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<td>6:30</td>
<td>Call to Order</td>
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6:35 Public Comments - Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code

6:40 Consent agenda –

1. Minutes of the June 7, 2022 Planning & Zoning Commission meeting

Conflicts of Interest

Agenda Changes

6:45 45 min Belle Vista – Site Plan Review - Lot 1  Action Item  Tab C Planner Chain

7:30 5 min Planners Report  Info Item  Planner Chain

7:35 10 min Commissioner Comments

7:45 Adjournment

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, August 2, 2022, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. “Estimated Time” is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.
The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, June 7, 2022. Chair Williams called the meeting to order at 6:34 p.m.

Roll call

Present:
- Chair Lindsey Williams
- Vice-Chair Joelle Dorsey
- Commissioner Eddie Aragon
- Commissioner Kim Leitzinger
- Commissioner Michael Bertaux

Absent:
- Commissioner Robert Doty

Also present were Town Administrator Jeff Layman, Planner Mark Chain, Community Development Administrative Assistant Dusti Tornes.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the May 17, 2022 Planning & Zoning Commission meeting.

Commissioner Leitzinger made a motion to approve the consent agenda as presented. Vice-Chair Dorsey seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Modular Residential Uses – Possible Code Changes – Continuation of 5th & Ballard agenda item in 5/3/2022 P&Z Meeting

Planner Chain has been working with the County’s Assessor’s Office to get a list of all the properties in the older part of Town that shows which and how many properties have modular homes or trailers on them. This information also includes the addresses, owners and lot size. There are three zoning and regulatory issues that were identified to review related to the modular home/trailer issues. They are:

- modulares as a permitted use or special use in the town zoning code.
- Minimum unit size of single-family residential and multifamily units
- town architectural and site planning standards and exterior elevation criteria
Each of these items restricts the use of modular homes in some manner. Planner Chain wants to start the discussion on changing the code to provide some leniency and flexibility related to modular homes. He thinks that modulars have their place as long as they are on permanent foundations and meet building codes, electric codes and are relatively energy efficient.

The Commissioners had some questions in regard to the presentation and if this all came from the 5th and Ballard conversation or from prior knowledge in dealing with the code. Chain said his initial review of the zoning code indicated that modulars were discouraged, he was surprised that the town had architectural standards and minimum points criteria for single-family homes but that it became more evident when he looked at the 5th and Ballard property in detail.

All the Commissioner agreed to having more flexibility and accommodate modular homes as long as they were on a foundation and met certain building code standards. Commissioner Aragon noted that modulars have come a long way. Commissioner Bertaux indicated that as long as modulars met certain criteria they shouldn’t have to go through a special use permit process or need a variance. There was a consensus to continue to look at this matter and try to update the code over the next few months.

Commissioners then had questions in regard to the trailer park next to Town Hall and didn’t know if they could be replaced as well. Planner Chain stated that he and administrator Layman had previously met with the owners. Planner Chain has considered a possible rezoning to the R-2 Zone District with the Downtown Development Overlay. Town Administrator Layman said that he would like to see 20-25 stick-built town homes or flats there. He thinks the Board would not be excited to see more mobile homes or modulars on that site. The current zoning is B-1, which is a commercial zone district and only allows residential for certain purposes on floors above ground level. Currently, there is not that much demand for new commercial, especially 2 and 3 blocks from Main Street. It may be a few decades before demand for commercial moves that far north of Main Street. If the town allows new modulars on that site it could hinder the future development of commercial in that area. Chain thinks we could possibly utilize the mixed-use overlay. Town Administrator likes the idea of going to a R-2 that would give them a better idea of what they can do there. Then Planner Chain noted that a rezoning of R-2 with a mixed-use overlay could give the option of future commercial when and if the demand arises.

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**Planning Update**

Planner Chain gave update on some items and where they are at. On June 27th the Rislende project goes in front of the Board. The All in Brewery lease fell through on the lot that he was going to build on so he is looking for a new site. River Run Self Storage should be at the next meeting with an updated site plan which should also include the changes as directed by the Commission at a previous meeting. Camario should be coming in with their updated engineering for their phase II subdivision reinstatement. Stoney Ridge hasn’t come back with their cost estimate to go in front of the Board. Village at Painted Pasture/Bella Vista is still moving forward with the Lot 1 Site Plan Review for the one remaining lot. There is also a small annexation being considered at the east end of Home Ave. the owner would like to construct a single-family home on the property. There is another potential annexation of approximately 50-55 acres to the east of the Mesa View subdivision. They have some work/analysis and due diligence to complete before deciding to move forward or not. Autumn Ridge is still working on their application for their project. They are located down by the old Silt Café. They were approved for 35 town homes but are looking at development costs to see if that is still feasible. They are also looking at a small single-family/tiny home type of development.
Commissioner Comments

Chair Williams asked about the Open house for the Pedestrian Bridge and the movie night. Community Development Administrative Assistant Tornes explained that the movie night went well and about 250 to 300 people attended. Town Administrator Laymen said that we had about a dozen people attend an open house to discuss the Pedestrian Bridge. More people showed up than had previously responded to the survey. It was a good turnout and the engineers felt encouraged by that. Vice-Chair Dorsey asked if we are having a second meeting this month Planner Chain stated that we are having a meeting in two weeks on June 21st.

