

**TOWN OF SILT
 PLANNING AND ZONING COMMISSION AGENDA
 TUESDAY, AUGUST 3, 2021 6:30 P.M.
 MUNICIPAL COUNCIL CHAMBERS
 HYBRID MEETING**

ESTIMATED TIME	ELECTRONIC AGENDA ITEM	PUBLIC HEARING/ ACTION	ELECTRONIC LOCATION AND PRESENTER
	Agenda		Tab A
6:30	Call to Order		Chair Classen
	Roll Call		
	Pledge of Allegiance		
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 July 6, 2021 Planning & Zoning Commission meeting	Action Item	Tab B Chair Classen
	Conflicts of Interest		
	Agenda Changes		
6:45	Nomination of Chair person		
6:50 15 min	Interview for Planning Commission vacancy	Recommendation to the Board	Tab C Planner Chain
7:05 10 min	Ordinance No. 2, Series 2021, AN ORDINANCE OF THE TOWN OF SILT, COLORADO REPEALING IN ITS ENTIRETY CHAPTER 16.14 – ZONING AND RE-ZONING AND REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 17.88 – AMENDMENTS OF THE SILT MUNICIPAL CODE	Public Hearing (Recommendation to the Board)	Tab D Planner Chain
7:15 15 min	Topics of discussion between the Board of Trustees and Planning & Zoning Commission	Discussion Item	Tab E Planner Chain
7:30 10 min	Planners Report	Info Item	Tab F Planner Chain
7:40 10 min	Commissioner Comments		
7:50	Adjournment		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, September 7, 2021, 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.

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
JULY 6, 2021 – 6:30 P.M.
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, July 6, 2021. Chair Classen called the meeting to order at 6:35 p.m.

Roll call	Present	Chair Chris Classen Vice-chair Lindsey Williams Commissioner Brittany Cocina Commissioner Joelle Dorsey Commissioner Marcia Eastlund
	Absent	Commissioner Eddie Aragon Commissioner Kim Leitzinger

Also present remotely were Town Clerk Sheila McIntyre and Planner Mark Chain.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the June 8, 2021 Planning & Zoning Commission meeting

Commissioner Dorsey made a motion to approve the consent agenda as presented. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Resolution No. 16, Series 2021, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR AN EMPLOYEE UNIT IN A BUILDING LOCATED AT 110 W MAIN STREET, WITHIN THE TOWN OF SILT, COLORADO

Planner Chain stated that applicant Daniel Lee is requesting a residential unit in a B-1 zone district. He stated that the code allows for residential above commercial establishments but that he supports this unit on the same level as the business. Planner Chain went through his staff report adding that Mr. Lee is working on a parking plan and hopes to provide four parking spaces. Mr. Chain went through his conditions adding that staff recommends approval.

Chair Classen asked if any permits had been pulled yet for the property and Mr. Lee stated that they have not gotten a permit. Chair Classen stated that there are people already tearing the entryway down and Mr. Lee explained that the entryway was unsafe so they were taking it down so that potential trespassers would not be hurt if something were to happen. Mr. Lee went on to explain their plans for parking on the property along with ingress and egress. The applicant was asked to include a parking plan with their application and to make sure that people aren't backing onto Highway 6 from this property. Mr. Lee went through his parking plan adding that he also plans on keeping the property looking nice and not junky.

Chair Classen stated his concerns about the property being non-conforming in its current state and that the applicant is asking to change it back to a use that the code doesn't allow. Planner Chain stated that he feels it is appropriate to utilize this structure in the fashion requested by the applicant to help satisfy the need for additional housing that is a premium right now.

Planner Chain reiterated that the Commission would like to see that there would be no backing onto Highway 6 and that the building be upgraded as necessary as part of the building permit process. Mr. Lee stated that he would be happy to meet all code requirements and that they would see that no backing onto Highway 6 would be allowed adding that he could eliminate parking on Highway 6 if it makes the Commission feel better and have people park only on 1st Street. There was a consensus of the Commission to have the applicant provide a parking plan before this goes to the Board.

Vice-chair Williams made a motion to approve the applicants request on the condition that they provide a parking site plan and that the structure be upgraded as required as part of an approved building permit. Commissioner Cocina seconded the motion, and the motion carried with Chair Classen voting nay.

Review of Revised Chapter 17.88 of the Silt Municipal Code: "Amendments to the Zoning Map (Rezoning), Title 17 Zoning Text and Regulations"

Planner Chain explained that while preparing for the rezoning of the block east of Town Hall it was discovered that the municipal code has two competing sections in regards to zoning. He stated that he would like to clean up the code prior to moving forward on the rezone. Mr. Chain proceeded to go through his report and the recommended changes.

