

**TOWN OF SILT  
PLANNING AND ZONING COMMISSION AGENDA  
TUESDAY, March 7, 2023 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 5 min</b>	<b>Call to Order</b>		<b>Chair Williams</b>
	<b>Roll Call</b>		
	<b>Pledge of Allegiance</b>		
<b>6:35 5 min</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 December 6, 2022 Planning & Zoning Commission meeting	<b>Action Item</b>	<b>Tab B Chair Williams</b>
	<b>Conflicts of Interest</b>		
	<b>Agenda Changes</b>		
<b>6:45 15 min</b>	<b>Sign Exemption - Family Dollar</b>	<b>Public Notice Action Item</b>	<b>Tab C Manager Centeno</b>
<b>7:00 20 min</b>	<b>Bunchman Fence Variance</b>	<b>Public Notice Action Item</b>	<b>Tab D Manager Centeno</b>
<b>7:20 5 min</b>	<b>Request to Continue - Public Hearing for Site Plan Review for Silt Jumbo Storage</b>	<b>Action Item</b>	<b>Tab E Planner Chain</b>
<b>7:25 10 min</b>	<b>Planners Report</b>	<b>Update</b>	<b>Verbal Planner Chain</b>
<b>7:35 5 min</b>	<b>Commissioner Comments</b>		
<b>7:40</b>	<b>Adjournment</b>		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, April 4th 2023, 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 7, 2023 – 6:30 P.M.**  
**HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, February 7, 2023. Chair Williams called the meeting to order at 6:31p.m.

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<b>Roll call</b>	Present	Chair Lindsey Williams Vice-Chair Joelle Dorsey Commissioner Eddie Aragon Commissioner Robert Doty Commissioner Michael Bertaux Commissioner Charlienna Chancey
	Absent	Commissioner Jennifer Stepisnik

Also present were Planner Mark Chain, Community Development Manager Nicole Centeno and Public Works Director Trey Fonner.

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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 10, 2022 Planning & Zoning Commission meeting.

**Commissioner Bertaux made a motion to approve the consent agenda as presented. Vice Chair Dorsey seconded the motion; 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 Works Update and questions**

Planner Chain said that the Public Works Director, Trey Fonner, was attending the meeting. Chain stated that he is present once or twice a year to give an update on public works related projects and to be available for any questions from the Commission.

Public Works Director touched on the following projects:

- 800 block of Main improvements. This was a block of sewer improvements behind Brick House Pizza

- Line in Service. Fonner noted that the Town has a grant of approximately \$200,000 from Energy Impact Assistant Fund from the state which is being used at the water plant for upgrades.
- Pedestrian and Bike Overpass. Fonner noted that design drawings were approaching the 20% design level. The Town had secured a Transportation Alternatives Projects (TAP Grant) which could pay for 100% of the design. The design and engineering could take up to \$1.1 million.
- Other grants. Fonner noted that the Town was trying to obtain a grant for Grand Avenue improvements for a water line in that area. Presently, there are mains that vary in size but in diameter between 4 inches, 8 inches and 12 inches.
- Water Treatment Plant. Fonner noted that the Town right now is trying to figure out how to afford and build the Water Treatment Plan to take care of present deficiencies. This is taking up a lot of the Town's focus at this time.

Commissioner Doty asked about whether the Water Treatment Plant could be expanded to 2 million gallons per day service. He was wondering what the population could be served with such a facility. Fonner noted that an expanded the treatment plan could serve a population of 7,000 to 8000 and still have excess capacity. Fonner was saying that the scoping for the project right now would include 2 trains (treatment/purification modules) which could each handle 1 million gallons per day. The design that is being worked on could accommodate a 3<sup>rd</sup> train.

Expansion/redevelopment of the I70/Town Interchange was discussed. Fonner noted that this item was in the CDOT 10-year Plan for the Intermountain Regional Planning area. This would include a 4 way stop facility and a round-about with no significant interchange improvements. Approved projects right now the five-year time period was \$55 million. A grant was being pursued to lengthen and widen the Eastbound On-ramp.

Commissioner Dorsey said she had no questions at this time. She did want to thank Trey for his work on Town projects. Commissioner Aragon told Fonner that he appreciated the work on the improvements for the Town that were being pursued.

Chair Williams had some questions about the pedestrian bridge project. She asked whether that could help solve any of the work related to the interchange and what the planning commission could do to help these projects. Director Fonner said the right now he needs nothing from the commission and that the biggest issue was the fact that Silt was a Small Town and lacked significant funds for such capital projects. He said right now the public works department had a permanent staff of 8 people.

There was some additional discussion related to the potential Water Treatment Plant replacement and what the future holds.

### **Townhomes at Bella Vista – Update on Conditions of Approval related to Water Line**

Planner Chain introduces project. Present virtually representing the development were Doug Pratte, Russ Hatley and John Reed. Chain wanted the Commission to know that after the January 10 meeting he had an extensive discussion with Public Works Director Fonner about the utilities for these for the townhomes. He said that unfortunately both the public works director and the Town's contract engineer were away for the Christmas holidays and he did not have a chance to obtain their input prior to the staff report being completed. In a recent review with Fonner, he indicated that it would be best for the Town to "own" the 8 inch water line in the frontage road for the Bella Vista Townhomes, because of the fact that it was a public water

service delivery system and it required a certified manager. Therefore, Chain gave the Commissioners an updated list of conditions which included making the eight-inch water service line in the frontage road which paralleled the main in West Sabino a publicly dedicated line. He noted that he was not asking the Commission to make any changes to the conditions or motion. But he said this is an important enough issue that he wanted the Commission to know that the action that staff was taking. He indicated that he had discussed the issue with the applicants. And she noted that he would also be talking to Town Attorney Sawyer to see if some kind of utility easement document would need to be recorded.

### **Joint Commission/BOT Meeting and topics to be identified**

Community Development Manager Centeno introduce this item. First, she wanted the commission to know that they would have the ability to have town supported e-mail Addresses and that this seems like a good idea. This issue is brought up by Commissioner Doty. It was noted that if there were confidential or public issues related to Town business and they were conducted via the Commissioner's private email addresses, they may be open to discovery upon a public information request, lawsuit etc. The commissioners would be contacted shortly about getting these Town specific email addresses and how to utilize them.

Centeno then talked about the upcoming Joint meeting and possible topics for discussion. Available meeting dates were briefly discussed. Identified topics to be discussed were:

- Code Changes. Centeno indicated that the Town wanted to update the adopted plumbing codes and energy codes. She was hoping to have the building and energy codes updated to 2018 versions by June 1.
- Affordable Housing was identified as a potential topic. Commissioner Doty said he has some questions about how the state law related to affordable housing that was adopted in the November election could impact local regulations.
- Water Treatment Plant. Comments from staff are that the application for the water treatment plant may be made in June. Director Fonner said he was hoping the new plant could be online by June 2025.
- General code changes. Centeno noted that Town staff, especially the Clerk was keeping a spreadsheet of possible updates. She briefly touched on some of the matters could be updated in the near future.

There were some general comments from the commission. Commissioner Doty asked that the commission be kept up-to-date when some possible code changes may be coming online. Commissioner Dorsey thought that Manager Centeno was keeping the commission well-informed and that that has been the case for a long time. She also wanted to thank Director Fonner for his open conversation. She said that she is walking away from this meeting knowing a lot more about water and wastewater situation. Commissioner Bertaux asked whether Commissioner Dorsey had had a chance yet to visit the wastewater treatment plant. He said that he had had a walk-through recently and it was quite educational. Commissioner Williams also think staff.

Manager Centeno then went into a quick summary on some of the community events that would be upcoming in the near future.

### **Planning Update**

Planner Chain gave notice to the Commission that he had granted an extension for the Site Plan for the Village of Painted Pastures Self storage project on Lot 3. He said he also expected in the very near future a site plan application for large self-storage project at the west end of Town. He also indicated that the Town would be getting a Preliminary Subdivision Plat for the Rislende Project in the near future.

### **Commissioner Comments**

No additional comments were made by the Commission.

### **Adjournment**

**Commissioner Doty made a motion to adjourn. Commissioner Chancey seconded the motion, and adjourned the meeting 7:57p.m.**

Respectfully submitted,

Approved by the Planning Commission

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Mark Chain  
Planner

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Lindsey Williams  
Chair

# TOWN OF SILT PLANNING COMMISSION STAFF REPORT

## PUBLIC HEARING ACTION ITEM - FAMILY DOLLAR SIGN EXCEPTION

Meeting Date: March 7, 2023

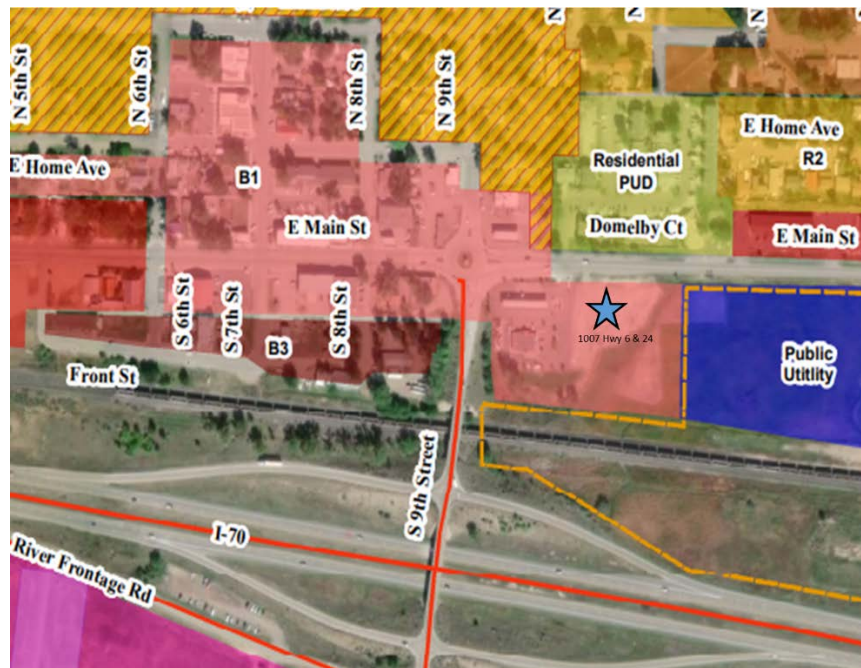
**Applicant:** United Sign System for Family Dollar and Dollar Tree

**Property Owner:** ICC FDDT Silt, LLC

**Physical Address:** 1007 Main Street  
Silt, CO 81652  
Lots 1 through 20, Block 2. Amedeo's First Addition

**Mailing Address:** 5201 Pentecost Drive  
Modesto, CA 95356

**Current Zoning:** B-1, General Business District



**Proposed Zoning:** No change is requested

**Public Notice:** 10 Day Public Notice Confirmed

**Request:** Sign Exception for dual branding signage on the east side of the building

### Description of Proposal

The applicant wishes to construct a dual branding sign on the east side of the building at the property located at 1007 Main Street.

The first sign of the dual branding combo will be LED Illuminated block lettering, with branding colors of dark red and orange, spelling out the registered trademark of “Family Dollar”. The block lettering will measure 30” (height) x 20’ 1” (length) x 5” (deep), equaling a total sign area of 50.25 square feet.



The second sign of the dual branding combo will be LED Illuminated block lettering, with the branding color of vivid green, spelling out the registered trademark of “Dollar Tree”. The block lettering will measure out to be 28” (height) x 25’ (length) x 5” (deep), equaling a total sign area of 58.33 square feet.



### Silt Municipal Code- Sign Allowances

17.60.110 Permit required—Commercial zone districts—Illuminated and non-illuminated.

The illuminated and non-illuminated signs in all commercial zone districts that require a permit are as referenced in Appendix E of this chapter.

Illuminated Signs*—Permit Required	Zone District	Type Sign Allowed	Max. # Signs Permitted	Max. Sign Area Permitted/ Function (sq ft)	Max. Height Freestanding Signs (ft)	Max. Height Wall Mounted (ft)

Business Identification Sign (On premises)	B-1 B-2 B-3 Comm PUD**	Freestanding Wall-Mounted Wall-Painted Mural Fascia Canopy	1 per business (2 per corner lot, max. of one adjoining each street)	16	6	12
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The first sign measures at 50.25 square feet, exceeding the allowed 16 square feet by 34.25 square feet. This wall mounted sign does meet the maximum height requirement of 12 feet, as the total height of sign one measures at 30 inches.

The second sign measures at 58.33 square feet, exceeding the allowed 16 square feet by 42.33 square feet. This wall mounted sign does meet the maximum height requirement of 12 feet, as the total height of sign one measures at 28”.

Both signs require a Sign Exception.

## Sign Exceptions

### 17.60.160 Exceptions—Special review

- A. Any property owner may apply to the planning and zoning commission for an exception to the provisions of this chapter, regarding size, height, location and type of sign permitted, but not regarding the allowance of a sign not permitted within a zone district. Additionally, an applicant may appeal a decision or interpretation made by the town administrator or his designee of the provisions of this chapter in accordance with Chapter 17.84 of this code.

**The applicant meets the requirements to apply for a sign exception for both signs, as the type of sign is allowed in the B-1 Zone District. Both wall mounted signs are requesting an exception for the size/square footage.**

- B. An exception may be granted if it will result in a harmonious sign plan, otherwise complies with the intent of this chapter, and is consistent with the following guidelines:

1. Signs shall be limited to the fewest number reasonably necessary to accomplish the purpose for which they are intended.

**Staff believes the applicants request is reasonable, as the dual branding requires more than one trademark name be displayed.**

2. Signs shall be sized appropriately, considering the purpose of the sign, the distance from which it must be viewed, the size of other signs in the vicinity, the amount of total sign area designated for a similar use, the same use and the speed of passing vehicles. Consideration should also be given to the size of the sign in proportion to the building and the site.

**The proposed signs are directly adjacent to highway 6 & 24, which is the Town’s Main Street Corridor. The speed at which vehicles travel on highway 6 & 24 is a minimum of 10 mph faster than other Town roads, therefore staff believes the**

**larger signage is appropriate. This property is also adjacent to and diagonal from two convenience stores, that each have signs larger than what the applicant is requesting the exception for. Both signs will not look out of place or disproportionate, compared to the surrounding area or businesses.**

3. The sign's height shall not negatively detract from the adjacent properties or the surrounding visual corridors.

**Town Staff does not believe that any of the proposed signs will cause a visual obstruction or negative distraction.**

4. The sign shall be designed to accommodate the existing topography of the site.

**The existing topography of the site was taken into consideration when designing and applying for the sign exception.**

5. The sign shall not substantially obscure any part of another sign designed for a separate use, whether on the same property or on an adjacent property.

**The lot that the signs are proposed to be installed at, is currently vacant. The signs will be installed upon the completion of a new commercial building. There are no other businesses on the property, nor are there other businesses close enough for the proposed signs to obscure adjacent properties.**

- C. An applicant requesting an exception shall submit to the town a complete sign permit application on a form provided by the town, and a statement by the applicant detailing the type(s) of exception(s) requested, for consideration by the planning and zoning commission, no fewer than 15 days prior to a regularly scheduled meeting. Submittals shall be in conformance with Section 17.60.050 of this chapter.

**The applicant has submitted all necessary documents to the Town.**

## **Staff Findings and Conclusions**

Staff finds the following:

1. The proposed sign exception is found to be a compatible use, within the location of 1007 Main Street
2. The application and proposal meet the requirements to apply for a sign exception.
3. Town staff doesn't see any negative impacts of the proposed signs

## **Planner Recommendation**

Staff recommends approval of the United Sign Systems proposed sign exception for both signs, with the following conditions:

1. That the illuminated signs are automatically turned off at store closing each night, in order to best accommodate the surrounding residential properties.
2. If there is an increase in the illumination or change to the current proposal, the applicant will be required to apply for a new sign exception.

3. 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.
4. Applicant will provide any additional requested documents and pay any remaining fees, prior to installation and recordation of the sign exception.
5. Community Development will need to issue a permit before installation of signs can occur. The Town will also need to inspect the signs, prior to the permit being approved to close out.
6. Any additional signs will require a permit and sign exception, if necessary.

**Recommended Motion:**

Motion to approve the Sign Exception for the United Sign Systems, to install the two dual branding wall mounted signs, located at 1007 Main Street; with the staff recommended conditions in the staff report. (Any modifications or additional conditions by the Planning Commission should be added to this motion).

