

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

**Call to Order**

The Silt Planning Commission held their regularly scheduled meeting on Tuesday, July 19, 2011 in the municipal council chambers. Chair Mark 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  
Commissioner Bobby Hays  
Alternate Dylan Lewis

**Also present at the meeting were:**

Public Works Director-Gerry Pace  
Planner-Janet Aluise  
Administrative Assistant-Jane Dyke

**Pledge of Allegiance**

Recited at 6:33

**Conflicts of Interest**

No conflicts

**Consent Agenda**

Commissioner Robinson made a motion to approve the consent agenda. Commissioner Shivley seconded the motion and the motion carried unanimously.

**Public Comments**

No public present

**Agenda Changes**

Suspend Comprehensive Plan Discussion/Work Session and proceed with the Delgado SUP when Mr. Delgado arrives.

## Comprehensive Plan Discussion/Work Session

### **Silt Comprehensive Plan Amendments- Resolution #1(Public Hearing)**

Map modifications:

- Purple, "Previously Subdivided County Parcels not suited for Annexation into the Town of Silt" to be designated as yellow, "Agricultural/Rural Residential Reserve".
  
- Dixon Water Foundation opposition:
  1. Keep current Neighborhood Commercial/Walkable Residential designation around County Road 311/331 intersection.
  2. Designate density of one dwelling unit per two six acres depending on clustering consistent with the County's Residential MH designation on the Comprehensive Plan 2030 Future Land Use Map.
  3. Approve rural level zoning designation that would permit solar development.

It is staff's opinion that the current plan can accommodate these concerns. The current zoning code is in an AI (Agricultural and Industrial).

- Two acknowledgement pages to recognize 2009 and 2011 Silt Board of Trustees and Silt Planning, Zoning Commission, Staff, etc. with 2011 to be listed first.

**Commissioner Robinson made a motion to approve PLANNING & ZONING COMMISSION RESOLUTION NO. 1, SERIES OF 2011, A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE TOWN OF SILT, COLORADO ("TOWN") APPROVING A 1<sup>st</sup> AMENDMENT TO THE 2009 COMPREHENSIVE PLAN FOR THE TOWN OF SILT. Commissioner Hays seconded the motion and the motion carried unanimously.**

### Delgado SUP for Outside Storage & Outside Welding

#### Staff report 06/29/11

- Site Location Lot 3, Scott Subdivision Exemption, 110 River Frontage Road, Silt, CO 81652;
- Outside storage and welding to be added to property;
- B-2 zoning Highway Business District; &
- Current designation of property is Recreation Commercial per the 2009 amended Comprehensive Plan. However, the property was developed in 2005 prior to the adoption of the 2009 plan.

Staff maintains this business is an asset to the Town of Silt and requests the SUP be considered for approval.

**Commissioner Hays made a motion to approve the Delgado SUP for Outside Storage & Outside Welding with staff recommendations. Commissioner Shivley seconded the motion and the motion carried unanimously.**

### Sign Resolution

- To ease requirements for business applicants;
- To relax its Temporary Sign provisions for one year, in order to encourage economic growth;
- Type of signs to include:
  1. Commercial sandwich boards;
  2. Commercial window signs either affixed to the window or hanging from the window;
  3. Downtown commercial signs; &
  4. Banners.

**Commissioner McClure made a motion to approve A RESOLUTION TO ENCOURAGE ECONOMIC DEVELOPMENT WITHIN THE TOWN OF SILT BY TEMPORARILY RELAXING THE TOWN OF SILT SIGN CODE, OTHERWISE KNOWN AS CHAPTER 17.60, FOR A PERIOD NOT TO EXCEED ONE YEAR. Commissioner Shivley seconded the motion and the motion carried unanimously.**

### Title 16-Subdivision Code Revision (starting with page 29)

Moved to the Silt Planning Commission regularly scheduled meeting of Tuesday, August 2, 2011.

### Future Business

No future business

### Other Business

Commissioner Shivley and Commissioner Hays terms are up for renewal.

**Commissioner Robinson made a motion to retain and extend Commissioner Shivley and Commissioner Hays's term for an additional four years. Chair Rinehart seconded the motion and the motion carried unanimously.**

A referral has been received from Garfield County regarding a request for a Solar farm on 76 acres that will eventually cover all 306 acres located at the Eagle Springs Organic Growers Ranch on CR 346, which is well out of the urban growth boundary for the Town of Silt. Planner Aluise will give the County a positive response.

### Staff and Commission Comments

**At 9:30 p.m., Commissioner Robinson moved to adjourn the meeting and Vice Chair McClure seconded the motion. The meeting was adjourned.**

  
Chair Mark Rinehart

  
Janey Dyke  
Administrative Assistant