

**TOWN OF SILT
RESOLUTION NO. 12
SERIES OF 2022**

A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR AN EMPLOYEE HOUSING UNIT AT LOT 94, SILT TRADE CENTER, WITHIN THE TOWN OF SILT, COLORADO

WHEREAS, Jaeger Land, LLC submitted an application for a special use permit (“Application”) on or about April 1, 2022 requesting that they be allowed to construct a 1500 ft.² shop with an approximately 625 square-foot accessory residential apartment in the Silt Trade Center, within the Town of Silt, Colorado (“Town”); and

WHEREAS, Ordinance No. 19-2008, an ordinance amending and restating the Lyon Subdivision PUD Guidelines allows certain lots within the Trade center to be able to accommodate two residential units as a use by right; and

WHEREAS, Ordinance No. 19-2008 does allow other lots to apply for a residential unit via the approval of a special use permit; and

WHEREAS, Town staff processed the Application and forwarded the Application as well as staff comments about the Application in various memoranda to the Town Planning and Zoning Commission (“Commission”); and

WHEREAS, the Commission reviewed and discussed the Application at its regular meeting on May 3, 2022; and

WHEREAS, the Commission recommended to the Board of Trustees (“Board”) that the request be granted and that a special use permit be issued with conditions as stated in the staff report; and

WHEREAS, the Board held a public hearing concerning the approval of the Application and special use permit at the Board’s regularly scheduled meeting on May 23, 2022; and

WHEREAS, upon proper consideration and review of the Applicants Special Use Permit request, the Board has determined that the Special Use Permit is in the best interests of the Town and its residents; and

WHEREAS, upon proper consideration there is a finding that it is reasonable to allow a 2-bedroom residential apartment to be built as part of the development plan for Lot 94 of the Silt Trade Center; and

WHEREAS, the Board finds that the requirements of Silt Municipal Code Chapters 17.78 and other sections have been met substantially by the Applicant and that the special use permit for an employee residential unit should be approved.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT the Special Use Permit for Jaeger Plan, LLC for Lot 94 of the Silt Trade Center is hereby . within the Town of Silt, Colorado ("Town") subject to the following conditions:


That all statements and representations made by the Applicants both in the application and in meetings before the Planning and Zoning Commission and the Board of Trustees, including that of provision of a specific patio area as private open space for the residential occupants of the apartment be considered conditions of approval.

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 23rd day of May, 2022.

TOWN OF SILT


Mayor Keith B. Richel

ATTEST:


Town Clerk Sheila M. McIntyre, CMC