12/18

**SIGN EXCEPTION APPLICATION**

Town of Silt

231 N. 7<sup>th</sup> Street - P.O. Box 70

Silt, CO 81652

Phone: 970/876-2353 Ext. 109 Fax: 970/876-2937

**PERMIT NO.** \_\_\_\_\_

**ZONE DISTRICT** \_\_\_\_\_

**DATE** \_\_\_\_\_

NAME OF APPLICANT United Sign Systems for Dollar Tree, Inc. PHONE 916-804-9000

APPLICANT'S MAILING ADDRESS 5201 Pentecost Dr. Modesto CA 95356

APPLICANT'S EMAIL ADDRESS david@unitedsign.net

NAME OF PROPERTY OWNER Edward Waldvogel PHONE \_\_\_\_\_

PROPERTY OWNER'S MAILING ADDRESS \_\_\_\_\_

PROPERTY OWNER'S EMAIL ADDRESS \_\_\_\_\_

ADDRESS OF PROPOSED SIGN \_\_\_\_\_

NATURE OF BUSINESS Retail goods

APPLICATION FEE \$35.00 DATE PAID \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

***\*APPLICATION FEE IS \$70.00 IF SIGNS ARE INSTALLED PRIOR TO OBTAINING A PERMIT \****

**BY SIGNING THIS APPLICATION, THE UNDERSIGNED CERTIFIES AND AFFIRMS THAT ALL OF THE SUBMITTED INFORMATION IS TRUE AND ACCURATE TO THE BEST OF THEIR KNOWLEDGE. SUBMISSION OF FALSE OR MISLEADING INFORMATION MAY RESULT IN REVOCATION OF ANY PERMIT ISSUED.**

SIGNATURE OF APPLICANT David Randolph

DATE 2/13/23 CONTACT NUMBER 916-804-9000

SIGNATURE OF PROPERTY OWNER 

DATE 2-16-23 CONTACT NUMBER 312-506-4172

**17.60.160 Exceptions -- Special Review.**

A. Any property owner may apply to the planning and zoning commission for an exception to the provisions of this chapter, regarding size, height, location and type of sign permitted. Additionally, an applicant may appeal a decision or interpretation made by the town administrator or his designee of the provisions of this chapter in accordance with Chapter 17.84 of this code.

B. An exception may be granted if it will result in a harmonious sign plan, otherwise complies with the intent of this chapter, and is consistent with the following guidelines:

1. Signs shall be limited to the fewest number reasonably necessary to accomplish the purpose for which they are intended;
2. Signs shall be sized appropriately, considering the purpose of the sign, the distance from which it must be viewed, the size of other signs in the vicinity, the amount of total sign area designated for a similar use,

the same use and the speed of passing vehicles. Consideration should also be given to the size of the sign in proportion to the building and the site;

3. The sign's height shall not negatively distract from the adjacent properties or the surrounding visual corridors;

4. The sign shall be designed to accommodate the existing topography of the site; and

5. The sign shall not substantially obscure any part of another sign designed for a separate use, whether on the same property or on an adjacent property.

C. An applicant requesting an exception shall submit to the town a complete sign permit application on a form provided by the town, and a statement by the applicant detailing the type(s) of exceptions(s) requested, for consideration by the planning and zoning commission, no fewer than fifteen days prior to a regularly scheduled meeting. Submittals shall be in conformance with Section 17.60.050 of this chapter.

#### **ADDITIONAL SUBMITTAL REQUIREMENTS:**

1. A scaled drawing on a sheet measuring no less than 8.5" x 11", showing location of proposed sign in relation to all buildings on the site, structures on adjoining property, adjacent streets, all property lines and setbacks.
2. A scaled drawing on sheet(s) measuring no less than 8.5" x 11", depicting the following:
  - a. Sign face(s);
  - b. Sign type(s) (wall mounted, freestanding, projecting, awning, etc.);
  - c. Sign message;
  - d. Type and location of landscaping?
  - e. Type and location of sign illumination?
  - f. Total sign height (on building or from ground level);
  - g. Dimensions of each sign face;
  - h. List all existing signs on the property including any preexisting and/or non-conforming signs; and
  - i. Colors and construction materials.
3. Method of installation, with certification that all sign construction and mounting attachments will meet current Town of Silt Building Code requirements.
4. Current photograph(s), measuring no less than 3.5" x 5", showing each side of building, including the side of the building proposed for signage.
5. Sign type (wall mounted, freestanding, projecting, etc.).

*For Office Use Only:*

**RECORD OF DECISION OF SIGN EXCEPTION APPLICATION**  
**PLANNING & ZONING COMMISSION**

\_\_\_\_\_ APPROVED

\_\_\_\_\_ APPROVED WITH CONDITIONS

CONDITIONS OF APPROVAL \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ DENIED

BASIS OF DENIAL \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

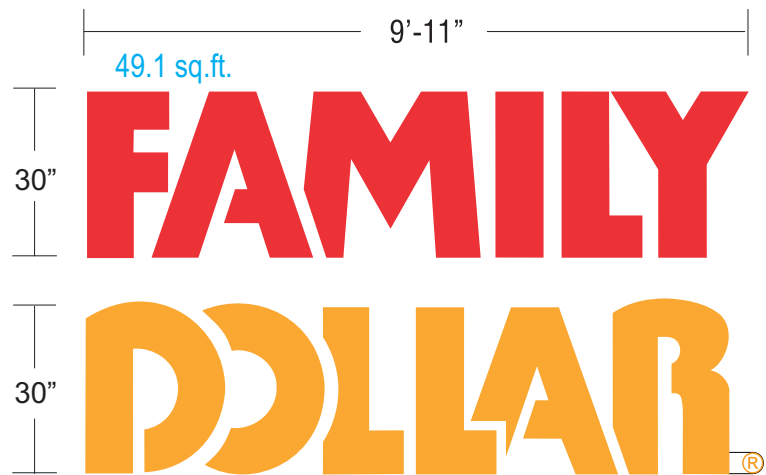
AFFIRMED BY \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

ADDITIONAL COMMENTS \_\_\_\_\_

\_\_\_\_\_



**Sign A:**  
**Led Illuminated P/C Sign**

clear acrylic with 2nd surface vinyl decoration;  
dark red #73, orange #44 w/ white diffuser.

5" deep bronze returns with 3/4" bronze trimcap.  
ul approved Led illumination.

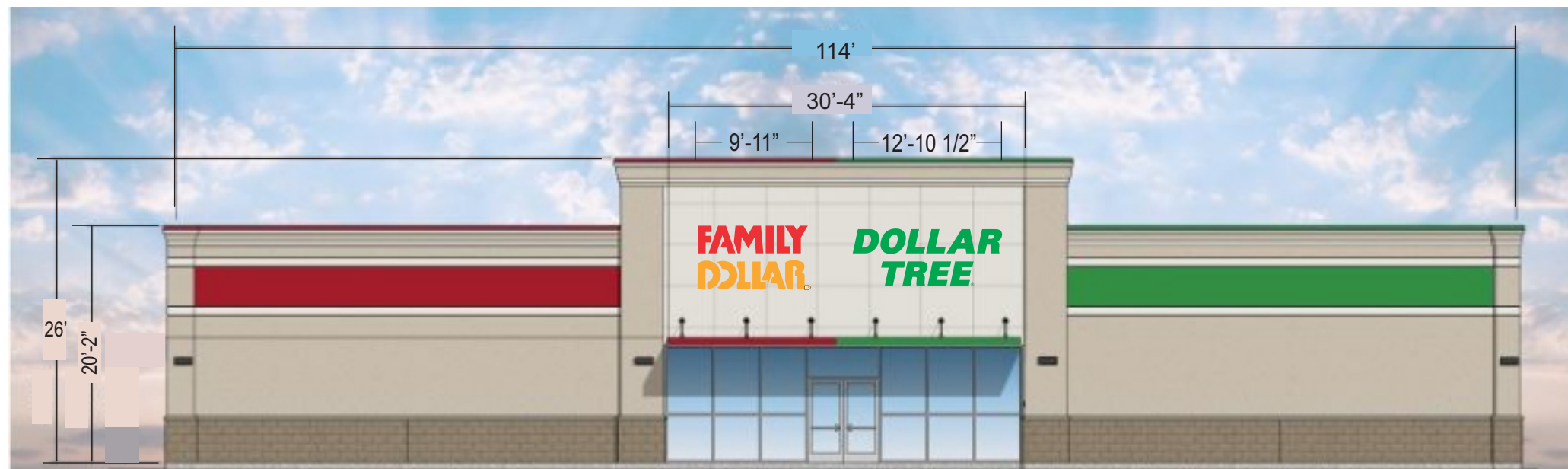
Registrar Mark:  
non-illum. 1/8" clear acrylic w/ orange & white vinyl attach to back of letter "R"



**Sign B:**  
**Led Illuminated P/C Sign**

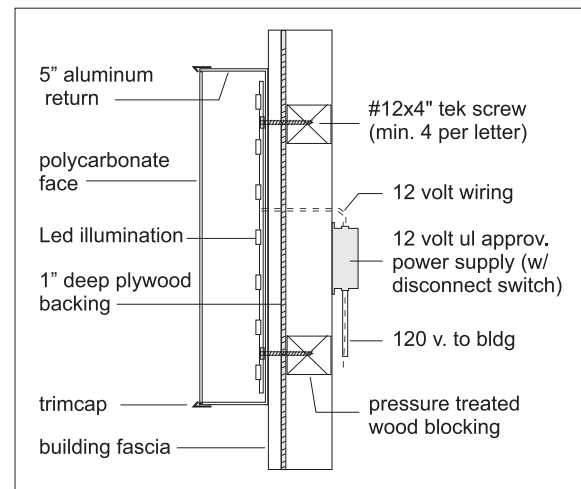
clear solar grade polycarbonate letter faces with 2nd surface decoration.  
vivid green #156 with white diffuser.  
Note: vivid green & white diffuser pre-applied by 3M. (item # VTL 19222 48" roll).  
5" deep bronze returns with 1" bronze trimcap. ul approved green Led illumination.

Note: interior of letter returns/backs pnt'd MAP matte white.  
Registrar Mark:  
non-illum. 1/8" clear acrylic w/ vivid green & white vinyl attach to back of letter "E"



Building Front Elevation

Allowed: 160 sq.ft.  
Used: (FD) 49.1 sq.ft.  
Used: (DT) 43.6 sq.ft.



Led P/C Letter Mount Detail

- 1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.  
This includes proper grounding and bonding of the sign.
- 2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code



5201 Pentecost Drive  
Modesto, Calif. 95356  
1-800-481-SIGN  
FAX (209) 543-1326

C.S.C.L. # 718965

JOB #:0000 DEAL #0000  
CLIENT: FD COMBO  
CONTACT:  
DATE: 6-22-22  
PROJECT LOCATION:  
FD COMBO tishomingo OK  
900 BLOCK MAIN ST  
SILT, COLORADO

SALESPERSON: DAVID RANDOLPH  
DRAWN BY: GN  
PAGE 1 OF 8

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

**JOB INFO**

REVISIONS:  
1-19-23 bam  
00-00-00

SCALE:  
NOTED

FILE NAME:  
FD COMBO  
silt block main

**FILE**

**ELECT.**

120 Volt ☐  
277 Volt ☐  
Other ☐

one box above  
MUST be checked  
prior to any mfg.

See Drawing for Specifications

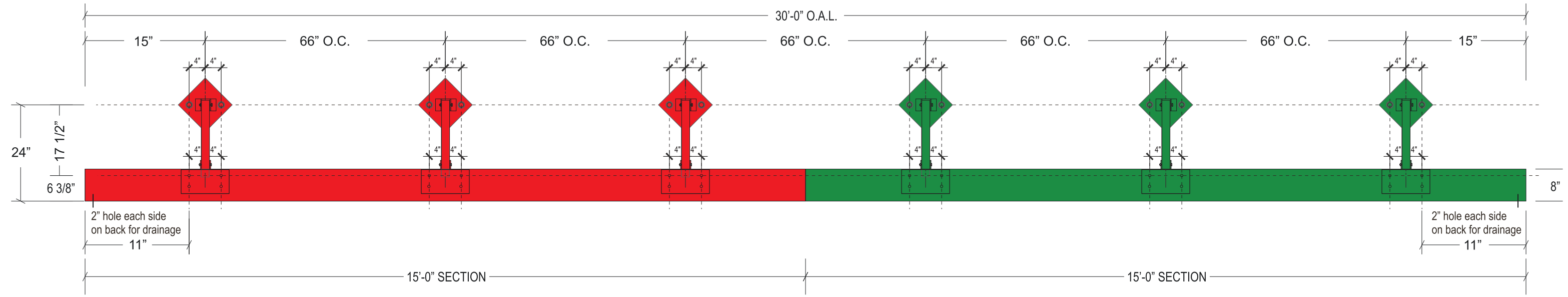
Copyright 2000 Johnson Sign Systems This artwork/design is sole property of Johnson Sign Systems & cannot be reproduced without written permission of Johnson Sign Systems.

**SPECIFICATIONS**

**CITY CODE**

No Sign Code  
Sign A: 49.1 sq.ft.  
30" Family Dollar  
Sign B: 43.6 sq.ft.  
25 1/8" Dollar Tree

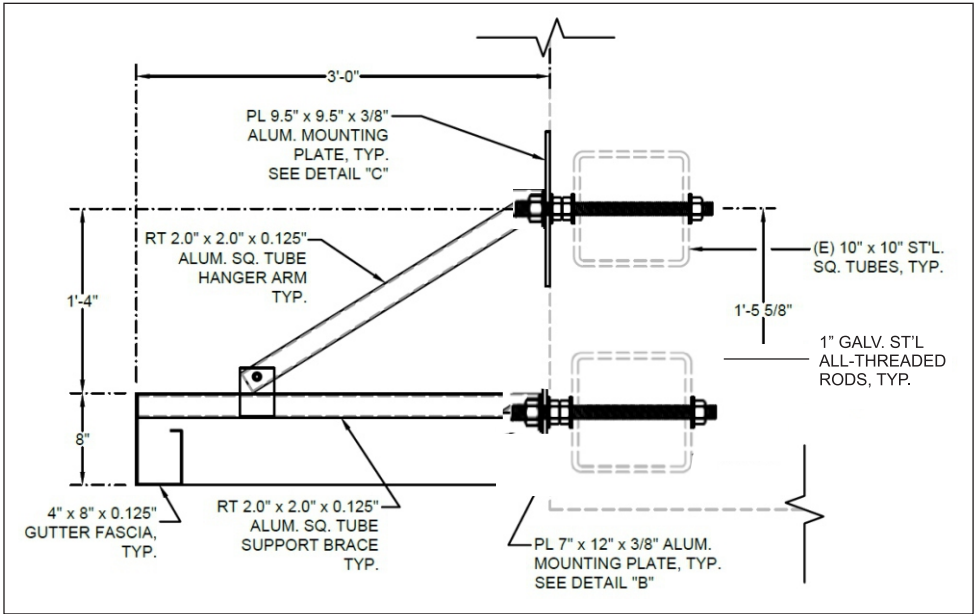
Sign C: 000 sq.ft.  
00" Dollar Tree



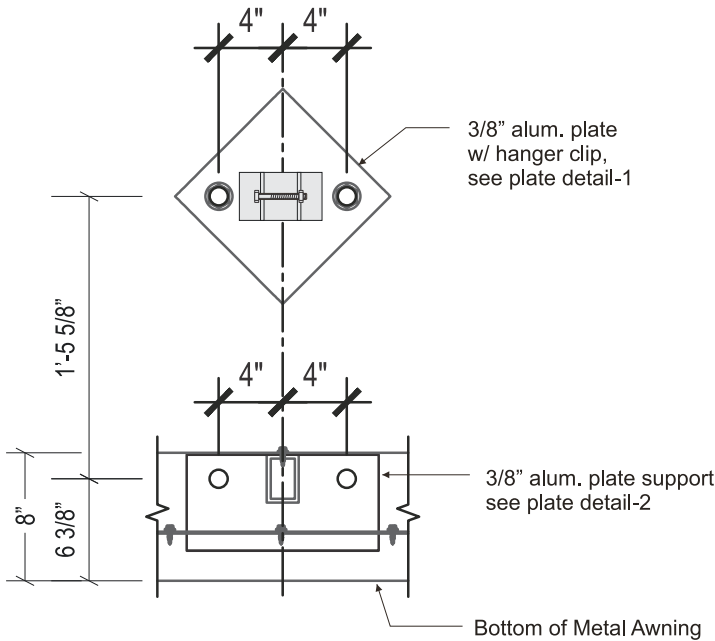
AWNING ELEVATION - Scale: 1/2" = 1'-0"

Fab. Aluminum Awning Painted Sherwin Williams Envy SW6925 (Mapes Dollar Tree Green) and BM Safety Red

installer to properly caulk and seal canopy to prevent leaks. installer to drill drain holes at back corners of canopy to allow drainage




