

AN ORDINANCE TO AMEND SECTION 7-4-3 OF THE TOWN CODE
OF THE
TOWN OF SILVERTON, COLORADO

WHEREAS, the Board of Trustees of the Town of Silverton, Colorado desires to amend certain sections of Chapter 7, Article 4 of the Town Code;

WHEREAS, the San Juan Regional Planning Commission has reviewed the proposed changes and made recommendations to the Town Board concerning said changes as required by Section 7-2-3 of the Town Code;

WHEREAS, the Town Board of Trustees has the authority pursuant to Section 31-23-214 C.R.S. to adopt subdivision regulations to be effective within the jurisdictional limits of the Town of Silverton.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO that:

1. A new section 7-4-3 D is added which reads:

"D. Resubdivision Procedure

The following procedure shall be followed in the consideration of applications for resubdividing lands situated within existing, platted subdivisions where less than five (5) acres of land is involved in the resubdivision and the subdivider is not increasing the number of lots within the area being resubdivided:

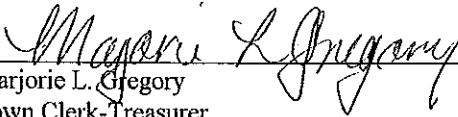
1. The Subdivider shall submit eleven (11) copies of an Outline Development Plan, as defined in Section 7-4-4 (A) of the subdivision regulations, to the Town. The Subdivider shall pay a non-refundable review fee to the Town in the amount of one hundred and no/100 dollars (\$100.00). The Town shall review the Outline Development Plan for compliance with the requirements of Section 7-4-4(A), and upon a finding that all required information and review fees have been properly submitted by the Subdivider, the Town shall forward the Outline Development Plan to the San Juan Regional Planning Commission for its review, consideration, and recommendation concerning approval, conditional approval, or disapproval of the application.
2. The Planning Commission shall review the Outline Development Plan to determine its general acceptability and compliance with the objectives and standards of the Town's Subdivision Regulations; the Commission shall hold a public hearing on the proposed subdivision to receive public comment concerning the application; and the Commission shall make written recommendations to the Town Board. The Planning Commission shall give at least fifteen (15) days notice of public hearing by publication in a newspaper having general circulation in the Town.
3. After receipt of the Planning Commission's recommendations, the Town Board shall finalize its review of the proposed subdivision and render its decision concerning approval, conditional approval, or disapproval of the subdivision application. Such approval shall be binding for a period of one (1) year from the date of preliminary approval; the subdivider may petition the Board for an extension of the preliminary approval period for one (1) additional year, and the Board may grant an extension, but no more than one (1) extension shall be allowed.
4. Unless it is determined during the review of the Outline Development Plan that a Preliminary Plat is necessary, the requirement for review of a preliminary plat shall be waived. In the event that preliminary plat review is required, you will need to provide eleven (11) copies of the preliminary plat, as defined in Section 7-4-4(E) of the subdivision regulations, to the Town for review and approval prior to proceeding with the final plat review process; however, the Town will waive the requirement for payment of preliminary plat review fees.
5. A final plat must be submitted to the Town for review and approval prior to the termination of the preliminary approval period. Final plat review procedures shall be as specified in Section 7-4-3 C of the Town Code, excepting that no public hearing shall be required.
6. The Town shall approve, conditionally approve, or deny preliminary approval of the Outline Development

Plan within forty-five (45) days from the date the Planning Commission officially receives the Outline Development Plan for review purposes.


ADOPTED this 10th day of June, 1996.

ATTEST:

TOWN OF SILVERTON, COLORADO:



Marjorie L. Gregory
Town Clerk-Treasurer



Terrence M. Kerwin
Mayor