

**TOWN OF SILT  
MINUTES FOR  
REGULAR PLANNING & ZONING COMMISSION MEETING  
TUESDAY, MAY 7, 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 Joelle Dorsey  
                              Commissioner Marcia Eastlund  
                              Alternate Commissioner Lindsey Sidener (Voting Member)

Absent:                   Commissioner Eddie Aragon  
                              Alternate Commissioner Ann Marie Stein

Also present at the meeting were Community Development Director Janet Aluise, Kelly Lyon, Ray Nielsen, Melinda Lyon Bell, and Orrin Moon.

**Pledge of Allegiance**

At 6:31 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 6:32 p.m., Vice Chair Rinehart made a motion to approve the April 2, 2019 Planning & Zoning Commission meeting minutes, as written. Commissioner Dorsey seconded the motion and the motion carried unanimously.

**Tab 3 – Ordinance I, Series of 2019, an ordinance of the Town of Silt, Colorado (“Town”) amending the definition of “Enclosed Locked Space” within Section 17.73.020 of the Silt Municipal Code with respect to the cultivation of caregiver and personal marijuana within the Town of Silt, Garfield County, state of Colorado**

At 6:33 p.m., Director Aluise presented the staff report to the Commission.

At 6:36 p.m., Commissioner Sidener inquired as to the non-conforming cultivators/caregivers (those not adhering to this proposed code). Director Aluise stated that, as with any ordinance, the requirements are for those cultivating after the effective date of this ordinance, and would not affect those caregivers licensed with the Town prior to the effective date of the ordinance.

At 6:37 p.m., Chair Classen opened the public hearing. Mr. Kelly Lyon inquired as to the number of caregivers in the Town currently. Director Aluise stated that there are no registered caregivers in the Town of Silt, as of the current date.

At 6:38 p.m., hearing no other testimony, Chair Classen closed the public hearing.

At 6:38 p.m., Commissioner Dorsey made a motion to recommend to the Board of Trustees approval of **Ordinance I, Series of 2019, an ordinance of the Town of Silt, Colorado (“Town”) amending the definition of “Enclosed Locked Space” within Section 17.73.020 of the Silt Municipal Code with respect to the cultivation of caregiver and personal marijuana within the Town of Silt, Garfield County, state of Colorado**, as written. Commissioner Sidener seconded the motion and the motion carried unanimously.

**Tab 4 – Camp Colorado RV Park Commercial Site Plan Review for a Splash Pad, Pump House, and a Sign on the Silo Advertising the Tiny Home Village**

At 6:39 p.m., Mr. Ray Nielsen, P.O. Box 5050, Eagle, CO 81631, introduced himself to the Commission.

Director Aluise presented to the Commission the staff report, stating that Mr. Nielsen proposes to build a splash pad, a recreational facility with water features, a holding tank that will chlorinate the water, and a pump house (accessory building). She stated that the building division has issued a permit for the excavation and connection to Town water main, but that the Applicant needs Commercial Site Plan to permit the actual placement of the splash pad and pump house. Lastly, she stated that Mr. Nielsen’s sign exception application has not been publicly noticed, as he submitted it late last week; however, she included it in the packet for this meeting because the Commission may consider the sign a ‘permanent’ type sign that can be up to three hundred square feet, depending on the proximity to a highway and the speed of the vehicles going past.

At 6:44 p.m., the Commission had the following comments/questions:

- Is the siding going to be similar to the lodge? (Mr. Nielsen stated that the siding would be the same color);
- What is the surface material for the splash pad? (Mr. Nielsen stated that he would use brushed concrete.);
- Is the surface a trip or fall hazard? (Mr. Nielsen stated that the children would be more active than they were in the swimming pool, but that he has to take pressure off the pool, as there is too little area for the number of patrons.

At 6:53 p.m., Commissioner Dorsey made a motion to approve the Camp Colorado River RV Park splash pad and pump house, with staff recommendations. Commissioner Eastlund seconded the motion and the motion carried unanimously.

At 6:53 p.m., Director Aluise reviewed the sign exception request, stating again that Mr. Nielsen had submitted the application too late to be publicly noticed. However, she stated that the Silt Municipal Code allows for a 'permanent' sign that can be up to three hundred square feet in area with non-specific material that the Commission can approve without a sign exception and public notification requirements.

At 6:58 p.m., Mr. Nielsen addressed the Commission, stating that his partner chose the high contrast design (white banner with black lettering), and that he would not have picked that stark of a sign.

