

**TOWN OF SILT
MINUTES FOR
PLANNING & ZONING COMMISSION MEETING
TUESDAY, JANUARY 3, 2012, 6:30 P.M.**

Call to Order

The Silt Planning & Zoning Commission held their regularly scheduled meeting on Tuesday, January 3, 2012 in the municipal council chambers. Chair Rinehart called the meeting to order at 6:32 p.m.

Roll Call

Present: Chair Mark Rinehart
 Vice Chair Patricia McClure (arrived at 6:42 p.m.)
 Commissioner Bob Shivley
 Commissioner Meredith Robinson
 Commissioner Dylan Lewis
 Alternate Commissioner Todd Urban

Also present at the meeting were:

Town Administrator Pamela Woods
Community Development Director Janet Aluise

Pledge of Allegiance

The Pledge of Allegiance was recited at 6:33 p.m.

Conflicts of Interest

There were no stated conflicts of interest.

Consent Agenda

Commissioner Robinson made a motion to approve the Planning and Zoning Commission minutes of the December 6, 2011. Commissioner Shivley seconded the motion and the motion carried unanimously.

Agenda Changes

There were no agenda changes.

Dollar General Commercial Site Plan

Director Aluise introduced Dylan Tarr to the Commission, as Mr. Tarr was on speaker phone for the meeting. Director Aluise proceeded to present the staff report to the Planning & Zoning Commission and to make the following recommendation, as listed in the staff report:

Staff recommends that the Planning & Zoning Commission recommend to the Board of Trustees a waiver of the requirement for a Special Use Permit review for a roof pitch under 4:12;

Staff recommends that the Planning & Zoning Commission recommend to the Board of Trustees vacation of that section of the alley between the applicant's two parcels (Lots 1-6, Lots 15-20);

Staff would recommend that the Planning & Zoning Commission recommend to the Board of Trustees approval of the Dollar General Site Plan, with the following conditions:

- 1) That all statements made by the applicant in the application and in meetings before the Planning & Zoning Commission and the Board of Trustees be considered conditions of approval, unless modified in the following recommendations;
- 2) That the applicant provides a lighting plan with sufficient detail to show conformance with Chapter 17.61 of the Silt Municipal Code, prior to or concurrent with building permit submittal;
- 3) That the applicant verifies that the trash enclosure fencing is wood slat material on the east, west and north sides, with only a chain link gate on the south side;
- 4) That the applicant reduces the 4th Street concrete sidewalk to a width of six (6) feet, with a crosswalk at the entrance of the parking lot of a contrasting color acceptable to the Town;
- 5) That the applicant installs a four (4) foot wide concrete sidewalk adjacent to or within the Home Avenue right-of-way;
- 6) That the applicant revises the grading plans to reflect up to a five (5) foot shift to the north with respect to the building, parking spaces and drive aisles, so that the Main Street sidewalk can be placed directly adjacent to the southern property line;
- 7) That the applicant submits to the Town the estimated funds necessary to build the Main Street concrete sidewalk, prior to issuance of a Certificate of Occupancy for the building;
- 8) That the applicant revises the landscape plan to 1) label the three (3) Nick's Compact Juniper plants that are adjacent to the proposed bicycle rack, and 2) preserve the sight distance triangle in the northeast corner of the property, but still preserving the number of proposed plantings (perhaps moving those plantings to the northwest corner of the property);
- 9) That the applicant negotiates with the Town regarding sewer line improvements necessary to service this property and other properties affected by the sewer line within the alley;
- 10) That the applicant makes necessary changes to the submitted site plan, utility plans and landscaping plan, as approved by the Town, prior to submittal for a building permit;
- 11) That the applicant submits sign permit applications for all signs proposed;
- 12) That the applicant reviews the size of the water service line to the proposed building, taking into account building code requirements for fire suppression, etc.;
- 13) That the applicant agrees to provide easements for all public infrastructure within the property.

The Commission discussed the application and requested a few clarifications from staff and Mr. Tarr regarding the following:

- Landscaping at 4th Street and Home Avenue;
- Terms of vacation of alley;
- Chain link on south side of trash enclosure;
- After-hour delivery;
- Sewer line relocation;
- Parking on Home Avenue, 4th Street and Main Street;

Commissioner Robinson made a motion to recommend to the Board of Trustees vacation of that portion of the alley adjacent to the applicant's property with the stipulation that the applicant build a commercial building within two (2) years, to waive the Special Use Permit requirement for a roof pitch under 4:12, and to approve the Dollar General Commercial Site Plan, with staff recommendations. Commissioner Lewis seconded the motion and the motion passed with Chair Rinehart, Commissioner Shively, Commissioner Robinson and Commissioner Lewis voting aye. Commissioner McClure abstained.