Adjournment

Commissioner Aragon made a motion to adjourn. Commissioner Bertaux seconded the motion, and adjourned the meeting 7:48 p.m.

Respectfully submitted, Approved by the Planning Commission

__________________________________________________________________________

Dusti Tornes Lindsey Williams
Community Development Chair
Administrative Assistant

PZ 7/5/2022 3
Name of Project | Lot 1 Site Plan Review  
| Village Center at Belle Vista  

Applicant/Owner | Raley Ranch Project, LLC  
c/o Russ Hatle  
PO Box 1307  
Gypsum, CO  81637  

Owner Representative/ Land Planner | The Land Studio, Inc.  
Doug & Julie Pratte  
365 River Bend Way  
Glenwood Springs, CO  81601  
970.927.3690  

Civil Engineer | Sopris Engineering  
502 Main Street, Suite A3  
Carbondale, CO  81623  

Project Attorney | Balcomb and Green  
Chad Lee, Esq.  
818 Colorado Avenue  
Glenwood Springs, CO  81601  
970.945.6546  

Project Architect | NA – Structures bought to site  

Water Engineer | Wright Water Engineers  
818 Colorado Avenue, Suite 307  
PO Box 219  
Glenwood Springs, CO  81601  

Property Location | 34488 Hwy 6 and 24, Silt, CO  

Existing Zoning | PUD  


Surrounding Zoning | North – R2, East – Unincorporated Garfield County, South – Unincorporated Garfield County, West – Commercial PUD  

Proposed Use | Warehouse Space, Commercial, Office, Public Institutional Uses, Fabrication. No Residential  

Area of Parcel Subject to application | 2.298Acres
I. Description of Request

The Village at Belle Vista (formerly Village at Painted Pastures) is a 3-lot minor subdivision which is zoned PUD. This particular request is for Lot 1 only. This is a request for Site Plan approval for commercial use only - no residential is planned and this lot does not have a residential overlay on it. Proposed uses are for commercial, office and service uses, industrial/fabrication, warehouse space associated with commercial or industrial types of fabrication. The applicants even note the possibility of some type of Public institutional use such as a potential daycare site. Retail is also allowed. The site plan shows 3 buildings. Building A is relatively large with a total of 15,744 ft.² and the way it is presently split up/demised is into 9 units. Building B is proposed at 2448 ft.² and Building C is presently designed at 2880 ft.². Both B and C are freestanding buildings.

There is circular access designed around Building A. The rear access driving area widens as it goes to the west and the width of the driving area is from about 24 feet to 32 or 33 feet. Building plans including in the packet show garage door access for each of these 9 units in the rear. There is no parking to the south of the building. The driving aisle width facilitates loading operations and separates it from parking area. The generous circulation area in the rear also facilitates emergency/fire access.

Access to the Village Center at Belle Vista is from the eastmost round about at Highway 6 and 24. Access comes off of the roundabout at South Overo Boulevard. As an FYI, the interior streets for the Village are privately owned. Lot 1 has both deep and shallow utilities and a utility plan is included in the packet as well as in the application. Site lighting is from 5 light pole fixtures in the parking area that are spread throughout the lot. They are indicated on site plan. All lighting is to be downcast and is designed to meet town standards.

As presently designed, 48 parking spaces are shown. The applicant has provided four parking scenarios/examples which shows a variety of potential uses. Proof of adequate parking will have to be made with each individual building permit; whether the initial building permit or for tenant finishes. The town should be able to track this as all commercial uses require a business license. That makes it relatively easy to track parking from a regulatory perspective compared to a number of other communities in the Roaring Fork and Colorado River valleys.

With the original land use entitlements, the Planning Commission previously saw an application for Site Plan review for Lots 2 and 3 (residential) in the fall of 2020. That plan was abandoned. You then saw a separate residential site plan for multifamily on Lot 2 with a total of 96 multifamily units in nine buildings and a Community Building. Lot 3 received subsequent site plan approval by the Planning Commission for self-storage this past winter.
II. **Recent Project Entitlement History**

The entire Village property comprises a total of 11.224 acres. It was originally composed of 2 parcels at the east end of Town on the south side of Highway 6 and 24. The property originally went through the land use entitlement process in 2020. It has been annexed, zoned and subdivided into 3 separate lots. Approvals and applications are outlined below:

- Annexation. The property was annexed by adoption of Ordinance No. 3-2020 on May 26, 2020.
- Zoning. PUD zoning was approved via Ordinance 4-series of 2020 on May 26, 2020.
- Minor Subdivision. The property was subdivided through the Minor Subdivision process with approval of the Subdivision plat – Resolution No. 18-2020 on November 9, 2020
- Site Plan Approval for phase 1 – Lots 2 and 3 on October 6, 2020
- Site plan approval for Lot 2 only (February 2021)
- Site Plan approval for Lot 1 only (January 2022)

**Status of activity at Village**

I’m sure you are all aware that there has been some construction activity related to this subdivision for quite some time. Construction of the roundabout on 6 and 24 started in late 2020 and there were some renovations later in 2021. Infrastructure has been bought into the site and construction is still ongoing. Building permit applications have been made for 3 multifamily buildings with 2 of them having completed foundations. A building permit for the community building was recently submitted. Irrigation improvements associated with the Cactus Valley ditch have also been underway and I believe are completed. The project engineer indicated to me that paving of some of the street areas in Lot 2 will take place in the very near future. Part of the reason for the relatively slow development has been supply-chain and material issues.

