

**TOWN OF SILT
MINUTES FOR
PLANNING & ZONING COMMISSION MEETING
TUESDAY May 3, 2011, 6:30 P.M.**

Call to Order

The Silt Planning Commission held their regularly scheduled meeting on Tuesday, May 3, 2011 in the municipal council chambers. Chair Rinehart called the meeting to order at 6:29 PM.

Roll Call

Present: Chair Mark Rinehart
 Commissioner Bob Shivley
 Commissioner Meredith Robinson
 Commissioner Bobby Hays

Also present:

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

Pledge of Allegiance

Recited at 6:31

Conflicts of Interest

No conflicts

Public Comments

No Public Comments

Agenda Changes

No changes

Consent Agenda

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

Comprehensive Plan Discussion/Work Session

At 6:35 PM Chair Rinehart called the work session to order.

Planner Aluise requested to discuss attached staff memo/recommendations first then move onto questions/discussion

Items of discussion included:

- Land use Designations/Charts
- Future Commercial
- Density ranges
- Tier I, II, and III

Remove all designations regarding Mixed Use/Neighborhood Center, and Walkable Residential except Rew Lyons.

Some designations within town limits should not be Agricultural Rural Residential designation, and change 10 acres designation to Walkable Residential.

Postpone discussion regarding redline language until the next P&Z meeting.

Title 16 Subdivision Code Discussion

Items #:

40 Change multi-family language to fit better with the future Sub Division code

54 Shared private road -discourage private drives

60, 61 Have legal look at definition to make sure it meets state statute requirements

68 Changed single-family definition to language identical to zoning code

72 Change curb to curb to read flow line to flow line, which is a universal engineering term

80 Add consistent "Town" definitions

81 Add consistent "Urban" definitions

A. Will the Comprehensive Plan be advisory only or mandatory?

- Changed "Community Development Department" to "Planning Department"
- Fees adjustment recommendations
 - Took out what is duplicated in Title 2
 - Municipal Code change request or addition of \$250.00 fee for 2 items
 - Comprehensive plan amendment \$250.00 addition
 - New section-Major Subdivision Preliminary or Final extension fees
 - 15 % admin fees assessed for outside administrative and consulting costs is being reviewed by legal
 - Major Subdivision Sketch Plan, A *public meeting* with the P&Z commission with a recommendation to approve the conditions or deny them then to the BOT in a *public hearing* who can then approve or deny the conditions or send back to P&Z
- Sketch plan item #12- possible added language of: refer to Title 13 regarding EQR's
- Add Traffic Study language to code to include for different sizes of Subdivisions, and move discussion to next P&Z meeting,

Garage Ordinance

Chair Rinehart made a motion to repeal

AN ORDINANCE OF THE TOWN OF SILT, COLORADO REPLACING IN ITS ENTIRETY SECTION 17.43.030 (A) OF THE SILT MUNICIPAL CODE RELATED TO THE REQUIREMENT FOR ATTACHED OR DETACHED GARAGES FOR SINGLE-FAMILY DETACHED DWELLING UNITS AND SINGLE-FAMILY ATTACHED SWELLING UNITS, IF NOT SPECIFICALLY ADDRESSED IN HOMEOWNERS ASSOCIATIONS PROTECTIVE COVENANTS

Commissioner Robinson seconded the motion to repeal and the motion carried unanimously.

New Business

No new business

Future Business

No future business

Other Business

No other business

Chair Rinehart made a motion to adjourn. Commissioner Hays seconded the motion, and the motion carried unanimously. Chair Rinehart adjourned the meeting at 9:30 p.m.


Chair Mark Rinehart


Janey Dyke-Administrative Assistant