

**TOWN OF SILT
MINUTES FOR
PLANNING & ZONING COMMISSION MEETING
WEDNESDAY, APRIL 8, 2020, 6:30 P.M.
REMOTE MEETING**

Call to Order

Chair Classen called the meeting to order at 6:33 p.m.

Roll Call

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

Absent: Alternate Commissioner #2

Also present at the meeting was Community Development Director Janet Aluise, Treasurer Amie Tucker, Yancy Nichol, Colby Christoff, Russ Hatle, Doug Pratte, and Julie Pratt.

Pledge of Allegiance

At 6:33 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 6:36 p.m., Commissioner Aragon made a motion to approve the March 3, 2020 Planning & Zoning Commission meeting minutes, as written. Commissioner Eastlund seconded the motion and the motion carried unanimously.

Agenda Changes

There were no agenda changes.

Tab 3 – Ordinance 5, Series of 2020, AN ORDINANCE ANNEXING THAT CERTAIN PROPERTY KNOWN AS THE HIGHLANDS AT PAINTED PASTURES ANNEXATION, A 41.743-ACRE PARCEL NORTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE BOTH THE CAMARIO PLANNED UNIT DEVELOPMENT AND THE HEAVENLY VIEW SUBDIVISION, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

At 6:38 p.m., Director Aluise requested that the Planning & Zoning Commission continue Ordinance 5, Series of 2020 and the public hearing, until May 5, 2020.

At 6:38 p.m., Commissioner Dorsey made a motion to continue Ordinance 5, Series of 2020, as well as the public hearing. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

Tab 4 – Ordinance 6, Series of 2020, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS R-2, GENERAL RESIDENTIAL DISTRICT, CERTAIN ANNEXED LAND KNOWN AS THE HIGHLANDS AT PAINTED PASTURES ANNEXATION, A 41.473-ACRE PARCEL NORTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF BOTH THE CAMARIO PLANNED UNIT DEVELOPMENT AND THE HEAVENLY VIEW SUBDIVISION, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

At 6:39 p.m., Vice Chair Williams made a motion to continue Ordinance 6, Series of 2020, as well as the public hearing. Commissioner Aragon seconded the motion, and the motion carried unanimously.

Tab 5 – Resolution 16, Series of 2020, A RESOLUTION OF THE TOWN OF SILT, COLORADO (“TOWN”) APPROVING A SKETCH PLAN FOR THE VILLAGE AT PAINTED PASTURES MINOR SUBDIVISION, A 9.223-ACRE PARCEL AND A 2.001-ACRE PARCEL, BOTH SOUTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE LYON COMMERCIAL PLANNED UNIT DEVELOPMENT, WITHIN GARFIELD COUNTY, STATE OF COLORADO

At 6:40 p.m., Director Aluise reviewed the staff report for the Commission, stating that the applicant proposes three lots on 11.224 acres, with Lot 1 on the western boundary (2.295 acres), Lot 2 (5.909 acres), and Lot 3 (3.021 acres). As the Planning & Zoning Commission recommended approval of the annexation and PUD zoning to the Board of Trustees, the applications are proceeding through the Town process. She stated that the Town code requires the applicant to submit a Final Plan for review and approval by the Board of Trustees. Staff recommends approval of the Village at Painted Pastures Sketch Plan (Resolution 16, Series of 2020), with the following conditions:

- 1) That all statements made by the applicant in the application and in meetings before the Planning & Zoning Commission be considered conditions of approval, unless modified in the following recommendations:
- 2) That the applicant, prior to Final Plan submittal, contacts the U.S. Postal Service regarding placement of postal banks within this development, and obtains their written opinion of postage delivery;

- 3) That the applicant addresses the Town Engineer's comments from his memo dated March 27, 2020 in the Final Plan submittal; &
- 4) That the applicant addresses the Town Attorney's comments from his memo dated April 2, 2020 in the Final Plan submittal.

At 6:48 p.m., Doug Pratte of the Land Studio addressed the Commission with a Power Point presentation describing the project. Mr. Pratte indicated that the planners and engineers for the project have begun to modify the project to

At 7:06 p.m., Chair Classen opened the public hearing. With no one submitting testimony, Chair Classen closed the public hearing.

At 7:10 p.m., Vice Chair Williams made a motion to approve Resolution 16, Series of 2020, as written. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

Tab 5 – Rocky Mountain Land Use Institute Training

Chair Classen reviewed his memorandum for the Commission, stating that the theme of the meeting was water in the arid West.

Old Business

Commissioner Eastlund requested when the pavement on the Interstate-70 interchange would be replaced. Director Aluisse stated that the Town's interchange is likely not a high priority for the Colorado Department of Transportation, but that they would likely fill potholes.

Chair Classen requested the Town's intentions regarding the 2020 Special Event season. Director Aluisse stated that the Town will take direction from the state of Colorado on when social distancing is relaxed, and the Board will determine whether finances are such that events are possible.

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

There were no Commissioner or staff comments.

Adjournment

At 7:32 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

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