a triple-lined tank.);
- Does the applicant have permission to put up signs as proposed in drawings? (Director Aluise stated that the applicant will have to apply for sign permit applications and sign exception applications for the signage proposed on the building or freestanding.);
- Will the snow be plowed into the detention basin? (Mr. Winger stated that the snow will be placed on the edge of the detention basin, not into the basin.);
- Will the store footprint and floor plan be exactly like the store in Palisade? (Mr. Winger stated that the store will be very similar.);
- The lighting and noise seem to be huge mitigations that could affect the Camp Colorado RV Park (Mr. Winger stated that he will work with staff to arrive at acceptable lighting levels, which could include lower wattage light fixtures, shielding, and landscaping.);
- Can the propane tanks on the southern edge be put below grade? (Mr. Winger stated that the plans are for an above grade propane tank.);
- Is the applicant amenable to putting in non-impermeable surface for the drive areas and parking spaces? (Mr. Winger said the applicant has not considered such changes.);
- Can the applicant provide signage to limit the number of overnight trucker stays? (Mr. Winger stated that Golden Gate would have no problem installing such signs.);
- Is the detention pond proposed as a walk area for patrons with animals? (Mr. Winger stated that the applicant's intent of a detention basin is for storm water management, but that patrons would likely use the area.);
- Is the applicant proposing to incorporate local elements into the signage? (Mr. Winger stated that the applicant would work with Town on signage design, as it had in Palisade.);
- Will the Town's plans for the interchange (2025 and 2040 CDOT plans) affect this business? (Director Aluise stated that the business would be enhanced by having better thoroughfare on interchange. Mr. Winger stated that Golden Gate will be making

changes to the interchange with respect to turning radii and an additional turn lane from eastbound I-70 to River Frontage Road.)

- Will Ethanol 3 fuel be offered? (Mr. Winger stated that he did not know what fuels the applicant will offer.);
- Will there be trucker showers in the facility? (Mr. Winger stated that there will not be showers in the facility.);
- Will there be a restaurant within the facility? (Mr. Winger stated that the applicant has no plans to put a restaurant in the facility, but there will be a sandwich preparation area.);
- How many employees will Golden Gate have? (Mr. Winger stated that there will 2-3 employees at any given time, for a total of about 12 employees.);

At 7:44 p.m., Commissioner Aragon made a motion to approve the Golden Gate Commercial Site Plan, with staff recommendations. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

At 7:45 p.m., Commissioner Dorsey requested that Mr. Ted Clark, owner of the Golden Gate parcel, make a statement on the record. Mr. Clark stated that he had worked well with Golden Gate Petroleum. He stated that he lives in Palisade and the newly constructed store in Palisade is a very nice addition to that community. Vice Chair Rinehart inquired if Camp Colorado RV Park developers have seen this commercial site plan, and Director Aluise stated that she had spoken with partner Alan Danson, who seemed happy that Golden Gate was planning to build a c-store and fueling station.

At 7:50 p.m., Mr. Winger stated that construction will be complete in five months, and they will begin after CDOT issues the notice to proceed for construction of the street and interchange improvements.

Old Business

At 7:52 p.m., Chair Classen asked staff to update the Commission on the RBW Automotive properties (both N. 5th Street and 512 Main Street). Director Aluise stated that Chief Kite had delivered a notice to Ian Wallace and James Wallace to remove the structure at 512 Main Street. The police department will follow up within thirty (30) days, and issue a citation if the property owners have made no progress in obtaining a demolition permit from the state and the Town.

At 7:56 p.m., Commissioner Dorsey inquired how the meeting with the Re-2 School District went regarding the Town's request to purchase the former Roy Moore Elementary School parcel. Director Aluise stated that the presentation went well, but that the school district did not wish to sell the property at this time; however, district representatives did express a desire for the Town to utilize the gymnasium.

At 7:59 p.m., Vice Chair Rinehart informed that elm beetles are coming back strong this year, and informed that ridding property of yard waste might be a way to decrease the numbers of the beetles this year. He further stated that the trail to the south of Eagle's View Subdivision is impacted by the Siberian elms, and the Town should look to remove those trees if possible.

At 8:03 p.m., Commissioner Dorsey questioned why signs warning of a handicapped (blind or deaf) child were placed in tires/concrete. Director Aluisse stated that she would get the answer to that question.

At 8:04 p.m., Commissioner Dorsey questioned what happened in the last ASAP Economic Development meeting. Administrator Layman stated that the meeting went well, with the number of respondents appropriate for this sized community; Dr. Albrecht relayed specific information and census data related to the area.

New Business

There was no new business.

Other Business

There was no other business.

Future Business

There was no future business.

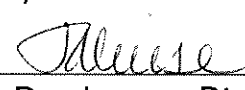
Commissioner and Staff Comments

Adjournment

At 8:06 p.m., Commissioner Eastlund made a motion to adjourn. Commissioner Dorsey seconded the motion, and the motion carried unanimously.



Chairman Chris Classen



Community Development Director Janet Aluisse