III. **Zoning**

The Village at Painted Pastures, now called Belle Vista is subject to PUD zoning. Development Standards for the various broad categories of uses are included in the PUD zoning – included in the applicant’s application package and repeated at the end of the staff report. Please note that all setbacks are calculated from the perimeter boundary. A quick land use review indicates that the proposed site plan is in compliance with the PUD zoning in terms of setbacks, building heights, etc. with one exception, side setback for Building C. This will be addressed later on the staff report.

**Site Plan Review Process**

This particular application is a Site Plan Review. Site plan reviews are processed according to section 17.42.055 of the Silt Municipal Code. The Planning and Zoning Commission is the review authority. The Commission is charged with the authority to approve as presented, approved with conditions or deny the application. An applicant may appeal the decision or individual conditions to the Board of Trustees.

IV. **Silt Comprehensive Plan**
The previous Planners Report for the annexation and previous site plans included an analysis and comments on the following Silt Comprehensive Plan components:

- Future Land Use Designation – Service and Commercial Support
- Reference and Comment on Land Use and Growth of the Town component
- Reference and Comment on Housing Component

QUICK SUMMARY – Planners report and Planning Commission found that the project met the goals and policies of the Silt Comprehensive Plan. Without repeating the same detail, planner also finds this present Site Plan in general compliance with the Silt Comprehensive Plan.

V. **Applicable Municipal Code Sections.**

The below sections are the applicable code Belle Vista were analyzed. This application only touches peripherally on some of these code sections:

17.42.060 - Uses requiring a Special Use Permit and Site Plan Review in all commercial districts
17.42.080 Commercial Building Specifications
17.42.100 Intent of Landscape Design Guidelines
17.42.110 Landscaping plan submittal and review
17.42.120 Site Plan and Design Standards
17.42.130 Grading
17.42.140 Public Rights-of-way
17.42.150 Perimeter Landscaping
17.42.160 Parking Lot interior
17.42.170 Landscaping Installation
17.42.180 Warrantee for live plant materials
17.42.190 Off – Street Parking Requirements
17.42.200 Loading and Receiving areas
17.42.210 Pedestrian Crossings
17.42.220 Screening

**Planners Comment:** The project generally meets these requirements and I will comment on them below in my miscellaneous comments.

17.42.230 Potable Water System

**Planners comment:** Town water system will be utilized.
17.42.240 Sanitary Sewer System

**Planners Comment:** *Town system will be utilized.*

17.42.250 Stormwater Management - Drainage Plan

**Planners comment:** *The stormwater Management plan was reviewed by the Town Engineer. There were some updates required per the previous lot 1 and Lot 2 site plan reviews and the preliminary subdivision plat in general. Some modifications have been made and the Town Engineer is reviewing to see that all is in order and all updates have been made. Some of the calculations in past comments are relatively complicated and final sign off may not be able to be made by the time this staff report is sent to you. I will include reconciliation of stormwater infrastructure and calculations as a condition of approval.*

17.42.260 Erosion and Sediment Control, Stabilization and Revegetation

**Planners Comment:** *Erosion and Sediment Control plans were submitted to the Town Engineer for review. The notes and engineering sheets appear to be in order. The project land planner/landscape architect also provided a revegetation plan which meets the standards and comments from the previous site plan review for this area.*

**VI. Miscellaneous Site plan Review Comments:**

**Project Architecture (17.42.080).** The buildings are steel buildings and elevations renderings are attached and also included in the application. While Building A is rather long, but it is partially offset and there are various materials with changes which prevent it from being one long, monotonous structure. There are mixes of horizontal and vertical elements, metal awnings, wainscoting on the bottom portion of buildings etc. These days, you never know what is available until you actually order it and there should be a condition of approval if building permits are not requested in the very near future with the same elevations, color and quality that there should be a staff review to ensure similar quality. Staff finds that the present architectural set meets the specifications outlined in 17.42.080.

**Public sidewalks (17.42.070 F).** Sidewalks provided with this property do not fit in precisely with the Public Sidewalks and public pathway criteria in this code section. But I think there are mitigating circumstances. The criteria suggest 10-foot wide sidewalks on commercial properties. But all in all, this is a relatively isolated lot and it is not part of the downtown area or a larger property such as some type of mall etc. On the public side of Building A is a 6-foot-wide sidewalk but it functions as wider than that as it is adjacent to parking area on one side and landscaping areas on the building side. When you have sidewalks paths adjacent to buildings whether it’s downtown or in other areas people tend to walk a few feet off the building side and sidewalks become functionally “narrower”. But the uses and vision for this and its location suggest to me that it will have a limited number of visitors, especially if it evolves into more warehouse uses and not so much public institutional, office etc. There were some issues with the far sides of the lot related to grading and make sure things fit in smoothly, but I think the sidewalk and landscaping plans as proposed are appropriate and adequate.
Setbacks (per PUD zoning). As noted earlier, setbacks are from the perimeter. Setbacks for this project are noted below:

- front: 20 feet
- rear: 20 feet
- side: 10 feet

The site plan (sheet C – 1.2) indicates a 5-foot setback on the side. This affects Building C at the northeast portion of that building and the southeast portion of the site. As a matter fact, the drawings outline 15 feet for front and rear setbacks and 5 feet for the side. The buildings are in conformance with the setbacks with the exception of the Northeast half of Building C. The site plan should be updated as part of a condition of approval and required revisions.

