

**TOWN OF SILT  
MINUTES FOR  
REGULAR PLANNING & ZONING COMMISSION MEETING  
TUESDAY, JUNE 4, 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  
                                  Commissioner Joelle Dorsey  
                                  Commissioner Marcia Eastlund  
                                  Commissioner Eddie Aragon  
                                  1<sup>st</sup> Alternate Commissioner Ann Marie Stein (Voting Member)  
                                  Alternate Commissioner Lindsey Sidener

Absent:                    Vice Chair Mark Reinhart

Also present at the meeting was Community Development Director Janet Aluise.

**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 May 7, 2019 Planning & Zoning Commission meeting minutes, as written. Commissioner Eastlund seconded the motion and the motion carried unanimously.

**Tab 3 – Ordinance 3, Series of 2019, an ordinance of the Town of Silt, Colorado (“Town”) repealing and replacing Chapter 12.16 of the Silt Municipal Code (“Code”) in its entirety related to the former tree board, and hereby establishing a new vegetation management board within the Town of Silt, Garfield County, state of Colorado**

At 6:33 p.m., Director Aluise addressed the Commission, stating that the new vegetation management Chapter 12.16 is replacing the antiquated and non-functioning tree board in the same chapter by replacing language related to the financing of such a board, and naming the Planning & Zoning Commission the new vegetation management board.

At 6:35 p.m., the Commission had the following discussion/questions:

- Code sections should be consistent in using “his” or “his/her” (Director Aluise stated that the Town’s code uses the masculine “he”, “his”, “him”, etc. in a non-gender way, and that the ordinance should be modified to delete all “his/her”); &
- Thorny bushes around fire hydrants are problematic for maintenance.

At 6:52 p.m., Chair Classen opened the public hearing. Hearing no testimony, Chair Classen closed the public hearing at 6:52 p.m.

At 6:53 p.m., Commissioner Stein made a motion to recommend to the Board of Trustees approval of **Ordinance 3, Series of 2019, an ordinance of the Town of Silt, Colorado (“Town”) repealing and replacing Chapter 12.16 of the Silt Municipal Code (“Code”) in its entirety related to the former tree board, and hereby establishing a vegetation management board within the Town of Silt, Garfield County, state of Colorado**, with the provision that thorny species not be placed near fire hydrants. Commissioner Aragon seconded the motion and the motion carried unanimously.

**Tab 4 – Resolution 16, Series of 2019, adopting an official street tree list and suggested shrub list for the Town of Silt**

At 6:55 p.m., Director Aluise stated that this resolution accompanies the proposed Chapter 12.16 vegetation management code, in giving guidance to property owners in planting trees and shrubs.

At 6:56 p.m., the Commission had the following discussion:

- Are fruit trees allowed? (Director Aluise stated that fruit trees are not a good street species due to the dropping of fruit, creating an unsafe and unsanitary situation; however, fruit trees can be put closer to the house (away from sidewalk/street) and in side and rear yards); &
- The state tree, the Colorado Blue Spruce should be on the list.

At 7:03 p.m., Commissioner Aragon made a motion to recommend to the Board of Trustees approval of **Resolution 16, Series of 2019, adopting an official street tree list and suggested shrub list for the Town of Silt**, as written. Commissioner Eastlund seconded the motion and the motion carried unanimously.

**Tab 5 – Ordinance 2, Series of 2019, an ordinance of the Town of Silt (“Town”) amending Silt Municipal Code (“Code”) Chapter 17.08 regarding the addition of definitions for solar energy systems and photovoltaic systems throughout all zone districts, Section 17.13.020 Appendix A regarding the addition of solar energy systems (accessory use) as a permitted use in all zone districts, and Chapter 17.44 related to the setbacks and other use requirements for solar energy systems, within the Town of Silt, Garfield County, state of Colorado**

At 7:04 p.m., Director Aluisse stated that Garfield Clean Energy (GCE), Clean Energy Economy for the Region (CLEER), and the nonprofit group SolSmart are working together to make Garfield County ‘solar friendly’. As such, this coalition has recommended to the Town that certain changes to the Code be made, to add definitions of solar energy systems and photovoltaic systems, to allow as a permitted use in all zone districts solar energy systems that are an accessory use to a primary use on the property, and to amend building heights, setbacks, and lot coverage for such systems. Finally, SolSmart suggests that the Town process all solar permits with minimal fees and a short review timeline. Director Aluisse stated that the Town charges a fifty dollar fee and use tax on certain components of the solar system, and typically issues solar permits within a few days of an applicant’s submittal.

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

- Would the Town be in a better position to receive grants? (Director Aluisse stated that the designation does afford GCE and CLEER the opportunity to apply for state and federal grants related);
- Would the Town be able to attract economic development with this designation? (Director Aluisse stated that SolSmart representatives have indicated that companies are looking for this designation).

At 7:27 p.m., Chair Classen opened the public hearing. Hearing no testimony, Chair Classen closed the public hearing at 7:27 p.m.

At 7:28 p.m., Commissioner Stein made a motion to recommend to the Board of Trustees approval of Ordinance 2, Series of 2019, **an ordinance of the Town of Silt (“Town”) amending Silt Municipal Code (“Code”) Chapter 17.08 regarding the addition of definitions for solar energy systems and photovoltaic systems throughout all zone districts, Section 17.13.020 Appendix A regarding the addition of solar energy systems (accessory use) as a permitted use in all zone districts, and Chapter 17.44 related to the setbacks and other use requirements for solar energy systems, within the Town of Silt, Garfield County, state of Colorado.** Commissioner Eastlund seconded the motion and the motion carried unanimously.

### **Old Business**

At 7:31 p.m., Chair Classen asked for an update on the RBW abandoned house code enforcement. Director Aluisse stated that the Town has issued a citation for removal of the structure.

### **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**

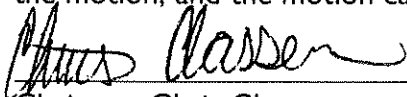
At 7:32 p.m., Chair Classen expressed his gratitude to Commissioner Stein and wished her well on her future endeavors.

At 7:36 p.m., Chair Classen stated that he was pleased to see the proposed sign for the Tiny Home Village at the Camp Colorado RV Park, although he stated that the sign was not yet installed.

At 7:48 p.m., Director Aluise stated that she would like to have an extra meeting on Tuesday, June 18, 2019 at 6:30 p.m. to start the public process for the Parks, Recreation, Culture Master Plan. There was consensus that an extra meeting would be appropriate.

**Adjournment**

At 7:51 p.m., Commissioner Stein made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously.



Chairman Chris Classen



Community Development Director Janet Aluise