

**TOWN OF SILT
MINUTES FOR
PLANNING & ZONING COMMISSION MEETING
TUESDAY, JANUARY 8, 2019, 6:30 P.M.**

Call to Order

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

Roll Call

Present: Chair Chris Classen
 Vice Chair Mark Rinehart
 Commissioner Eddie Aragon
 Commissioner Joelle Dorsey
 Commissioner Marcia Eastlund
 Alternate Commissioner Ann Marie Stein (voting member)

Absent: None

Also present at the meeting was Community Development Director Janet Aluise and Administrator Jeff Layman.

Pledge of Allegiance

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

Public Comments

There were no public comments.

Agenda Changes

There were no agenda changes.

Conflicts of Interest

There were no stated conflicts of interest.

Tab 2 - Consent Agenda

At 6:32 p.m., Commissioner Dorsey made a motion to approve the December 4, 2018 Planning & Zoning Commission meeting minutes, as written. Commissioner Eastlund seconded the motion and the motion carried unanimously.

Tab 3 – RESOLUTION 40, SERIES OF 2018, A RESOLUTION OF THE TOWN OF SILT (“TOWN”) APPROVING THE CLAYTON HOMES SPECIAL USE PERMIT FOR A 2015 INTERNATIONAL RESIDENTIAL CODE (“IRC”) MODULAR TO BE PLACED ON LOTS 9 & 10, BLOCK 6, ORIGINAL TOWNSITE, TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

At 6:33 p.m., Director Aluise reviewed the staff report regarding Clayton Homes’ request for a 2015 (or newer) modular to be placed on Lots 9 & 10, Block 6, Original Townsite, also known as 151 N. 2nd Street. She stated that staff recommends approval of the unit with the following conditions:

- 1) That all statements made by the Applicant both in the application and in meetings before the Planning & Zoning Commission and the Board of Trustees, be considered conditions of approval, unless modified in the following conditions:
- 2) That the Applicant meets all site planning and architectural guidelines as set forth in Chapter 17.43 of the Silt Municipal Code;
- 3) That the Applicant (or its heirs, successors, or assigns) applies for and receives a building permit for SFD in compliance with the Silt Municipal Code and the 2015 International Residential Code; and
- 4) That the Applicant pays all fees related to the Town’s review of the Special Use Permit, including but not limited to legal, planning, engineering, public notification, administrative, or other fees as normally incurred by the Town during its review of the Special Use Permit.

Director Aluise further reminded the Applicant and the Commission that the Town requires the Applicant to submit a foundation location certificate to ascertain whether the foundation is constructed in the correct location according to the site plan. Further, the Town requires an Improvement Location Certificate be submitted prior to issuance of Certificate of Occupancy to prove that all improvements are built as proposed.

At 6:38 p.m., Mr. Richard Ruse of Clayton Home introduced himself to the Commission and stated that Clayton Homes typically purchased land and proceeded through the building permit and site review process to offer customers a land/home package.

At 6:39 p.m., the Commission had the following discussion:

- 1) Does the proposal include a crawl space? (Mr. Ruse stated that it did.);
- 2) What is the height of the crawl space? (Mr. Ruse confirmed that it was a 3’ crawl space.);
- 3) Is radon testing proposed? (Mr. Ruse stated he would perform radon testing if required. Director Aluise stated that the Town does not require radon testing.);
- 4) Are the drawings accurate as to the architectural features? (Mr. Ruse stated that the front porch and the wainscot are proposed on the west side of the unit.)

At 6:47 p.m., Commissioners Dorsey made a motion to recommend to the Board of Trustees approval of Resolution 40, Series of 2018, a resolution of the Town of Silt ("Town") approving the Clayton Homes Special Use Permit for a 2015 International Residential Code ("IRC") modular to be placed on Lots 9 & 10, Block 6, Original Townsite, Town of Silt, Garfield County, State of Colorado, as written. Commissioner Aragon seconded the motion, and the motion carried unanimously.

Tab 4 – Review of Chapter 17.43, Architectural and Site Planning Standards for New Single-Family Structures and New Duplex Residential Units within Residential Zone Districts

At 6:48 p.m., Director Aluisse reviewed Ordinance 2, Series of 2018, an ordinance of the Town of Silt, Colorado repealing and replacing Chapter 17.43 of the Silt Municipal Code related to the architectural requirements for new single family units, duplex units, additions to residential units, and accessory buildings, as well as site planning for driveways, landscaping, and maintenance in residential zones within the Town of Silt, Garfield County, State of Colorado. She stated that the Board's direction at the joint Planning & Zoning Commission/Board of Trustee meeting in December, the Board was concerned with introducing code that increased requirements for applicants to build homes.

At 7:12 p.m., the Commission had the following discussion:

- It would be helpful for the Board of Trustees to provide specific instances where applicants were denied and/or left the Town for another jurisdiction based on the Town's code (Commissioner Aragon stated that the Mayor related a specific incident with John Hoaglund, an applicant who bought a home in Parachute, not because the Town's code was onerous, but because he had asbestos in his home and it was too costly to remove and replace the structure);
- Code requirements that discourage clerestory or fanlight windows that can allow light pollution from chandeliers within the home are troublesome and should be addressed;
- The Town should complete a comparison list with other communities, to indicate whether the Town's code is more onerous;
- The Town should capitalize on recreational and cultural improvements, as these types of events and amenities draw people in to vacation and live;
- ISO Rating, the rating that insurance companies use to determine rates, should be improved greatly over the years, with code enforcement and staff monitoring of building and planning issues a priority;
- Photos of code enforcement issues should be brought to P & Z and BOT to discuss property value, safety, liveability issues;
- RBW's storage of vehicles is very damaging to the Town;
- Tiny home community article was positive for the Town;
- Chapter 17.43 is important to have a level playing field between all units in the Town, and code should not address just a certain area;
- Parachute recently stated that its cannabis industry is not the only industry in town and would like to expand its recreational opportunities;
- There is more to a town than just rooftops; &
- Commercial kitchen is also a positive for the Town, as a business incubator.

Old Business

There was no old business.

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

Commissioner Stein stated that the plowing schedule is bad on Sundays, especially Mesa View, as she had had trouble going down 16th Street. Commissioner Dorsey stated that a porcupine was at the dog park recently. Administrator Layman invited the Commission to participate in the unveiling of the Opportunity Zone (Economic Development) Prospectus on January 28, 2019 at 6 p.m., prior to the regularly scheduled Board of Trustee meeting.

Adjournment

At 8:19 p.m., Vice Chair Rinehart made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously.



Chairman Chris Classen



Community Development Director Janet Aluise