I have spoken to the applicants. They prefer a condition of approval that requires side setbacks to be in compliance at time of building permit. This is acceptable.

Landscaping (section 17.42.110, 150 and 170). A landscape plan is provided as part of the documentation and is acceptable. The landscape plan notes planting requirements, warranty requirements, irrigation provisions etc. Buffering in some manner is required adjacent to public rights-of-way. There are a number of options for this in the code. Please note that this lot is set relatively far back from Highway 6 and 24 and is topographically below the highway. Some screening options such as berming are not appropriate for this lot/area. The planting schedule for the exterior of the project as well as the interior parking pedestrian areas and rights-of-way seems appropriate given its location. No conditions suggested.

Pedestrian Crossings (17.42.210). These are acceptable according to the plans. Please note that parking is relatively spread out and there is not a large parking lot on any side. So I don’t know if you need traditional pedestrian crossings between the circulation aisle and pedestrian access that you would see in larger commercial developments such as supermarket parking lots etc. There is a striping plan that identify pedestrian crossings for areas between Buildings A and Buildings B and C where appropriate. There is also pedestrian crossing from the sidewalk which abuts the main entrance – South Overo Boulevard. The plan is acceptable, and no additional conditions suggested.

Trash Enclosures. A detail for the various trash enclosures not provided. This should be provided at time of building permit submittal. It was indicated to me that trash enclosures would mimic those of the other lots in this small subdivision and should also be consistent with final building materials and colors provided.

Outside Storage. None proposed at this time. It should be indicated that any outside storage needs to be compliant with town regulations and will require compliance screening.

VII. Review Agency Comments

Town Engineer — The Town Engineer has provided comments and notes, mostly relating to updated drainage plans and calculations. He is finishing up his review. Any suggested additions or changes should be considered conditions of approval.
**Town Attorney** – The town attorney is corresponding with developer and project attorney on some final recording details and when certain access improvements/access permits are required. These are being handled separately. Also included in these project close-out details for the entire subdivision are as built surveys once circulation improvements are complete and legal descriptions for certain access easements. I believe they are being taken care of adequately.

**Public works** – The Silt Public Works Director was provided the application. He had no comments.

**CDOT** - An access permit was approved for the roundabout. There is also an access permit for the project that restricts the East access to “right in right out only”. A request for pedestrian crossing on Highway 6 was denied. No updated documents were submitted to CDOT as this is the same project as was submitted this last fall from a traffic perspective.

**Fire District** - These plans were forwarded to the Fire Marshall for the Colorado River Fire Protection District. I believe the Fire Marshall is satisfied with the plans and he particularly likes the relative spacious access for rear areas of Building A. We’ll confirm that he is satisfied and will include any changes to be included with Building Permit submittals.

**VIII. Planner Recommendation:**

Staff recommends **APPROVAL** for the site plan for Lot 3 with the following conditions:

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. The applicant shall work in good faith with the town engineer to resolve issues identified in the Boundaries Unlimited Inc. redlines to the satisfaction of the Town Engineer and Staff prior to the construction of any site improvements on the property.
3. All building exterior lighting in the project shall conform to the Town of Silt lighting standards.
4. Any changes suggested by the Fire Marshall will be incorporated into the Plans for the project.
5. That proper site planning documents be resubmitted with building permit or prior to building permit showing accurate perimeter setbacks and compliance of Building C with side yard setback.
6. At time of building permit submittal, staff has the ability to review buildings proposed for actual site development and has the ability to ensure buildings are the same quality as submitted as part of the Site Plan Review Application and that they meet all standards contained in section 17.42.080
7. That screening details for the trash enclosures be provided at time of building permit.
8. That any outside storage be compliant with town screening standards for the life of the project.
IX. **Recommended Motion:**

Motion to approve the Site Plan for Lot 1 of the Village at Belle Vista with the staff recommended conditions. (Any modifications or additional conditions made by the Planning Commission should be added to this motion).
TOWN OF SILT
ORDINANCE NO. 4
SERIES OF 2020


WHEREAS, the Local Government Land Use Control Enabling Act of 1974, §§29-20-101, et seq., C.R.S.; Article 23 of Title 31, C.R.S.; and other applicable laws grant broad authority to the Town of Silt, Colorado ("Town") to plan for and regulate the development and use of land on the basis of the impact thereof on the community and surrounding areas; and

WHEREAS, Raley Ranch Project, LLC, a Colorado limited liability company (hereinafter "Owner"), 8191 E. Kaiser Boulevard, Anaheim, California 92808, is the owner of certain real property that collectively includes a 9.223-acre parcel and a 2.001-acre parcel ("Subject Property") south of the existing Painted Pastures Subdivision and east of the Lyon Commercial Planned Unit Development, within the Town of Silt, Garfield County, state of Colorado; and

WHEREAS, on or about January 10, 2020, the Owner submitted an Annexation Application, a Petition for Annexation, and an Affidavit of Circulator for the Village at Painted Pastures Annexation of Subject Property; and