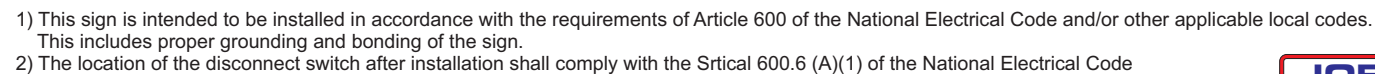
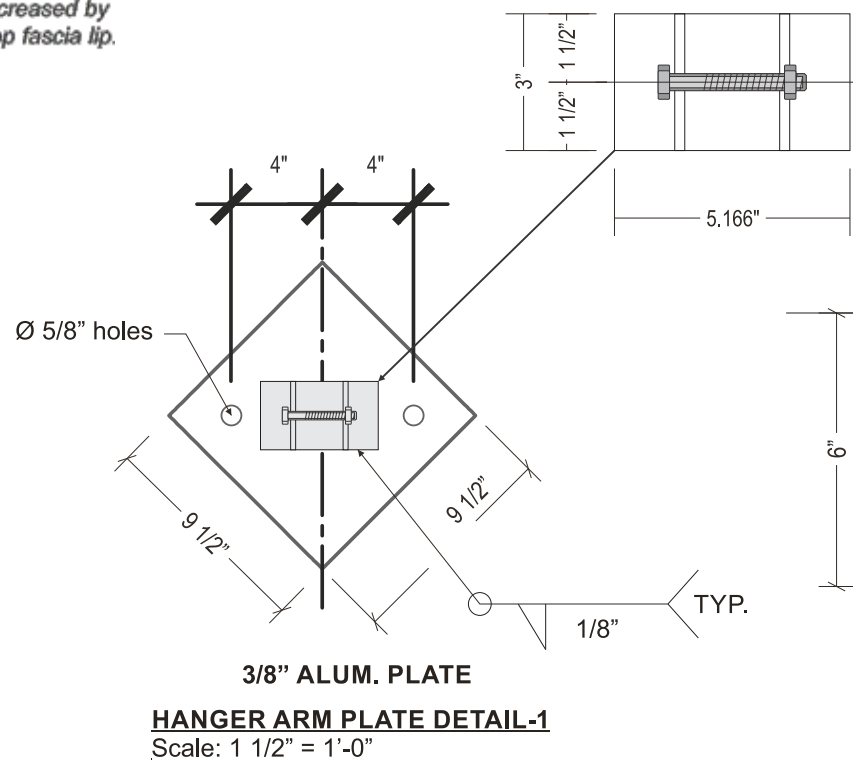
AWNING SECTION - ALL THREAD W/ BOLTS



FRONT ELEVATION  
S I 1" 1'-0"

- 1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- 2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

JOB INFO		FILE	ELECT.	SPECIFICATIONS	CITY CODE
 <p>5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 C.S.C.L. # 718965</p>	<p>JOB #:0000 DEAL #0000 CLIENT: FD COMBO CONTACT: DATE: 6-22-22 PROJECT LOCATION: FD COMBO tishomingo OK 900 BLOCK MAIN ST SILT, COLORADO</p>	<p>SALESPERSON: DAVID RANDOLPH DRAWN BY: GN PAGE 2 OF 8</p> <p>CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____</p>	<p>REVISIONS: 1-19-23 bam 00-00-00</p> <p>SCALE: NOTED</p> <p>FILE NAME: FD COMBO silt block main</p>	<p>120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/></p> <p>one box above MUST be checked prior to any mfg.</p> <p>See Drawing for Specifications</p> <p>Copyright 2000 Johnson Sign Systems This artwork/design is sole property of Johnson Sign Systems &amp; cannot be reproduced without written permission of Johnson Sign Systems.</p>	<p>No Sign Code</p> <p>Sign A: 49.1 sq.ft. 30" Family Dollar Sign B: 54.4 sq.ft. 28" Dollar Tree</p> <p>Sign C: 000 sq.ft. 00" Dollar Tree</p>



C.S.C.L. # 718965

**JOB #:**0000 **DEAL #**0000  
**CLIENT:** FD COMBO  
**CONTACT:**  
**DATE:** 6-22-22  
**PROJECT LOCATION:**  
 FD COMBO tishomingo OK  
 900 BLOCK MAIN ST  
 SILT, COLORADO

SALESPERSON: DAVID RANDOLPH  
DRAWN BY: GN  
PAGE 3 OF 8

CLIENT APPROVAL	DATE
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LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

## JOB INFO

**REVISIONS:**  
1-19-23 bam  
00-00-00

**SCALE:**  
NOTED

**FILE NAME:**  
FD COMBO  
silt block main

**FILE**

ELECT.

120 Volt ☐

277 Volt ☐

Other ☐

one box above  
MUST be checked  
prior to any mfg.

See Drawing for Specifications

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## SPECIFICATIONS

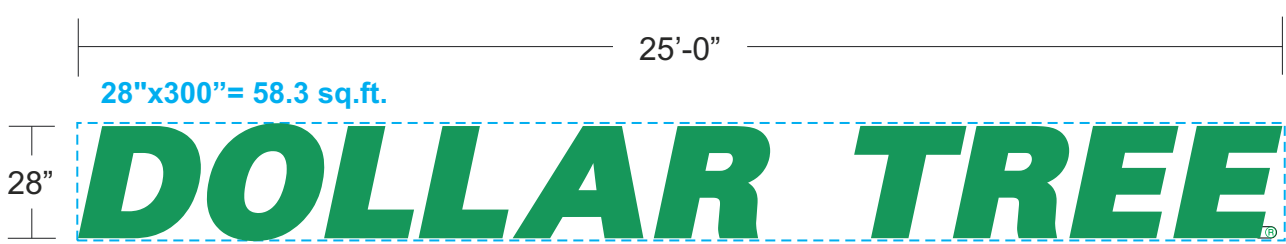
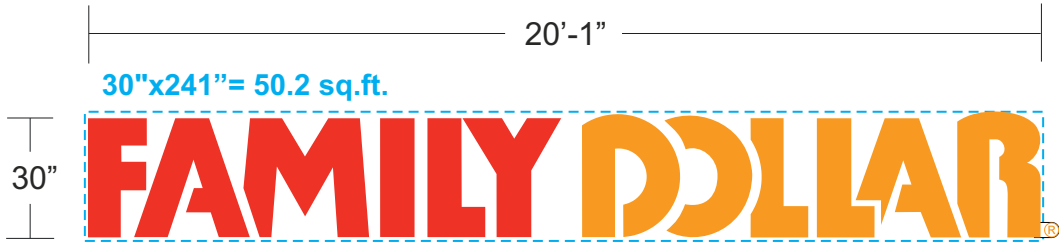
CITY CODE

No Sign Code

Sign A: 49.1 sq.ft.  
30" Family Dollar

Sign B: 54.4 sq.ft.  
28" Dollar Tree

Sign C: 000 sq.ft.  
00" Dollar Tree



**Sign C:**  
**Led Illuminated P/C Sign**

clear acrylic with 2nd surface vinyl decoration;  
dark red #73, orange #44 w/ white diffuser.

5" deep bronze returns with 3/4" bronze trimcap.  
ul approved Led illumination.

Registrar Mark:  
non-illum. 1/8" clear acrylic w/ orange & white vinyl attach to back of letter "R"

**both signs tot: 108.5 sq.ft.**

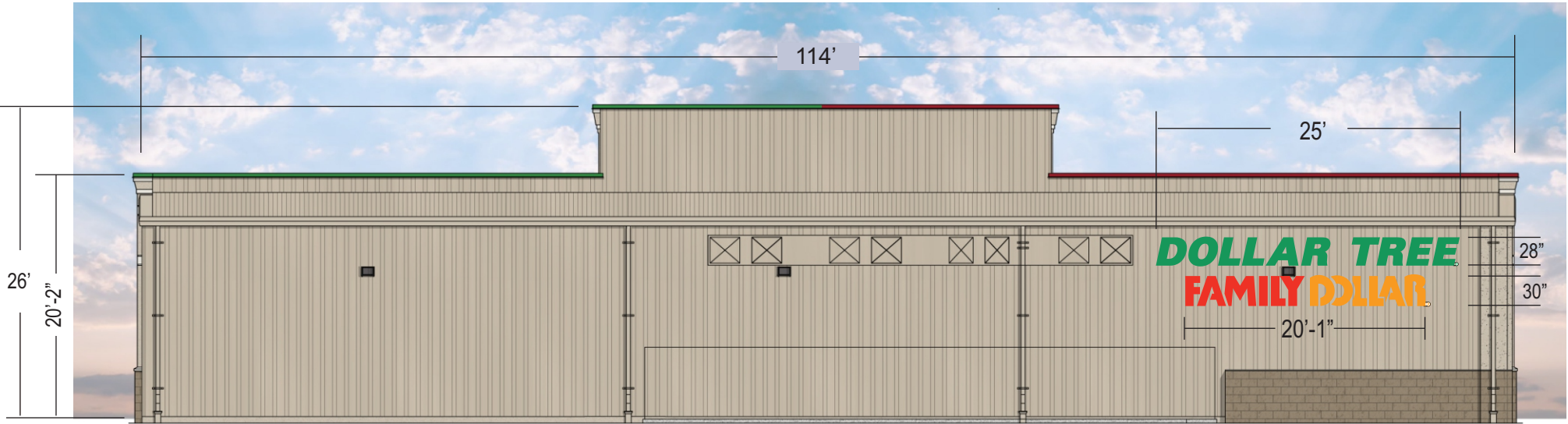
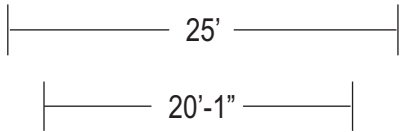
**Sign D: Led Illuminated P/C Sign**

clear solar grade polycarbonate letter faces with 2nd surface decoration.  
vivid green #156 with white diffuser.  
Note: vivid green & white diffuser pre-applied by 3M. (item # VTL 19222 48" roll).

5" deep bronze returns with 1" bronze trimcap. ul approved green Led illumination.

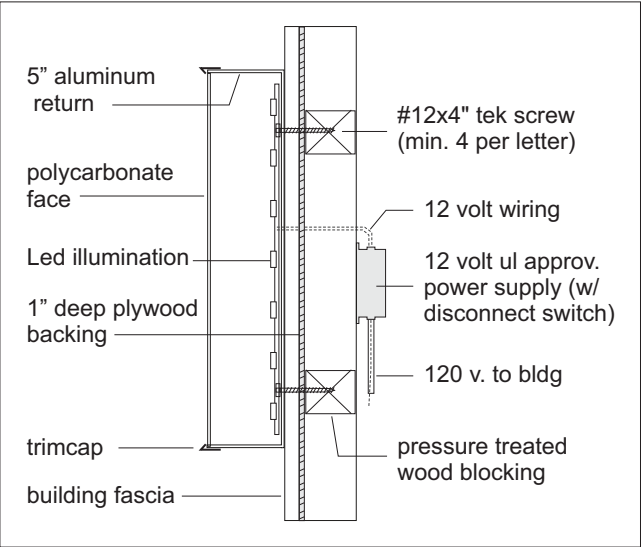
Note: interior of letter returns/backspnt'd MAP matte white.

Registrar Mark:  
non-illum. 1/8" clear acrylic w/ vivid green  
& white vinyl attach to back of letter "E"



Building Rear Elevation

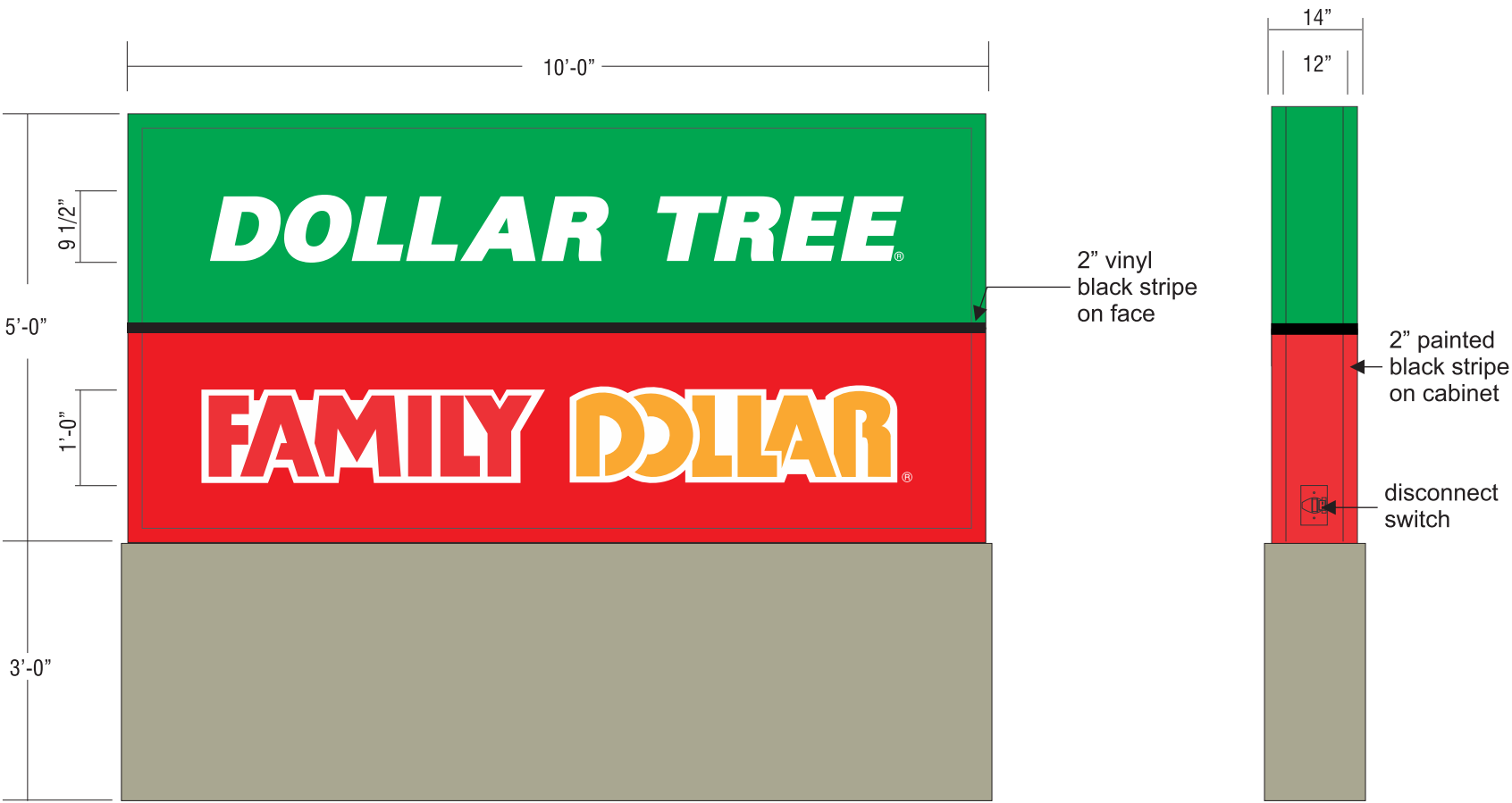
Allowed: 150 sq.ft.  
Used (DT): 58.3 sq.ft.  
Used (FD): 50.2 sq.ft.



Led P/C Letter Mount Detail

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.  
This includes proper grounding and bonding of the sign.  
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

<b>UNITED SIGN SYSTEMS</b> <i>The Industry Leader for Over 50 Years!</i> SINCE 1967		5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 C.S.C.L. # 718965		<b>JOB INFO</b> JOB #:0000 DEAL #0000 CLIENT: FD COMBO CONTACT: DATE: 6-22-22 PROJECT LOCATION: FD COMBO tishomingo OK 900 BLOCK MAIN ST SILT, COLORADO SALESPERSON: DAVID RANDOLPH DRAWN BY: GN PAGE 4 OF 8 CLIENT APPROVAL DATE LANDLORD APPROVAL DATE		<b>FILE</b> REVISIONS: 1-19-23 bam 00-00-00 SCALE: NOTED FILE NAME: FD COMBO silt block main		<b>ELECT.</b> 120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/> one box above MUST be checked prior to any mfg.		<b>SPECIFICATIONS</b> See Drawing for Specifications		<b>CITY CODE</b> No Sign Code Sign C: 58.3sq.ft. 28" Dollar Tree Sign D: 50.2 sq.ft. 30" Family Dollar Sign C: 000 sq.ft. 00" Dollar Tree	
---	--	--	--	---	--	--	--	--	--	---	--	--	--



**Sign E: (new)**  
**D/F Led Illum. mnmnt Sign**

**cabinet:**  
One (1) double-faced, extruded aluminum sign cabinet internally illuminated with LEDs.  
.177" Clear polycarbonate face panels with second-surface applied translucent vinyl graphics.  
Cabinet, retainers and support to be painted in colors as shown.

