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Town of Silver Plume
ORDINANCE NO. 340

AN ORDINANCE ADOPTING THE TOWN OF SILVER PLUME LAND USE CODE (LAND USE CODE), INCLUDING ZONING REGULATIONS, SUBDIVISION REGULATIONS, SIGN AND OUTDOOR ADVERTISING REGULATIONS, WATERSHED PROTECTION REGULATIONS, AND GUIDELINES AND REGULATIONS FOR AREAS AND ACTIVITIES OF STATE INTEREST; REPEALING ALL ORDINANCES IN CONFLICT WITH THE LAND USE CODE; AND PROVIDING PENALTIES FOR VIOLATION OF THE LAND USE CODE.

WHEREAS, the General Assembly has delegated to local governments the authority to plan for and regulate the use of land within their respective jurisdictions; and

WHEREAS, the Board of Trustees of the Town of Silver Plume (the "Board") has determined that the Comprehensive Zoning Regulations and other land use regulations previously adopted by the Board need to be revised for public health, safety and welfare; and

WHEREAS, the Town of Silver Plume (the "Town") received an administrative grant from the Department of Local Affairs and retained a consultant to prepare a new land uses code for regulation of land use within the municipal boundaries of the Town; and

WHEREAS, on November 10, 2014, the Board adopted Ordinance No. 338 imposing a six-month temporary moratorium on new development within the municipal boundaries of the Town pending the preparation and adoption of a new land use code; and

WHEREAS, the Board held meetings on February 23, 2015 and March 9, 2015 to review the draft Land Use Code; and

WHEREAS, a public hearing was held on April 13, 2015 to receive public comment on the proposed Land Use Code.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVER PLUME, COLORADO:

Section 1. Findings. The Board of Trustees, after considering testimony and evidence, makes the following findings.

- 1.1 Authority. It is the intention of the Board of Trustees, in adopting the Town of Silver Plume Land Use Code, to fully exercise all relevant powers conferred by the laws of the State of Colorado, including but not limited to:
 - a. Colo. Const. Art. XX, *Home Rule Cities and Towns*
 - b. State enabling legislation, including C.R.S. Title 31, Article 23 (Planning and Zoning); C.R.S. §§ 29-20-101, et seq (Local Government Land Use Control Enabling Act); C.R.S. Title 24, Article 65.1 (Areas and Activities of State Interest); C.R.S. § 31-15-707(1)(b) (Municipal Utilities); C.R.S. Title 24, Article 68, (Vested Property Rights Act); and

other such similar authority that may be granted by the Colorado General Assembly

1.2 Public Review and Comment. All applicable notice and public hearing requirements have been followed. The citizens of the Town of Silver Plume have had an opportunity to review the Land Use Code and have had an opportunity to make public comment for or against adoption of the Land Use Code.

Section 2. Town of Silver Plume, Colorado Land Use Code Adopted. The Board of Trustees hereby adopts *The Town of Silver Plume, Colorado Land Use Code*, attached hereto as Attachment A.

Section 3. Emergency Declared and Effective Date.

3.1 The Board of Trustees finds, determines and declares that passage of this Ordinance and adoption of the Land Use Code is necessary for the immediate protection of the health, safety and welfare of the citizens of the Town of Silver Plume,

3.2 The Town further determines that the adoption of this Ordinance as an emergency ordinance is in the best interest of the citizens of the Town of Silver Plume. This Ordinance shall become effective and be in force immediately upon adoption.

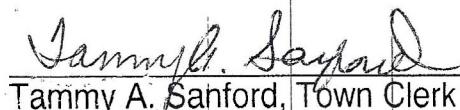
Section 4 Severability. If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

INTRODUCED on March 23rd, 2015, ADOPTED AND ORDERED
PUBLISHED by the Board of Trustees of the Town of Silver Plume, Colorado this
13th day of April 2015.



Sarah Walen, Mayor Pro Tem

ATTEST:



Tammy A. Sanford, Town Clerk

CERTIFICATION

Ordinance 318

Town of Silver Plume
Schedule of Fees Related to Land Development
Adopted by Board of Trustees May 11, 2015

BUILDING PERMIT: "Table No. 3-A—Building Permit Fees" in the 1991 Uniform Building Code is hereby replaced with the following:

Total Valuation	Fee
\$1 - \$500	\$25.85
\$501 - \$2,000	\$25.85 for the first \$500 plus \$3.36 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001 - \$25,000	\$76.78 for the first \$2,000 plus \$15.40 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001 - \$50,000	\$430.93 for the first \$25,000 plus \$11.11 for each additional \$1,000, or fraction thereof, to and including \$50,000.
\$50,001 - \$100,000	\$708.13 for the first \$50,000 plus \$7.70 for each additional \$1,000, or fraction thereof, to and including \$100,000.
\$100,001 - \$500,000	\$1,093.13 for the first \$100,000 plus \$6.16 for each additional \$1,000, or fraction thereof, to and including \$500,000.
\$500,001 - \$1 million	\$3,557.13 for the first \$500,000 plus \$5.23 for each additional \$1,000, or fraction thereof, to and including \$1 million.
Over \$1 million	\$6,169.63 for the first \$1 million plus \$4.02 for each additional \$1,000, or fraction thereof.

Other Inspections and Fees

1. Inspections outside of normal business hours (minimum charge – two hours)	\$50 per hour
2. Reinspection fees assessed under provisions of Section 305 (g)	\$50 per hour
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$50 per hour
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge – one-half hour)	\$50 per hour

DEVELOPMENT PLAN REVIEW: Application fee of 50% of building permit fee or \$250, whichever is greater, plus Land Use Code Section 4.1.D.4 deposit (see below).

SPECIAL REVIEW USE: Application fee of 25% of building permit fee or \$250, whichever is greater, plus Land Use Code Section 4.1.D.4 deposit (see below). Add \$250

to the application fee if the special review use is a Telecommunications Facility or is in the Floodplain Overlay District. Special review use fees are in addition to development plan fees.

WATERSHED PERMIT: As provided in Land Use Code Section 15.4.A.3.

AREAS AND ACTIVITIES OF STATE INTEREST (1041) PERMIT: \$2,000 application fee plus Land Use Code Section 4.1.D.4 deposit (see below).

SIGN PERMIT: \$50 per sign application fee plus Land Use Code C Section 4.1.D.4 deposit (see below).

APPEAL OF SIGN PERMIT DECISION: \$100 application fee plus Land Use Code Section 4.1.D.4 deposit (see below).

VARIANCE: \$100 application fee plus Land Use Code Section 4.1.D.4 deposit (see below).

SUBDIVISION: \$100 application fee plus Land Use Code Section 4.1.D.4 deposit (see below).

LET MERGER: \$100 application fee plus Land Use Code Section 4.1.D.4 deposit (see below).

ANNEXATION APPLICATION: \$500 application fee.

LAND USE CODE SECTION 4.1.D.4 DEPOSIT: \$5,000 unless otherwise specified by the Board of Trustees (the "Board").