

**TOWN OF SILT PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-3
SERIES OF 2024**

**A RESOLUTION OF THE TOWN OF SILT PLANNING AND ZONING COMMISSION
APPROVING THE MINOR SUBDIVISION SKETCH PLAN FOR PROPERTY
LOCATED AT 511 N. 5TH STREET IN THE TOWN OF SILT, GARFIELD COUNTY,
STATE OF COLORADO**

WHEREAS, on or about November 3, 2022 , Mike Sorensen of Precision Works made an application for a Minor Subdivision Sketch Plan (Lot Split) for property owned by Bruce Coats with a property address of 511 N. 5th Street,; or more generally known as the "Property"; and

WHEREAS, the Property is owned in fee simple by Coats;; and

WHEREAS, the Application was found to be incomplete and needed to be supplemented with additional materials; and

WHEREAS, the application was supplemented and deemed complete and there was a hearing held in front of the Silt Planning and Zoning Commission on June 6, 2023 where the Planning & Zoning Commission considered the application for the property located in the R-2 Zone District and its suitability for subdivision and compliance with Chapter 16.10 (Minor Subdivisions) as contained in the Silt Municipal Code. and

WHEREAS, the Silt Planning and Zoning Commission, after considering public hearing testimony determined that there were a series of zoning violations on the subject property, there was an unknown or unresolved drainage issue on the property, and there were questions regarding the best way to bring utilities to a newly created lot and the Commission asked the applicant to address such concerns and

WHEREAS, the Applicant updated the application, and a second public hearing was held before the Planning Commission on March 5, 2024;

Whereas, the Silt Planning and Zoning Commission reviewed the application and found that with certain conditions the proposed Minor Subdivision would be in compliance with Town Standards.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO THAT THEY APPROVE THE MINOR SUBDIVISION SKETCH PLAN AND THAT:

Section 1. The Applicant shall put together a final plat application which includes 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. That a utility plan for services for Lot B be provided for review of the Final Plat for the Board of Trustee's review. Providing new water and wastewater services to the lot line for Lot B is recommended by the Town Engineer. The utility plan should propose the best way to provide electric service to Lot B and separate existing service from lot A.
3. Replace the Boundary Line adjustment certificate with a Minor Subdivision Certificate.
4. Remove the dry well, piping and related drainage infrastructure coming from the existing house on Lot A to the proposed Lot B premises. A drainage report from a professional engineer should address this matter.
5. All drainage from Lot A will be contained on Lot A and all drainage addressed with an engineering report/plan prior to recordation of any plat or other documents associated with the Minor Subdivision.
6. Remove the fence in the Street right-of-way.
7. A permit must be obtained prior to doing any work on the Lot A or B and must be approved by Town Staff.
8. That the house on lot A be to single-family detached use without an additional dwelling unit, unless permitted and approved through the Town.
- 9 The alley to the west of the property remain clear of storage and parking of vehicles
10. That the updated engineering obtain approval from the Town Engineer or Staff.

Section 2. Per section 16.10.050 of the Silt Municipal Code, the Applicant shall submit a minor subdivision final plat within three months following the Commission's



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approval of the Minor Subdivision Sketch Plan Application, and such minor subdivision final plat shall be in conformance with the Commissions conditions for approval.

INTRODUCED, READ AND APPROVED at a regular meeting of the Planning and Zoning commission of the Town of Silt, Colorado held on the 2nd day of April , 2024.

ATTEST:

TOWN OF SILT

Lindsey K Williams

Planning Chair Lindsey Williams

Mark Chain

Mark Chain, Planner



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EXHIBIT A

LEGAL DESCRIPTION

Lots 1 – 4, Block 14, Ballard Addition to the Town of Silt according to the plat filed on June 21, 1905 as at Reception No. 37305