

**TOWN OF SILT
MINUTES FOR
REGULAR PLANNING & ZONING COMMISSION MEETING
TUESDAY, MARCH 5, 2019, 6:30 P.M.**

Call to Order

Chair Classen called the meeting to order at 6:31 p.m.

Roll Call

Present: Chair Chris Classen
 Vice Chair Mark Reinhart
 Commissioner Eddie Aragon
 Commissioner Joelle Dorsey
 Commissioner Marcia Eastlund
 Alternate Commissioner Ann Marie Stein

Absent: Alternate Commissioner Lindsey Siddener

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

Pledge of Allegiance

At 6:31 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 February 19, 2019 Planning & Zoning Commission meeting minutes, as written. Commissioner Aragon seconded the motion and the motion carried unanimously.

Tab 3 – Definition of “Enclosed Locked Space” per Section 17.73.020 of the Silt Municipal Code

At 6:32 p.m., Director Aluise reviewed the new redline definition of ‘enclosed locked space’ for the Commission.

At 6:34 p.m., the Commission had discussion regarding the following:

- There should also be a limitation on the size of a shed, since Section 17.73.020 states that an individual may only use a maximum of one hundred square feet for cultivation;
- The deletion of ‘greenhouse’ is good, unless a definition of ‘greenhouse’ is warranted;
- The building should be anchored to the ground, and not include a foundation; &
- The definition, if modified to include anchoring to ground, is a good one that should lay to rest all confusion.

At 7:02 p.m., the Commission had consensus that staff would put this definition in ordinance form and put this item on the April 2 regular Planning & Zoning Commission agenda.

Tab 4 – Code Enforcement Discussion with respect to Joint Planning & Zoning Commission/Board of Trustee Meeting on March 11, 2019

At 7:03 p.m., Director Aluise reviewed for the Commission the Building Code Enforcement Evaluation Report, also known as the ISO (Insurance Services Office) Rating, where an unbiased third party rated the Town and its Building Division with respect to three criteria: 1) Administration of Codes; 2) Plan Review of Building Permit Applications; and 3) Field Inspection to ensure code compliance. She informed that ISO rated the Town above the benchmark in the areas of commercial and residential code adoptions, and rated the Town below the benchmark for training, number of employees, certifications, and adoption of newest code (2018). Director Aluise stated that the Building Division would be making modifications to its training schedule and would obtain further certifications, but she did not believe the Town would now or in the near future need the 2.25 employees that ISO recommended. The ISO rating can improve or degrade citizens’ rates for home/commercial building insurance.

Director Aluise further stated that staff put Ordinance 2, Series of 2018, back in this packet for the joint Planning & Zoning Commission/Board of Trustee meeting on March 11, 2019, if the Commission wishes to discuss any of these items. Director Aluise stated that, pursuant to Planning & Zoning Commission direction, she added a CML publication regarding code enforcement, as well as a memo listing the surrounding municipalities’ code enforcement provisions.

Lastly, Director Aluise stated that the Board of Trustees and staff were working hard on economic development, recreational/tourist opportunities, and intersection improvements, not to mention the master planning of water/wastewater/irrigation, transportation, and parks, recreation, and culture. She stated that there were so many positive aspects of the Town’s planning and decision-making that the Commission could definitely find from the Board what the priorities and vision for the Town are.

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

At 8:03 p.m., Chair Classen requested information on the Painted Pastures acceleration lane and turn lane, in terms of construction timelines. Director Aluise stated that the Board did not approve the deletion of the roundabout, awaiting more information and a recommendation from staff.

Adjournment

At 8:19 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