

**TOWN OF SILT  
 PLANNING AND ZONING COMMISSION AGENDA  
 TUESDAY, MARCH 1, 2022 6:30 P.M.  
 MUNICIPAL COUNCIL CHAMBERS  
 HYBRID MEETING**

<b>ESTIMATED TIME</b>	<b>ELECTRONIC AGENDA ITEM</b>	<b>PUBLIC HEARING/ ACTION</b>	<b>ELECTRONIC LOCATION AND PRESENTOR</b>
	<b>Agenda</b>		<b>Tab A</b>
<b>6:30</b>	<b>Call to Order</b>		<b>Chair Classen</b>
	<b>Roll Call</b>		
	<b>Pledge of Allegiance</b>		
<b>6:35</b>	<b>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</b>		
<b>6:40 5 min</b>	<b>Consent agenda –</b>  1. Minutes of the February 1, 2022 Planning & Zoning Commission meeting	<b>Action Item</b>	<b>Tab B Chair Classen</b>
	<b>Conflicts of Interest</b>		
	<b>Agenda Changes</b>		
<b>6:45 25 min</b>	<b>Discussion &amp; Review- Draft Changes to Zoning Code Text</b> a. Sec.17.42.055 - Require a public hearing in front of Planning Commission for Site Plan Review – b. Sec - 17.78.040 B- Require a public hearing in front of Planning Commission for Special Use Permit c. Include in Site Plan Review Process a time limit for construction to be initiated (AKA a lapse of approval condition). d. Adding an Open Space Zone District to the schedule of Zone Districts in Title 17 - Zoning	<b>Discussion Item</b>	<b>Tab C Planner Chain</b>
<b>7:10 5 min</b>	<b>Request to have a second Planning Commission meeting in March (3/15 ??)</b>	<b>Discussion Item</b>	<b>Tab D Planer Chain</b>
<b>7:15 5 min</b>	<b>Planning Update</b>	<b>Info Item</b>	<b>Tab E Planner Chain</b>
<b>7:20 10 min</b>	<b>Commissioner Comments</b>		
<b>7:30</b>	<b>Adjournment</b>		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Monday, April 4, 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.

**TOWN OF SILT**  
**REGULAR PLANNING AND ZONING COMMISSION MEETING**  
**February 1, 2022 – 6:30 P.M.**  
**HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, February 1, 2022. Chair Classen called the meeting to order at 6:31 p.m.

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<b>Roll call</b>	Present	Chair Chris Classen Commissioner Eddie Aragon Commissioner Robert Doty Commissioner Marcia Eastlund Commissioner Kim Leitzinger Commissioner Joelle Dorsey
	Absent	Vice-Chair Lindsey Williams

Also present were Planner, Mark Chain; and Community Development Administrative Assistant, Dusti Tornes.

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**Pledge of Allegiance**

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**Public Comments** – There were no public comments.

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**Consent Agenda**

1. Minutes of the January 11, 2022 Planning & Zoning Commission meeting.

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

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**Conflicts of Interest** – There were no conflicts of interest.

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**Agenda Changes** – There were no agenda changes.

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**Public Hearing – Zoning of two – acre enclave**

Planner Chain talked about the 2-acre parcel that the Town is in the process of buying. It is presently under County Jurisdiction and is zoned Rural “R” Zone District. If this was developed under the zoning of Garfield County there would be a 2-acre minimum lot size for a residential unit. The proposed zoning exhibit in the packet shows the south portion (bottom) zoned Ag-Rural and the top (north) zoned R-2. As Planner Chain was going through the zoning analysis, he was trying to determine the label for the Towns Open Space “OS” Zone District, there is currently no Open Space Zone District listed for the Town; the closest is Public Utilities. The day after everyone got the packet, Planner Chain had a discussion with the Town Attorney, Mike Sawyer. They both believe that it is best to zone the bottom of that parcel Public Utilities, not

