

**TOWN OF SILT  
MINUTES FOR  
PLANNING & ZONING COMMISSION MEETING  
TUESDAY SEPTEMBER 20, 2011, 6:30 P.M.**

**Call to Order**

The Silt Planning Commission held their regularly scheduled meeting on Tuesday, September 20, 2011 in the municipal council chambers. Chair Mark Rinehart called the meeting to order at 6:30 PM.

Chair Rinehart introduced Mr. Todd Urban, as our new Alternate Commissioner.

**Roll Call**

Present: Chair Mark Rinehart  
Vice-Chair Patricia McClure  
Commissioner Bob Shivley  
Commissioner Meredith Robinson  
Commissioner Bobby Hays  
Alternate Todd Urban

Absent: Commissioner Dylan Lewis

**Also present at the meeting were:**

Public Works Director-Gerry Pace  
Planner-Janet Aluise  
Administrative Assistant-Jane Dyke  
Jerry Morris-Architect/Library Site Plan  
Gregory Shaner-Engineer/Library Site Plan  
Mayor Pro-Tem Rick Aluise (portion)

**Pledge of Allegiance**

Recited at 6:32

**Conflicts of Interest**

No conflicts

**Consent Agenda**

**Commissioner Shivley made a motion to approve the consent agenda with spelling corrections to Commissioner Hays' name. Commissioner Robinson seconded the motion and the motion carried unanimously.**

**Public Comments**

No public comments

**Agenda Changes**

No changes

**Library Site Plan**

Chair Rinehart announced the Library Site Plan public meeting. Planner Aluise presented her staff report presentation at 6:30 p.m.

**Commissioner comments were as follows:**

- Roof drainage: How is it dealt with on a flat roof?;
- Intergovernmental Agreement (IGA): Does Town need to specify days that it gets meeting room? Does Town have after hour access?;
- Landscaping: Need more trees, especially on 7th street; Need more foliage in parking areas to cut down light pollution; Subtle lighting is acceptable;
- Access to meeting room(s) - when?;
- Location of bike racks on site plan - where?;
- Western/rustic theme is not evident, but architecturally pleasant;
- Roof drainage is designed by architect to be collected on roof and deposited down downspouts on building;
- There is enough handicapped parking, enough room for handicapped transportation ramp;
- Stamped concrete could be book titles;
- Compact car spaces are adequate for this type of use;
- Pitched roof drainage vs. flat roof drainage;
- Split block idea is complimentary to Town Hall;

Library Representative Jerry Morris stated that there was discussion with the library board to sell "book titles" to raise money. The applicant indicates that there will be twenty-two parking spaces provided within the parking area, including two (2) handicapped spaces, one measuring 9' x 19' and the other measuring 8' x 19'. Since the applicant is providing two (2) handicapped spaces and four (4) regular parking spaces on 7th Street, the applicant need only provide one (1) handicapped space in the parking area between the existing library and the proposed library.

**Commissioner Hays made a motion to approve the Site Plan contingent upon, per staff's recommendation, revising the handicapped space measuring 8' x 19' to be a regular compact car parking space (not handicapped), and further that no special use permit regarding roof pitch be required by the Board. Commissioner Shivley seconded the motion and the motion carried unanimously.**

**Title 16-Subdivision Code Revision**

Planner Aluise presented the attorney revisions to the proposed Subdivision Code at 7:50 p.m., according to the packet materials.

**Commissioner Shivley made a motion to approve staff recommendations revising the TOWN OF SILT ORDINANCE NO. 9 SERIES 2011 AN ORDINANCE OF THE TOWN OF SILT, COLORADO ("TOWN") REPEALING AND REPLACING IN ITS ENTIRETY TITLE 16 OF THE SILT MUNICIPAL CODE CONCERNING REQUIREMENTS FOR SUBDIVISIONS WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO 16.02.030 with the following corrections contingent upon Town Attorney's review and recommendation to the Board of Trustees:**

pg2, **16.02.030 Purpose.**

2. Encourage traditional neighborhood residential mixed and multiple use developments so that the growing demand for housing may be met by development of pedestrian oriented neighborhoods, in character with existing areas of Town; **(omit the word "growing")**

pg 102, **16.12.100 Planned unit development zoning amendment.**

2. The applicant is the landowner of a portion of the property subject to the PUD zoning, the majority of remaining landowners and their lien-holders subject to the PUD Zoning consent to the application in writing, and the applicant is in conformance with all applicable subdivision and PUD zoning criteria at the date of the application; or, **(change "majority" to read 67%)**

pg 105, **16.14.020 Application for zoning or zoning amendment (rezoning).**

2. The applicant is the landowner of a portion of the property proposed for zoning or zoning amendment (rezoning), the remaining majority of landowners subject to the zoning or zoning amendment (rezone) consent to the application in writing, and the applicant is in conformance with all subdivision and zoning criteria at the date of the application; or **(change "majority" to read 67%)**

**Commissioner Robinson seconded the motion and the motion carried unanimously.**

**Future Business**

There was no future business.

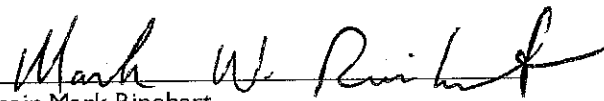
**Other Business**


There was no other business.

**Staff and Commission Comments**

- Bee keeping should be allowed within the Town of Silt, in order to promote responsible farming;
- 7<sup>th</sup> street trail drainage swale will be added to direct flow to existing curb and gutter; &
- Parking needs to be designated on the 7<sup>th</sup> Street Trail to protect it.

**At 9:00 p.m. Chair Rinehart moved to adjourn the meeting and Commissioner Robinson seconded the motion. The meeting was adjourned.**

  
Chair Mark Rinehart

  
Janey Dyke  
Administrative Assistant