

**TOWN OF SILT
MINUTES FOR
PLANNING & ZONING COMMISSION MEETING
TUESDAY, MAY 5, 2020, 6:30 P.M.
REMOTE MEETING**

Call to Order

Chair Classen called the meeting to order at 6:31 p.m.

Roll Call

Present: Chair Chris Classen
 Vice Chair Lindsey Williams
 Commissioner Eddie Aragon
 Commissioner Marcia Eastlund
 Commissioner Joelle Dorsey
 Alternate Commissioner Brittany Cocina

Absent: Alternate Commissioner #2

Also present at the meeting was Community Development Director Janet Aluise, Treasurer Amie Tucker, Doug Pratte, and John Reed.

Pledge of Allegiance

At 6:31 p.m., the Commission cited the Pledge of Allegiance.

Public Comments

There were no public comments.

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 April 8, 2020 Planning & Zoning Commission meeting minutes, as written. Commissioner Eastlund seconded the motion and the motion carried unanimously.

Agenda Changes

There were no agenda changes.

Tab 3 – Ordinance 5, Series of 2020, AN ORDINANCE ANNEXING THAT CERTAIN PROPERTY KNOWN AS THE HIGHLANDS AT PAINTED PASTURES ANNEXATION, A 41.743-ACRE PARCEL NORTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE BOTH THE CAMARIO PLANNED UNIT DEVELOPMENT AND THE HEAVENLY VIEW SUBDIVISION, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

At 6:38 p.m., Director Aluisse reviewed the staff report for the Commission, stating that the annexation was appropriate per the 2017 Comprehensive Plan, as amended, as well as state statutes. She stated that the annexation process will proceed through the board, with a resolution of substantial compliance on the next Board agenda, following by a resolution of findings of fact and conclusions after four consecutive weekly public notices in the newspaper. She stated that staff recommends approval of the annexation, with the following conditions:

- 1) That all statements made by the Applicant both in the its application and in meetings before the Planning & Zoning Commission and the Board of Trustees be considered conditions of approval, unless modified in the following condition:
- 2) That the Applicant pay all fees associated with the Town’s review and approval of the annexation petition and application, including but not limited to attorney, engineering, planning, administrative and public notification costs.

The Commission had the following discussion:

- 1) Will there be parkland dedication in the Highlands at Painted Pastures? (Director Aluisse stated that the Town code does require that the applicant provide both land dedication and a park, and that the Commission will see that proposal at Sketch Plan.)
- 2) What will happen to the old silo on the property? (Mr. Pratte responded that his team has not determined what will happen to the silo at this time, as the condition is not known.)

At 6:48 p.m., Chair Classen opened the public hearing. Hearing no testimony, Chair Classen closed the public hearing at 6:48 p.m.

At 6:49 p.m., Commissioner Aragon made a motion to recommend to the Board of Trustees approval of **Ordinance 5, Series of 2020, AN ORDINANCE ANNEXING THAT CERTAIN PROPERTY KNOWN AS THE HIGHLANDS AT PAINTED PASTURES ANNEXATION, A 41.743-ACRE PARCEL NORTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE BOTH THE CAMARIO PLANNED UNIT DEVELOPMENT AND THE HEAVENLY VIEW SUBDIVISION, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO**

Commissioner Eastlund seconded the motion, and the motion carried unanimously with a roll call vote.

Tab 4 – Ordinance 6, Series of 2020, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS R-2, GENERAL RESIDENTIAL DISTRICT, CERTAIN

ANNEXED LAND KNOWN AS THE HIGHLANDS AT PAINTED PASTURES ANNEXATION, A 41.473-ACRE PARCEL NORTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF BOTH THE CAMARIO PLANNED UNIT DEVELOPMENT AND THE HEAVENLY VIEW SUBDIVISION, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

Director Aluise stated that her presentation for Ordinance 5, Series of 2020 was complete as to the R-2 Zoning proposed.

The Commission had no questions.

At 6:51 p.m., Chair Classen opened the public hearing. Hearing no testimony, Chair Classen closed the public hearing.

At 6:52 p.m., Vice Chair Williams made a motion to recommend to the Board of Trustees approval of **Ordinance 6, Series of 2020, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS R-2, GENERAL RESIDENTIAL DISTRICT, CERTAIN ANNEXED LAND KNOWN AS THE HIGHLANDS AT PAINTED PASTURES ANNEXATION, A 41.473-ACRE PARCEL NORTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF BOTH THE CAMARIO PLANNED UNIT DEVELOPMENT AND THE HEAVENLY VIEW SUBDIVISION, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO**, as written. Commissioner Aragon seconded the motion and the motion carried unanimously with a roll call vote.

Old Business

Chair Classen requested when the Town would have its next draft of the Parks, Recreation, and Culture Master Plan. Director Aluise stated that unfortunately this item has been put on the back burner while staff dealt with land use applications and COVID-19 preparation/business relief tasks, but that she would try to prepare another draft very shortly. She added that the Board of Trustees will offer another quarterly joint BOT/P & Z session shortly after meetings resume in person, and that the Commission should be prepared to speak on marijuana, sign code, and sketch plan requirements.

Chair Classen stated that there was a peaceful show of support for Town businesses urging the Town to petition the County to allow re-opening of economy.

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

There were no Commissioner or staff comments.

Adjournment

At 7:04 p.m., Vice Chair Williams made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously.



Chairman Chris Classen



Community Development Director Janet Aluise