WHEREAS, on or about January 10, 2020, the Owner submitted to the Town the Village at Painted Pastures Planned Unit Development Zoning Application for the Subject Property, proposing a mixed use of commercial and multifamily zoning; and

WHEREAS, on or about February 18, 2020, the Planning & Zoning Commission ("Commission") considered the Village at Painted Pastures Annexation Application, Petition for Annexation, and Affidavit of Circulator, together with the proposed Planned Unit Development guidelines; and

WHEREAS, on or about February 18, 2020, in a duly noticed public hearing, the Commission recommended to the Board of Trustees ("Board") approval of the Village at Painted Pastures Annexation and Village at Painted Pastures PUD zoning; and
WHEREAS, on or about February 24, 2020, the Board approved Resolution 9, Series of 2020, a resolution finding substantial compliance regarding the Owner’s Annexation Petition for the Subject Property; and

WHEREAS, on or about April 13, 2020, the Board approved Resolution 11, Series of 2020, a resolution setting forth findings of fact and conclusions regarding the Owner’s Annexation Petition for the Subject Property, following a duly noticed public hearing in accordance with the Silt Municipal Code (“Code”) and state statutes; and

WHEREAS, on or about April 13, 2020, the Board approved 1st Reading of Ordinance 3, Series of 2020, an ordinance approving the Painted Pastures Village Annexation, following a duly noticed public hearing in accordance with the Code and state statutes; and

WHEREAS, on or about April 13, 2020, the Board approved 1st Reading of Ordinance 4, Series of 2020, an ordinance approving the Village at Painted Pastures Planned Unit Development, following a duly noticed public hearing in accordance with the Code and state statutes; and

WHEREAS, on or about April 27, 2020, in a continued public hearing, the Board approved 2nd Reading of Ordinance 3, Series of 2020, and Town recorded the ordinance on September 4, 2020 as Reception # 941497; and

WHEREAS, on or about April 27, 2020, the Board, in a continued public hearing, determined that the proposed PUD zoning for the Subject Property is consistent and in conformity with the existing pattern of zoning within the Town, with the Town’s annexation plan, with the Town’s Comprehensive Plan, as amended, and that the proposed Village at Painted Pastures Planned Unit Development zoning will allow the Subject Property to be developed in an efficient and economical manner, as required by the Planned Unit Development Act of 1972 set forth in C.R.S. §§24-67-101, et seq.; and

WHEREAS, the Town has held the required duly-noticed public hearings before the Board, pursuant to the Code and pertinent Colorado Revised Statutes, as necessary for the Town to act on Applicant’s Village at Painted Pastures Planned Unit Development zoning request for the Subject Property; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT:

Section 1. Findings of Fact. The Board incorporates the foregoing recitals as findings and determinations, and conclusively makes all of the Findings of Fact, Determinations, and Conclusions contained herein.
Section 2. Planned Unit Development Zoning. The Subject Property shall be considered and is hereby zoned as a planned unit development, and the zone district created by this ordinance shall be governed in conformity with the regulations contained in this ordinance, and shall be known as the Village at Painted Pastures Planned Unit Development (PUD). The provisions of the future zoning ordinances of the Town of Silt that conflict with the provisions of this ordinance shall not apply to the subject property.

Section 3. Zoning Ordinance Applies. Except as hereinabove provided, all provisions of the zoning, subdivision and other ordinances of the Town of Silt, Colorado shall be applicable to the Subject Property.

Section 4. Zone Location and Boundaries. The location and boundaries of the Zone District established by this Ordinance for the Subject Property are as shown on the final Village at Painted Pastures Planned Unit Development Zoning Plan Map, attached hereto as Exhibit B, which shall be as recorded in the office of the Garfield County, Colorado Clerk and Recorder upon satisfaction of the conditions set forth herein. Upon recordation, said map shall be incorporated herein by this reference.

Section 5. Village at Painted Pastures Planned Unit Development Zone District Text. The regulation of the Village at Painted Pastures Planned Unit Development Zone District shall be as follows:

I. Village at Painted Pastures Planned Unit Development Zone District General Purpose:

A. This Planned Unit Development Guide ("Guide", "PUD Guide" or "Development Guide") sets forth the land use and development standards for the properties in the Village at Painted Pastures Planned Unit Development ("PUD"). The PUD Guide defines the permitted use(s) of land, provides for open spaces, and includes additional supplementary regulations;

B. The primary purpose of the PUD Guide is to establish standards, restrictions and regulations that govern development and land use within the PUD as shown on The Village at Painted Pastures PUD Plan. It also ensures the PUD is developed as a comprehensive planned community. The PUD Guide will ensure the orderly and compatible development of the property. The PUD Guide constitutes the standard zoning provisions for the PUD with standards for the development plan and the land contained within this development;
C. This PUD Guide shall supersede the Town of Silt Municipal Code ("Code") with site specific regulations that are more appropriate to the design goals and objectives of lands contained within this PUD. Where the PUD Guide falls silent, the Code shall control. In instances of conflict between the Code and the PUD Guide, the PUD Guide shall control;

D. The intent of the Village at Painted Pastures PUD Zone District is to provide appropriate locations for businesses, multi-family residential units, and related activities that are compatible with adjacent uses and promote a favorable visual image of the community. This zoning is meant to accommodate a range of activities as identified in the permitted uses listed below;

E. This PUD Guide is authorized pursuant the Board’s approval of Ordinance 4, Series of 2020, approving the Village at Painted Pastures PUD.

