

**TOWN OF SILT
MINUTES FOR
REGULAR PLANNING & ZONING COMMISSION MEETING
TUESDAY, DECEMBER 3, 2019, 6:30 P.M.**

Call to Order

Chair Classen called the meeting to order at 6:30p.m.

Roll Call

Present: Chair Chris Classen
 Vice Chair Lindsey Williams
 Commissioner Eddie Aragon
 Commissioner Marcia Eastlund
 Commissioner Joelle Dorsey

Absent: Alternate Commissioner #1
 Alternate Commissioner #2

Also present at the meeting was Community Development Director Janet Aluise, Dan Meskin, and TJ Guccini.

Pledge of Allegiance

At 6:30 p.m., the Commission cited the Pledge of Allegiance.

Public Comments

There were no public comments.

Conflicts of Interest

There were no stated conflicts of interest.

Tab 2 - Consent Agenda

At 6:33 p.m., Commissioner Williams made a motion to approve the November 5, 2019 Planning & Zoning Commission meeting minutes, as written. Commissioner Aragon seconded the motion and the motion carried unanimously.

Agenda Changes

Chair Classen stated that the Commission needed to appoint a Vice-Chair. Commissioner Aragon nominated Commissioner Williams. The Commission unanimously approved Commissioner Williams as the Vice-Chair.

Tab 3 – Rifle Remedies LLC (Green Cross) Sign Exception for a parcel known as 502 Front Street, otherwise known as Parcel # 217910220008, Lots 11-14, Block 15, Original Townsite, within the Town of Silt, Garfield County, state of Colorado (continued Public Hearing)

At 6:33 p.m., Director Aluisse stated that the public notification requirements were met for this application. She reviewed her staff report for the record, stating that the applicant's request for increased signage at his property located at 502 Front Street (Green Cross Retail Marijuana Dispensary) included the removal of a two-sided, roof-mounted neon sign, with a three-sided, pole mounted (freestanding) sign located to the west of the building and to the east of 5th Street right-of-way. Director Aluisse stated that the applicant indicates in the application that a coal train located on the rail spur and directly south of the business blocks visibility of the current sign, affecting his business and the Town's sales tax collection negatively. Director Aluisse further stated that the applicant's prior signage on the property totaled 130.82 square feet, and the applicant proposes to increase the signage to 157.24 square feet.

At 6:44 p.m., Director Aluisse read into the record a statement by Lois Veltus, who owns property to the north and across the alley from the applicant, stating that she had no objections to the application as presented and thanking staff for giving her information regarding the sign.

At 6:45 p.m., Director Aluisse recommended the to Commission approval of the Rifle Remedies Sign Exception request for a 43.33 foot tall 3-sided sign with a green cross as the sign content and utilizing LED backlighting, with the following conditions:

- 1) That all statements made by the applicant both in the application and in hearings before the Planning & Zoning Commission be considered conditions of approval unless modified in the following recommendations:
- 2) That the applicant applies for and receives a building permit for the installation of the sign, in compliance with the 2015 International Building Code, with particular attention to wind and snow loads, and subsequently requests inspections;
- 3) That the applicant pays all normal costs for the review of this application, including planning, legal and engineering fees, and public notification costs, prior to installation of any sign; &
- 4) That the applicant submits sign permit/exception applications for any future signs on the property prior to installation of signs on property.

At 6:46 p.m., Dan Meskin addressed the Commission, stating that in light of the large signage request at Golden Gate Convenience Store, he felt that he should ask for increased signage to address the problem of the coal train blocking his sign to those traveling on I-70.

At 6:48 p.m., the Commission had the following discussion:

- What is the size of the pole? (Mr. Meskin stated that it would be big enough to support the sign, perhaps 4'-5' in diameter);

- What is the height of the roof-mounted sign? (Director Aluise referred the Commission to the photo in the application indicating the sign is 20'4");
- Where will the sign be placed, exactly, and could it hit the power lines in case it falls over? (Mr. Meskin stated that the power lines are located to the north of the alley, and the sign will be placed just to the west of the existing roof-mounted sign; he stated that he would install the sign to the building code requirements and would ensure that it would not fall down.);
- How bright is the sign? (Mr. Meskin stated that he had not designed the sign; Director Aluise stated that the applicant must meet the exterior illumination code that sets out the brightness (light pollution) allowable.);

At 7:00 p.m., Chair Classen opened the public hearing. Hearing no testimony, Chair Classen closed the public hearing.

