

**TOWN OF SILT
MINUTES FOR
PLANNING & ZONING COMMISSION MEETING
TUESDAY, April 19, 2011, 6:30 P.M.**

Call to Order

The Silt Planning & Zoning Commission held their regularly scheduled meeting on Tuesday, April 19, 2011 in the municipal council chambers. Chair Rinehart called the meeting to order at 6:30 PM.

Roll Call

Present: Chair Mark Rinehart
Vice Chair Patricia McClure
Commissioner Bob Shivley
Commissioner Meredith Robinson
Alternate Bobby Hays
Alternate Dylan Lewis

Also present at the meeting were:

Town Administrator/Treasurer-Pamela Woods
Public Works Director-Gerry Pace
Planner-Janet Aluise
Administrative Assistant-Jane Dyke

Pledge of Allegiance

At 6:32 PM

Conflicts of Interest

No conflicts.

Agenda Changes

Chair Rinehart made a motion at 6:35 PM to put the Public Meeting as first item of business. Alternate Hays seconded it. Motion carried.

Comprehensive Plan Public Meeting

At 6:37 PM Chair Rinehart called the public meeting to order. Planner Aluise gave a brief description of why the meeting was called and opened her power point presentation. The meeting was opened for public comment at 7:00 PM

Chair Rinehart invited the public to speak and to please state their name for the record.

Cassia Furman, Attorney with Karp, Neu, Hanlon, representing the Dixon Water Foundation shared their concerns regarding;

- Maintain Agricultural, Rural, Residential Reserve designation
- Maintain Neighborhood-Residential / Walkable-Residential and current density
- Maintain Renewable Energy usage in that designation

Citizen, Lisa Martin;

- Ditch companies were not informed-Planner Aluise stated that because the Comprehensive Plan only addresses property owners, the ditch companies were not noticed as they are not property owners.
- Davis Point intersection at County Road 235 and Hwy 6&24-Planner Aluise stated Davis Point is a County intersection and the Town of Silt cannot change unless annexation occurs.
- Restriction of how many County Roads intersections can be accessed by Hwy 6&24
- Proposed exits and entrances in that area contradict County and Civil Corp of Engineers. Planner Aluise stated that the Town of Silt is not discussing exits and entrances only Comprehensive Plan designations.

Citizen, Wes Mauz;

- Losing the current designation and his right to develop or not developed his property
- That any change may devalue the property
- Maintaining the integrity of the open space

Citizen, Joe Dice;

- ...That development is going to happen, and the Town of Silt needs to look at the overall picture; transportation, etc. look seriously at the growth and be sensible about the comprehensive plan...

The general consensus is that landowners in the "gray area" do not want the agricultural designations changed on the Comprehensive Plan.

At 8:07 PM Planner Aluise recognized Mr. Ellsworth and his interest in a gravel pit operation located in the 'gray area' adjacent and west of the dog park. The town would annex this area and Mr. Ellsworth would lease the property. After discussion the P&Z commission agreed the property from CR311 west to interstate 70 and north to Rising Sun ditch and south of the Colorado River be defined as Public and Quasi Public Park and Open Space and to allow for natural resource extraction on the Comprehensive Plan.

The P&Z Commission would like planning staff to bring back a broader definition of the designations as to have a better feel for the area that needs defined, as well as updating the current color definitions and the orange circle areas, etc. on the county map.

Consent Agenda

Minutes of the October 5, 2010 Planning and Zoning Commission meeting,
Minutes of the March 1, 2011 Planning and Zoning Commission meeting,
Recognize Janet Aluise letter of resignation from the Planning & Zoning Commission.

Minutes of the October 5, 2010:

- Page 1, Conflicts of Interest, the existing paragraph should be stricken and read No conflicts of interest.
- Page 3, Stevens Park West PUD, Due to grammatical errors and misinterpretations please rewrite the paragraph regarding Alternate Hays motion concerning application approval.

Minutes of the March 1, 2011:

- Page 2, last paragraph charge (r-2) to read (R-2)
- Page 3, Staff and Commission Comments; strike out sentence beginning with "Commissioner McClure and ending with priorities"

Chair Rinehart made a motion to approve Commissioner Hays' amendments to the consent agenda. Commissioner Robinson seconded the motion and the motion carried unanimously.

New Business

Due to the resignation of Commissioner Aluise a vacancy on the Commission opened. Alternate Hays is the senior alternate and will be moved into the vacant position. From this point forward Alternate Hays will be recognized as Commissioner Hays.

Future Business

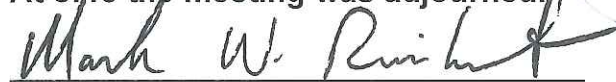
No future business.

Other Business

No other business.

Staff and Commission Comments

At 8:46 the meeting was adjourned.



Chair Mark Rinehart



Janey Dyke
Administrative Assistant