

**TOWN OF SILT
MINUTES FOR
PLANNING & ZONING COMMISSION MEETING
TUESDAY, JUNE 2, 2020, 6:30 P.M.
REMOTE MEETING**

Call to Order

Chair Classen called the meeting to order at 6:32 p.m.

Roll Call

Present: Chair Chris Classen
 Vice Chair Lindsey Williams
 Commissioner Eddie Aragon
 Commissioner Marcia Eastlund
 Commissioner Joelle Dorsey

Absent: Alternate Commissioner Brittany Cocina
 Alternate Commissioner #2

Also present at the meeting was Community Development Director Janet Aluise, Treasurer Amie Tucker, and Eric Arnette.

Pledge of Allegiance

At 6:32 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 6:34 p.m., Commissioner Vice Chair Williams made a motion to approve the May 5, 2020 Planning & Zoning Commission meeting minutes, as written. Commissioner Dorsey seconded the motion and the motion carried unanimously.

Agenda Changes

There were no agenda changes.

Tab 3 – ARNETTE FENCE EXCEPTION FOR A PROPOSED FENCE LOCATED AT 1295 BEDROCK CIRCLE THAT IS CONTRARY TO STONEY RIDGE PLANNED UNIT DEVELOPMENT ZONING GUIDELINES (2-RAIL, SPLIT RAIL FENCE)

At 6:38 p.m., Director Aluise reviewed the staff report for the Commission, stating that the applicant requests a 42-inch high front yard fence (3 horizontal post construction as seen in the submittal documents. She informed the Commission that the request is beyond the scope of what the Community Development Department staff can approve. She stated that the Stoney Ridge PUD guidelines state:

“Fencing. Front yards may be a two-rail, split rail natural wood not more than three feet high. Corner lots recognize front yards on both streets. Side yards and back yard fences may be a maximum of six (6) feet tall, except where these yards adjoin a street. A two-rail, split rail, natural wood fence with a maximum height of 36 inches is the only type of fence allowed in the front yard. All other fencing must adhere to Town of Silt Municipal Code regarding materials, heights, and locations of fences.”

Staff recommends approval of the Arnette Fence Exception for a proposed fence located at 1295 Bedrock Circle that is contrary to Stoney Ridge Planned Unit Development Zoning Guidelines (which calls for a two-rail, split rail fence of a maximum height of thirty-six inches), with the following conditions:

- 1) That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.06;
- 2) That the proposed fence be located entirely on the applicant’s property; and
- 3) That the fence exception is limited to the exact request as depicted in the applicant’s submitted photograph/site plan.

The Commission had the following discussion:

- 1) Are there some non-conforming fences in Stoney Ridge PUD due to the fact that the Town does not have a code enforcement officer? (Director Aluise stated that the Community Development Department has historically been a complaint-only department and some illegal construction will occur in that scenario.)

At 6:53 p.m., Vice Chair Williams made a motion to approve the Arnette Fence Exception for a proposed fence located at 1296 Bedrock Circle that is contrary to Stoney Ridge Planned Unit Development Zoning Guidelines (which calls for a two-rail, split rail fence of a maximum height of thirty-six inches), with staff recommendations. Commissioner Eastlund seconded the motion, and the motion carried unanimously with a roll call vote.

Old Business

Chair Classen asked Director Aluise if the Board approved the Painted Pastures Metropolitan District. Director Aluise stated that the Board did indeed approve the district at the last meeting, paving the way for the applicants to set an election of property owners (developer) in November.

Chair Classen requested an update on the Food Voucher Program. Director Aluise stated that the program was accomplishing two tasks: 1) providing help for those most in need in the community; and 2) introducing individuals to the Silt restaurants and Skip's Farm to Market.

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

There were no Commissioner or staff comments.

Adjournment

At 6:59 p.m., Commissioner Eastlund made a motion to adjourn. Commissioner Dorsey seconded the motion, and the motion carried unanimously.



Chairman Chris Classen



Community Development Director Janet Aluise