Ag-Rural. So, Planner Chain requested a different zoning for the property, than what was in the Draft Ordinance. Planner Chain explained that the builders/prospective purchasers are thinking of doing steel frame houses for work force housing. The houses will be single-family lots, two-bedroom two-bathroom 950 square feet. The lot size in R-2 is 5000 square feet and in R-3 are 4500 square feet. Planner Chain has further analyzed the proposed zoning and wants to zone the top R-3 instead of R-2, which will still allow for single-family and family housing. Planner Chain wants to move forward with this proposal, and recommend zoning the bottom Southwest corner Public Utilities and the top two thirds R-3, modifying those zone districts that were noted in the draft ordinance. Chair Classen asked is this a temporary change to R-3. Planner Chain said that an applicant could buy it as R-3 and if they decided to change it, they would have to go in front of the P&Z and the Board. Proposed zoning would allow the park to be put in right away. It was discussed that there would be more room if you turned the detention pond 90 degrees and then you would have room for a soccer field and parking. The right of way is going to stay the same with Orchard Avenue connecting through the north side. Also, the deep utilities are going to stay the same. This could give a perspective developer a few more lots on the northern two-thirds portion. Commissioner Doty thinks that it should be labeled Open Space, not Public Utilities, as he feels that there is a better meaning for Open Space than Public Utilities. He thinks people will have a better feel of the term Open Space. Public Utilities give off the impression that it is a phone company or other entities like that; they wouldn't think of it as a park. Commissioner Doty thinks that we need to think of changing the label of Open Space as the zoning, it would give a better meaning. Planner Chain said that we should add an Open Space District. At 7:06, the discussion was opened to the public for comment. There were no Public Comments, so it was closed at 7:07.

**Commissioner Leitzinger made a motion to approve the zoning of the 2-acre enclave as presented. Commissioner Dorsey seconded the motion, and the motion carried unanimously.**

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### **Request to have Planning Commission initiate a zone text amendment to the Silt Trade Center PUD to clarify storage requirements**

Planner Chain talked about the storage requirements and that currently they are required to be behind a fence in the Silt Trade Center. Planner Chain stated that the Towns Building inspector wants it behind a fence and Community Development Coordinator wants everything to be consistent across the board. Planner Chain thought it could be a little more flexible and not require a fence. Commissioner Doty wants consistency across the board also. He wants fences around storage containers and wants the storage and property maintained as well. Chair Classen asked if there were already containers there, and Planner Chain said that there were some behind a fence. Commissioner Eastlund said that there is junk in there on the back side that most people don't see. Chair Classen was examining both sides of the argument. Commissioner Eastlund stated that people who are trashy are going to be trashy, regardless of a fence. Commissioner Doty stated that he had some experience with these issues, and they need to maintain the conditions of the containers to keep them looking good. He stated that if we don't have an officer to mitigate these issues, the only way to keep the commercial area looking nice, is to require storage be behind a fence. Commissioner Aragon stated that some people have some expensive stuff inside the containers and a fence would help keep everything safe. Commissioner Dorsey agrees with everyone, that there need to be consistency and put a fence around it, across the board, no matter what the storage is. Planner Chain said that he would not do a text amendment and the PUD would remain the same, with the requirement that storage needs to be behind a fence.

## **Discussion on potential code changes related to public hearing requirements for certain land use processes and other potential code changes**

Planner Chain stated that he would like to discuss potential code changes, regarding the current Land Use Process.

The first of which, is to require a Public Noticed hearing in front of P&Z for a Site Plan Review. The Planning Commission is the decision-making body for a Site Plan Review; though it can be appealed to the Board of Trustees. Currently, Site Plan Reviews are reviewed at a regular Planning Commission meeting, with no Public Notice to the surrounding property owners. Sometimes these are very simple; but sometimes they can be complex. Oftentimes, people don't even know that something is being proposed, until after it has completed the process. While it is an additional step and cost for an applicant, it might be what's best for all citizens. Planner Chain stated that he thinks, oftentimes, that neighborhoods would like to know what is going on.