There was a consensus to have Planner Chain make the requested changes to help clarify and simplify the code and then bring it back in ordinance form.

Ordinance No. 4, Series 2021, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING THE SCHEDULE OF USES IN SECTION 17.13.020 OF THE SILT MUNICIPAL CODE, TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

Planner Chain stated that this ordinance is designed to address internet sweepstakes cafes that have recently started to surface in the area. After further research by staff, what was being proposed by an applicant was known an internet sweepstakes gambling which is prohibited under state law. Staff felt that it was best to update the code to more specifically define what this electronic gaming is and prohibit it in any zone district within the town limits.

Planner Chain went on to say that while examining the code staff also noticed that there was an error in the permitted uses section that allowed adult entertainment establishments to be located in every zone district. This ordinance would correct that as well and staff is asking that these establishments only be allowed in the B-1 Industrial zone district. Mr. Chain asked that the Commission approve this change and clarification to the code.

Chair Classen opened the public hearing at 7:44 p.m. There were no public comments and the hearing closed at 7:44 p.m.

Commissioner Dorsey made a motion to recommend to the Board approval of Ordinance No. 4, Series 2021, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING THE SCHEDULE OF USES IN SECTION 17.13.020 OF THE SILT MUNICIPAL CODE, TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO as written. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

Rislende – Concept Plan (Divide Creek Center)

Planner Chain briefed the Commission on this conceptual plan that would include an event center on a parcel next to the BLM offices on the south side of the Interstate with other elements that would be developed over time. Potential applicants Mitchell Weimer, Cole Buerger and Bruce Barth were present to go over their campus concept plan of developing a gathering place along the Colorado River that would begin with one anchor spot and grow out from there.

They explained that their potential development would be designed for any number of events to include community gatherings, weddings, anniversaries and corporate gatherings and that it would also include restaurants, live music, commercial, store fronts and riverfront-oriented leisure and entertainment. The concept also includes the ability to allow guests to be able to spend the night on the property. The applicants went over the various phases of the project with the event center being constructed during the first phase along with another building that would contain a commercial kitchen that would be used to cater events. They added that this campus type development would also offer entrepreneurial type options.

The applicants stated that they would be proposing an updated Planned Unit Development on this parcel adding that it would also have an agricultural component with a chef's garden and orchards. They stated that they are interested in supporting various ideas.

The Commissioners asked how the applicants would address the additional traffic in regards to the overpass and they stated that they would be cognizant of the traffic on the frontage road. Planner Chain stated that this would be processed as a minor subdivision that would include an access and control plan that the Commission would see more of as the project moves forward.

Planner's Report –

Planner Chain briefed the Commission on the following items:

- A minor subdivision for Divide Creek area as just discussed that would include a flood plain amendment
- Stoney Ridge Phase 2 - Engineering is being redone with infrastructure to be installed in the fall

- A pre-application conference with Herons Nest would be taking place soon as they are expected to bring in a formal annexation, zoning and subdivision plan

Commissioner Comments

Chair Classen asked for a status on the Painted Pastures project south of the roundabout. Planner Chain stated that they are re-evaluating the best way to deal with the increased building costs and that construction has been delayed by a couple of months. There was discussion about possibly lowering the speed limit on Main Street down to 25 mph. It was also stated that there is no speed limit sign when coming out of the roundabout heading westbound on Highway 6.

Adjournment

Vice-chair Williams made a motion to adjourn. Commissioner Eastlund seconded the motion, and the motion carried unanimously. Chair Classen adjourned the meeting 8:27 p.m.

Respectfully submitted,

Approved by the Planning Commission

Sheila M. McIntyre, CMC
Town Clerk

Chris Classen
Chair

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
August 3, 2021**

AGENDA ITEM SUMMARY

SUBJECT: Interview for Planning Commissioner vacancy

PROCEDURE: (Public Hearing, Action item, Information Item) Action item

RECOMMENDATION: Staff asks that the Commission interview Robert Doty to fill the vacancy on the Planning Commission

SUMMARY AND BACKGROUND OF SUBJECT MATTER: According to 2.16.040 of the Silt Municipal Code, Planning Commissioners shall be appointed for a term of four years. There is currently one vacant position with a term ends in July 2025. The town has advertised the vacancy and received one application from Robert Doty. Mr. Doty will be present for his interview.