**Base**  
Aluminum painted SW 7037 Balance Beige

**Face Color Specifications**

- Translucent White
- Red - 3M #3630-73 Dark Red
- Orange - 3M #3630-44 Orange
- Green - 3M #3630-156 Vivid Green w/ White Diffuser
- Opaque Black

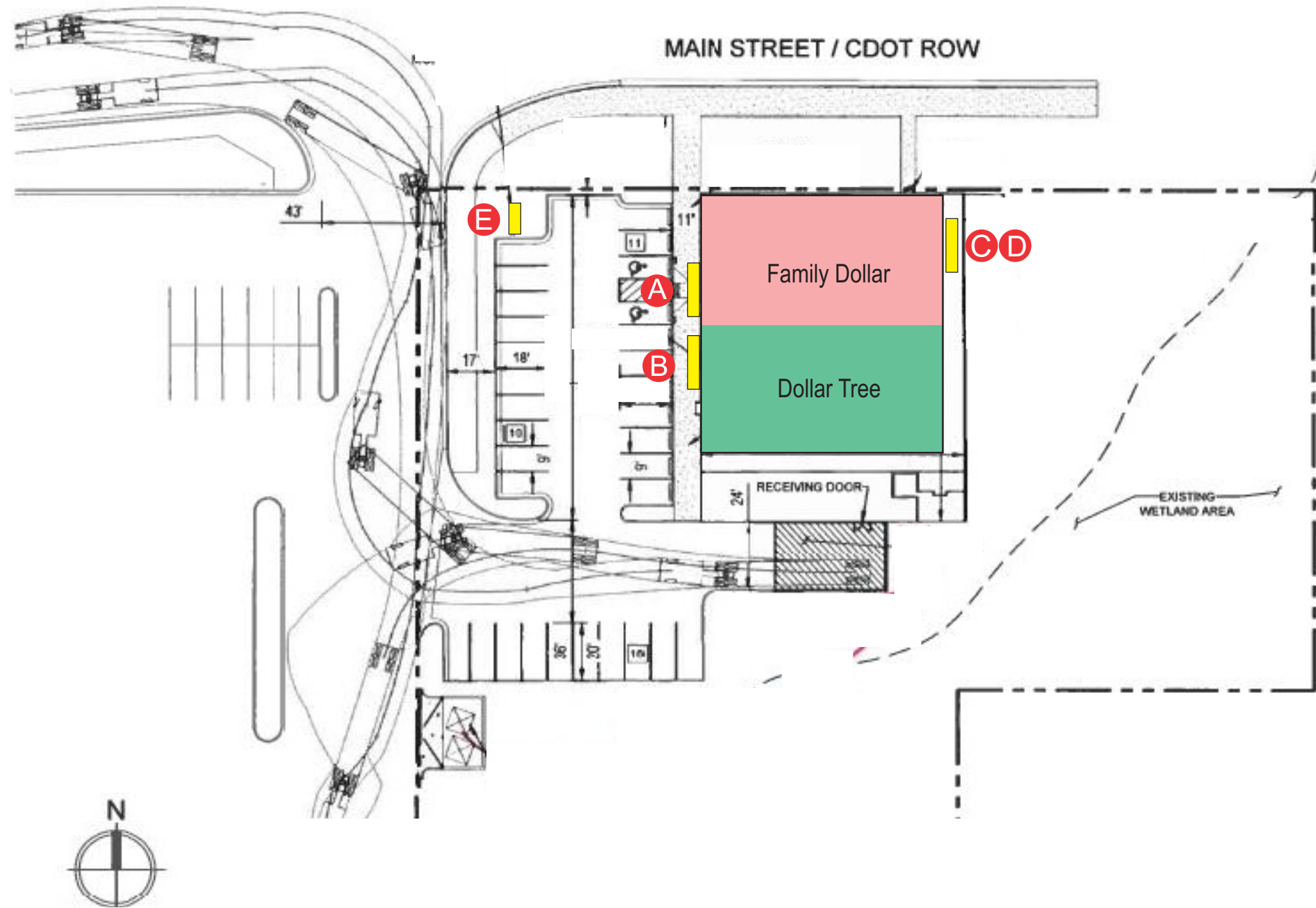
All vinyl to be second surface applied to clear face panels.

**Cabinet & Support Color Specifications**

- Red - SW 2911Pompeii Red Cabinet
- Green - SW 6925 Envy Green Cabinet
- SW-7073 Balanced Beige Support
- Black

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This includes proper grounding and bonding of the sign.  
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<b>UNITED SIGN SYSTEMS</b> <i>The Industry Leader for Over 50 Years!</i> SINCE 1967		5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 C.S.C.L. # 718965		<b>JOB INFO</b> JOB #:0000    DEAL #0000 CLIENT: FD COMBO CONTACT: DATE: 6-22-22 PROJECT LOCATION: FD COMBO tishomingo OK 900 BLOCK MAIN ST SILT, COLORADO SALESPERSON: DAVID RANDOLPH DRAWN BY: GN PAGE 5 OF 8 CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____		<b>FILE</b> REVISIONS: 1-19-23 bam 00-00-00 SCALE: NOTED FILE NAME: FD COMBO silt block main		<b>ELECT.</b> 120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/> <i>one box above MUST be checked prior to any mfg.</i>		<b>SPECIFICATIONS</b> See Drawing for Specifications <small>Copyright 2000 Johnson Sign Systems This artwork/design is sole property of Johnson Sign Systems &amp; cannot be reproduced without written permission of Johnson Sign Systems.</small>		<b>CITY CODE</b> No Sign Code Sign E: 000 sq.ft. d/f mnmnt sign Sign C: 000 sq.ft. 00" Dollar Tree	
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SITE PLAN

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.  
This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code



5201 Pentecost Drive  
Modesto, Calif. 95356  
1-800-481-SIGN  
FAX (209) 543-1326

C.S.C.L. # 718965

JOB #:0000 DEAL #0000  
CLIENT: FD COMBO  
CONTACT:  
DATE: 6-22-22  
PROJECT LOCATION:  
FD COMBO tishomingo OK  
900 BLOCK MAIN ST  
SILT, COLORADO

SALESPERSON: DAVID RANDOLPH  
DRAWN BY: GN  
PAGE 6 OF 8

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

JOB INFO

REVISIONS:  
1-19-23 bam  
00-00-00

SCALE:  
NOTED  
FILE NAME:  
FD COMBO  
silt block main

FILE

ELECT.

120 Volt ☐  
277 Volt ☐  
Other ☐  
one box above  
MUST be checked  
prior to any mfg.

See Drawing for Specifications

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SPECIFICATIONS

CITY CODE

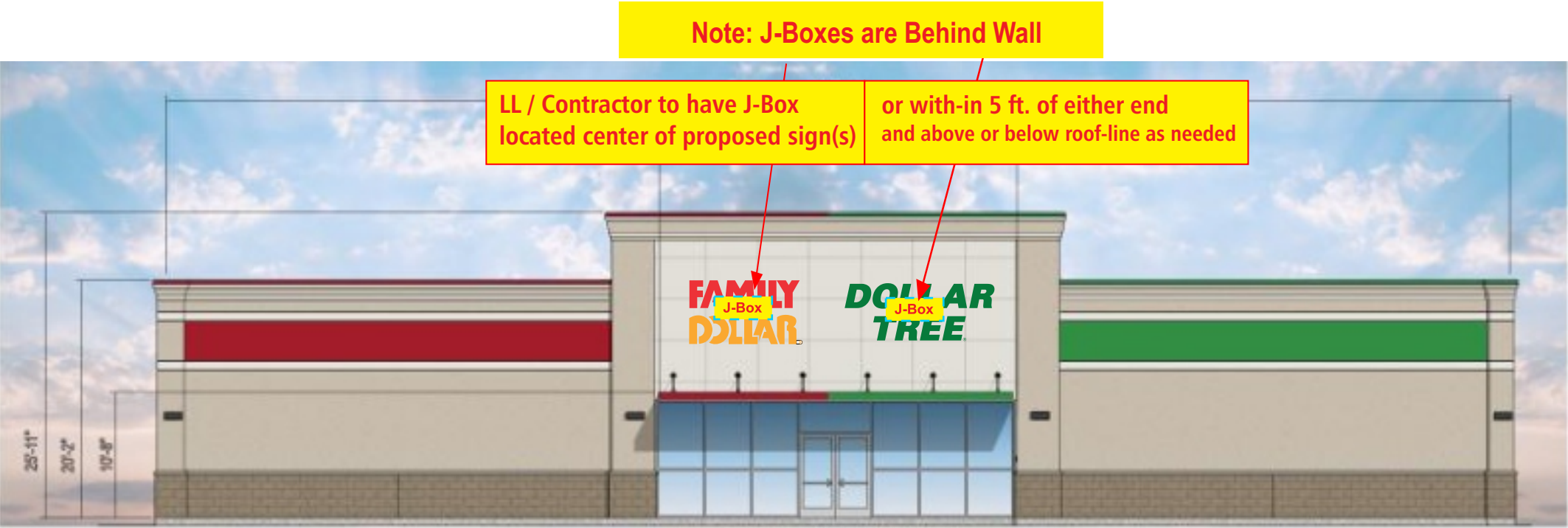
No Sign Code  
Sign A: 49.1 sq.ft.  
30" Family Dollar  
Sign B: 54.4 sq.ft.  
28" Dollar Tree  
Sign C: 000 sq.ft.  
00" Dollar Tree

Sign Electrical Requirements:

30" Family Dollar (two (2) amps @ 120 volts)

25 1/8" Dollar Tree (two (2) amps @ 120 volts)

- a) primary electrical to be run with-in 5' of each sign with leads in junction box
- b) sign circuits are to be dedicated circuit(s) - min. 20 amps @ 120 volts
- c) electrical circuit(s) are to be connected to an energy management system or astronomical clock or other controlling device



Building Front Elevation

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.  
This includes proper grounding and bonding of the sign.

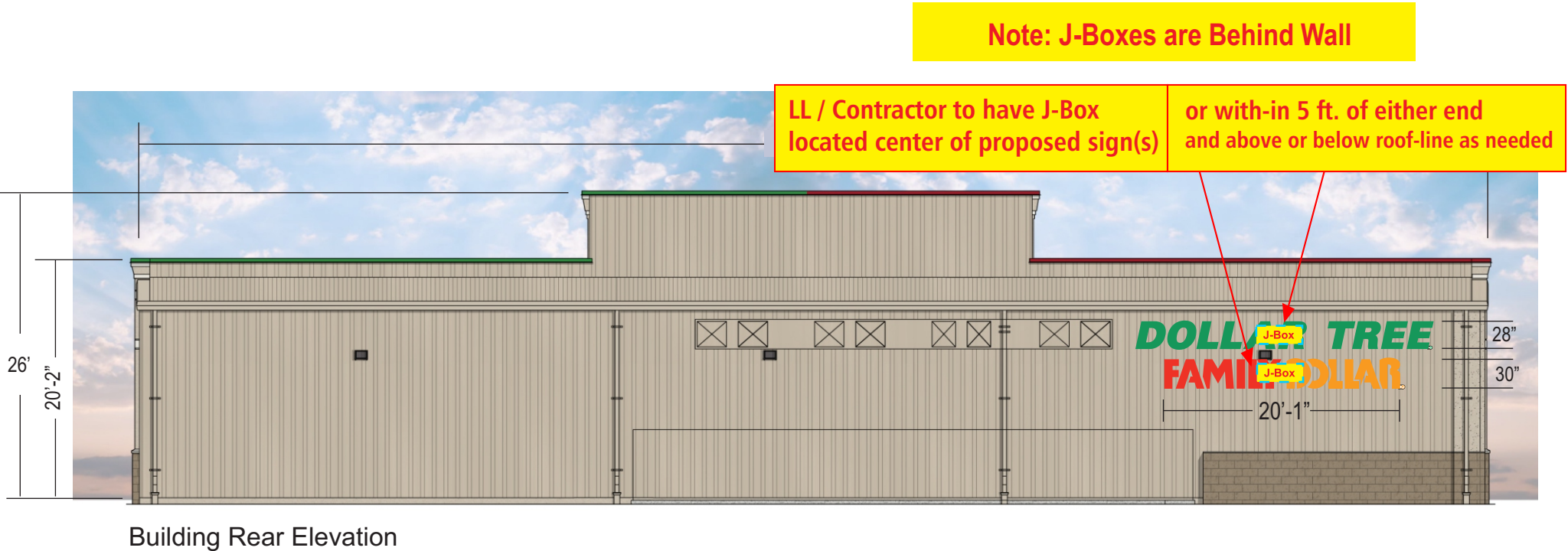
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

JOB INFO		FILE	ELECT.	SPECIFICATIONS	CITY CODE
<div><div><div>USS</div><div>UNITED</div><div>SIGN SYSTEMS</div><div>The Industry Leader for Over 50 Years!</div><div>SINCE 1967</div></div><div><div>5201 Pentecost Drive</div><div>Modesto, Calif. 95356</div><div>1-800-481-SIGN</div><div>FAX (209) 543-1326</div><div>C.S.C.L. # 718965</div></div></div>	<div><div>JOB #:0000</div><div>CLIENT: FD COMBO</div><div>CONTACT:</div><div>DATE: 6-22-22</div><div>PROJECT LOCATION:</div><div>FD COMBO tishomingo OK</div><div>900 BLOCK MAIN ST</div><div>SILT, COLORADO</div></div> <div><div>SALESPERSON: DAVID RANDOLPH</div><div>DRAWN BY: GN</div><div>PAGE 7 OF 8</div><div>CLIENT APPROVAL</div><div>DATE</div><div>LANDLORD APPROVAL</div><div>DATE</div></div>	<div><div>REVISIONS:</div><div>1-19-23 bam</div><div>00-00-00</div><div>SCALE:</div><div>NOTED</div><div>FILE NAME:</div><div>FD COMBO</div><div>silt block main</div></div>	<div><div>120 Volt</div><div>277 Volt</div><div>Other</div><div>one box above</div><div>MUST be checked</div><div>prior to any mfg.</div></div>	<div><div>See Drawing for Specifications</div><div>Copyright 2000 Johnson Sign Systems This artwork/design is sole property of Johnson Sign Systems &amp; cannot be reproduced without written permission of Johnson Sign Systems.</div></div>	<div><div>No Sign Code</div><div>Sign A: 49.1 sq.ft.</div><div>30" Family Dollar</div><div>Sign B: 54.4 sq.ft.</div><div>28" Dollar Tree</div><div>Sign C: 000 sq.ft.</div><div>00" Dollar Tree</div></div>

Sign Electrical Requirements:


- 28" Dollar Tree (two (2) amps @ 120 volts)
- 30" Family Dollar (two (2) amps @ 120 volts)

- a) primary electrical to be run with-in 5' of each sign with leads in junction box
- b) sign circuits are to be dedicated circuit(s) - min. 20 amps @ 120 volts
- c) electrical circuit(s) are to be connected to an energy management system or astronomical clock or other controlling device



1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

JOB INFO			FILE	ELECT.	SPECIFICATIONS	CITY CODE
 5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 C.S.C.L. # 718965	JOB #:0000    DEAL #0000 CLIENT: FD COMBO CONTACT: DATE: 6-22-22 PROJECT LOCATION: FD COMBO tishomingo OK 900 BLOCK MAIN ST SILT, COLORADO	SALESPERSON: DAVID RANDOLPH DRAWN BY: GN PAGE 8 OF 8  CLIENT APPROVAL _____ DATE _____  LANDLORD APPROVAL _____ DATE _____	REVISIONS: 1-19-23 bam 00-00-00  SCALE: NOTED  FILE NAME: FD COMBO silt block main	120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/>  <i>one box above MUST be checked prior to any mfg.</i>	See Drawing for Specifications	No Sign Code Sign A: 49.1 sq.ft. 30" Family Dollar Sign B: 54.4 sq.ft. 28" Dollar Tree  Sign C: 000 sq.ft. 00" Dollar Tree
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**TOWN OF SILT  
PLANNING COMMISSION STAFF REPORT**

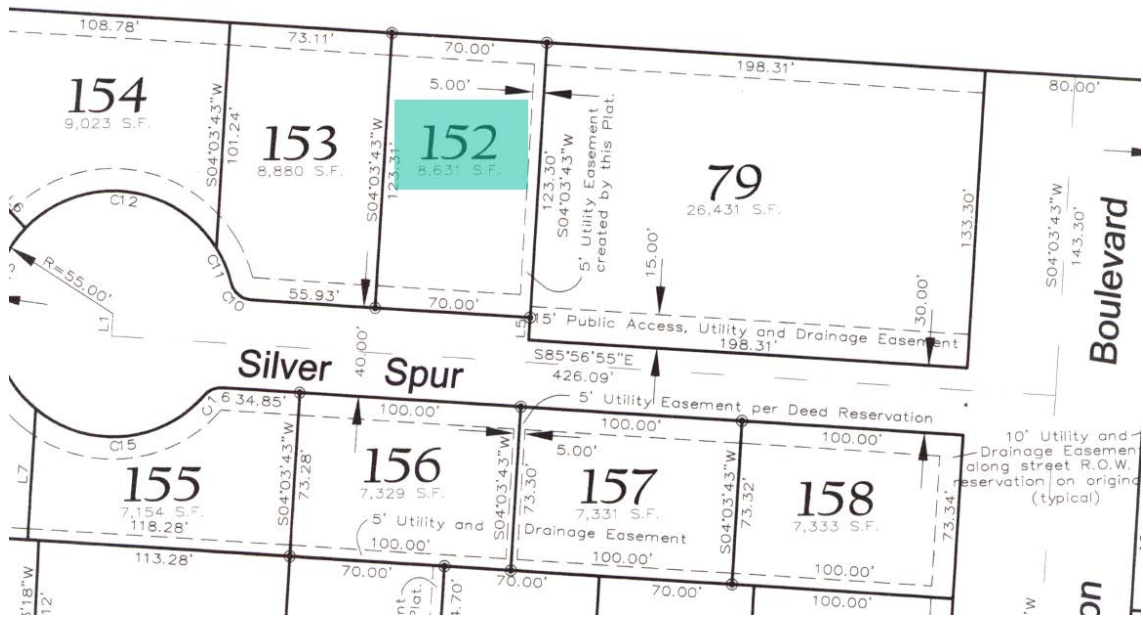
**PUBLIC HEARING ACTION ITEM - FENCE SIGN EXCEPTION**

Meeting Date: March 7, 2023

<b>Applicant:</b>	<b>Mark Bunchman/CT Western</b>
<b>Request:</b>	Fence Exception
<b>Physical Address:</b>	1828 Silver Spur
<b>Property Owner:</b>	CT Western 2859 CR 335 New Castle, CO 81647
<b>Date Submitted:</b>	2/17/23
<b>Zone District:</b>	Commercial PUD
<b>Proposed Zoning:</b>	No change is requested.
<b>Public Notice:</b>	Public Notice Satisfied
<b>PUD/Code Allowance:</b>	The PUD and Silt Municipal Code do not clearly indicate the regulations for the general fencing of commercial parcels.
<b>Applicant's Request:</b>	6' Cedar Post Privacy Fence
<b>Lot Size:</b>	8,631 square feet

**Vicinity Map:**

**Colorado State Highway No. 6 Right-of-Way**



## **Pertinent PUD Requirements**

The Silt Trade Center Commercial PUD was originally written in 1999, then revised in 2008, neither of which include clear regulations for fencing requirements. In section O, under unsightliness, the PUD regulates storage, indicating that there is a required fencing for outside storage.