II. Permitted Uses in the Village at Painted Pastures Zone District
The following are permitted uses within the Village at Painted Pastures Zone District:

A. Residential Use

1. Multi-family residential units;
2. Age-restricted multi-family residential units;
3. Memory care and assisted living for occupancy of more than one hundred (100) days per annum;
4. Residential units above a commercial, office, service, scientific, industrial, fabrication, storage, warehouse, public or institutional use.

B. Commercial Use

1. Alteration, tailoring, or mending facility;
2. Appliance or equipment rental facility;
3. Auto parts retail facility;
4. Automobile washing facility;
5. Bakery;
6. Barber/beautician;
7. Brewery;
8. Clothing establishment;
9. Coffee roasting establishment;
10. Convenience store;
11. Copy/printing facility (retail);
12. Grocery store;
13. Laundromat;
14. Liquor store;
15. Multi-unit commercial establishment;
16. Paint material store;
17. Pawn shop/store;
18. Photographic studio;
19. Restaurant/deli;
20. Retail establishment with on-site transactions;
21. Shoe store;
22. Tattoo parlor with or without body piercing; &
23. Thrift store.

C. Office/Service/Scientific Use

1. Animal hospital/clinic;
2. Financial institution;
3. Title company;
4. Government or nonprofit administrative office, fire station, police station, and post office;
5. Healthcare facility;
6. Office for a professional business; &
7. Scientific laboratory.

D. Industrial/Fabrication Use

1. Auto body or mechanical repair;
2. Cabinet making facility or furniture restoration;
3. Gasoline station;
4. Metal fabrication or welding;
5. Panelized construction facility;
6. Utility facilities; &
7. Woodworking establishment.

E. Storage/Warehouse Use

1. Automobile parking lot (no more than two acres);
2. Mini-warehouse storage facility (no more than two acres);
3. Open storage and outside storage, if adequately screened and appurtenant to an allowed commercial use;
4. Recreational vehicle storage facilities (no more than two acres); &
5. Warehouse space associated with commercial or industrial fabrication use.

F. Public/Institutional Use
1. Assisted living and memory care/skilled nursing facility/hospice/behavioral care;
2. Bus station;
3. Child care facilities;
4. Community center;
5. Libraries; &
6. Parks and playgrounds.

III. Development Standards

A. Residential Use Development Standards

Development of Residential Uses that are not above a commercial, office, service, scientific, industrial, fabrication, storage, warehouse, public or institutional use shall be restricted to a maximum of six acres of the PUD. See the attached Planned Unit Development Zoning Exhibit for additional clarification. Residential uses shall meet the following applicable requirements:

1. Minimum lot width: As defined by the PUD Final Plat;
2. Maximum building height: 35’
3. Maximum lot coverage: 70%
4. Front yard setback*: 15’
5. Rear yard setback*: 15’
6. Side yard setback*: 5’
   *Multi-family residential unit setbacks are measured from the perimeter of the overall parcel and not between adjacent buildings
7. Minimum distance between structures: 10’
8. Minimum unit size: 450 sf
9. Maximum density: 20 units/acre
10. Minimum parking: 1 space per studio unit; 1 space/1 bedroom unit; 1.5 spaces/2 bedroom unit; 2 spaces per 3 bedroom unit
11. Open space projections: Every part of a required yard setback shall be unobstructed from its lowest point to the sky by permanent above-grade structures requiring a building permit, except as follows:
   a. The ordinary projection of sills, cornices, buttresses, ornamental features and eaves projecting
into a setback of not more than 24 inches;
b. Open or enclosed fire escapes and fireproof outside stairways projecting into a yard setback not more than 6 feet;
c. Balconies and decks projecting into a yard setback not more than 6 feet;
d. The ordinary projections of chimneys and flues so placed as not to obstruct the light and ventilation of the proposed unit or any adjacent unit(s).

B. Commercial Use Development Standards

Development of a Commercial Use shall meet the following applicable requirements:

1. Minimum lot width: As defined by the PUD Final Plat;
2. Maximum building height: 35'
3. Maximum lot coverage: 70%
4. Front yard setback*: 20'
5. Rear yard setback*: 20'
6. Side yard setback*: 10'
   *Commercial building setbacks are measured from the perimeter of the overall parcel and not between adjacent buildings
7. Minimum distance between structures: 10'
8. Maximum density: 20,000 sf gross floor area per acre
9. Minimum parking: 1 space/200 sf of gross Commercial Use floor area; 1 space/1,000 sf of gross Storage/Warehouse floor area related to Commercial Use
10. Open space projections: Every part of a required yard setback shall be unobstructed from its lowest point to the sky by permanent above-grade structures requiring a building permit, except as follows:
   a. The ordinary projection of sills, cornices, buttresses, ornamental
features and eaves projecting into a setback of not more than 24 inches;
b. Open or enclosed fire escapes and fireproof outside stairways projecting into a yard setback not more than 6 feet;
c. Balconies and decks projecting into a yard setback not more than 6 feet;
d. The ordinary projections of chimneys and flues so placed as not to obstruct the light and ventilation of the proposed unit or any adjacent unit(s).