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A

ORIGINATED BY:

PRESENTED BY: Clerk McIntyre

DOCUMENTS ATTACHED: Application from Robert Doty

TOWN ATTORNEY REVIEW YES NO **INITIALS** _____

SUBMITTED BY:



Sheila M. McIntyre, Town Clerk

REVIEWED BY:



Jeff Layman, Town Administrator



Application for Commission or Board Appointment

On which of the Commissions or Boards are you interested in serving on?

Planning & Zoning Commission VALE Board Board of Trustees

Is this a reappointment request? _____ If yes, how long have you served? _____

NAME: ROBERT L. DOTY

ADDRESS: 832 ANTLER POINT LAKE, SILT CO 81652

MAILING ADDRESS: SAME AS ABOVE

CONTACT PHONE: 4-970-876-4143 WORK PHONE: —

EMAIL ADDRESS: amrovi2013@gmail.com DATE OF BIRTH: [REDACTED]

HOW LONG HAVE YOU CURRENTLY LIVED IN SILT? 2 1/2 yrs OCCUPATION: Retired

I hereby certify and affirm that all the information contained in this application is true, complete and correct. I understand that false or misleading statements or the omission of important information made on this application or any time during the process may disqualify me from serving for this position. I understand that the Board of Trustees must appoint members to all Boards and Commissions.

**** A background check will be conducted on all applicants nominated**

Robert L. Doty
Applicant's Signature

7/27/2021
Date

1. Tell us briefly about yourself, why you are interested in being appointed and what experience or education would you bring to this Commission or Board?

I am a retired BUILDING INSPECTOR/code ENFORCEMENT officer after 34 yrs of public service. I served the public in SAN DIEGO COUNTY reviewing BUILDING PLANS, subdivision applications & enforcing code compliance using effective public service protocols. My extensive public service experience & college certifications can benefit our community.

2. Why do you wish to be appointed/reappointed to this Commission or Board?

I desire the honor of appointment to the Planning Commission because my certified background & experience can benefit our great community. I've developed communication skills to de-escalate volatile encounters.

3. Are you aware of the time commitment and do you have the personal time to devote to this Commission or Board?

I am aware of the time commitments involved in the responsibilities of the commission.

4. The Board of Trustees strives to keep a balance of knowledge and new opinions and ideas on all boards. What makes you a good candidate for reappointment rather than bringing in a new person? (for those seeking reappointment only)

5. What other Boards have you served on?

- 1) THE Executive Board of SOIL 2028 (now combined with another organization)
- 2) THE BOARD of Directors (HOA) - Hidden Meadows Home Owners Association
- 3) Board of Directors Blue Knights Motorcycle Club - San Diego 2009-2019 (SAFETY Officer)

QUESTIONS FOR PLANNING & ZONING AND BOARD OF TRUSTEE CANDIDATES ONLY

6. If appointed, what would you like to accomplish on the Commission or Board while you're involved?

my desire and honor to serve the commission is to ensure the direction, compliance & fulfillment of the zoning ordinance is obtained in a clear, concise, fair manner. The development of our community is important for future sustainable growth.

7. What do you believe could be a concern or issue facing this Commission or Board?

I believe a concern on issue facing this commission or Board is LACK of fair & impartial decision making.

8. What do you think the Town's responsibility is in overseeing and regulating residential and commercial development?

The Town's responsibility in overseeing & regulating residential & commercial development is to insure proper uniformity of recognized development in our community. A TOWN that has A recognizable developed uniformity to established principle brings productive & enhanced investors willing to invest money in our community.

Thank you for your interest and time commitment in serving your community.

MEMORANDUM

TO: Chairman Classen and Members of the Silt Planning & Zoning Commission

FROM: Mark Chain, Planner *Mark Chain*

DATE: July 29, 2021

RE: Public Hearing – ordinance 2 – Amendments to the Zoning Code, amendments to the Zoning Map and amendments to various zoning regulations and development standards.

We reviewed the zoning text for these matters at the last meeting. Quickly, this replaces in its entirety Chapter 17.88 of the zoning code related to rezonings, amendments, changing the map etc. it also eliminates Chapter 16.14 in the Subdivision Title of the Municipal Code this also dealt with zonings and rezonings. That was a duplicate of procedures and frankly not as clear and was more complicated. Also, changes to the Zoning Code should be in the Zoning regulations – In Title 17.