At 7:01 p.m., Commissioner Dorsey made a motion to approve the Rifle Remedies Sign Exception, with staff recommendations. Commissioner Williams seconded the motion and the motion carried unanimously.

Tab 4 – Raley Ranch Project LLC Sign Exception for Painted Pastures Subdivision, located on Main Street .6 miles east of 16th Street and .5 miles west of Davis Point Road, Town of Silt, Garfield County, state of Colorado

At 7:02 p.m., Director Aluise reviewed the staff report for the Commission, stating that the sign exception for this applicant is necessary because the Silt Municipal Code only allows one subdivision sign per entrance. Further, she stated that the sign exception application does not indicate illumination, which would necessarily have to follow the Silt Municipal Code guidelines in downcast lighting and other provisions. Lastly, she stated that the sign is to be located outside of the Town and Colorado Department of Transportation rights-of-way, on multifamily parcels 1001 and 1004, but exact location must be depicted on a site plan prior to sign permit issuance. Further, she stated that no information was given regarding the type of materials used or the installation techniques, also due prior to sign permit issuance.

At 7:18 p.m., Director Aluise recommended to the Commission approval of the Raley Ranch Project LLC Sign Exception for two subdivision signs measuring approximately six feet by six feet and located on Multifamily Lots 1001-1004, with the following conditions:

- 1) That all statements made by the applicant both in the application and in hearings before the Planning & Zoning Commission be considered conditions of approval unless modified in the following recommendations:
- 2) That the applicant keeps such signs in good repair;
- 3) That the applicant pays all normal costs for the review of this application, including planning, legal and engineering fees, if any, prior to setting of any sign; &

- 4) That the applicant/property owner submits permit applications for any future signs on the property prior to installation of signs on property.

At 7:19 p.m., the Commission had the following discussion:

- What is the total size of the interior hanging sign? (Chair Classen stated that the interior 'horse' sign is indicated at 53" x 40");
- Is the sign a long-term sign? (Mr. Guccini responded that it was intended to be a long-term sign.);

At 7:27 p.m., Commissioner Aragon made a motion to approved the Raley Ranch Project LLC Sign Exception for two subdivision signs measuring approximately six feet by six feet and located on Multifamily Lots 1001-1004, with staff recommendations. Commissioner Eastlund seconded the motion and the motion carried unanimously.

Tab 5 – Old Business

At 7:28 p.m., Director Aluise stated that the Wallaces had missed a court appointed deadline to remove the abandoned home located at 512 Main Street, although they had pled guilty in September, 2019. The prosecuting attorney and the judge both felt that the defendants had not made any progress on obtaining demolition permits from the state of Colorado and from the Town of Silt. The hearing is scheduled for March, 2020.

At 7:32 p.m., Director Aluise reviewed her notes from the Western Planners Conference in Santa Fe, New Mexico from September 8 through September 11. Topics included sustainable subdivisions, conservation of drainages and critical parcels, autonomous vehicles, and land use law.

At 7:48 p.m., Director Aluise stated that the Town has a small budget each year to send Commissioners to planning conferences and trainings.

At 7:50 p.m., Chair Classen stated that his conference experience was also very informative, centered around meeting burnout for the public, the 407 miles of planned trails through the state of New Mexico to link up with the Mexico and the Colorado trails, and social media for planning.

New Business

There was no new business.

Other Business

There was no other business.

Future Business

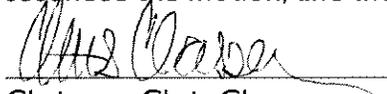
There was no future business.

Commissioner and Staff Comments

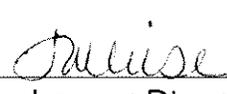
At 8:10 p.m., Commissioner Eastlund inquired as to why the Town has not installed bus shelters to the east of Town (post office). Director Aluise promised to research her question and report back to the Commission.

Adjournment

At 8:25 p.m., Commissioner Eastlund made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously.



Chairman Chris Classen



Community Development Director Janet Aluise