### **H. Utility and Drainage Easements**

1. There shall be a ten (10) foot wide utility and drainage easement along all street rights-of-way, including State Highway 6

### **O. No Unsightliness**

1. Lots in the B-1 PUD District shall be allowed outside storage with a solid six (6) foot high fence, with the same materials as the siding on the building on the B-1 PUD lot, so long as the outside storage is located behind the building or on the side of the building and is not highly visible from State Highway 6

## **Pertinent Silt Municipal Code Sections**

Given that the Silt Trade Center PUD does not regulate fencing, Town Staff turned to the fencing requirements in the Silt Municipal Code, for further clarification. There are not specific guidelines for general commercial fencing in the Municipal Code, however, there is a residential element to this property of the proposed fencing, so below you will find both the residential and commercial screening codes.

### **§15.06.010 Purpose and intent (fence code).**

The purpose and intent of this chapter is to regulate the construction and installation of fences, retaining walls and screening devices within town boundaries and to control the design and use of fences, retaining walls and screening devices, in accordance with the regulations contained herein:

1. Promote the effective use of fences, retaining walls and screening devices;
2. To protect the public, preserve the Town's character, and prevent visual discord and clutter within the Town;
3. Encourage the development of private property in harmony with the desired character of the Town while providing due regard for the public and private interests involved.

### **§15.06.040 Heights of fences, retaining walls or screening devices in all residential zone districts.**

Except as otherwise provided for in this code, the maximum height of fences, retaining walls, or screening devices, or combination thereof, shall be as follows in all residential zone districts:

- A. Forty-two inches in any yard adjoining a public street;

- B. Forty-two inches for any portion of side yard or rear yard fence that extends into the setback adjoining a public street;
- C. Six feet in rear yards and side yards, where these areas do not adjoin a public street;
- D. The height of fences, retaining walls, or screening devices shall be measured from the top of the curb of the adjoining street or the top of the crown of the adjoining street or alley where no curb exists;
- E. If the elevation of the yard is above or below the elevation of the street, the maximum height of a fence in that yard shall be six feet, except as otherwise stated for yards that adjoin public streets and alleys; &
- F. No property owner may artificially lower or raise his lot, by cutting, filling or other means, in order to avoid the provisions of this section.

#### **§17.42.220- Screening**

All parking, truck loading and receiving areas, outdoor storage, refuse containers and mechanical equipment shall be screened from view of adjacent properties, street rights-of-way, and the existing I-70/river corridor, as follows:

A. Automobile-parking areas facing a public street or street right-of-way shall be screened in accordance with the requirements set forth in the landscaping section of these standards.

B. Loading and Receiving Areas. Truck loading and receiving areas facing a public street or street right-of-way shall be screened in accordance with the requirements set forth in the landscaping section of these standards.

C. Outside Storage. Outdoor storage of any kind, if permitted within a zone district, shall be permitted strictly as an accessory use to a principal use on the same property. Outdoor storage shall not be permitted in front of a building facing a street or within one hundred feet of the flood control easement boundary line surrounding the existing Colorado River channel.

1. All permitted outdoor storage shall be fully screened on all sides from view of adjacent properties, street rights-of-way and the Colorado River channel. No materials, supplies, equipment, products, goods or articles of any kind stored outdoors shall extend above the height of the required screening wall or berm.

2. All permitted outdoor storage areas that face street rights-of-way shall be screened from view by a free-formed landscaped earthen berm averaging five feet in height. Said berm shall be located within a landscaped area adjacent to the street right-of-way and shall be at least 25 feet in depth from the street right-of-way line. Tree and berm design requirements as set forth in the landscaping section of these standards shall likewise be applicable.

3. All permitted outdoor storage areas that do not face street rights-of-way shall be screened from adjoining properties by a solid, opaque screening fence or wall comprised of materials architecturally consistent with the main structure, and no less than six feet in height.

D. 1-70/River Corridor Adjacency. All allowed outdoor storage areas and loading and receiving areas on any lot adjacent to the existing 1-70/river corridor, shall be screened from view by a free-formed landscaped earthen berm averaging five feet in height. Said berm shall be located within a landscaped area adjacent to the property line facing the existing I-70/river corridor and shall be at least 25 feet in depth from the property line. Tree and berm design requirements as set forth in the landscaping section of these standards shall likewise be applicable to ensure adequate and compatible screening of outdoor storage and loading and receiving areas facing the existing river path.

E. Mechanical Equipment. All mechanical equipment associated with the main building or accessory building(s), not located inside the building, roof mounted or otherwise, shall be screened from view of all adjacent properties, street rights-of-way and the existing 1-70/river corridor.

F. Refuse Containers. Each building site shall have a minimum of one commercial refuse container. Each refuse container shall be screened from view from all adjacent properties and street rights-of-way by a solid, opaque screening fence or wall, which may include a gate on one side, all of which shall be comprised of materials architecturally consistent with the main structure, and of a height equal to, or greater than the height of the refuse container, and in conformance with this code regarding fences.

(Ord. 18-01 § 1 (part))

#### **§15.06.055 Exceptions – Special Review.**

Any person may apply to the Planning and Zoning Commission for an exception to the provisions of Sections 15.06.030 and 15.06.040, regarding type, size, height, and location of fences, retaining walls and screening devices. Additionally, an applicant may appeal a decision or interpretation made by the town administrator or his designee regarding the provisions of the aforementioned sections.

- A. An exception may be granted if the fence, retaining wall or screening device will result in a harmonious addition to the community, otherwise complies with this chapter and is consistent with the following guidelines:
  - 1. Fence, retaining wall or screening device height shall be limited to the lowest possible height in order to achieve the intended result, and in no case shall residential fences, retaining walls or screening devices exceed six (6) feet in height;
  - 2. Fence, retaining wall or screening device shall not negatively detract from the adjacent properties or the surrounding visual corridors;

3. Fence, retaining wall or screening device shall be designed to accommodate the existing topography of the site;
  4. Fence, retaining wall or screening device shall be located completely within the applicant's property; and
  5. Fence, retaining wall or screening device shall not create a hazard to pedestrian traffic, vehicular traffic, or any use of a public property, including but not limited to pedestrian, access and drainage easements.
- B. An applicant requesting a fence, retaining wall or screening device exception shall submit to the Town a complete fence permit application on a form provided by the Town, and a statement by the applicant detailing the type of exception requested, for consideration by the Planning & Zoning Commission in a regularly scheduled meeting.
1. The applicant for a fence, retaining wall or screening device exception shall submit to the Town a fee equal to the fence permit fee, as established by the Board annually;
  2. Submittals shall be in conformance with this chapter;
  3. Applicant shall publicly notice the fence exception in a manner of a zoning variance, per this code.
- D. Appeal to Commission's Decision – Process. Any person aggrieved of a decision by the planning and zoning commission regarding a fence exception may appeal to the board of trustees within seven days of the commission's fence exception decision, for consideration at a regularly scheduled meeting.
1. The applicant for a fence exception appeal shall submit to the town a statement as to the reason for the appeal, and any other item as requested by the town in order for the town to review the appeal;
  2. The applicant for a fence exception appeal shall submit to the town a fee equal to the fence permit fee, as established by the board annually, or more often as necessary;
  3. Applicant shall publicly notice the fence exception appeal in a manner of a zoning variance, per this code;
  4. The board shall review the fence exception appeal at the first available regularly scheduled meeting following the commission's decision;
  5. The board, in its sole and final discretion, shall affirm the commission's decision, deny the commission's decision or affirm the commission's decision with additional conditions.

## **Staff Comments**

The applicant has requested to install a 6-foot cedar privacy fence, along his property that is directly adjacent to Highway 6&24, in the Silt Trade Center. The PUD restricts rear and side outdoor storage on this particular parcel, as it's highly visible from Highway 6&24, which is the only guidance given in the PUD and Municipal Code, for commercial properties. This property is mixed-use, containing two residential apartments above the

commercial space. The Silt Municipal Code allows for a fence exception to a code requirement, which is a Public Noticed exception request, with the Planning and Zoning Commission being the decision making body.

There are properties to the north and east that also contain a 6-foot-tall wooden privacy fence, directly adjacent to Highway 6&24, therefore Town Staff concluded that this request would not negatively impact or detract from adjacent properties or the surrounding area. Given that this property grade is below that of the street, Mr. Bunchman has indicated that from grade of the street, two feet will be below grade, with four feet being above the street grade. This would leave the fence six (6) inches taller than the allotted 42” for a street adjacent yard.

Overall, the request for fencing privacy, particularly in light of the residential occupancy, seems to be appropriate and harmonious with the proposed location.

### **Planner Recommendations**

Staff recommends approval of the CT Western Fence Exception, with the following conditions:

- 1) That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.06.
- 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.



Community Development Department  
 231 N. 7<sup>th</sup> Street, Silt, CO 81652  
 (970) 876-2353 (office) (970) 876-2937 (fax)  
 www.TownOfSilt.org

## Land Use Application Form

<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Metro District or Special District
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> ADA or ADA Amendment
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Intergovernmental Agreement	<input checked="" type="checkbox"/> Other: <u>Fence</u>

**Project Name:** Silver Spur Fence

**Project Description / Property Information:**

Address: 1828 Silver Spur Parcel ID Number: 217911201149

Legal Description (*attach additional sheets if necessary*): Section: 11 Township: 6 Range: 92 Subdivision: LYON SUB  
PUD Lot: 152

Access to Property: Silver Spur

Acreage or Square Footage: 8631 Existing Land Use Designation: Commercial/mixed use

Proposed Land Use Designation: \_\_\_\_\_

Existing Zoning: Commercial/Residential Proposed Zoning: \_\_\_\_\_

Proposed Use / Intensity of Use: \_\_\_\_\_

**Submittal Requirements:**

- A completed original application with original signatures and two copies (2 sets stapled individually) shall be submitted to the department for review. The application shall include two sets of 24" x 36" plans, plats and other appropriate drawings. Application must also be submitted in electronic format (Emailed PDF & Flash Drive).
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted ten (10) days before the public hearing.
- All documents submitted for public hearing shall be hole-punched, collated and paper-clipped (no staples). All plans, plats or drawings shall be folded to 8 1/2" x 11" and inserted into the collated application. Each individual application shall be banded together and ready for public distribution.

**STAFF USE ONLY**

Pre-app conference: _____ (date)	Application received: _____ (date)
Application complete: _____ (date)	File Number: _____
Fees: _____	Referrals Sent: _____ (date)
Deposits: _____	PZC approval: _____ (date)
Paid: _____ (date)	BOT approval: _____ (date)

## Billable Party Agreement

**Property Owner(s):** Name: Mark Bunchman Phone: 970-379-3309  
**Company:** CT Western Fax: \_\_\_\_\_  
**Address:** 1828 Silver Spur Silt CO 81652  
**Authorized Rep.:** Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_  
**Billable Party:** Owner Mark Bunchman Representative \_\_\_\_\_

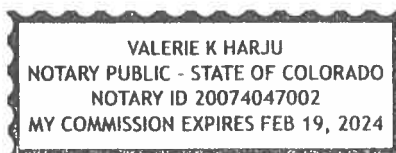
The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all billable staff time and contract services, including, but not limited to, planning, reviewing, inspecting, engineering, surveying and legal services rendered in connection with the applicant's request. A deposit will be required if deemed necessary by Town Staff. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

**Name (printed):** Mark Bunchman  
**Address:** 1828 Silver Spur Silt CO 81652  
**Phone:** 970-379-3309 **Email:** mbunchman@gmail.com  
CO 94133 2413 1/2025  
**Type of Identification** **Signature**

**County of** Garfield  
**State of** Colorado

**Sworn to and subscribed before me this** 17 **day of** February, 2023  
(Day) (Month) (Year)

**By** Valerie K Harju **Witness my hand and official seal** \_\_\_\_\_  
(Notary Name) (Notary Signature)



(seal)

**Notary Public**  
**My Commission Expires** Feb 19, 2024

**Disclosure of Property Ownership**

- \_\_\_\_\_ If owner is an individual, indicate name exactly as it appears on the deed.
- \_\_\_\_\_ If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.
- \_\_\_\_\_ If owner is a land trust, name beneficiaries on a separate page.
- \_\_\_\_\_ If applicant is a lessee, indicate the owner(s) on a separate page.
- \_\_\_\_\_ If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

*Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.*

**Property Owner Affidavit**

I/We, CT Western, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

Mark Bunchman  
Name (printed)  
Mark Bunchman

Address 2859 CR 335 New Castle, CO 81647

Phone 970-379-3309

Fax \_\_\_\_\_

Signature [Signature]

Type of Identification COBJ 9413324131/2025

County of Garfield

State of Colorado

Name (printed)

Address

Phone

Fax

Signature

ss.

Sworn to and subscribed before me this 17 day of February, 2023.  
(fill in day) (fill in month) (fill in year)

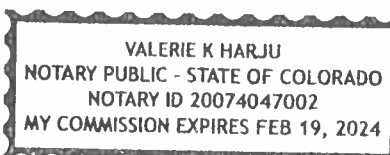
By Valerie Harju  
(name printed)

Witness my hand and official seal.

Notary Public [Signature]

My Commission expires: Feb 19, 2024

(seal)



## TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: Silver Spur Fence

I HEREBY AFFIRM THAT Public Notice requirements of the Silt Municipal Code have been met for the Public Hearing before the Silt Planning & Zoning Commission/Board of Trustees to be held on \_\_\_\_\_, 20\_\_.

In addition, I hereby affirm that on 17 day of February, 2023, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at Silt, Colorado, addressed to those property owners on the attached list.

Attached are:

1. Certificate(s) of Mailing (green cards and return receipts)
2. Proof of publication from a newspaper of general circulation within the Town showing that prior to the meeting, the Public Notice was advertised as required per Silt Municipal Code.
3. List of names and mailing addresses of all surrounding property owners within 200 feet of subject property.

Mark Bunchman  
Name of Applicant (printed)

[Signature] 2-17-23  
Signature of Applicant Date

County of Garfield  
State of Colorado

ss.

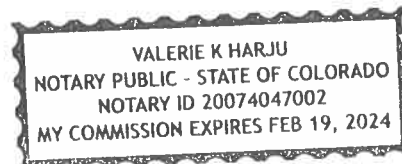
Sworn to and subscribed before me this 17 day of February, 2023.  
(fill in day) (fill in month) (fill in year)

By Valerie K Harju  
(name printed)

Witness my hand and official seal.

[Signature]  
Notary Public

My Commission Expires: Feb 19, 2024



**\*Please don't fill out and return, until the Town gives you the Public Notice to mail, and you have receipt of mailings\***

## LAND USE APPLICATION FEES

Application	Fee	Deposit
Annexation	\$2,000	\$400
Annexation & Development Agreement Amendment	\$500	\$500
Boundary Adjustment/Lot Line	\$100	\$0
Condominiums (See Subdivision for Fees)	Varies	Varies
Easement Agreement and Amendments	\$500	\$500
Intergovernmental Agreement and Amendments	\$500	\$500
Major Subdivision-Sketch	\$500	\$500
Major Subdivision-Prelim	\$1,000	\$800
Major Subdivision-Final	\$600	\$500
Manufactured/Modular Home Park Permit	\$250	\$250
Minor Subdivision (PUD) -Sketch	\$500	\$500
Minor Subdivision (PUD)- Prelim	\$500	\$500
Minor Subdivision (PUD) -Final	\$500	\$500
Replat or Re-subdivision	\$500	\$0
Commercial/Multifamily Site Plan Review	\$500	\$0
Special Use Permit	\$350	\$250
Subdivision Exemption	\$250	\$0
Subdivision Improvement Agreement Amendment	\$400	\$400
Vacation of Right of Way	\$500	\$500
Variance	\$250	\$250
Zoning or Rezoning	\$600	\$500

***\*Deposits must be included with application submittal. The deposit is used as security for department staff and consultant time to review the project application. Applicant shall also pay for fees and charges incurred by the town, such as legal fees, planning fees, engineering fees, and filing or recording fees, plus an administrative fee of 15% of the total consultant charges.***

***\* For a complete list of the fee schedule, to include items not listed above, please contact the Community Development Department at (970) 876-2353***

### ATTACHMENTS/EXHIBITS MUST BE COMPLETE FOR SUBMITTAL.

Incomplete applications will not be accepted until deemed complete.