At 7:00 p.m., the Commission had the following comments/questions:

- Is the sign going to be up for years? (Mr. Nielsen stated that he would need a six-month sign);
- Is the sign going to be that large and cover the entire silo? (Mr. Nielsen stated that he would not need as large a sign as proposed (10' wide x 20' deep), and that he proposes to make the sign more congruous to the KOA sign that was previously approved through a sign exception process - 12' wide x 8' deep, red and yellow sign. He stated that he only needed to have the sign twenty percent larger than that sign, with the same colors); &
- Is the content of the sign the same as depicted? (Mr. Nielsen stated that he would be advertising 'tiny homes at River Run', the River Run logo, and the River Run website).

At 7:25 p.m., Commissioner Dorsey made a motion to approve the Camp Colorado RV Park sign request for a sign twenty percent larger than the original KOA silo banner, with comparable colors and font, for a period of six months from the date of installation. Commissioner Eastlund seconded the motion and the motion carried unanimously.

**Tab 5 – Colorado River Fire Rescue Sign Exception for a Mobile Electronic Sign to Display Public Information at Building Located at 611 Main Street (West-Facing)**

At 7:26 p.m., Orrin Moon, Fire Marshal with the Colorado River Fire Rescue introduced himself to the Commission.

At 7:27 p.m., Director Aluise addressed the Commission, stating that government entities displaying critical public information do not require a permit, but the Colorado River Fire Rescue organization and Orrin Moon agreed to submit a sign exception application as a courtesy to the Town and its citizens. She stated that the sign will be thirteen (13) feet tall to the top of the sign on the trailer, and will face west.

At 7:30 p.m., Mr. Moon stated that the sign will not always be at the Silt station, as the district received a grant from the Garfield County Federal Mineral Lease District, which anticipated that such sign will be put throughout the county as needed.

At 7:32 p.m., Commissioner Eastlund made a motion to approve the Colorado River Fire Rescue portable electronic sign, as proposed. Commissioner Sidener seconded the motion and the motion carried unanimously.

**Stoney Ridge Planned Unit Development 3<sup>rd</sup> Amended and Restated Annexation and Development Agreement Regarding Request to Modify Landscaping Requirements for Phases II and III**

At 7:33 p.m., Mr. Kelly Lyon and Melinda Lyon Bell introduced themselves to the Commission.

At 7:34 p.m., Director Aluisse reviewed the staff report for the Commission, stating that Mr. Lyon was purportedly unaware that the pressure in his newly installed irrigation system in Stoney Ridge Planned Unit Development Phase III (constructed Phase II) was inadequate to provide sprinkler irrigation to the landscaping bulbs. She stated that instead of grass, Mr. Lyon is proposing a hardscaping, and would provide landscaping as detailed on the landscaping plan submitted with this application.

At 7:45 p.m., Mr. Lyon and Ms. Bell addressed the Commission, stating that he has engineered every inch of the Stoney Ridge PUD, and proposed to reduce landscaping to xeric species in order for the Homeowners' Association to avoid using irrigation water and maintaining the grass areas.

The Commission had the following comments/questions:

- Is the applicant putting in a pump at the small park between Lots 115 and 116? (Mr. Lyon stated that he is putting in a pump that can serve the most northern landscaping bulbs);
- Did the applicant install sleeves under the roads to get irrigation to the landscaping bulbs? (Mr. Lyon stated that he has.);

At 8:10 p.m., Commissioner Sidener made a motion to approve the 3<sup>rd</sup> Amended and Restated Annexation and Development Agreement regarding request to modify landscaping requirements for Phases II and III. Commissioner Dorsey seconded the motion and the motion carried unanimously.

**Old Business**

At 8:11 p.m., Chair Classen requested an update on RBW Automotive and their abandoned structure located at 512 Main Street. Director Aluisse stated that the Silt Police Department cited Mr. James Wallace and Mr. Ian Wallace into municipal court for violation of several provisions of the Town's adopted building and fire code.

At 8:13 p.m., Commissioner Eastlund inquired about the 'Skip's Farm to Market' property east of the Red River Inn, stating that she saw the sprinkler system operational in early April, well ahead of the appropriate irrigation season beginning May 1. Chair Classen stated that the Town's irrigation system does not extend to this property, and it must be a cross-connected potable irrigation system. Director Aluisse stated that she would follow up with the Public Works Department to request an inspection of the property's backflow prevention device.

**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 8:31 p.m., Commissioner Eastlund made a motion to adjourn. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

  
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Chairman Chris Classen

  
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Community Development Director Janet Aluise