Planner Chain then talked about requiring a public hearing in front of the P&Z Commission for a Special Use Permit Review as well. Just like the Site Plan Review, this process is Public Noticed in front of the Board of Trustees, but not the P&Z Commission.

Next, Planner Chain requested a time limit for Site Plan Review approval/lapse of approval. He stated that he has found nothing in the Town Code that indicates a length of time for which a Site Plan Review is effective. Usually, people want to come in and start quickly, but if something happens and construction/activity is delayed, the current proposal may no longer be appropriate for that neighborhood or area, years later. Also, various codes – building and zoning – can evolve and once again a prior approval may no longer seem appropriate after a significant amount of time. He recommends a six month or one year time period, for which any site plan review is effective. We can build in a couple of extensions, so someone can have the ability to construct in, let's say a two-year time.

The final code change proposed by Planner Chain was to create an Open Space District. We can have it in the code, so we can just implement it when needed or change something over to it if needed.

Chair Classen think we should leave the Public Hearings alone. Commissioner Eastlund thinks that the Public Hearings are in front of the wrong board. She thinks that they should be in front of the P&Z Commission to help with some of the questions and comments before they go to the Board of Trustees. Commissioner Doty doesn't think that we would be taking anything away from the Board of Trustees, as they have a lot that they take care of now. Having a hearing in front of this Commission would take care of a lot of the mitigation issues, and it would make the Board's jobs easier. Commissioner Leitzinger asked where this came from, if the public wanted this, or if someone else thought that this would be a good idea. Planner Chain said that the proposed code changes came from him. He saw things with the code and thought that we should discuss them further. Commissioner Eastlund asked if they get a lot of extensions on Site Plan Review project. Planner Chain said that they only get a couple, and they have to show progress every six months. Commissioner Aragon agreed that time limits are good to have on permits. Commissioner Dorsey agreed that all of Planner Chain's points are good. Commissioner Leitzinger agreed on all the points and stated that public hearing, in general, is good to give the public a chance to voice their opinions; just as long as there is an interest in the discussion. Commissioner Eastlund agreed that the more times you can get it out to the public, then they can't say that they didn't get an opinion. It would have gone in front of two Boards and they had the option to say something at either one of the meetings. Planner Chain said that he

hears a yes for all the points that were talked about in this section. Chair Classen did not agree with the Public Hearing in front of the P&Z for Special Use Permits. All other Commissioners agreed on the proposed change, to Public Notice Land Use Application that are being presented to the P&Z.

## **Planning Update**

Planner Chain gave a quick update on Camario. It is in the works, but there have been two contracts before that fell through. This one will be interesting, if comes to pass, as they want to do work force housing out of pre-fab steel buildings.

Planner Chain also said the present applicants are moving forward with the Divide Creek Center / Rislende Project. They are putting together the subdivision documents, zoning plans for an event center, related lodging, as well as areas for commercial and residential uses.

There might be a site plan review for storage to the north of River Run, Camp Colorado, KOA small homes. Planner Chain asked the Commissioners if the Town had discussed zoning for self-storage as part of that PUD, as he did not see that in earlier documents. Planner Chain asked Ray Nielson to verify, but he did not, so he will have to go through Town documents to confirm. Commissioner Eastlund remembers them talking about it, in front of the Planning and Zoning Commission. Chair Classen remembers that as well. Commissioner Doty remembers them too.

Chair Classen asked about Stoney Ridge phase 2. Planner Chain said that there is a contract on that and they will be bringing in an amended plat, which had to changed, to accommodate some additional drainage and utilities.

Chair Classen asked about Iron Horse Mesa. Planner Chain stated that no one has talk to him about it. Chair Classen also inquired about the pedestrian bridge. Planner Chain stated that that was more Public Works Department.

