

**TOWN OF SILT
RESOLUTION NO. PZ- 7
SERIES OF 2024**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
APPROVING THE SANDERS FENCE EXCEPTION AT 1466 STONEY RIDGE
DRIVE, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF
COLORADO**

WHEREAS, The Town of Silt (“Application”) submitted an application for a fence exception on or about June 6, 2024, requesting to receive an approval for a fence built out of compliance of the approved site plan and Silt Municipal Code; and

WHEREAS, Legal Description reads Section: 3 Township: 6 Range: 92
Subdivision: STONEY RIDGE PUD Lot: 52

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

WHEREAS, the commission reviewed and discussed the application at its regular meeting on July 10, 2024; and

WHEREAS, upon proper consideration there is a finding that it is reasonable to approve the proposed application, as it doesn’t appear to have any significant negative impact to adjacent properties.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, THAT: the Fence Exception at 1466 Stoney Ridge Drive, within the Town of Silt, Colorado (“Town”) subject to the following conditions:

- 1) That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.24, excluding the height exception approval.
- 2) That the proposed fence be located entirely on the applicant’s property; but not installed in designated/recorded easements.
- 3) That the fence exception is limited to the exact request as depicted in the applicant’s submitted photograph/site plan.
- 4) That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.

- 5) That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and inspection of the approved fence.
- 6) That this approval is not for construction, but rather the exception of the height and location. Community Development will need to issue a permit before the installation of fence can occur.
- 7) That all future fencing proposals will require a permit and fence exception, if required.

INTRODUCED, READ AND APPROVED at a regular meeting of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 10th day of July, 2024.

ATTEST:



Community Development Manager, Nicole Centeno

TOWN OF SILT



Chair Lindsey Williams