

**TOWN OF SILT  
MINUTES FOR  
REGULAR PLANNING & ZONING COMMISSION MEETING  
TUESDAY, FEBRUARY 4, 2020, 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 Eddie Aragon  
Commissioner Marcia Eastlund  
Commissioner Brittany Cocina (Voting Member)

Absent: Vice Chair Lindsey Williams  
Commissioner Joelle Dorsey  
Alternate Commissioner #2

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

**Pledge of Allegiance**

At 6:31 p.m., the Commission cited the Pledge of Allegiance.

**Public Comments**

There were no public comments.

**Conflicts of Interest**

There were no stated conflicts of interest.

**Tab 2 - Consent Agenda**

At 6:32 p.m., Commissioner Aragon made a motion to approve the January 7, 2020 Planning & Zoning Commission meeting minutes, as written. Commissioner Cocina seconded the motion and the motion carried unanimously.

**Agenda Changes**

There were no agenda changes.

### **Tab 3 – Garfield County Comprehensive Plan 2030 – Review of Urban Growth Boundary**

At 6:34 p.m., Director Aluise reviewed the Kancilia Small Kennel (Limited Impact Review)/Large Kennel (Major Impact Review) request, stating that the use is proposed on a 2-acre property located west of the Silt River Preserve and south of the Colorado River, outside the Town limits but within the Urban Growth Boundary (3-mile sphere of influence). The applicants indicate to the County in their application, “The property is zoned rural and is located in the Urban Growth Area for the Town of Silt. The Town of Silt has been informed of our intention to obtain this permit. A verbal communication with the P/Z occurred and no objection was registered.” The applicants have not been scheduled nor have appeared before the Planning & Zoning Commission in the last decade. Further, Director Aluise states that Ms. Kancilia came to the Community Development Department over a month ago, stating that she was thinking of opening a kennel. Ms. Kancilia gave no scope to the project and did not indicate that she had actually submitted an application with Garfield County, so therefore Director Aluise assumed that Ms. Kancilia’s idea was inspirational.

The Commission had the following questions/discussion:

- What measures will the County employ to ensure that the applicant keeps 8 or fewer dogs? (Director Aluise stated that she did not know how Garfield County enforces its land use.)
- Dog kennels take an enormous amount of water to provide drinking water and to clean the kennels and bedding (Director Aluise stated that many County residents fill up tanks of potable water every week for both residential and commercial purposes);
- The septic system should not be used for animal waste (Director Aluise stated that the application indicates that the animal waste will be placed in the landfill); &
- The property is well-positioned to mitigate barking dogs.

At 6:47 p.m., the Commission had consensus that Director Aluise should forward to Garfield County Planning Department the comments stated herein.

### **Tab 4 – Parks, Recreation, and Culture Master Plan Draft**

At 6:48 p.m., Director Aluise stated that staff has been making progress on the document, having finished descriptions and inventories, and is currently building budget forecasts, and making park maps. The map project will include an interactive online map detailing each of the Town’s parks, open space areas, drainages, and trails, with descriptions and inventories built into the portal. The Subcommittee is very supportive of the effort and will schedule a meeting soon to review further progress.

The Commission had the following questions/discussion:

- The Master Plan document looks great so far, and the Commission appreciates the efforts;
- The historical descriptions are very helpful and enlightening;
- How will the Town attempt to pay for the suggested improvements/land acquisitions? (Director Aluise stated that the upkeep on existing equipment is possible through the

general fund, but that larger capital improvements and land acquisitions will be difficult without grants or intergovernmental cooperation.);

- The inclusion of the Silt Historical Park and its potential future relocation is necessary; &
- Parkland throughout the Town has been donated by civic-minded individuals, including Judge A. A. Alley, whose adopted daughter was the long time Town Clerk Elsa Pyles.

#### **Tab 5 – RBW Automotive and Removal of Abandoned Dwelling Unit at 512 Main Street**

Director Aluise stated that the plaintiffs who own the abandoned dwelling unit at 512 Main Street (James Wallace and Ian Wallace, owners of RBW Automotive, Inc.) recently obtained a demolition permit with the State of Colorado and the Town of Silt, with a demolition window of April 1, 2020 to May 31, 2020. She stated that the trial has been stayed, and may be dismissed with the mitigation of unauthorized/dangerous uses on the property. The Commission had consensus that the junk vehicles on the site should also be removed, as per the Silt Municipal Code and the issued citation.

#### **Tab 6 – 2020 Special Event List and Call for Volunteers**

Director Aluise stated that the 2020 Special Event List has been posted and it promises to be a great season, with a few co-sponsored events. She advised that the Silt Hey Day celebration will be in Veterans' Park this year, utilizing the Town's Pig Roast (typically reserved for veterans' benefit). The Town will still be a co-sponsor of the events in terms of monetary contributions and in-kind labor, but the Silt Hey Day Committee is coordinating and holding the event, as usual.

The Commission expressed satisfaction that the event is back in Veterans' Park.

#### **Old Business**

There was no old business.

#### **New Business**

There was no new business.

#### **Other Business**

At 7:40 p.m., Director Aluise stated that the Town Administrator is requesting two members of the Planning & Zoning Commission to be part of the Marijuana Code Revision Subcommittee, which will likely meet before select Board meetings at Town Hall. This Subcommittee will look at the current code and determine if the Town shall limit the number of stores within the Town, the location of retail marijuana stores, and the processing guidelines for such applications. Because there are several members missing tonight, Director Aluise will send out an email soliciting volunteers for this Subcommittee. In the case there are more than two volunteers, she will ask the Commission to decide amongst itself who the designated members will be.

At 7:43 p.m., Director Aluise stated that there will be a special Planning & Zoning Commission meeting on February 18, 2020, to consider five (5) applications in as many public hearings.

At 7:44 p.m., Director Aluise stated that there is a FEMA (floodplain) meeting in Berthoud, Colorado, on February 14, 2020, from 9 a.m. to 4 p.m. The Town will provide for travel and meal expenses.

At 7:46 p.m., Director Aluise stated that there is a Rocky Mountain Land Use Institute Planning Conference on March 5 and 6, 2020, in Denver. The Town can sign up P & Z members interested in attending, and as usual, the Town will provide for travel and meal expenses.

### **Future Business**

There was no future business.

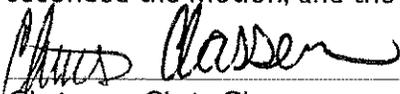
### **Commissioner and Staff Comments**

At 7:50 p.m., Chair Classen requested whether the owners of the 2<sup>nd</sup> Street and Grand Avenue have finished the home. Director Aluise stated that the home is not complete and that she would get further information from the Building Inspector Mike Styk.

At 7:53 p.m., Chair Classen stated that he noticed the street lights have the new LED fixtures attached, but that the lights are not as soft as the former ones. Director Aluise informed the Commission that the Town approved the replacement of the fixtures for a 7% reduction in the Town's flat rate. Each fixture should save approximately 40% - 80% in electric costs to operate.

### **Adjournment**

At 7:57 p.m., Commissioner Eastlund made a motion to adjourn. Commissioner Cocina seconded the motion, and the motion carried unanimously.



Chairman Chris Classen



Community Development Director Janet Aluise