**Commissioner Comments** – There were no Commissioner comments.

Community Development Administrative Assistant asked if we could change the April 5<sup>th</sup> meeting to a different day, it was discussed that we will change the meeting to Monday, April 4<sup>th</sup>.

## **Adjournment**

**Commissioner Eastlund made a motion to adjourn. Commissioner Leitzinger seconded the motion, and adjourned the meeting 8:10 p.m.**

Respectfully submitted,

Approved by the Planning Commission

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Dusti Tornes  
Community Development  
Administrative Assistant

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Chris Classen  
Chair

## MEMORANDUM

TO: Chairman Chris Classen and Members of the Town of Silt Planning Commission

FROM: Mark Chain, Planner *MC*

DATE: February 22 , 2022

RE: Suggested Code Changes to Title 17 zoning

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As we discussed at the February Planning Commission Meeting, I made the following text changes to the code and will enumerate those in this memo. I made these three bundles of changes in strikethrough fashion after downloading the appropriate section of the Silt Municipal Code. The underlining and slashing of text in strikethrough came partially undone when I converted this to a PDF. I have tried to underline the additions and highlight them in yellow. They may not have come through. If not, I will go through them with you manually on the projector screen at the meeting to make sure you can see all the modifications.

The changes are:

Site Plan Review Process. – 17.42.055 and 16.16.020

- Added a public hearing in section “C” in front of the planning commission.
- Added a 1-year approval requirement to get building permit and allowed two six months extensions. That is a new section “G”.
- Added the 15-day public hearing notice requirement to section 16.16.020 of the hearing notification chart

Special Use Permit Process – 17.78.040 and 16.16.020

- required a public hearing in front of the planning commission in section “A”
- added the 15-day public hearing notice requirement in the hearing notification chart in 16.16.020

Open Space Zone District

- Added an Open Space (OS) Zone District to section 17.12.010. This is section “L” and establishes the open space zone district.
- Defined/described the purpose of the Open Space zone district in a new section “L” of 17.12.020 of the code.

## Strike Through Exhibit

### Site Plan Review Process

changes to Section 17.42.055 and 16.16.020 of the SMC regarding:

- adding public hearing in front of Planning Commission
- specifying approval is for 1 year with the possibility of two six-month extensions
- adds a 15 day public hearing requirement in the public hearing notification chart

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### 17.42.055 Application process.

- A. An applicant for commercial or multifamily site plan review shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey information to the commission, including the following:
  - 1. A description of the proposed land use(s);
  - 2. A statement of the planning objective(s);
  - 3. A description of adjoining land use(s) and zoning;
  - 4. Existing zoning of the subject property;
  - 5. A statement regarding the proposal's conformance with the comprehensive plan and zoning; and
  - 6. A site plan map(s) depicting all proposed land use, including utilities, landscaping, structures, parking, and other development of any kind.
- B. Following the town's review of an applicant's commercial and/or multifamily site plan application, the town staff shall determine whether application for site plan review is complete, and if it is, he shall refer the application to the planning and zoning commission within 30 days of such determination of completeness.
- C. The planning and zoning commission shall review application for code compliance **at a public hearing** held at a regularly scheduled meeting and shall approve, approve with conditions or deny the application.
- D. If the planning and zoning commission approves such application, applicant may submit to the town a building permit application.
- E. If the planning and zoning commission approves such application with conditions, applicant may either submit to the town a revised site plan with a building permit application, or conversely, if applicant does not agree to such conditions, applicant may appeal such conditions to the board at a regularly scheduled meeting, as determined by the town administrator or his designee.
- F. If the planning and zoning commission denies the application, applicant may appeal such decision to the board at a regularly scheduled meeting, as determined by the town administrator or his designee.
- G. **Approval. An approval for any Commercial or Multi-Family Site Plan review is good for 1 calendar year from date of approval. An applicant must obtain a building permit within that one-year time frame. Two 6- month extensions may be granted if approved by the Town Building Inspector or Planner in the Community Development Department. If a building permit is not issued within two years, the approval shall be considered lapsed and null and void. An applicant will have to reapply for a Site to Plan Review application.**

