

**TOWN OF SILT PLANNING AND ZONING COMMISSION
RESOLUTION NO. 1
SERIES OF 2024**

A RESOLUTION OF THE TOWN OF SILT PLANNING AND ZONING COMMISSION REGARDING THE ANNEXATION AND INITIAL ZONING OF A 0.723 ACRE PARCEL OF LAND OWNED BY MATTHEW AND SUSAN JURMU WEST OF COUNTY ROAD 231 INTO THE MUNICIPAL BOUNDARIES OF THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

WHEREAS, on or about October 16, 2023, the Laestadian Lutheran Church of the Roaring Fork Valley and Matthew and Susan Jurmu (hereinafter referred to as "Petitioners") submitted an Annexation Application, a Petition for Annexation, and Affidavit of Circulator and related documents for that real property specifically described on Exhibit "A" attached hereto and known as the LLCRFV Annexation; or more generally known as the "Property"; and

WHEREAS, Petitioners owns 100% of the Property proposed for annexation; and

WHEREAS, Petitioners made a request to be added into the Towns Agricultural – Rural Zone District; and

WHEREAS, on or about November 8, 2023, the Planning & Zoning Commission considered the Annexation Petition and Application materials for the Property, including a Lot Line Adjustment Plat which will be considered at a future time and held a public hearing to take citizen comment; and

WHEREAS, the Silt Planning and Zoning Commission held a second public hearing on January 9, 2024 to further review the proposed annexation, additional materials provided by the petitioners and members of the public; and

WHEREAS, the Silt Planning and zoning Commission adopted a resolution recommending to the Board of Trustees that they annex the subject property with conditions and that the property be included into the Agricultural – Rural Zone District.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING OF THE TOWN OF SILT, COLORADO RECOMMEND TO THE BOARD OF TRUSTEES, THAT:

Section 1. The Board of Trustees of the Town of Silt should annex the subject party subject to the following conditions;

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. That the property should be placed into the Agricultural – Rural Zone (AG) District
3. That water rights pertinent to the share of use by the Transfer Parcel be used to irrigate the Transfer Parcel as long is that is used as open space, lawn, recreation or other uses which do not include a physical structure or pavement
4. That any development of the Transfer Parcel or expansion of use on the presently owned LLCRFV Parcel including expansion of the existing structure, construction of a new structure, enlargement of parking area or any type of open space/play area be subject to a Site Plan Review per Chapter 17.42 of the Silt Municipal code
5. That an Annexation Agreement be drawn up by the Town Attorney which addresses these and any other matters deemed pertinent by the Town Attorney or Board of Trustees.

INTRODUCED, READ AND APPROVED at a regular meeting of the planning and zoning commission of the Town of Silt, Colorado held on the 9th day of January, 2024.

ATTEST:

TOWN OF SILT

Lindsey K Williams

Planning Chair Lindsey Williams

Mark Chain

Mark Chain, Planner

EXHIBIT A

ANNEXATION PARCEL

A TRACT OF LAND SITUATED IN SECTION 4 TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH P.M. COUNTY OF GARFIELD, STATE OF COLORADO BEING A PORTION OF LOT 2 WILLS SUBDIVISION EXEMPTION, ACCORDING TO THE FINAL PLAT THEREOF RECORDED JULY 13, 1998 AS RECEPTION NO. 528540; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2 WILLS SUBDIVISION, WHENCE THE NORTHEAST CORNER SAID SECTION 4 BEARS N.16°53'03E. A DISTANCE OF 1382.21 FEET; THENCE S.00°37'54E. ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 2 A DISTANCE OF 315.00 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY S.89°23'49W ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2 A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY N.00°37'54W. A DISTANCE OF 315.00 FEET, TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 2; THENCE N.89°23'49E. ALONG SAID NORTHERLY BOUNDARY LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

COUNTY OF GARFIELD
STATE OF COLORADO

SAID TRACT OF LAND CONTAINING 31,500 SQUARE FEET OR 0.723 ACRES, MORE OR LESS.