

**TOWN OF SILT  
MINUTES FOR  
REGULAR PLANNING & ZONING COMMISSION MEETING  
TUESDAY, AUGUST 6, 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 Rinehart  
                                  Commissioner Eddie Aragon  
                                  Commissioner Joelle Dorsey  
                                  Commissioner Marcia Eastlund

Absent:                    Alternate Commissioner Lindsey Sidener

Also present at the meeting were Community Development Director Janet Aluise, Cameron Construction Superintendent Art Brubacher and YesCo LLC representative Tom Weatherby.

**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., Commissioner Dorsey made a motion to approve the July 2, 2019 Planning & Zoning Commission meeting minutes, as written. Commissioner Eastlund seconded the motion and the motion carried unanimously.

**Tab 3 – Golden Gate Petroleum, Inc. Sign Exception Request**

At 6:33 p.m., Tom Weatherby of Young Electric Sign Company, LLC and Art Brewbaker, Superintendent with Cameron Construction, introduced themselves to the Commission.

At 6:34 p.m., Director Aluise reviewed the staff report for the eleven (11) requested Golden Gate Petroleum Signs, as follows:

Type of Sign	Purpose of Sign	Materials	Dimensions	Total Height of Sign	Total Area
Monument Sign (NE corner)	Business Identification/Price (Double-Sided)	Sheet metal/aluminum; LED/translucent	Total 12' tall x 11.58' (4.3' tall x 10.5' wide; 2.5' deep)	12 feet (max. 6 feet)	278 sf (139 sf sign area) (1 max. - 60 sf)
Pole Sign	Business Identification/Price (Double-Sided)	Steel pipe; Sheet metal/aluminum; LED/translucent	21.9' tall x 41.5' wide x 5' deep	90 feet (max. 6 feet)	1818 sf (909 sf/side) (1 - max. 60 sf)
Wall-Mounted (West)	Business Identification (One Side)	LED/translucent	2.17'tall x 20.75'wide	17.64 feet (max. 12 feet)	45 square feet (max. 16 sf)
Wall-Mounted (East)	Business Identification (One Side)	LED/translucent	6' tall x 6' wide	18.85 feet (max. 12 feet)	36 square feet (max. 16 sf)
Wall-Mounted (North)	Business Identification (One Side)	LED/translucent	8.58' tall x 10' wide	25.1 feet (max. 12 feet)	85.8 square feet (max. 16 sf)
Freestanding (North/South)	Directional (Double-Sided)	Steel pipe; Aluminum face	3' tall x 4' wide	8 feet (max. 2 feet)	24 sf (max. 1.5 sf)
Freestanding (North/South)	Directional (Double-Sided)	Steel pipe; Aluminum face	3' tall x 4' wide	8 feet (max. 2 feet)	24 sf (max. 1.5 sf; 2' tall)
Freestanding (4 locations)	Informational (One Side)	Steel pipe; Aluminum face	4' tall x 2' wide	8 feet (max. 2 feet)	4 - 8 square feet 32 square feet (max. 2 sf)
Gas Pumps	Informational (One Side)	Vinyl cladding	1' tall x 2' wide	<2 feet (max. 6 feet)	Unknown (based on #)
Gas Pumps	Product (Double-Sided)	Cardboard	1.5' tall x 2' wide	~6 feet (max. 6 feet)	Unknown (based on #)
11 known					2,342.8 sf

Director Aluise stated that the Silt Municipal Code allows for a maximum of two freestanding signs with a maximum sign area of sixty (60) square feet, based on the speed of traffic passing the site (75 m.p.h.) and the length of property frontage along River Frontage Road (570'). She stated that the directional and informational signs, although taller and larger than allowed by code, are necessary signs in the information they relay.

At 7:03 p.m., Mr. Weatherby and Mr. Brewbaker addressed the Commission, presenting a PowerPoint Presentation entered into the record as Exhibit A. They each explained the process that they went through to determine the minimum amount of signage for both the pole sign and the monument sign. Mr. Brewbaker stated that Golden Gate Petroleum will be widening the east bound off-ramp to appeal and accommodate truckers, per CDOT requirements

At 7:22 p.m., the Commission had the following discussion:

- This request is blowing the Town's sign code out of the water;
- How else will Golden Gate Petroleum advertise to market its operation (Mr. Weatherby stated that the company purchases CDOT (blue) signs, has a fuel app for over-the-road truckers, advertises on its website and has a special purchasing card);
- Is 'Ferguson Crossing' and the Town's logo on the monument sign? (Mr. Weatherby stated that it was not, but that he could amend the signage to include);
- The science of sign making is immovable (Mr. Weatherby stated that they have to use the science as presented in order to know how to size signage properly);
- 75 mph is lowest speed on Interstate-70;
- Golden Gate is a truck stop (Mr. Weatherby stated that it is technically not a truck stop, as it does not have showers and overnight parking – but they do cater to local trucking companies);
- How is lighting measured on the large LED price signs? (Mr. Weatherby stated that the LED sign has sensors that are at 80% transmittance during the day and then decreases at night; as well, there is no lighting facing the RV park);
- Pole height – will there be a problem with it blocking I-70? (Mr. Brewbaker stated that the nearest southern right-of-way to I-70 measures 110').

At 8:12 p.m., Vice Chair Rinehart made a motion to approve the Golden Gate Petroleum signage as presented, with the inclusion of the Town's logo and 'Ferguson Crossing' on both sides of the monument sign. Commissioner Aragon seconded the motion and the motion carried unanimously.

#### **Tab 4 – Garfield County Referral – Pollard Amended Plat**

At 8:15 p.m., Director Aluise stated that Garfield County had submitted to the Town a referral for an amended plat located in the area of Antlers Orchard. As the number of lots remains the same, the impact of those units on the Town remains the same, as well, and staff has no additional concerns.

The Commission had consensus that Director Aluise send Garfield County notice that the Planning & Zoning Commission has no concerns.

**Tab 5 – Parks, Recreation, and Culture Master Plan**

At 8:17 p.m., Director Aluise stated that the inclusion of the last PowerPoint presentation from the Parks, Recreation, and Culture Master Plan is in the packet in order to elicit additional feedback from the Commission as this process moves forward. She stated that the next installment of the PRC Subcommittee is tomorrow, August 7, at 5:30 p.m., and encourage those interested to attend. She further stated that the topic will be inventory of buildings, including conditions.

**Old Business**

There was no old business.

**New Business**

At 8:19 p.m., Vice Chair Rinehart submitted his resignation, stating that his work schedule did not allow for him to continue to serve. He expressed his satisfaction for being on the Commission for eleven (11) years, and wished all the Commissioners and the Town well. The Commission thanked Vice Chair Rinehart for his many years of service and his valuable contribution to the Town of Silt, stating that he will be sorely missed.

**Other Business**

There was no other business.

**Future Business**

There was no future business.

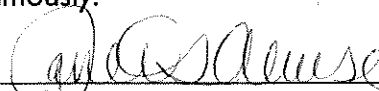
**Commissioner and Staff Comments**

**Adjournment**

At 8:29 p.m., Commissioner Eastlund made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously.



Chairman Chris Classen



Community Development Director Janet Aluise