**Also to be included in section 16.16.020 – Schedule of Public Notification**

**A new row in the chart noting public hearings will indicate that a 15 notice of a public hearing before the planning commission is required.**



## Strike Through Exhibit

### Special Use Permit

Changes to section 17.78.040 A and 16.16.020 of the Silt Municipal Code

- requires a public hearing in front of the planning commission for a special use permit
- adds a 15 public hearing notification time frame for the hearing in front of the Planning Commission

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### **17.78.040 Application—Public hearing—Enforceability.**

- A. An applicant desiring a special use permit shall submit a written application on forms supplied by the town and a fee. The board of trustees shall set the fee for special use permit per this chapter annually by resolution, or as often as necessary, in the board's sole discretion. The town administration shall review the application and refer the same, with recommendations, to the planning and zoning commission. The planning and zoning commission shall consider the application and **hold a public hearing** at a regular meeting. The planning and zoning commission shall cause the application to be referred to the board, with the town administration's recommendations and the recommendations of the planning and zoning commission.
- B. A public hearing shall be held by the board after notifying the adjoining property owners of the subject property and after posting notice of such hearing at least fifteen days prior to such hearing in a public place in the community.
- C. Following the hearing, the board shall issue its decision on the application. The board may approve, approve with conditions or deny the application. On any approval of a special use permit, the board may impose terms, conditions, limitations, restrictions and requirements as the board deems necessary, advisable or convenient. With any such grant, the board shall include specific provisions to assure the town's enforceability of the special use permit provisions and the applicant's continuing compliance with all of its terms, conditions, limitations, restrictions and requirements.
- D. The applicant for special use permit or any other action under this chapter shall be responsible for all fees and charges incurred by the town in connection with such application, including, but not limited to, legal fees, planning fees, engineering fees, and filing or recording fees. In addition, the applicant shall submit a fifteen percent administrative fee based on the total of all consultant charges for the review of the special use permit application.

#### **Additional change to Section 16.16.020 – Schedule of Public Notification**

**A notice of a public hearing with a 15 day notice in front of the planning commission shall be added to the existing notification chart for Special Use Permits**

## Strike Through Exhibit

### Establishing and Defining and the Open Space Zone District

- Expands section 17.12.010 by adding paragraph L establishing an open space zone district
- Expands section 17.12.020 by adding paragraph “L” by defining/describing the term Open Space Zone District

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### **17.12.010 Zone districts established.**

For the purpose of this title, the town is divided into eleven zone districts, designated as follows:

- A. Agricultural-rural (AG) district;
- B. R-1 low-density residential district;
- C. R-2 general residential district;
- D. R-3 high density district;
- E. Planned unit development (PUD) district;
- F. Public utility zone district;
- G. B-1 general business district;
- H. B-2 highway business district;
- I. B-3 business-3 district;
- J. Downtown mixed-use overlay (DMD) district; and
- K. B-I business-industrial district.
- L. OS - Open Space Zone District

### **17.12.020 Description of districts.**

- A. Agricultural-Rural (AG) District. The main purpose of the agricultural-rural (AG) district is to provide for all the newly incorporated areas within the town of the size specified in this code and not otherwise designated for some other use, to be included in the AG zone district, as well as to promote the continued and new operation of agricultural operations important to the heritage of the community.
- (B) R-1 Low-Density Residential District. The R-1 low-density residential district is established as a district in which the principal use of land is for single-family dwellings in low density developments of between one and four dwelling units per acre. It is the intention of these regulations to discourage any use which would be detrimental to the single family residential nature of the areas included within the district.
- (C) R-2 General Residential District. The R-2 general residential district is established as a district in which the principal use of land is for residential purposes. A greater coverage of lot area and a medium density of between four and eight dwelling units per acre are encouraged in this district. It is the intention of these regulations to discourage any use which would be detrimental to the residential nature of the areas included within the district.
- D. R-3 Residential/Manufactured/Modular/Factory-Built Housing High Density District. The R-3 residential/manufactured/modular/factory built housing district is established as a district to provide for single-family and multi-family residential development, and permanent manufactured, modular and/or factory built residences. It is the intention of these regulations to encourage any use that would promote the higher density of between eight and sixteen units per acre, and to discourage any use which would be detrimental to the residential nature of the areas included within the district.
- E. Planned Unit Development (PUD) District. The planned unit development (PUD) district is established as a district to accommodate innovative design under unified control or unified plan of development for a number of dwelling units; residential, commercial, educational, recreational, or industrial uses; or any