This is a public hearing. I put together a draft zoning ordinance which the Town Attorney may tweak before it goes to the Board of Trustees. The Planning Commission did not have any proposed changes to the text when we reviewed a month ago. I do want to let you know that of Chapter 17.88 which deals with protests needs to remain. I can answer questions for you at the meeting if you would like; but if 20% of the property owners within an area subject to the zone map change submits a valid protest either at or prior to the proposed amendment a supermajority (3/4ths) of the Board is required to pass the amendment to the Zoning Map.

I'll be happy to answer any other questions at the meeting.

**TOWN OF SILT
ORDINANCE NO. 2
SERIES OF 2021**

AN ORDINANCE OF THE TOWN OF SILT, COLORADO (“TOWN”) REMOVING AND REPLACING IN ITS ENTIRETY CHAPTER 17.88 OF THE SILT MUNICIPAL CODE AND REMOVING IN ITS ENTIRETY CHAPTER 16.14 “ZONING AND REZONING “OF THE SILT MUNICIPAL CODE (“CODE”), TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

WHEREAS, pursuant to C.R.S. Section 31-15-103 and Section 1 of the Town’s Home Rule Charter, the Board of Trustees (“Board”) of the Town has the authority to make and publish ordinances necessary and proper to provide for the safety, preserve the health, promote the prosperity, improve the morals, order comfort and convenience of such municipality and the inhabitants thereof; and

WHEREAS, the Board wishes to make amendments to Chapter 17.88 “Amendments to the Town Zoning Map and to the Silt zoning regulations and removing in its entirety Chapter 16.14 “Zoning and Rezoning “ in the Silt Municipal; and

WHEREAS, Title 17 of the Silt Municipal Code sets forth the Town’s regulations relating to land use, development, and zoning; and

WHEREAS, pursuant to Section 17.88.010 of the Silt Municipal Code, amendments to Title 17 of the Municipal Code must be submitted to the Planning and Zoning Commission for review and recommendations; and

WHEREAS, the Town gave proper and timely published and/or posted notice of the dates and times of the public hearings at which the Planning and Zoning Commission and the Board considered this ordinance; and

WHEREAS, the Board finds and determines that the adoption of this ordinance is necessary and proper to provide for the safety, health, prosperity and order of the Town.

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ORDAINS AS FOLLOWS:

Section 1

Chapter 17.88 of the Silt Municipal Code regarding Zoning Amendments shall be amended and replaced in its entirety. The new text of Chapter 17.88 is attached as Exhibit A.

Section 2

Chapter 16.14 "Zoning and Re-zoning" shall be removed from Title 16 Subdivision Regulations in the Silt Municipal Code.

Section 3

All ordinances heretofore passed and adopted by the Board of Trustees of the Town of Silt, Colorado are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

Section 4

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 court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

INTRODUCED, READ AND APPROVED ON FIRST READING, a public hearing, this ___ day of _____, 2021, at 7:00 p.m. in the Municipal Building of the Town of Silt Colorado.

PASSED, APPROVED ON SECOND READING, following a continued public hearing, ADOPTED AND ORDERED PUBLISHED, this ___ day of _____, 2021.

TOWN OF SILT

Mayor Keith B. Richel

ATTEST:

Town Clerk Sheila M. McIntyre, CMC

EXHIBIT A

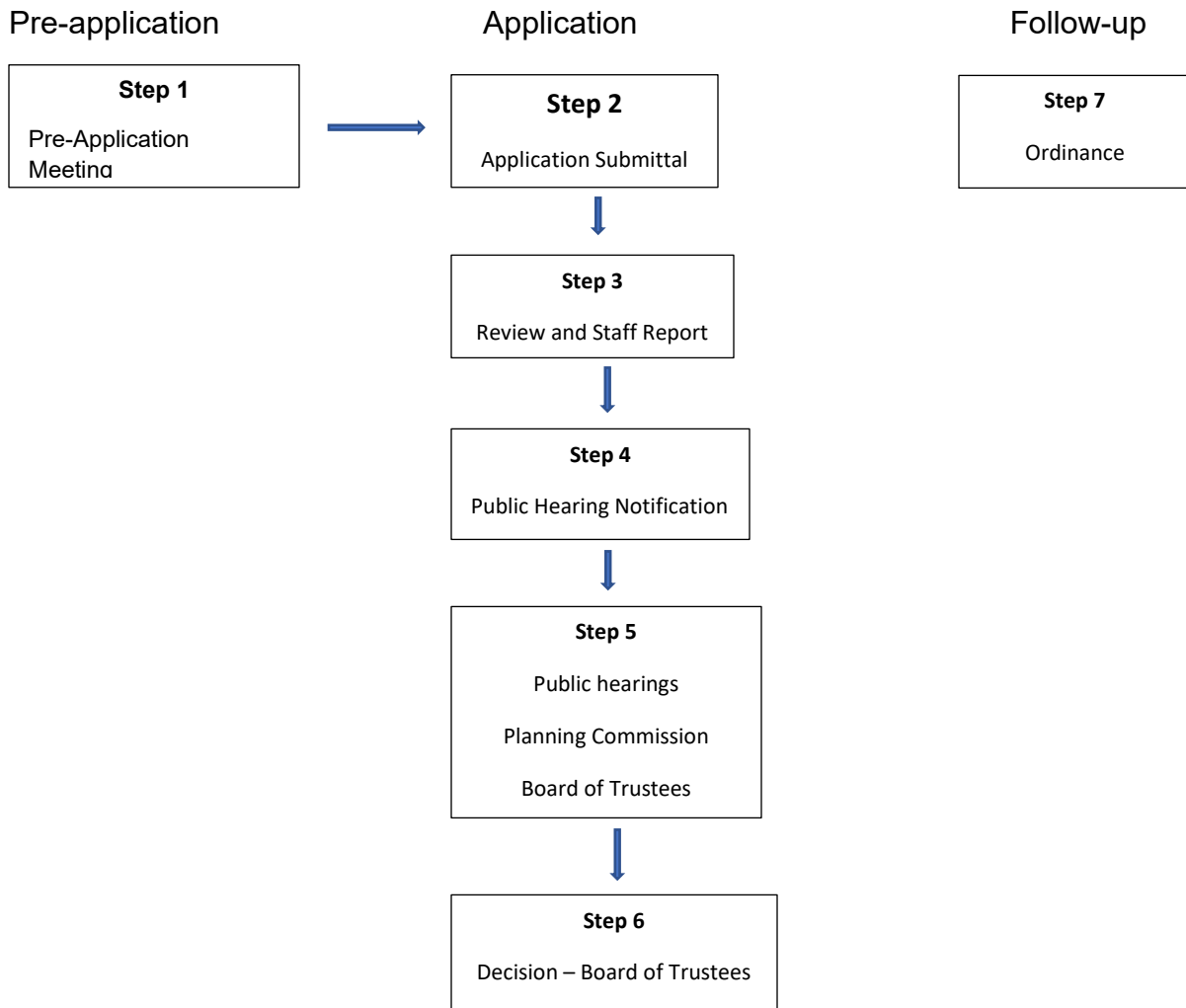
CHAPTER 17.88

AMENDMENTS TO THE ZONING MAP, TITLE 17 ZONING TEXT AND REGULATIONS

17.88.010 Amendments to Title 17 - Zoning Regulations, procedures and text

- A. Purpose. The Text of Title 17 may be amended pursuant to this section in response to changing conditions or changes in public policy, or in order to advance the general welfare of the town.
- B. Applicability – Who May Apply. An amendment to the zoning code including the text and development standards may be initiated by the Planning and Zoning Commission or the Board of Trustees. Any person may suggest to the Planning Commission that changes or amendments be given consideration.
- C. Procedure. The figure below shows the steps involved that apply in the consideration of amendments to the text of the Zoning Code

Figure. 17.88.010 A.



1. Step 2 – application submittal

Town staff shall prepare the application at the request of the Planning and Zoning Commission or the Board

2. Step 5 – Town Holds Public Hearings

a. Review and Recommendation by the Planning and Zoning Commission

- i. Following a public hearing, the Planning and Zoning Commission shall review and consider the staff report, public comments and evidence presented at the hearing, and approval criteria below and shall make a recommendation to the Board. That recommendation can be for approval, approval with modifications, or denial of the text amendment, or to continue the hearing to a date certain.
- ii. Staff shall forward the Commission's recommendation to the Board.
- iii. Applications that have been reviewed by the Planning and Zoning Commission shall be scheduled for a public hearing in front of the board following required public hearing notice.

3. Step 6 - Town issues Decision

a. Decision by the Board of Trustees

- i. Following a public hearing, the Board shall review and consider the staff report, public comments and any evidence presented at the hearing as well as the approval criteria noted below and recommendations of the Planning and Zoning Commission. The Board shall then act to approve, approve with modifications or deny the proposed amendment or continue the hearing to a date certain.

b. Approval Criteria

Amendments to this code may be approved by the Board if it finds that all of the following criteria have been met;

- i. The proposed amendment will promote the public health, safety and general welfare;
- ii. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of the Zoning Code;

- iii. the proposed amendment is deemed necessary or desirable due to changing conditions, adopted public policy, new planning concepts, or other social or economic conditions.

