

**TOWN OF SILT  
MINUTES FOR  
PLANNING & ZONING COMMISSION MEETING  
TUESDAY, MARCH 1, 2011, 6:30 P.M.**

**Call to Order**

The Silt Planning Commission held their regularly scheduled meeting on Tuesday March 1, 2011 in the municipal council chambers. Vice Chair Patricia McClure called the meeting to order at 6:07 PM.

**Roll Call**

Present:                   Chair Mark Rinehart  
                              Vice Chair Patricia McClure  
                              Commissioner Janet Aluise  
                              Alternate Bobby Hays  
                              Alternate Dylan Lewis

Absent:                   Commissioner Bob Shivley  
                              Commissioner Meredith Robinson

**Also present at the meeting were:**

Town Administrator/Treasurer-Pamela Woods  
Public Works Director-Gerry Pace  
Administrative Assistant-Janey Dyke

**Conflicts of Interest**

No conflicts

**Consent Agenda**

Minutes of the January 4, 2011 Planning and Zoning Commission meeting,

Commissioner Hays would like an amendment to the paragraph regarding access to Mr. Ware's property to read "Mr. Ware's property will not be accessed and the project will be accessed through the Colorado Department of Transportation's right-of-way."

**Commissioner Aluise made a motion to approve the amendment and the consent agenda. Commissioners Hays seconded the motions and the motions carried unanimously.**

**Agenda Changes**

No changes

### Comprehensive Plan

Garfield County Long Term Planner-Tamra Allen opened her power point presentation with a brief overview of the GARCO Comp plan. Major concerns are the Future Land Use Plan and the Growth Priority Tiers. The P&Z commission needs to address and define the "gray areas" or GARCO will need to use the default definitions and codes. The County would like the definitions delivered in an amended map, and are willing to help with the GIS process.

The P&Z commission had further discussion and tentatively set up a time schedule to address the Comprehensive Plan issues.

The suggested time line for delivery is as follows:

1. Advertise to the public, (at least 2 weeks prior to the next P&Z meeting), that the next P&Z meeting, (April 19<sup>th</sup>) to discuss the boundaries of the area of influence in regards to the Garfield County Comprehensive Plan.
2. The April 19<sup>th</sup> meeting will be a public discussion and Commissioner Aluise will provide maps, etc of the areas needing definitions.
3. The May 3rd P&Z meeting will be to draft definitions
4. Present the draft to the BOT at their meeting of May 9<sup>th</sup> or May 16.
5. Report to GARCO by the end of May or first of June.

Commissioner Hays suggested that a letter be drafted to the County Commissioners explaining the time line. Commissioner Aluise added that with this action it will inform the County that the Town is going to amend the plan and that the Town is not conceding to the County default.

### Chicken Ordinance Correction

Director Pace stated that Section 6.08.017 of the Town Code needs to be amended to allow chickens in additional zone districts.

The code currently states:

Chickens may be kept or maintained, subject to the following conditions:

A. Except otherwise provided for in the Agricultural-Rural (AG) District, no more than three chickens (hens only) are permitted per single family residence in the Low-Density Residential District (R-1) and Agricultural-Rural (AG) District.

Revision: The intent of the ordinance was to allow chickens in any residential zone district if all of the conditions were met, the suggested language:

A. Except as otherwise provided for in the Agricultural-Rural (AG) District, no more than three chickens (hens only ) are permitted per single-family residence in Residential Districts (R-1), (R-2), (R-3) and Residential PUD's (if allowable by covenants) and Agricultural-Rural (AG) District.

**Commissioner Hays made a motion to accept the revision. Commissioner Aluise seconded the motion and the motion carried unanimously.**

**Title 16-Subdivision**

Staff addressed a memo regarding Title 16 highlighting items of concern. Pamela Woods, Town Administrator, recognized Gerry Pace, Public Works Director, of the outstanding work that was put into the staff memo.

Commissioner Aluse stated that there was a previous discussion with Consultant/Planner Davis Farrar, in October of 2010 regarding the bullet points outlined in the staff memo. She will supply those conclusions to staff. There were no action items at this time.

Director Pace will re-address the traffic study.

**New Business**

No new business.

**Future Business**

No further business.

**Other Business**


No other business.

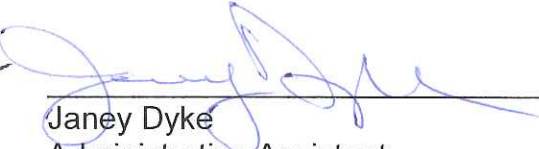
**Staff and Commission Comments**

The next agenda will be the public discussion regarding the Comprehensive Plan overview. Staff will get notice of this meeting in the paper at least two weeks prior to next P&Z meetings to invite the public, that would be most affected.

Chair Rinehart asked, "What are all of the vehicles doing at the town maintenance yard". Direct Pace replied that they were Police impounds and were on their way to auction within the next 30 days.

**At 8:10 p.m. Commissioner Rinehart moved to adjourn the meeting and Commissioner Hays seconded the motion. The meeting was adjourned.**

  
Chair Mark Rinehart

  
Janey Dyke  
Administrative Assistant