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combination thereof. It is the intention of these regulations to encourage development of this type when found to be in conformity with the town's comprehensive plan.

- F. Public Utility District. The public utility district is established as a district in which the principal use of land is for the construction, manufacture, storage and use of municipal facilities and public utilities. It is the intention of these regulations to establish areas within the town for facilities that serve the town with public services, including, without limitation, water and wastewater, irrigation water, maintenance shops, and administrative offices. This district shall encourage the logical expansion of such public services as the town requires due to growth.
- G. B-1 General Business District. The B-1 general business district is established as a district in which the principal use of land is for retail sales and services to the consumer. It is the intention of these regulations to encourage the development and orderly expansion of the district with such uses and in such a manner as to provide ample parking and a minimum of traffic congestion.
- H. B-2 Highway Business District. The B-2 highway business district is established as a district in which the principal use of land is for retail sales and services to the motoring public and other uses not requiring a centralized location, but which do require major highway frontage, comparatively large lot area, and carefully planned outdoor sales and/or open storage reviewed and approved by the town. It is the intention of these regulations to encourage the orderly development and expansion of the district with such uses and in such a manner as to provide ample parking space and a minimum of traffic congestion.
- I. B-3 Business-3 District. The B-3 business-3 district is established as a district in which the principal use of land is for the fabrication, assembly and manufacture of goods and materials in conjunction with related retail and wholesale activities and services to the general public. It is the intention of these regulations to encourage the development and orderly expansion of the district with such uses and in such a manner as to avoid dangerous or unsightly land uses.
- J. Downtown Mixed-Use Overlay (DMD) District:
  - 1. The downtown mixed-use overlay (DMD) district is established to allow for a transition over time from primarily residential uses in a particular area of town to compatible pedestrian oriented commercial, office, and personal service businesses. This district would be established as an "overlay zone district."
  - 2. An "overlay zone district" is one that allows all underlying zone district uses to continue while also allowing the new uses specified below, by special use only. Approval of a special use under this chapter shall have the effect of overlaying the existing zoning and thereby adding to and modifying the existing zoning regulations. If a conflict exists between the provisions of the existing zoning description and the special use approved, the regulation of the underlying zone shall apply unless specifically addressed in the provisions of the approved special use permit.
  - 3. The area defined as the downtown mixed-use overlay zone district is intended to increase the area of the historic downtown and includes most of the civic buildings in the community. By allowing nonresidential uses by special review, the intent is to create a live/work setting to promote small offices, cottage industries, low intensity service businesses and small-scale retail uses in close proximity to living areas. It is not the intent of this district to allow uses that require large parking areas, high-volumes of vehicular traffic or activities that are detrimental to the character of a mix of business and residential activities in the same neighborhood. Architectural character, parking areas, lighting, landscaping, non-motorized access and general business activity should reflect the original residential character of this district.
- K. Business-Industrial (B-I) District. The business-industrial (B-I) commercial district is established as a district in which more intensive commercial uses may be instituted and/or kept, including but not limited to fabrication, manufacturing, assembly, processing of natural resources, storage yards and other uses.

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- L. OS- Open Space Zone District. The Open Space Zone District is established to provide adequate lands open to the public for active or passive recreational use as well as to protect those lands are being used for purposes other than open space. This Open Space District is intended for public and quasi-public open space, parks and other related facilities.