17.88.020 Amendments to the Zoning Map

A. Purpose.

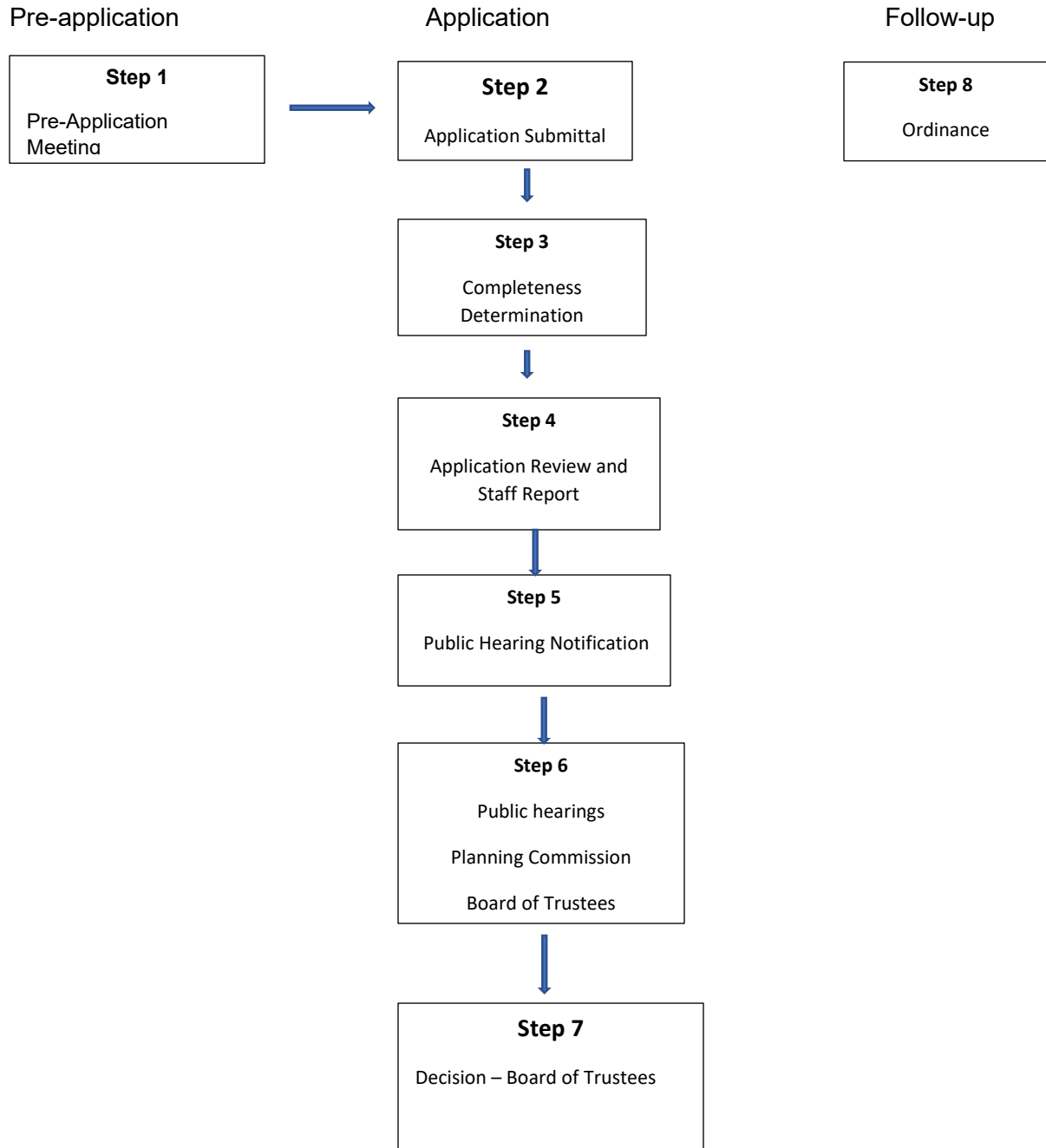
1. The boundaries of any zone district may be changed or the zoning classification of any particular parcel may be changed or modified pursuant to this section. The purpose is to make adjustments/changes to the official zoning map that are necessary in light of changing conditions, changing public policy or that may be necessary for the general welfare and safety of the Town and its citizens. The purpose is not to provide relief for particular hardships or to grant particular favors or privileges to any particular person or corporation.
2. Changes to any particular characteristics of the zoning district (such as building height or setback) or particular development standards that apply within districts (e.g. open space requirements) shall be process as amendments to the zoning text as per section 17.88.010
3. Rezoning to PUD's (Plan Unit Developments) are a particular type of zoning amendment or amendment to the zoning map and should be processed under section 16.xxxx