### **Checklist below for Office use only.**

- 1] ☐ A legal description of the property.
- 2] ☐ Evidence of legal ownership. May be a deed, title commitment, title insurance policy, or attorney's opinion of ownership.
- 3] ☐ Letter of consent. Required if the Applicant is not the property owner.
- 4] ☐ List of property owners within 200 feet. Call Garfield County Assessor's Office at 970-945-9134 for information.
- 5] ☐ Impact statement (description of how the proposed land use complies with the Town of Silt Municipal Code and Comprehensive Plan).
- 6] ☐ An electronic copy of the completed application emailed to [nicole@townofsilt.org](mailto:nicole@townofsilt.org)
- 7] ☐ A diskette, compatible with the Town of Silt GIS system, must be submitted before final recording of land use action (SMC 16.13.120). Mylars will not be signed prior to submittal of GIS disk. (For GIS information, call the Community Development Department, 970-876-2353.) Please do not print Final Plat Mylars until you receive approval by Town staff. (If Applicable)

## List of property owners within 200 feet of 1828 Silver Spur

Owner Name	Address
Kenan & Misty Cooley	1831 Fawn CT. Silt, CO 81652
Dale Chelewski	1815 Fawn CT. Silt, CO 81652
Angelo & Sandra Centofante	1819 Fawn CT. Silt, CO 81652
MRI	1800 Medicine Bow CT. Silt, CO 81652
East Coast Investments	PO Box 2944 Glenwood Springs, CO 81602
Stephen Dawson	3321 DeLuna Dr. Rancho Palos Verdes, CA 90275
Eduardo Herrera	1835 Fawn CT. Silt, CO 81652
RC & Associates	PO Box 1198 Silt, CO 81652
Jason & Karla Cox	1827 Fawn CT. Silt, CO 81652
JSN Properties Silt LLC	PO Box 1258 Gypsum, CO 81637
ICM Services	1073 Park West Dr. Glenwood Springs, CO 81601
Garfield County Board of County Commissions	108 8th St. Glenwood Springs, CO 81601
Pedro Sanchez & Maria Sandoval	PO Box 437 Gypsum, CO 81637
Warren & Julie Allmon	6532 County Road 311 Silt, CO 81652



6 foot cedar  
fence  
approximately 4  
feet from road  
grade.

- V) ALL FENCING SHALL BE MAINTAINED IN GOOD CONDITION BY THE HOMEOWNERS.

COMMERCIAL BUSINESS PARK  
P.U.D.-B-1 BUSINESS AND P.U.D.-B-2 BUSINESS  
LOTS 78A - 141

- A) PERMITTED USES: TO PROVIDE ALTERNATIVE DEVELOPMENT STANDARDS THAT WILL ENCOURAGE A VARIETY OF DEVELOPMENT INCLUDING THE FOLLOWING AND OTHER SIMILAR USES AS PERMITTED BY THE TOWN OF SILT;

P.U.D. B-1 USES

CONVENIENCE STORE WITH DRIVE THROUGH  
 DAY CARE CENTER  
 BANK WITH DRIVE THROUGH  
 LAUNDROMAT  
 OFFICE BUILDINGS  
 RETAIL BUSINESS WITH DRIVE THROUGH  
 RESTAURANT WITH DRIVE THROUGH  
 FOOD STORE WITH DRIVE THROUGH  
 CHURCH  
 LIBRARY  
 RETAIL GAS STATION  
 HOTELS/MOTELS  
 PROFESSIONAL BUSINESSES  
 MOVIE THEATER  
 BOWLING ALLEY

P.U.D. B-2 USES

SELF STORAGE UNIT(S)  
 FIRE STATION  
 CAR WASH  
 SERVICE BUSINESS  
 AUTO REPAIR SHOPS  
 CONSTRUCTION BUSINESS  
 LIGHT MANUFACTURING  
 WHOLESALE BUSINESS  
 LUMBER YARD

P.U.D. B-1 USES CAN BE PLACED UPON ANY LOT WITHIN THE COMMERCIAL AREA. P.U.D. B-2 USES ARE RESTRICTED TO THE FOLLOWING LOTS: 80 THROUGH 112 INCLUSIVE AND LOTS 114 THROUGH 124 INCLUSIVE. ALL USES PERMITTED IN THE P.U.D. B-1 DISTRICT ARE PERMITTED WITHIN THE P.U.D. B-2 DISTRICT.

- B) MINIMUM LOT AREA : 7000 SQUARE FEET. (DOES NOT APPLY TO LOT 78A OR 78B.)
- C) MINIMUM LOT FRONTAGE TO A PUBLIC AND ALLOWABLE ACCESS: 30 FEET.
- D) MINIMUM LOT DEPTH: 80 FEET (DOES NOT APPLY TO LOT 78A OR 78B.)  
 MINIMUM LOT WIDTH: 50 FEET (DOES NOT APPLY TO LOT 78A OR 78B.)
- E) MAXIMUM BUILDING HEIGHT: PRIMARY STRUCTURE: NO BUILDING MAY BE BUILT TALLER TO THE RIDGE THAN 35 FEET ABOVE THE ORIGINAL GROUND ELEVATION OR 100 YEAR FLOOD PLAIN, WHICHEVER IS GREATER. LOTS WITHIN 100 YEAR FLOOD PLAIN ARE DESIGNATED ON PLAT. CONSTRUCTION IN 100 YEAR FLOOD PLAIN SHALL MEET 1991 UBC, AS ADOPTED BY TOWN OF SILT. IT IS EACH INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO DETERMINE THE REQUIREMENTS OF THE TOWN OF SILT. OTHER HEIGHT LIMITATIONS SHALL BE DETERMINED BY THE TOWN OF SILT.
- F) MINIMUM SETBACKS:  
 FRONT AND STREET SIDE YARDS: 20 FEET FROM ALL STREET RIGHTS OF WAY OR PRIVATE ACCESS EASEMENTS. SIDE AND REAR YARDS: BUILDINGS MAY BE BUILT TO LOT LINES ON ONE SIDE IF THE ADJOINING BUILDING IS 10 FEET OR MORE FROM THE ADJOINING LOT LINE OR IF THE ADJOINING LOT IS VACANT. NO TWO BUILDINGS SHALL BE WITHIN TEN FEET OF EACH OTHER. IF MORE THAN ONE LOT IS OWNED BY THE SAME PARTY IT SHALL BE CONSIDERED AS ONE LOT FOR SETBACK PURPOSES. D.&R.G.W. RAILROAD: NO BUILDING SHALL BE CONSTRUCTED NEARER THAN FIFTY (50) FEET FROM THE RIGHT OF WAY OF THE D. & R.G.W.G)
- G) UTILITY AND DRAINAGE EASEMENTS: (DOES NOT APPLY TO LOT 78A OR 78B.) THERE ARE TO BE RESERVED EASEMENTS ENCUMBERING EACH LOT HEREIN FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES AS FOLLOWS:  
 a) 10 FEET IN WIDTH ALONG STREET RIGHTS OF WAY.

- b) OTHER EASEMENTS AS SHOWN HEREON.
- c) THE 50 FOOT SETBACK FROM THE D. & R. G. W. RAILROAD RIGHT OF WAY SHALL BE DESIGNATED AS A UTILITY AND DRAINAGE EASEMENT.
- d) THERE SHALL BE A MUTUAL ACCESS, UTILITY AND DRAINAGE EASEMENT BEING 12 FEET IN WIDTH ON EACH SIDE OF AND 20 FEET IN DEPTH ALONG EACH COMMERCIAL LOT LINE ADJOINING AN INTERIOR SUBDIVISION FRONT LOT OR RIGHT OF WAY LINE.

H) OFFSTREET PARKING:  
ALL OFFSTREET PARKING LOTS SHALL BE PAVED AND THE MINIMUM REQUIREMENTS OF THE TOWN OF SILT AS TO THE NUMBER OF SPACES REQUIRED SHALL BE MET. ALL PARKING IN THE BUSINESS PARK SHALL BE DESIGNED TO ACCOMMODATE ENTRANCE AND EXITING FROM THE LOT IN A FORWARD MOTION OF THE VEHICLE. ACCESS SHALL BE LIMITED TO COMMON ACCESS POINTS AT THE PROPERTY LINES. TWO DRIVEWAYS WILL BE ALLOWED PER COMMON OWNERSHIP. ADDITIONAL DRIVEWAYS MAY BE ALLOWED BY SPECIAL REVIEW. ALL PARKING AREAS IN THE FRONT YARD SETBACK SHALL BE SEPARATED FROM THE RIGHT OF WAY WITH A LANDSCAPED AREA WHICH SHALL BE A MINIMUM WIDTH OF 10 FEET IN THE P.U.D. B-1 AND 6 FEET IN THE P.U.D. B-2 AREA MEASURED PERPENDICULAR TO THE RIGHT OF WAY. AREA OF RIGHT OF WAY BETWEEN THE PAYMENT AND PROPERTY LINE IS TO BE LANDSCAPED. ALL FRONT YARDS IN THE P.U.D. B-1 AND P.U.D. B-2, EXCLUSIVE OF PARKING AND DRIVEWAYS, SHALL BE LANDSCAPED. A MINIMUM OF 50 PERCENT OF THE LANDSCAPED AREAS SHALL BE COVERED WITH VEGETATIVE MATERIALS AND THE REMAINING BEING HARDSCAPED OR MULCHED WITH ORGANIC MATERIAL. ROCK COVER MAY BE USED AS AN ACCENT BUT SHALL NOT CONSTITUTE MORE THAN 15 PERCENT OF THE LANDSCAPED AREA. ANY ROCK COVER AREA SHALL HAVE AS A MINIMUM A WEED BARRIER BEING FIVE (5) MILS OR GREATER IN THICKNESS. LANDSCAPE PLANS SHALL BE SUBMITTED TO THE TOWN ALONG WITH BUILDING PERMIT APPLICATIONS.

I) CONSTRUCTION MATERIALS:  
ALL STRUCTURES SHALL BE CONSTRUCTED OF NEW MATERIALS AND SHALL BE OF BRICK, BRICK VENEER, STONE, MANUFACTURED STONE, LUMBER, STUCCO, DECORATIVE CONCRETE BLOCK, CEDAR SIDING OR METAL SHEETING. EXTERIOR METAL SHEETING SIDING IS NOT TO BE ALLOWED WITHIN P.U.D. B-1 DISTRICT, METAL SHEETING ON ROOFS IS ALLOWED BUT NO GALVANIZED ROOFING MATERIAL IS ALLOWED. ALL EXPOSED METAL SHEETING TO BE PAINTED IN EARTHTONE COLORS ONLY. EXPOSED NON PAINTED GALVANIZED METAL SHEETING IS NOT ALLOWED. UNFINISHED AND/OR NON PAINTED CINDERBLOCK OR CEMENT SHALL NOT BE USED FOR EXPOSED WALLS. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST UNIFORM BUILDING CODE AS ADOPTED BY THE TOWN OF SILT.

J) EMPLOYEE HOUSING:  
NO STRUCTURE OF A TEMPORARY OR PERMANENT CHARACTER, MOBILE HOME, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR ANY OTHER OUTBUILDINGS OF ANY DESCRIPTION SHALL BE USED ON ANY LOT AS A RESIDENCE; EXCEPT THERE MAY BE FOUR EMPLOYEE UNITS PER PHASE FOR A MAXIMUM OF 32 PEOPLE. THESE UNITS ARE TO BE ALLOCATED TO THE FIRST OWNERS TO BUILD EMPLOYEE HOUSING UNITS IN THEIR MAIN COMMERCIAL STRUCTURE. AN EMPLOYEE UNIT IS DEFINED AS EITHER OWNER OCCUPIED OR A FULL TIME EMPLOYEE WITH A MAXIMUM OF FOUR PEOPLE PER UNIT. MAXIMUM ONE UNIT PER BUILDING SITE. MORE EMPLOYEE UNITS MAY BE ADDED BY SPECIAL REVIEW OF THE TOWN OF SILT.

K) COMMERCIAL SIGN CODE:  
1) DIRECTORY SIGN NEAR ENTRANCE IN SECOND ISLAND. THIRTY-TWO (32) SQUARE FEET EACH SIDE. MAXIMUM HEIGHT SHALL NOT EXCEED 8 FEET.  
  
2) SIGNS PERMITTED ON FRONTS OF BUILDINGS ONLY. AGGREGATE OF SIGNS CANNOT BE LARGER THAN 2 PERCENT OF TOTAL AREA OF FRONT OF BUILDING.  
  
3) ONE SIGN AT ENTRANCE MAY BE USED AS A PERMANENT SIGN TO CALL OUT THE NAME OF THE COMMERCIAL AREA. MAXIMUM SIZE 32

SQUARE FEET EACH SIDE. MAXIMUM HEIGHT SHALL BE 8 FEET ABOVE THE CENTERLINE ELEVATION OF HIGHWAY 6 AND 24.

4) ALL BUILDING SIGNS SHALL BE FLAT-MOUNTED TO THE WALL AND EXTERIOR LIT AND SHALL OTHERWISE CONFORM TO THE TOWN OF SILT SIGN REGULATIONS.

5) THERE SHALL BE NO FREE STANDING SIGNS FOR INDIVIDUAL USES.

6) NO BILLBOARD TYPE SIGNS OR BACKLIT SIGNS SHALL BE PERMITTED.

7) SOURCE OF LIGHTING, INCLUDING LENS, ON ALL SIGNS AND SECURITY LIGHTING SHALL NOT BE VISIBLE FROM STREETS OR ADJACENT LOTS. NAME OF COMMERCIAL DISTRICT IS TO BE: SILT TRADE CENTER.

- L) ANIMALS:  
NO ANIMALS, LIVESTOCK OR POULTRY, OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT FOR COMMERCIAL PURPOSES. NO ANIMAL MAY RUN AT LARGE. TWO DOGS AND TWO CATS PER EMPLOYEE UNIT MAY BE KEPT AS PETS.
- M) WOODSTOVES:  
NO WOODBURNING STOVES ARE TO BE PERMITTED WITHIN THE COMMERCIAL DISTRICT. THIS INCLUDES OIL AND COAL BURNERS.
- N) NO UNSIGHTLINESS:  
NO UNSIGHTLINESS SHALL BE PERMITTED. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:
  - 1) LOTS 78A, 78B AND 79, AND LOTS IN P.U.D. B-1 DISTRICT WILL NOT BE ALLOWED OUTSIDE STORAGE WITHOUT A SPECIAL USE PERMIT FROM THE TOWN OF SILT.
  - 2) ALL OTHER LOTS WITH OUTSIDE STORAGE MUST HAVE A NEAT AND WELL MAINTAINED 6 FOOT HIGH MINIMUM CHAIN LINK SCREENED FENCE WITH GREEN MESH SCREENING OR AS APPROVED BY THE TOWN OF SILT.
  - 3) ALL BROKEN WINDOWS MUST BE REPLACED IMMEDIATELY.
  - 4) NO LOT SHALL BE USED AS A DUMPING GROUND FOR GARBAGE OR REFUSE. DUMPSTERS MUST BE ENCLOSED ON THREE SIDES. DUMPSTERS CANNOT BE LOCATED IN FRONT YARD OR SIDE YARD ADJOINING A STREET.
  - 5) ALL LOT OWNERS SHALL MAINTAIN WHATEVER LANDSCAPING IS INSTALLED EVEN IF THE BUILDING IS VACATED.
  - 6) ALL LANDSCAPING SHALL BE KEPT IN A HEALTHY AND WELL KEPT CONDITION. LANDSCAPING IS A REQUIREMENT OF THIS ORDINANCE AND SHALL MEET THE MINIMUM STANDARDS AT ALL TIMES AFTER INITIAL INSTALLATION. LANDSCAPING SHALL BE CHECKED FOR COMPLIANCE PRIOR TO ISSUANCE OF ANY PERMIT INCLUDING BUT NOT LIMITED TO NEW SIGN PERMITS WHEN USES ARE CHANGED. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT TO ASSURE COMPLIANCE.
- O) NO ANNOYING LIGHTS, SOUNDS OR COLORS:  
SEE TOWN OF SILT ORDINANCE.
- P) SEVERABILITY:  
SHOULD ANY PART OF THIS ORDINANCE BE DECLARED INVALID OR UNENFORCEABLE BY ANY COURT OF COMPETENT JURISDICTION, SUCH DECISION SHALL NOT AFFECT THE VALIDITY OF THE REMAINING PARTS OF THIS ORDINANCE.
- Q) UTILITY LINES:  
ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS LINES, POWER LINES, CABLE TV, TELEPHONE SHALL BE PLACED UNDERGROUND. UNDER-GROUNDING SHOULD NOT BE LIMITED ONLY TO INDIVIDUAL SERVICE LINES TO THE HOMES AND BUSINESSES BUT APPLY TO ALL LINES.
- R) NO LOT SHALL HAVE DIRECT ACCESS TO HIGHWAY 6 AND 24 OR ACROSS THE RAILROAD RIGHT OF WAY.