Camario Phase II Annexation, PUD Zoning and Sketch/Preliminary Plan

Director Aluse presented the staff report to the Commission and made the following recommendation:

Staff recommends that the Planning & Zoning Commission recommend to the Board of Trustees approval of the Camario Phase II Annexation, PUD Zoning and Sketch/Preliminary Plan, based on the following recommendations:

1. That all statements made by the applicant in the application and in meetings before the Planning & Zoning Commission be considered conditions of approval, unless modified in the following conditions:
2. That the applicant, preceding any Board approval or approval with conditions of the applicant's Sketch/Preliminary Plan, negotiates with the Town in good faith to create an Agreement related to the Phase I obligations still outstanding, as outlined in the Town Attorney's memo dated November 2, 2011, to be considered by the Board of Trustees at a regularly scheduled meeting;
3. That the applicant, preceding or immediately following the Planning & Zoning Commission meeting of January 3, 2012 to consider the applicant's Sketch/Preliminary Plan, provides to the Town a letter of credit or subdivision infrastructure bond for the Phase I public improvements in the amount \$104,810.95, to be in full force and effect from that date to December 15, 2012;
4. That the applicant, following the Planning & Zoning Commission public hearing on January 3, 2012, submits revised engineered drawings addressing all those comments as listed in the Town Engineer's memo dated 10/28/11 and in this staff report, either incorporating all of the suggested changes and performing all the necessary calculations, or alternatively, providing the Town with an engineer's opinion as to the reason(s) for non-implementation of such changes and calculations;
5. That the applicant, following any Board approval of the applicant's Sketch/Preliminary Plan, negotiates with the Town in good faith to create an Amended and Restated Annexation and Development Agreement (ARADA), incorporating provisions including but not limited to the inclusion of additional

land into the Planned Unit Development and within Town limits, phasing of the construction of public improvements and the payment of fees, such ARADA to be considered by the Board of Trustees at the public hearing(s) to discuss the Camario Phase II Annexation;

6. That the applicant, following any Board approval of the applicant's Sketch/Preliminary Plan, submits a draft Planned Unit Development (PUD) Ordinance, providing for the inclusion of additional property into the PUD and providing for specific deviations from code as the applicant believes are necessary in order to implement the PUD zoning upon the property; &

7. That the applicant, following any Board approval of the applicant's Sketch/Preliminary Plan, promptly pays all Town and consultant invoices related to the Town's review of the Camario Phase II Annexation, PUD Zoning, and Sketch/Preliminary Plan.

Vectra Bank representatives Jody Newton and Chris Furman addressed the commission and discussed the following points:

- Vectra Bank wishes to have the greatest amount of entitlement (without acting as a developer and breaking banking law) and the greatest amount of flexibility in the development;
- Vectra Bank has a problem with submitting security for Phase I warranty period of a little over eleven (11) months;
- Vectra Bank will look at increasing trail easement and adding a tot lot; &
- Vectra Bank assumes the future developer will have no problem correcting the open space area at Orchard, when the street was inadvertently built out of the right-of-way.

Director Aluise stated for the record that the Phase I warranty security issue is a legal issue to be addressed by the Town's attorney, and that Camario Phase I could be put in breach of the Amended and Restated Annexation and Development Agreement, if not remedied soon.

Chairman Rinehart opened the public hearing at 8:22 p.m. Hearing no public comment, Chairman Rinehart closed the public hearing at 8:22 p.m.

Commissioner Lewis made a motion to recommend to the Board of Trustees approval of the Camario Phase II Annexation, Planned Unit Development (PUD) Zoning and the Sketch/Preliminary Plan, with staff recommendations as stated in the staff report. Commissioner Robinson seconded the motion and the motion passed unanimously.

Garfield County Natural Hazard Mitigation Plan, with Silt Addendum

Director Aluise stated that Garfield County had received a grant from FEMA in order to design and implement a Natural Hazard Mitigation Plan. Garfield County requested that the Town of Silt submit the following Silt Addendum in order to be included in the larger plan.

Chairman Rinehart opened the public hearing at 8:26 p.m. Hearing no public comment, Chairman Rinehart closed the public hearing at 8:26 p.m.

The Commission had the following concerns about the plan:

- Removing senior/disabled citizens from remote areas of Garfield County has been a problem with past natural hazards (wildfire, etc.) and would like staff to research whether this has been addressed in Garfield County's plan;
- House numbers should be given to property owners to display on their homes in order to assist emergency medical/police personnel;
- More overall cooperation between caregiver entities, the County, and the Town should be the highest priority in this plan.

Commissioner Lewis made a motion to recommend to the Board of Trustees approval of the Garfield County Natural Hazard Mitigation Plan Silt Addendum. Commissioner Shivley seconded the motion and the motion carried unanimously.

Future Business

The Commission had no future business.

Other Business

The Commission had no other business.

Staff and Commission Comments

Director Aluise stated that the Public Works Department has made vast improvements to the Silt River Preserve, and encouraged Commissioners to frequent the preserve.

At 8:47 p.m., Commissioner Lewis made a motion to adjourn the meeting. Commissioner Shivley seconded the motion and the motion carried unanimously.


Chairman Mark Rinehart


Community Development Director Janet Aluise