C. Office/Service/Scientific Use Development Standards

Development of an Office/Service/Scientific Use shall meet the following applicable requirements:

1. Minimum lot width: As defined by the PUD Final Plat;
2. Maximum building height: 35’
3. Maximum lot coverage: 70%
4. Front yard setback*: 20’
5. Rear yard setback*: 20’
6. Side yard setback*: 10’

*Office/Service/Scientific building setbacks are measured from the perimeter of the overall parcel and not between adjacent buildings

7. Minimum distance between structures: 10’
8. Maximum density: 20,000 sf gross floor area per acre
9. Minimum parking: 1 space/400 sf of gross Office/Service/Scientific Use floor area;
               1 space/1,000 sf of gross Storage/Warehouse floor area related to Commercial Use
11. Open space projections: Every part of a required yard setback shall be unobstructed from its lowest point to the sky by permanent structures requiring a building permit, except as follows:
a. The ordinary projection of sills, cornices, buttresses, ornamental features and eaves projecting into a setback of not more than 24 inches;
b. Open or enclosed fire escapes and fireproof outside stairways projecting into a yard setback not more than 6 feet;
c. Balconies and decks projecting into a yard setback not more than 6 feet;
d. The ordinary projections of chimneys and flues so placed as not to obstruct the light and ventilation of the proposed unit or any adjacent unit(s).

D. Industrial/Fabrication Use Development Standards
Development of Industrial/Fabrication Use shall meet the following applicable requirements:

1. Minimum lot width: As defined on the PUD Final Plat;
2. Maximum building height: 35’
3. Maximum lot coverage: 70%
4. Front yard setback*: 20’
5. Rear yard setback*: 20’
6. Side yard setback*: 10’
   *Industrial/Fabrication building setbacks are measured from the perimeter of the overall parcel and not between adjacent buildings
7. Minimum distance between structures: 10’
8. Maximum density: 20,000 sf gross floor area per acre
9. Minimum parking: 1 space/600 sf of gross Industrial/Fabrication Use floor area; 1 space/1,000 sf of gross Storage/Warehouse floor area related to Commercial Use
11. Open space projections: Every part of a required yard setback shall be unobstructed from its lowest point to the sky by permanent above-grade
structures requiring a building permit, except as follows:

a. The ordinary projection of sills, cornices, buttresses, ornamental features and eaves projecting into a setback of not more than 24 inches;
b. Open or enclosed fire escapes and fireproof outside stairways projecting into a yard setback not more than 6 feet;
c. Balconies and decks projecting into a yard setback not more than 6 feet;
d. The ordinary projections of chimneys and flues so placed as not to obstruct the light and ventilation of the proposed unit or any adjacent unit(s).

E. Storage/Warehouse Use Development Standards

Development of Storage/Warehouse uses shall be restricted to a maximum of three acres of the PUD. See the attached Planned Unit Development Zoning Exhibit for additional clarification. Storage/Warehouse Uses shall meet the following applicable requirements:

1. Minimum lot width: As defined by the PUD Final Plat;
2. Maximum building height: 35'
3. Maximum lot coverage: 70%
4. Front yard setback*: 20'
5. Rear yard setback*: 20'
6. Side yard setback*: 10'
   *Storage/Warehouse building setbacks are measured from the perimeter of the overall parcel and not between adjacent buildings
7. Minimum distance between structures: 10'
8. Maximum density: 20,000 sf gross floor area per acre
9. Minimum parking: 1 space/1,000 sf of gross Storage/Warehouse floor area
10. Open space projections: Every part of a required yard setback shall be unobstructed from its lowest point to the sky by
permanent above-grade structures requiring a building permit, except as follows:

a. The ordinary projection of sills, cornices, buttresses, ornamental features and eaves projecting into a setback of not more than 24 inches;
b. Open or enclosed fire escapes and fireproof outside stairways projecting into a yard setback not more than 6 feet;
c. Balconies and decks projecting into a yard setback not more than 6 feet;
d. The ordinary projections of chimneys and flues so placed as not to obstruct the light and ventilation of the proposed unit or any adjacent unit(s).

F. Public/Institutional Use Development Standards

Development of a Public/Institutional Use shall meet the following applicable requirements:

1. Minimum lot width: As defined by the PUD Final Plat;
2. Maximum building height: 35’
3. Maximum lot coverage: 70%
4. Front yard setback*: 20’
5. Rear yard setback*: 20’
6. Side yard setback*: 10’
   *Public/Institutional building setbacks are measured from the perimeter of the overall parcel and not between adjacent buildings
7. Minimum distance between structures: 10’
8. Maximum density: 20,000 sf gross floor area per acre
9. Minimum parking: 1 space/400 sf of gross Public/Institutional floor area
10. Open space projections: Every part of a required yard setback shall be unobstructed from its lowest point to the sky by permanent above-grade
structures requiring a building
permit, except as follows:

a. The ordinary projection of sills,
cornices, buttresses, ornamental
features and eaves projecting
into a setback of not more than
24 inches;
b. Open or enclosed fire escapes
and fireproof outside stairways
projecting into a yard setback not
more than 6 feet;
c. Balconies and decks
projecting into a yard setback not
more than 6 feet;
d. The ordinary projections of
chimneys and flues so placed as
not to obstruct the light and
ventilation of the proposed unit or
any adjacent unit(s).