B. Applicability

1. request for changes to the zoning map may be initiated by person(s) owning at least 50% of the real property within the area proposed for the amendment, the Planning and Zoning Commission or the Board of Trustees. Any citizen of the town may also propose an amendment to the Planning and Zoning Commission for action.

C. Procedure. The figure below shows the steps involved that apply in the review of an application for an Amendment to the Zoning Map

Figure. 17. 88.020 B



1. Step 2 – application submittal

a. An application for an amendment to the zoning map shall include:

- i. a site plan showing the footprint of all buildings, parking configuration, location of easements and utilities, and other detail demonstrating general conformance with regulations and development standards;
- ii. a written statement justifying why the amendment fits in with the surrounding neighborhood and describing why the amendment is more appropriate for the property than the present zoning classification;
- iii. a list of all properties within 200 feet;
- iv. proof of ownership
- v. a map showing the location of the subject property(ies) as well as zone districts within 300 feet

Note: Town Staff can waive the requirement for site plan submittal or indicate on the application form additional materials that should be submitted for the proposed amendment.

- b. If a proposal requires a permit from any County, State or federal agency, the applicant shall submit to Town Staff a duplicate of such permit or approval.

2. Step 6 – Town Holds Public Hearings

a. Review and Recommendation by the Planning and Zoning Commission

- i. Following a public hearing, the Planning and Zoning Commission shall review and consider the staff report, public comments and evidence presented at the hearing, and approval criteria below and shall make a recommendation to the Board. That recommendation can be for approval, approval with modifications, or denial of the text amendment, or to continue the hearing to a date certain.
- ii. Staff shall forward the Commission's recommendation to the Board and the applicant.
- iii. Applications that have been reviewed by the Planning and Zoning Commission shall be scheduled for a public hearing in front of the board following required public hearing notice.

3. Step 7 – Town Issues Decision

a. Decision by Board of Trustees

- i. Following a public hearing, the Board shall review and consider the staff report, public comments and any evidence presented at the hearing as well as the approval criteria noted below and recommendations of the Planning and Zoning Commission. The Board shall then act to approve, approve with modifications or deny the proposed amendment or continue the hearing to a date certain.
- ii. All exhibits, plans, or elevations – whether detailed or conceptual – that are part of the application approved by the Board shall be part of the approval of the application and will be considered inseparable from the approval. All development shall conform to the plans presented in the application along with modifications or conditions imposed by the board at the time of approval. Major modifications to the plans must be approved by the Board.

b. Approval Criteria

Amendments to the Zoning Map may be approved if the Board finds all of the following criteria have been met:

- i. The amendment will promote the public health, safety and general welfare;
- ii. The amendment is consistent with the Comprehensive Plan and the purposes stated in the Unified Development Code;
- iii. The amendment is consistent with the stated purpose of the proposed zone district;
- iv. The amendment will not likely result in significant adverse effects upon the natural environment, including air, water, noise, storm water management, wildlife and vegetation; or such impacts will be substantially mitigated;
- v. the amendment will not likely result in material adverse negative impacts to other properties adjacent to or in the vicinity of the subject property;
- vi. Facilities and services including roads/transportation, water, gas, electricity, police and fire protection or as applicable will be available to serve the subject property after development;

Note: these criteria shall not apply to amendments that occur as part of a comprehensive revision of the official zoning map accomplished by direct legislative action by the Board of Trustees

c. Protests

An amendment to the Zoning Map shall not become effective except by the favorable vote of three fourths of the members of the Board of Trustees if a valid protest against the amendment is presented at or prior to the public hearing in which the proposed amendment is heard. A protest is valid by either:

- i. the owners of 20% or more of the area included in such proposed amendment; or
- ii. the owners of 20% or more of the area of those lots located within 100 feet of the boundary of the area in the amendment, but not including any distance for public rights-of-way including alleys.