## S) LANDSCAPING REQUIREMENTS:

A MINIMUM OF 15 PERCENT OF EACH LOT WITHIN THE P.U.D. B-1 DISTRICT WILL BE LANDSCAPED. AREAS TO BE LANDSCAPED INCLUDE FRONT AND STREET SIDE YARDS; REFER TO ITEM "H". A MINIMUM OF 10 PERCENT OF EACH LOT WITHIN THE P.U.D. B-2 DISTRICT WILL BE LANDSCAPED. AREAS TO BE LANDSCAPED INCLUDE FRONT AND STREET SIDE YARDS; REFER TO ITEM "H". LOTS ALONG THE RAILROAD RIGHT OF WAY ARE REQUIRED TO PLANT A 1/2" DIAMETER OR GREATER TREE FOR VISUAL SCREENING EVERY 20 FEET ON CENTER WITHIN THE LANDSCAPE BUFFER ZONE. A MINIMUM OF FOUR 1/2" DIAMETER OR GREATER TREES AND EIGHT 1 GALLON SHRUBS PER LOT WILL BE PLANTED. LOTS 78A, 78B AND 79 WHEN DEVELOPED WILL BE REQUIRED TO LANDSCAPE THE 50 FOOT SETBACK AREA FROM HIGHWAY 6 AND 24 WITH ONE 1 1/2" DIAMETER OR GREATER TREE FOR EVERY 2000 SQUARE FEET OF THE SETBACK ZONE AREA. THE SETBACK AREA WILL MEET THE REQUIREMENTS AS OUTLINED UNDER ITEM "H" FOR FRONT YARDS. LOTS 78A, 78B AND 79 WILL PROVIDE TWO 1 1/2" DIAMETER OR GREATER TREES AND TWO ONE GALLON SHRUBS FOR LANDSCAPING FOR EVERY 1200 SQUARE FEET OF FLOOR SPACE DEVELOPED. LANDSCAPING SHALL BE ASSURED BY A DEPOSIT PROVIDED TO THE TOWN AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. SAID DEPOSIT SHALL BE \$750.00 FOR LOTS 78A, 78B AND 79 AND \$250.00 FOR ALL OTHER LOTS WITHIN THE P.U.D. B-1 AND B-2 DISTRICTS AND RELEASED UPON INSTALLATION OF LANDSCAPING WHICH MEETS OR EXCEEDS MINIMUM STANDARDS AS STATED IN THIS ORDINANCE. ALL MATERIALS BINDING THE TRUNK OR ROOT BALL MUST BE REMOVED PRIOR TO PLANTING. ANY TREE OR SHRUB NOT SURVIVING AFTER ONE YEAR FROM PLANTING WILL BE REPLACED AT OWNERS' EXPENSE. ALL PLANTINGS MUST BE MADE WITHIN ONE GROWING SEASON. TREES SUGGESTED FOR THIS DEVELOPMENT ARE:

- 1) AUSTREE (WILLOW)
- 2) FLOWERING CRABAPPLE
- 3) HYBRID COTTONLESS COTTONWOOD
- 4) FRUIT TREES
- 5) PONDEROSA PINE
- 6) LOMBARDY POPLAR
- 7) MAPLE

## TREES NOT PERMITTED FOR THIS DEVELOPMENT:

- 1) COTTONWOOD (FEMALE)
- 2) ELM

## T) SITE PLAN REQUIREMENTS:

EACH LOT PROPOSED AS A COMMERCIAL UNIT SHALL SUBMIT TO THE TOWN OF SILT A DETAILED SITE PLAN SHOWING AT A MINIMUM THE FOLLOWING:

- a) STRUCTURE LOCATION ON THE LOT AND SETBACKS FROM PROPERTY LINES.
- b) DESIGNATED PARKING AREAS.
- c) A LANDSCAPING PLAN SHOWING THE AREAS DESIGNATED FOR LANDSCAPING, EXTERIOR FENCING SHOWING TYPE OF CONSTRUCTION AND HEIGHT.
- c-1) IF CONSTRUCTION OCCURS DURING A TIME WHEN PLANTING OF VEGETATION IS NOT PRACTICAL, THEN CERTAIN ASSURANCES TO THE TOWN OF SILT WILL BE MADE TO GUARANTEE THAT THE PROPOSED LANDSCAPING IMPROVEMENTS WILL BE MADE.
- d) COMPLIANCE WITH HEIGHT, CONSTRUCTION MATERIAL(S) AND SETBACK RESTRICTIONS.

- U) LOTS 84, 85 AND 86 MAY BE USED FOR A CONSTRUCTION YARD, A SHOP BUILDING, OFFICE AND EMPLOYEE UNIT MAY BE BUILT, UTILITIES MAY BE EXTENDED TO SERVICE THESE LOTS, THE EXISTING ACCESS MAY BE USED AS A TEMPORARY ROAD UNTIL PHASE III IS DEVELOPED. ALL OF THE ABOVE PROVISIONS WILL APPLY.

- V) PURSUANT TO A SPECIAL REQUEST TO THE TOWN OF SILT, THE DEVELOPER OF THE SUBJECT PROPERTY MAY BUILD OR PLACE, PRIOR TO CONSTRUCTION OF SUBDIVISION IMPROVEMENTS, A SHOP BUILDING, OFFICE BUILDING AND EQUIPMENT STORAGE YARD (HEREINAFTER THE "BUILDING") ONLY ON LOTS 84 AND 85 IN ACCORDANCE WITH A SITE PLAN SUBMITTED TO THE TOWN, SCARROW & WALKER, INC. JOB NO. 93275, DRAWING NO. 93275STE. THE TOWN

SHALL ISSUE A BUILDING PERMIT THEREFOR, SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- a) CONSTRUCTION OF THE BUILDING SHALL BE SUBJECT TO THE TOWN'S APPROVAL OF THIS ORDINANCE AND SHALL COMPLY WITH ALL REGULATIONS AND CODE PROVISIONS IN EFFECT GOVERNING CONSTRUCTION ON THE SUBJECT PROPERTY UNDER THE PROVISIONS OF THIS ORDINANCE;
  - b) ALL CONSTRUCTION SHALL BE SUBJECT TO THE CONTINUING JURISDICTION OF THE TOWN OF SILT AND, SHOULD ANY CONSTRUCTION BE FOUND NOT IN COMPLIANCE WITH APPLICABLE REGULATIONS AND CODE PROVISIONS, THE TOWN OF SILT SHALL HAVE ALL RIGHTS PERMITTED BY THE SILT MUNICIPAL CODE OR LAW, INCLUDING THE RIGHT TO DENY OR TERMINATE OCCUPANCY;
  - c) NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS SECTION OF THIS ORDINANCE, NOT LATER THAN JANUARY 1, 1996, DEVELOPER SHALL INSTALL WATER AND SEWER UTILITY LINES TO SERVE THE BUILDING TO BE CONSTRUCTED ON LOTS 84 AND 85, IN A SIZE, MANNER AND LOCATION APPROVED BY THE TOWN, AND SHALL CONNECT THE BUILDING TO THE TOWN'S WATER AND SEWER SYSTEMS, ALL AT DEVELOPER'S EXPENSE, AND SHALL PAY ALL APPLICABLE WATER AND SEWER CONNECTION CHARGES;
  - d) DEVELOPER AGREES THAT THE TOWN SHALL NOT PROVIDE FIRE PROTECTION SERVICES OR ANY MUNICIPAL UTILITY SERVICES TO THE BUILDING UNTIL THE SUBJECT PROPERTY IS DEVELOPED AND DEVELOPER HAS INSTALLED ACCEPTABLE SUBDIVISION IMPROVEMENTS FOR THE PHASE IN WHICH LOTS 84 AND 85 ARE LOCATED; DEVELOPER AGREES TO WAIVE ALL CLAIMS FOR MUNICIPAL SERVICES UNTIL SAID TIME, AND TO INDEMNIFY AND HOLD THE TOWN HARMLESS FROM ANY LOSS OR DAMAGE WHATSOEVER, TO DEVELOPER OR THIRD PARTIES, ARISING OUT OF MUNICIPAL SERVICES NOT BEING PROVIDED IN ACCORDANCE WITH THIS SECTION; AND
  - e) THE BOARD'S AUTHORITY GRANTED TO DEVELOPER TO CONSTRUCT THE BUILDING SHALL UNDER NO CIRCUMSTANCES CONSTITUTE TOWN APPROVAL TO CONSTRUCT A RESIDENCE OR DWELLING ON SAID LOT OR TO USE THE BUILDING AS A RESIDENCE OR DWELLING, PRIOR TO COMPLETION OF SUBDIVISION IMPROVEMENTS FOR CONSTRUCTION PHASE III (OR THE COMMERCIAL BUSINESS PARK) PURSUANT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE TOWN AND THE OWNERS.
- W) THE WATER SERVICE TO LOT 137 SHALL BE LIMITED TO COMMERCIAL USES NOT REQUIRING A FIRE PROTECTION SPRINKLER SYSTEM OR OTHER POTENTIAL USES THAT REQUIRE LARGER THAN A 3/4-INCH SERVICE LINE.

Section 4. Special Provisions. Prior to the sale of any lot and prior to the issuance of any building permit for any construction or development on lots shown on the final plat which may be affected by any irrigation ditch or drainage channel, the owners of the subject property shall show proof to the satisfaction of the Town of Silt Board of Trustees:

1. That such lots are suitable for construction or development, and that said irrigation ditch or drainage channel has been properly aligned in relation to any drainage plans submitted by owner and approved by the Town of Silt; and
2. That all persons who have an ownership or usufructuary interest in any such irrigation ditch or drainage channel, or in or to any of the water or water rights adjudicated thereto or carried therein, have consented in writing or have been ordered by a court of competent jurisdiction to comply with any relocation or such ditch or channel.

Section 5. Waiver of Certain Silt Municipal Code and Subdivision Regulations. By enacting this P.U.D. Ordinance, the Board of Trustees hereby specifically waives or modifies those certain portions of Silt Municipal Code §16.04.280 and Subdivision Regulations for the Town of Silt §§2.38 and 3.03.03 which require that: (a) the developer of the subject property must post or deposit security in an amount equal to the cost of construction of all public improvements for Lyon Subdivision P.U.D.; and (b) that such security must be posted or deposited with the Town at the time final plat is approved, disapproved or conditionally approved by the Board of Trustees.

The owners of the subject property are hereby required to post or deposit security in a form acceptable to the Town:

1. in an amount equal to the total cost of the specific improvements to be completed in each phase of four (4) phases for construction of public improvements on the subject property, which phases have been approved by the Town and are described more fully on Exhibits "B" - "E" to the Subdivision Improvements Agreement between the owners of the subject property and the Town; and
2. by a date:
  - (a) no later than sixty (60) days after the developer or owners of the subject property have acquired all necessary permits to construct improvements for the particular phase to be secured;
  - (b) before construction on improvements for the particular phase is commenced;
  - (c) before any lots within the particular phase are sold; and
  - (d) before any building permits for construction on lots within the particular phase are issued.

The construction of the Building subject to Section 3, Commercial Park, ¶(v) above, is exempted from the requirements for security under this section.

Section 6. Zoning Ordinance Applies. Except as hereinabove provided, all provisions of the zoning, subdivision and other ordinances of the Town of Silt, Colorado shall be applicable to the Lyon Subdivision P.U.D.

Section 7. P.U.D. Approval Subject to Conditions. At the June 27, 1994 Town meeting, the Board of Trustees of the Town of Silt (the "Board") approved Lyon Subdivision P.U.D. subject to the following conditions:

- (a) modification of this Ordinance to incorporate Board comments and decisions;
- (b) modification of the Subdivision Improvements Agreement ("SIA") between the Town and the owners to incorporate Board comments and decisions;
- (c) satisfaction of certain requirements of the Town engineers (the owners' implementation of comments in the Town engineers' June 22, 1994 subdivision review memorandum, the Town engineers' complete review and analysis of plat geometry, and the Town engineers' review of fire flow hydraulics and an HEC-2 drainage study to be obtained by the owners);
- (d) the owners' execution and delivery of a certificate transferring ownership of five (5) shares in the Grand Valley Ditch Co. to the Town contemporaneous with execution of the SIA, in satisfaction of the Town's water rights dedication fee requirements; and

- (e) provision by the owners' engineers of mylars or the necessary annexation plat to allow annexation of Highways 6 and 24 to the Town.

This Ordinance and the SIA have been revised to incorporate the Board comments. The owners' compliance with the requirements enumerated in subparagraphs (c), (d) and (e) above shall occur, if at all, at a future date. Accordingly, in conjunction with its passage of this Ordinance, the Town agrees to execute the modified SIA and record the final plat for Lyon Subdivision P.U.D. upon complete satisfaction of the above enumerated conditions.

PASSED AND ADOPTED BY A MAJORITY VOTE OF THE MEMBERS OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, A QUORUM OF THE BOARD BEING PRESENT, AND APPROVED BY THE MAYOR OF THE TOWN OF SILT, COLORADO THIS 22 DAY OF August, 1994.

THE TOWN OF SILT

By:

John M. Stale  
Mayor

ATTEST:

Charlene Springsted  
Town Clerk

READ, ACCEPTED AND APPROVED:

Kelly Lyon

OWNER OF THE LYON SUBDIVISION P.U.D.

**TOWN OF SILT  
ORDINANCE NO. 19  
SERIES OF 2008**

**AN ORDINANCE TO AMEND AND RESTATE THE LYON SUBDIVISION PLANNED UNIT DEVELOPMENT GUIDELINES (HEREINAFTER "PUD GUIDELINES"), ALSO KNOWN AS THE SILT TRADE CENTER, IN ORDER TO BETTER CLARIFY ALL REVISIONS TO THE PUD GUIDELINES TO DATE, AND TO ALLOW FOR B-1 PUD LOTS 78A, 78B, 79, 125 THROUGH 128 INCLUSIVE, 130, 131, 141, 148, AND 152 THROUGH 158 INCLUSIVE, TO BECOME B-2 PUD IN USE, WHILE STILL REQUIRING THE B-1 PUD ARCHITECTURAL, SITE PLANNING AND LANDSCAPING CRITERIA FOR THESE MENTIONED LOTS.**

**WHEREAS**, the Local Government Land Use Control Enabling Act of 1974, §§29-20-101, et seq., C.R.S.; Article 23 of Title 31, C.R.S.; and other applicable laws grant broad authority to the Town of Silt, Colorado ("Town") to plan for and regulate the development and use of land on the basis of the impact thereof on the community and surrounding areas; and

**WHEREAS**, on or about May 1, 2008, Kelly and Michael Lyon Family LLC (hereinafter "Applicant") submitted a rezoning application to the Town of Silt (hereinafter "Town") requesting that certain lots within the Lyon Planned Unit Development (otherwise known as the Silt Trade Center) and specifically known as B-1 PUD Lots 78A, 78B, 79, 125 through 128 inclusive, 130, 131, 141, 148 and 152 through 158 inclusive (hereinafter "Subject Lots") revert to B-2 PUD lots in use, while still maintaining the B-1 PUD architectural, site planning and landscaping features; and

**WHEREAS**, the Applicant received support for this application from the owners of 61 of the 82 lots within the Silt Trade Center, as evidenced in the Applicant's submittal; and

**WHEREAS**, this ordinance amends and replaces only the "Commercial Business Park" guidelines as stated on Sheet 1B of the Lyon Subdivision Planned Unit Development Final Subdivision Plat, and does not affect the residential portion of the planned unit development; and

**WHEREAS**, on or about July 1, 2008, the Planning & Zoning Commission (hereinafter "Commission") considered the application and recommended to the Board of Trustees (hereinafter "Board") approval of the rezoning request and PUD amendment within conditions as noted in this ordinance; and

**WHEREAS**, on or about July 28, 2008, the Board considered the rezoning and PUD amendment application at a duly noticed public hearing, pursuant to the Silt Municipal Code ("Code") and pertinent Colorado Revised Statutes; and

**WHEREAS**, on or about August 11, 2008, the Board determined that the proposed rezoning for the Subject Lots is consistent and in conformity with the existing pattern of zoning within the Silt Trade Center and within the Town, with the Town's Comprehensive Plan, as amended, and that the proposed amendment and restatement of the PUD Guidelines will clarify for the Town, the Applicant and the property owners within the Silt Trade Center the uses and restrictions, and convey to the Town, the Applicant and the property owners within the Silt Trade Center the uses and restrictions of the PUD Guidelines; and

**WHEREAS**, the Board is granted broad authority by State Statutes and its home rule charter in order to provide for the health, safety and welfare of its citizens; and

**WHEREAS**, Section 16.12.580 of the Silt Municipal Code (hereinafter "Code") requires that the Board adopt an ordinance setting forth said Board's findings of fact and conclusions prior to approval of the subject rezoning and PUD amendment application.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT:**

**Section 1**

**The PUD Guidelines ("Guidelines")**

The Guidelines shall be amended and restated as follows:

The following designated lots are within the Silt Trade Center PUD, subject to these conditions: Lot 78A, 78B, 79 through 158;

The following designated lots are B-1 PUD lots: Lot 129, Lots 132 through 140, inclusive;

The following designated lots are B-2 PUD lots with B-1 PUD architectural, site planning and landscaping criteria, as prescribed by this ordinance: Lots 78A, 78B, 79, 125 through 128, inclusive, 130, 131, 141, 148, 152 through 158 inclusive;

- A. **Permitted Uses:** To provide alternative development standards that will encourage a variety of development including the following and other similar uses as permitted by the Town of Silt:

B-1 PUD Uses

- 1) Convenience Store with or without drive-through
- 2) Day Care Center
- 3) Bank with or without drive-through
- 4) Laundromat
- 5) Office Building
- 6) Retail Business with or without drive-through
- 7) Restaurant with or without drive-through
- 8) Food Store with or without drive-through
- 9) Church
- 10) Library
- 11) Retail Gas Station
- 12) Hotel/Motel
- 13) Professional Business
- 14) Movie Theater
- 15) Bowling Alley

B-2 PUD Uses

- 1) Self-Storage Unit(s)
- 2) Fire Station
- 3) Service Business
- 4) Auto Repair Shop
- 5) Construction Business
- 6) Light Manufacturing Business
- 7) Wholesale Business
- 8) Lumber Yard
- 9) Cabinet Shop with or without manufacturing
- 10) Car Wash

\*Note: B-1 PUD uses can be placed upon any lot within the Silt Trade Center.