IV. Land Use Equivalency

The Village at Painted Pastures Zone District shall allow for a proportional
trade of residential unit density to non-residential floor area density at a
ratio of one residential unit to 1,000 sf of non-residential floor area.

For example:

- The maximum density for a one-acre parcel is 20 residential units
  OR 20,000 sf of non-residential floor area;
- A one-acre parcel may contain a mix of residential and non-
  residential uses;
- If a one-acre parcel contains 10 residential units, then it may also
  contain 10,000 sf of non-residential floor area at a ratio of one
  residential unit to 1,000 sf non-residential floor area.

V. Open Space/Parkland

The Village at Painted Pastures PUD Zone District shall provide open
space and/or parkland in an amount of at least twenty-five percent (25%)
of the total project acreage to serve the project’s residents and/or
occupants.

Section 7. Zone District Maps. By the adoption of this Ordinance, the
Town has brought the Property under the Town’s zoning ordinance and, by the
adoption of this Ordinance, has authorized the amendment of the Town's zone district maps to include the Property. The Town's zone district maps are currently on file at the Town Hall, in accordance with the Colorado Revised Statutes.

Section 8. All Other Laws Applicable. Except as hereinabove provided, all provisions of the zoning, subdivision and other ordinances or regulations of the Town shall apply to the Property.

Section 9. Severability. If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a courts of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

CONTINUED ON FIRST READING UPON A PUBLIC HEARING the 13th day of April, 2020 at 7:00 p.m.

INTRODUCED, READ, PASSED, AND APPROVED on a continued first hearing, on the 27th day of April, 2020.

CONTINUED ON SECOND READING the 11th day of May.

PASSED, APPROVED ON SECOND READING, following a continued public hearing, ADOPTED AND ORDERED PUBLISHED, this 26th day of May 2020.

TOWN OF SILT

Mayor Keith B. Richel

ATTEST:

Town Clerk Sheila M. McIntyre, CMC

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Exhibit A
Legal Description

PARCEL A:
A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 2 AND 3 OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 11, A GARFIELD COUNTY SURVEYOR BRASS CAP IN PLACE; THENCE SOUTH 42°43'47" EAST A DISTANCE OF 1243.83 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 6 & 24, THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°22'23" EAST A DISTANCE OF 244.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD;

THENCE SOUTH 85°07'23" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 856.61 FEET TO A POINT ON THE WESTERLY BOUNDARY OF GOVERNMENT LOT 2;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 00°02'09" EAST ALONG THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 2 A DISTANCE OF 94.23 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY ON THE NORTHERLY SIDE OF THE CACTUS VALLEY DITCH; THENCE NORTH 88°50'46" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 106.71 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 71°55'16" WEST A DISTANCE OF 66.86 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 38°43'20" WEST A DISTANCE OF 93.98 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 79°28'06" WEST A DISTANCE OF 81.49 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 37°21'03" WEST A DISTANCE OF 97.90 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 37°22'45" WEST A DISTANCE OF 86.40 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 30°07'22" WEST A DISTANCE OF 173.83 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 6 & 24;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY SOUTH 56°28'33" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID HIGHWAY 6 & 24 A DISTANCE OF 253.80 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 01°12'33" WEST A DISTANCE OF 101.17 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 55°28'33" EAST A DISTANCE OF 209.93 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO COLORADO DEPARTMENT OF TRANSPORTATION IN SPECIAL WARRANTY DEED RECORDED DECEMBER 31, 2008 AT RECEPTION NO. 760876, COUNTY OF GABFIELD, STATE OF COLORADO.

ALONG WITH

PARCEL B:
A PARCEL OF LAND SITUATED IN GOV'T LOT 2 OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH P.M., COUNTY OF GARFIELD, STATE OF COLORADO; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, A GARFIELD COUNTY SURVEYOR BRASS CAP IN PLACE; THENCE S 42°43'47" E A DISTANCE OF 1243.83 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HWY 6 & 24, THE POINT OF BEGINNING; THENCE S 86°28'33" E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 445.07 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID GOV'T LOT 2;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY S 00°22'23" E ALONG THE EASTERLY BOUNDARY OF SAID GOV'T LOT 2 A DISTANCE OF 247.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD;

THENCE LEAVING SAID EASTERLY BOUNDARY S 81°07'25" W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 448.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY N 00°22'23" W A DISTANCE OF 244.62 FEET TO THE POINT OF BEGINNING, COUNTY OF GARFIELD, STATE OF COLORADO.

AND CONTAINING 11.224 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS ANNEXED THE PROPERTY SHOWN HEREON AND DESIGNATED AS THE ANNEXATION OF THE VILLAGE AT PAINTED PASTURES, IN THE TOWN OF SILT, COUNTY OF COLORADO.
1Development of Storage and Warehouse uses shall be restricted to a maximum of three acres within this area.

2Residential Uses that are not above a commercial, office, service, scientific, industrial, fabrication, storage, warehouse, public or institutional use shall be restricted to a maximum of six acres within this area. Residential Uses shall be clustered together and Non-Residential Uses shall be clustered together within this area. A 30' building separation is required between Residential and Non-Residential Uses on the same Lot.

3Approximate location of PUD Open Space. Final locations to be determined at Final Plat.