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
August 3, 2021**

AGENDA ITEM SUMMARY

SUBJECT: Topics of discussion for work session between the Board of Trustees and Planning & Zoning Commission

PROCEDURE: (Public Hearing, Action item, Information Item) Discussion item

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The Planning Commission has been trying to meet with the Board of Trustees on a quarterly basis with the last meeting taking place on May 24. With budget season coming up and another scheduled work session with the County Commissioners, the remainder of the year is pretty booked. Staff would still like to get feedback from you on any items of concern and if necessary, we can add a topic to the Boards agenda for discussion.

ORIGINATED BY: Town Clerk McIntyre

PRESENTED BY: Planner Chain

DOCUMENTS ATTACHED:

TOWN ATTORNEY REVIEW [] YES [x] NO INITIALS _____

SUBMITTED BY:



Sheila M. McIntyre, Town Clerk, CMC

REVIEWED BY:



Jeff Layman, Town Administrator

MEMORANDUM

TO: Chairman Classen and Members of the Silt Planning & Zoning Commission

FROM: Mark Chain, Planner *MC*

DATE: July 29, 2021

RE: Planners Report

Things are busy enough I wanted to make sure that you get this update in writing. Sometimes at the end of the meeting, no matter how brief when things are given only in a verbal fashion we tend not to not take it all in. Just want you updated on what is going on.

Heron's Nest. I had a formal pre-application meeting with the Parents Nest team. Right now, they are still on track for preparing an application to annex into the town and rezone the property. There are number of issues that we will need to resolve, most important being that there is a basic agreement on the amortization. For the existing, long-term RVs and that they hook up to water and wastewater relatively quickly. Amortization is the time. Provided for them to remove a nonconforming use or make it conforming.

Camp Colorado/KOA. The town has been contacted about providing all public hearing documents related to the KOA in regards to the development of the tiny homes. I am not fully reviewed all the documents and at this point I cannot find much of the technical information. It is my understanding that they had a site plan approval for 18 of the tiny homes; while a long-term plan calls for 70. I will update you on this as soon as I can.

Rislende. That group wishing to purchase 47 acres at the old Divide Creek center made their presentation regarding the concept this past week to the Board of Trustees. It was well received. It is my understanding that they are moving forward on an application which will hopefully be submitted sometime in October, but these things always take a little longer than everyone hopes. A related item is that the owner of the Divide Creek Center will be going through the Minor Subdivision process shortly to help facilitate the selling of the 47 acres and the easy utilization of the 5 acres at the northeast corner of that property – which right now is under consideration for a 45 to 50 unit multifamily development.

Village at Painted Pastures.

Development permit. The applicants have asked for a longer time for the installation of infrastructure. There are probably of number of reasons for this but

I'm not sure of the precise status at this time. They propose to initiate construction later in the fall and have the infrastructure complete sometime in April 2022.

Fence Permit. When the project had their site plan review back in February or March, you may remember the project engineer talking about the requirement of the lower cactus ditch company to have a secure fence along the ditch route and they are requiring barbed wire at the very top of any fencing. This will require a variance as barbed wire is not part of our specifications. So, depending on the submittal date, you will be seeing this as a variance request. I talked to Sopris Engineering and apparently there have been three fatalities related to the ditch over the years.

Silt Trade Center. We have 2 things going on at this particular time. The first is that someone has purchased an existing develop lot on Medicine Bow Court. They wish to replace some second-story units with 2 residential units. They will also be interested in condominium arising the residential units. So, you will be seeing a Special Use Permit for the residential followed probably shortly by a condominium request. Another property owner there is indicated he will be coming in shortly for a site plan review and will also be requesting 2 dwelling units.

Annexation Request. I had a phone conversation this past Thursday with someone who wishes to buy a 2 acre piece of property along Grand Avenue and annex into the town. It is an odd shape and I am not sure if dimensionally it can be developed easily. Regardless, I am meeting with him next week and will let you know where we stand as soon as I know.

Stoney Ridge #2. The town Engineer and I met with the current project engineers, present owner and prospective owner. The stony Ridge engineer is making final changes to a drainage update and will be submitting in the near future for an amended plat. The reason for the amended plat is at 5 or six lots will have to have their building envelopes modified as there is more infrastructure along the front lot lines in a couple of areas. The initially platted utility easements are not quite wide enough. After that, it has been indicated to me that final modifications to the engineering documents will be made and then phase 2 sold to another developer.

Painted Pastures north of Highway 6 and 24. Some information regarding quality and specifications for modular structures was submitted to me. I have not had adequate time to review this information. I will update you on this matter as soon as possible.