As to Lots 78A, 78B, 79, 125 through 128, inclusive, 130, 131, 141, 148, 152 through 158 inclusive, the following uses are specifically excluded: there shall be no Retail Gas Stations, Self-Storage Units, Car Wash, or Auto Repair Shops.

- B. Minimum lot area: 7,000 square feet;
- C. Minimum lot frontage to a public and allowable access: 30 feet;
- D. Minimum lot depth: 80 feet (Does not apply to Lots 78A, 78B, 155, 156, 157 and 158;
- E. Minimum lot width: 50 feet (Does not apply to Lots 78A or 78B);
- F. Maximum building height: primary structure: No building may be taller to the ridge than 35 feet above the original ground elevation or 100 year flood plain, whichever is greater. Lots within 100 year floodplain are designated on recorded plat. Construction in 100 year floodplain shall meet the current adopted building code, as adopted by Town of Silt. It is each individual lot owner's responsibility to determine the requirements of the Town of Silt.
- G. Minimum setbacks:

1. Front and street side yards: 20 feet from all street rights-of-way or private access easements, except buildings on lots adjacent to State Highway 6 may be ten (10) feet from the State Highway 6 right-of-way.
  2. Side and rear yards: Buildings may be built to lot lines on one side if the adjoining building is 10 feet or more from the adjoining lot line or if the adjoining lot is vacant. No two buildings shall be within ten feet of each other. If more than one lot is owned by the same party, it shall be considered as one lot for setback purposes. Union Pacific Railroad (UPRR): No building shall be constructed nearer than 30 feet from the right-of-way of the UPRR.
- H. Utility and drainage easements: There are to be reserved easements encumbering each lot herein for the purpose of construction and maintenance of utility and drainage facilities as follows:
1. There shall be a ten (10) foot wide utility and drainage easement along all street rights-of-way, including State Highway 6;
  2. There shall be a five (5) foot wide utility easement along the south (rear) lot lines of Lots 125-130 and a five (5) foot utility easement along the west lot line of Lot 130;
  3. There shall be a ten (10) foot wide utility and drainage easement along the west boundaries of Lots 124 and 135 and a ten (10) foot wide utility and drainage easement along the east boundary of Lot 97;
  4. There shall be a ten (10) foot wide utility easement along the west boundary of Lot 87, for a distance of 128.73 feet, more or less;
  5. There shall be a thirty (30) foot wide utility and drainage easement from the edge of the Union Pacific Railroad right-of-way, to all those lots adjacent to and north of the Union Pacific Railroad; and
  6. Other easements as shown on the Final Plat dated \_\_\_\_\_.
- I. Off-street parking:
1. All off-street parking lots shall be paved and the minimum requirements of the Town of Silt as to the number of spaces required shall be met.
  2. All parking in the Silt Trade Center shall be designed to accommodate entrance and exiting from the lot in a forward motion of the vehicle, unless an alternative site plan is approved by the Town. See Section I.4 for Silver Spur requirements below.

3. Two driveways will be allowed per common ownership, but additional driveways may be allowed by the Town upon request by lot owner.
4. All parking areas in the front yard setback shall be separated from the right-of-way with a landscaped area which shall be a minimum width of 10 feet in the B-1 PUD areas and 6 feet in the B-2 areas, measured perpendicular to the right-of-way. Area of the right-of-way between the pavement and property line is to be landscaped. All front yards in the B-1 PUD and B-2 PUD, exclusive of parking and driveways, shall be landscaped. Lots upon Silver Spur may have parking areas within the twenty (20) foot wide setback area so long as the 10% lot landscaping is maintained on these lots. Vehicles may exit from these lots by backing onto Silver Spur.
5. Rock cover may be used in the landscaped area. Any rock cover area shall have as a minimum a weed barrier being five (5) mils or greater in thickness. Landscape plans shall be submitted to the Town along with building permit applications;

J. Construction materials.

1. All structures shall be constructed of new materials and shall be of brick, brick veneer, stone, manufactured stone, lumber, stucco, decorative concrete block, cedar siding or metal sheeting.
2. Exterior metal sheeting siding is not allowed within B-1 PUD District. Metal sheeting on roofs is allowed but no galvanized roofing material is allowed. All exposed metal sheeting is to be painted in earth tone colors only.
3. Unfinished and/or non-painted cinderblock or cement shall not be used for exposed walls.
4. All construction shall be in conformance with the latest adopted building Code as adopted by the Town of Silt.
5. All construction on lots 78A, 78B, 79, 125 through 128, inclusive, 130, 131, 141, 148, and 152 through 158 inclusive shall be built to the following standards.
  - a. Building materials and design shall be selected by the applicant in order to achieve and maintain high architectural standards and to avoid boxy or monotonous industrial appearances. The following techniques will help achieve this effect:

1. Adding thoughtful architectural design elements into each building that may include:
  - a. Varying and intersecting the rooflines;
  - b. Adding dormers, porches, cantilevers, covered walkways, etc.;
  - c. Adding architectural detailing to trim work, lighting, windows, doors, soffit and fascia;
2. Using a variety of complementary quality building materials and techniques to add interest and artistic appeal to the building that may include, but shall not be limited to: stucco, wood, brick, stone, untreated metal, architectural block and/or architectural concrete.
  - b. The building design shall contribute to the character of the zone district and to the community by the thoughtful use of materials, sizing, elements, features, color ranges, and of activity areas specific to the site, proposed uses and surrounding land uses.
  - c. Facade treatment shall be implemented in order for each building to be architecturally interesting. In order to avoid the effect of a single, long, or massive wall, the following additional standards shall apply:
    1. Building bays wider than sixty feet shall be visually established by architectural features that can include but not be limited to: columns, ribs or pilasters.
    2. No building wall that faces a street or connecting walkway shall have a blank, uninterrupted length of more than sixty feet without containing at least two of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall.
    3. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or substandard quality materials for side or rear facades shall be prohibited. The sides and backs of buildings shall be as visually attractive as the front through the design of rooflines, architectural detailing, and landscaping features.
    4. Base treatments shall be one of the following:
      - a. Integrally textured materials such as stone or other masonry;
      - b. Various textured material combinations such as stone/wood, stone/stucco, wood/stucco, brick/wood or any such combination;
      - c. Integrally colored and patterned materials such as

smooth rock, granite or tiles;

d. Variously colored and patterned materials such as mullions, panels or planters; and

e. Design patterns such as ledges, sills, headers, parapets or other wall variations.

5. Treatments on or near the top of the building must be recognizable from any street, parking lot or open space and consist of one of the following: cornice treatments, other than just colored "stripes" or "bands", with integrally textured materials such as stone or other masonry, or differently colored materials; sloping roof with overhangs and brackets; or stepped parapets.

6. Exterior building materials shall be high-quality material including, but not limited to: brick, sandstone or other native stone, wood siding, stucco or tinted/textured concrete masonry units.

K. Housing:

1. No structure of a temporary or permanent character, mobile home, trailer, basement, tent, shack, garage, barn or any other outbuildings of any description shall be used on any lot as a residence unless compliant with this section;

2. Lots 78A, 78B, 79, 125 through 128 inclusive, 130, 131, 141, 148, 152 through 158 inclusive may have up to two housing units per lot when proposed as an accessory use to the main commercial use, without the need of a special use permit for a maximum of 36 units. All other lots may have two housing units per lot, with a special use permit. All housing units shall be subject to a parkland dedication in-lieu fee of \$868.84 per unit at building permit. Such fee will escalate 6% annually as set forth in the Silt Municipal Code.

3. A housing unit is defined as having at least one bathroom, one kitchen and one or more bedrooms. This section does not apply to hotels and/or motels, which are permitted uses in both B-1 PUD and B-2 PUD districts. Parking space requirements are defined by the Silt Municipal Code as adopted at the time of site plan review.

L. Commercial sign code: All signs shall conform to Chapter 17.60 of the Silt Municipal Code, unless approved by the Planning & Zoning Commission through the sign exception process.

M. Animals:

1. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot for any purpose, except dogs and cats per Chapter 6.04 of

the code and small caged (or aquarium) animals normally kept as household pets

2. No animal may run at large.

3. The number of dogs and/or cats per housing unit shall be per Chapter 6.04 of the Silt Municipal Code.

N. Solid Fuel Burning Systems and Oil Burning Systems: No solid fuel burning systems or oil burning systems are to be permitted within the Silt Trade Center PUD.

O. No unsightliness: No unsightliness shall be permitted. Without limiting the generality of the foregoing:

1. Lots in the B-1 PUD District shall be allowed outside storage with a solid fence six (6) feet high with the same materials as the siding on the building on the B-1 PUD lot, so long as the outside storage is located behind the building or on the side the building and is not highly visible from State Highway 6. ;

2. Excluding those lots that are to be rezoned by this ordinance from B-1 PUD to B-2 PUD, all other B-2 PUD lots with outside storage must have a neat and well maintained 6 foot high minimum chain link screened fence with green mesh screening or as approved by the Town of Silt;

3. All broken windows must be replaced immediately;

4. No lot shall be used as a dumping ground for garbage or refuse. Dumpsters must be enclosed on three sides. Dumpsters cannot be located in front yard or side yard adjoining a street.

5. All lot owners shall maintain whatever landscaping installed, even if the building is vacated;

6. All landscaping shall be kept in a healthy and well-kept condition. Landscaping is a requirement of this ordinance and shall meet the minimum standards at all times after initial installation. Landscaping shall be checked for compliance prior to issuance of any permit including but not limited to new sign permits or business permits. It shall be the responsibility of the owner of the lot to assure compliance.

P. No nuisances including annoying lights, sounds or colors. All activities, lights, sounds and colors shall be in conformance with Chapter 17.49 of the Silt Municipal Code. No persistent noise in excess of fifty decibels dB

shall be detectable beyond the property line before 7:00 AM or after 10:00 PM.

- Q. Utility lines: All utilities, including but not limited to: gas lines, power lines, cable TV, and telephone shall be placed underground. Under-grounding should not be limited to individual service lines to the homes and businesses, but apply to all lines.
- R. Access to State Highway 6: No lot shall have direct access to State Highway 6 or across the railroad right-of-way.
- S. Landscaping requirements.
1. A minimum of 10 percent of each lot within the Silt Trade Center will be landscaped. Areas to be landscaped include front and street side yards;
  2. Lots along the railroad right-of-way are required to plant a 1 ½" diameter or greater tree for visual screening every 20 feet on center within the landscape buffer zone. Trees shall not interfere with the drainage easement along the southern property boundary of Lots 86 through 97. A minimum of four 1 ½" diameter or greater trees and eight 1 gallon shrubs per lot will be planted;
  3. Lots 78B, 79, 136, 152, 153 and 154, when developed will be required to landscape the 10 foot setback area from State Highway 6 with one 1 ½" diameter or greater tree for every 2,000 square feet of the setback zone area. The setback area will meet the requirements as outlined under Item "H" for front yards. Lots 78B, 79, 136, 152, 153 and 154 will provide two 1 ½" diameter or greater trees and two one gallon shrubs for landscaping for every 1,200 square feet of floor space developed.
  4. Landscaping shall be assured by a deposit provided to the Town at the time of issuance of a building permit. Said deposit shall be \$250.00 for all lots within the B-1 PUD and B-2 PUD Districts and released upon installation of landscaping which meets or exceeds minimum standards as stated in this ordinance.
  5. All materials binding the trunk or root ball must be removed prior to planting. Any tree or shrub not surviving after one year from planting will be replaced at owner's expense. All plantings must be made within one growing season.
  6. Trees suggested for this development are:

- a. Austree (willow);
- b. Flowering crabapple;
- c. Hybrid cottonless cottonwood;
- d. Fruit trees;
- e. Ponderosa pine;
- f. Lombardy poplar;
- g. Maple;

7. Trees not permitted in this development:

- a. Cottonwood (female);
- b. Elm;

T. Site plan requirements. Each lot proposed as a commercial unit shall submit to the Town of Silt a detailed site plan showing at a minimum the following:

- 1. Structure location on the lot and setbacks from property lines;
- 2. Designated parking areas;
- 3. A landscaping plan showing the areas designated for landscaping, exterior fencing showing type of construction and height;
- 4. If construction occurs during a time when planting of vegetation is not practical, then certain assurances (\$250.00 deposit) to the Town of Silt will be made to guarantee that the proposed landscaping improvements will be made;
- 5. Compliance with height, construction material(s) and setback restrictions;

U. The water service to Lot 137 shall be limited to commercial uses not requiring a fire protection system or other potential uses that require larger than a ¾ - inch service line.

V. That all new or revised easements, in particular the Drainage and Utility Easement that was amended by Ordinance 26, 1998, be indicated on the new plat and a note preventing placement of materials that may impede proper storm water runoff

**Section 2**

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 therewith.



Reception#: 755214  
09/05/2008 01:09:58 PM Jean Alberico  
11 of 11 Rec Fee:\$56.00 Doc Fee:0.00 GARFIELD COUNTY CO

### Section 3

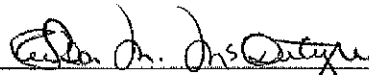
If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

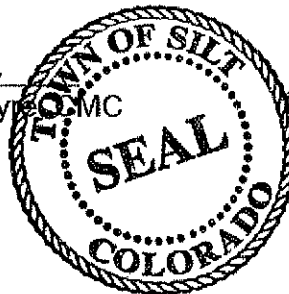
**INTRODUCED, READ AND APPROVED ON FIRST READING**, a public hearing, this 11<sup>th</sup> day of August 2008, at 7:00 p.m. in the Municipal Building of the Town of Silt Colorado.


**PASSED, APPROVED ON SECOND READING, ADOPTED AND ORDERED PUBLISHED** following a continued public hearing this 25<sup>th</sup> day of August, 2008.

ATTEST:

TOWN OF SILT

  
Town Clerk Sheila M. McIntyre



  
Mayor David C. Moore

## **MEMORANDUM**

TO: Chair Lindsey Williams and Members of the Town of Silt Planning Commission

FROM: Mark Chain, Planner *MC*

DATE: March 1, 2023

RE: Request to continue Public Hearing for Site Plan Review – Silt Jumbo Storage at 510 W. Main

---

You may remember during a recent Planning Update that I mentioned that the town was receiving a site plan review application for a self-storage facility at the far west end of town – a little bit beyond Highway Feed and Seed. We ran into a glitch related to the public hearing notice, partly because I was unaware of the upcoming Presidents Day Holiday and that the Post Office was closed. In order to prevent having to send out a new certified mailing, I would request that the Commission continue the public hearing until the April Planning Commission Meeting.

**Suggested Motion:** *I moved to continue the public hearing for the site plan review process for the property at 510 W. Main Street until the April 4 Planning Commission Meeting.*

I will be happy to discuss her answer questions at Tuesday's meeting.