

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

Call to Order

The Silt Planning & Zoning Commission held their regularly scheduled meeting on Tuesday, October 04, 2011 in the municipal council chambers. Chair Mark Rinehart called the meeting to order at 6:30 PM.

Roll Call

Present: Chair Mark Rinehart
Commissioner Robinson
Commissioner Bob Shivley
Commissioner Bobby Hays
Alternate Todd Urban

Absent: Vice Chair Patricia McClure
Alternate Dylan Lewis

Also present at the meeting were:

Town Administrator Pamela Woods
Public Works Director Gerry Pace
Planner Janet Aluise
Recording Secretary Jane Dyke

Pledge of Allegiance

The Pledge of Allegiance was recited at 6:32 p.m.

Conflicts of Interest

There were no stated conflicts of interest.

Consent Agenda

Commissioner Hays made a motion to approve the Planning and Zoning Commission minutes of the October 4, 2011 meeting, Commissioner Shivley seconded the motion and the motion carried unanimously.

(Note: Alternate Todd Urban acted as a voting P&Z Commissioner for the meeting, as Vice Chair McClure and Alternate Lewis were not present.)

Town Administrator Pamela Woods announced to the P&Z Board that there was a recent promotion; Planner Janet Aluise has been promoted to Community Development Director. Further, she announced that Antero Resources Piceance Corporation ("Antero") pulled its South Gravel Trend Comprehensive Drilling Plan (SGTCDP) application from consideration by the Colorado Oil and Gas Conservation Commission ("COGCC"). She advised that it was at

the discretion of the Commission to have a discussion this evening, since the application might well change substantially before the next public hearing. Commissioner Hays requested that the Commission consider his memo when Antero either submits a new application or the Town Planning & Zoning Commission discusses this item in the future.

Chair Rinehart asked for public comment.

Public Comments

- Ms. Peggy Tibbitts addressed the Commission by stating that she was deeply concerned that there would not be enough public comment meetings prior to the COGCC meeting to approved the Antero SGTCDP;
- Ms. Fiona Lloyd addressed the Commission to allege that Mayor Moore had acted improperly by signing off on the Antero SGTCDP without a public process. Further, she stated that she was concerned about light and noise pollution;
- Mr. Tod Tibbitts addressed the Commission and urged the Town to consider the legislation that occurred between 2004 and 2008 while he was a member of the Board of Trustees, including but not limited to air quality issues.

Antero South Gravel Trend Comprehensive Drilling Plan

The Commission had consensus to table this item for discussion at a future meeting.

Downtown Mixed Use Overlay District Amendment

Ordinance 10, Series of 2011

AN ORDINANCE AMENDING SECTION 17.13 SCHEDULE OF USES APPENDIX A AND SECTION 17.41 DOWNTOWN MIXED USE OVERLAY (DMD) DISTRICT OF THE SILT MUNICIPAL CODE (“CODE”) TO ALLOW ADDITIONAL PERMITTED AND SPECIAL USES WITHIN THE DOWNTOWN MIXED USE OVERLAY ZONE DISTRICT WITHIN THE TOWN OF SILT, COLORADO (“TOWN”)

There was a consensus that staff would return with an amended draft, based upon the following suggestions made by the Commission:

- That a “yes” or “no” be used instead of the X, denoting permitted use in the table;
- That hairdressers be limited in number of chairs;
- Intensity of uses should be enhanced with respect to parking, hours of operation, signage, number of employees, outside displays, displays visible from windows facing street, on-site lighting, walk-ways, site plan review.

Garfield County Referral - Dutch Major Subdivision Exemption

Director Aluise presented the staff memo for the Commission. Commissioner Robinson made a motion to recommend that Garfield County approve the subdivision, with the condition that

each lot utilizes an Individual Sewage Treatment System, instead of an Individual Sewage Disposal System. Commissioner Shively seconded and the motion carried unanimously.

Future Business

The Commission had no future business.

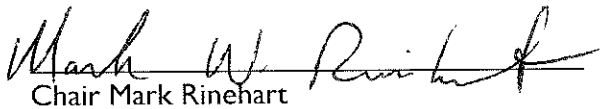
Other Business

The Commission had no other business.

Staff and Commission Comments

Commissioner Hays presented his letter of resignation to the Commission. Chair Rinehart and various Commissioners thanked Commissioner Hays for his knowledge and his dedication.

Commissioner Robinson made a motion to adjourn the meeting. Commissioner Shively seconded the motion and the motion carried unanimously. The meeting was adjourned at 9:00 p.m.


Chair Mark Rinehart


Janey Dyke, Recording Secretary