## **MEMORANDUM**

TO: Chairman Chris Classen and Members of the Town of Silt Planning Commission

FROM: Mark Chain, Planner *MC*

DATE: February 25, 2022

RE: Request for Commission Meeting on March 15, 2022

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I would like the Planning Commission to consider having a special meeting on the third Tuesday of this month, March 15. It appears we are going to be having a number of applications come through the process this year (see Tab E agenda item) and I don't want to get behind the eight ball. Originally, I was trying to have the site plan review for the Self Storage at River Run/Camp Colorado/KOA on this March 1 agenda. However, the application needed some additional information to be filed and staff and outside review agencies would not have time to weigh in on the project. Let me know what you think. If you choose not to have this meeting we will just reschedule that for the April 4 agenda.

In the long run, I think we will have a number of projects come in throughout the year and there may be another couple of months we may want to hold a second Planning Commission meeting.

## MEMORANDUM

TO: Chairman Chris Classen and Members of the Town of Silt Planning Commission

FROM: Mark Chain, Planner *MC*

DATE: February 25, 2022

RE: Planning Update

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There are number of projects that I assume are coming through the land use entitlement process. The Community Development Department is receiving inquiries on additional properties than those noted below, and some of these may also require your attention in the future. Finally, I also want to give you an update on other things happening in the town or as part of board discussions so you are in the loop. I'll be happy to discuss these in more detail right on have a comment included in this memo.

Self-Storage at River Run. Site plan review application has been made. This application is for approximately 45,000 ft.<sup>2</sup> of storage space.

Paradise Event Center. The site of the former Silt Cafe has been purchased and the owners have applied to run an event Center at that location. This use would require a Special Use Permit approval Their application is not complete. They're working now on resolving issues and logistics.

Camario II. there is now a contract on the property. Assuming purchase of the property closes or the present owners authorize a land use application, you will probably see an application for an amended Phase II as well as probably adding land from the "two-acre enclave" to Camarillo II.

Heron's Nest. Site designers and engineers have been working on putting together and annexation requests and future development plan for this property. The Town Manager and I have a meeting with project representatives on March 2. As an FYI, some of the fill material/river debris in the Colorado River is being moved to a number of sites throughout Western Colorado in order to limit flooding potential, potential damn ups of the river affecting I 70, flood flows and channel location etc. One of these sites is Heron's Nest.

Stoney Ridge #2. It is my understanding that ownership in Phase 2 has been transferred to a local builder who has constructed a number of homes in Stoney Ridge. An application to amend certain lots in Phase 2 is in the process of being



Mark Chain Consulting, LLC

submitted to the town; some easements are being expanded on I believe 9 lots and their building envelopes will therefore change. These building envelope changes will be finalized on the amended subdivision plat and not by separate easement agreement. I also understand that the new owner may want to install infrastructure and Phase 2 in sub phases so they have the opportunity to go vertical this year. This makes sense.

Rislende. You saw concept for this about six months ago on the old Divide Creek property. Staff is had a couple meetings with site designers as the plan has move forward. I expect a PUD and minor subdivision application to be submitted in the very near future. (The original schedule was to submit in mid-February).

Site plan review – Silt Trade Center. At least one site plan review application is being submitted and I know one application is being assembled as we speak.

Zoning Code amendments. As you can see from tonight's agenda, we are already beginning making some changes to the Municipal Code. Longtime staff has some changes that they wish to make to the code and some of these would have to come through the Planning Commission.

Building Permit Fees. The town has recently updated building value estimates which in turn affect cost of building permit fees and plan check fees and use tax. These have not been updated in a number of years and it was time to do this. Valuation previously for the town has been approximately \$97 per square foot for a typical wood frame, single-family house style construction. The new valuation will be set at hundred \$112. I can give you more details at the meeting if you wish to discuss.