

**TOWN OF SILT
 PLANNING AND ZONING COMMISSION AGENDA
 TUESDAY, JULY 7, 2020 6:30 P.M.
 MUNICIPAL COUNCIL CHAMBERS
 REMOTE MEETING**

ESTIMATED TIME	ELECTRONIC AGENDA ITEM	PUBLIC HEARING/ ACTION	ELECTRONIC LOCATION AND PRESENTOR
	Agenda		Tab 1
6:30 P.M.	Call to Order		Chair Classen
	Roll Call		Chair Classen
	Pledge of Allegiance		Chair Classen
6:32 P.M.	Consent agenda Minutes of the June 2, 2020 P & Z Meeting	Action Item	Tab 2 Chair Classen
6:35 P.M.	Public Comments - A "Sign In Sheet" is available in the Council Chambers. Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code		Chair Classen
7:05 P.M.	Conflicts of Interest		Chair Classen
7:10 P.M.	Agenda Changes		Chair Classen
7:15 P.M.	Appeal to Decision by Community Development Director regarding Compliance of Duplex Architectural Renderings and Site Plan with Chapter 17.43 of the Silt Municipal Code	Action Item (Public Meeting)	Director Aluise
7:35 P.M.	Old Business		
7:40 P.M.	New Business		
7:45 P.M.	Future Business		
7:50 P.M.	Commissioner Comments		
7:55 P.M.	Adjourn		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, August 4, 2020, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. "Estimated Time" is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.

**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

PLANNING & ZONING COMMISSION MEMORANDUM

TO: Honorable Chairman and Planning & Zoning Commissioners
FROM: Janet Aluise, Community Development Director
DATE: July 6, 2020
RE: Appeal to Director's Decision regarding Architectural Features on Duplex

Jordan and Jesse Schoeller wish to build a duplex (2-unit) structure on property known as 734/736 N. 7th Street, just to the north of the Town Public Works building and east of 7th Street. The property owners are requesting a review of the Community Development Director's determination of compliance with Section 17.43.030 (Exterior Elevations)(D), as follows:

- D. Roofs. Applicant shall submit roof plans that indicate the following criteria:
1. Roof material is shingled (asphalt or wood shake), tile or treated metal roofs (copper or roofs that are shiny must be treated immediately in order to minimize glare);
 2. Roof material does not include galvanized corrugated metal or asphalt rolled exterior roofing materials, but may include metal purposely designed to rust;
 3. Roof pitch shall in no case be less than four vertical inches for each twelve horizontal inches (4:12), unless the structure is designed to have a flat roof (such as a southwestern style roof), as determined by the Town Administrator or his designee; and
 4. No fewer than three roof features, upper level accents or architectural features shall be added to the front and/or side of the structure and clearly visible from the street, as determined by the town administrator or his designee. A schedule is provided in this section to lend assistance in calculating the points for these types of roof features or upper level accents. Each home must have twenty-five points in order for the community development department to authorize issuance of a building permit:

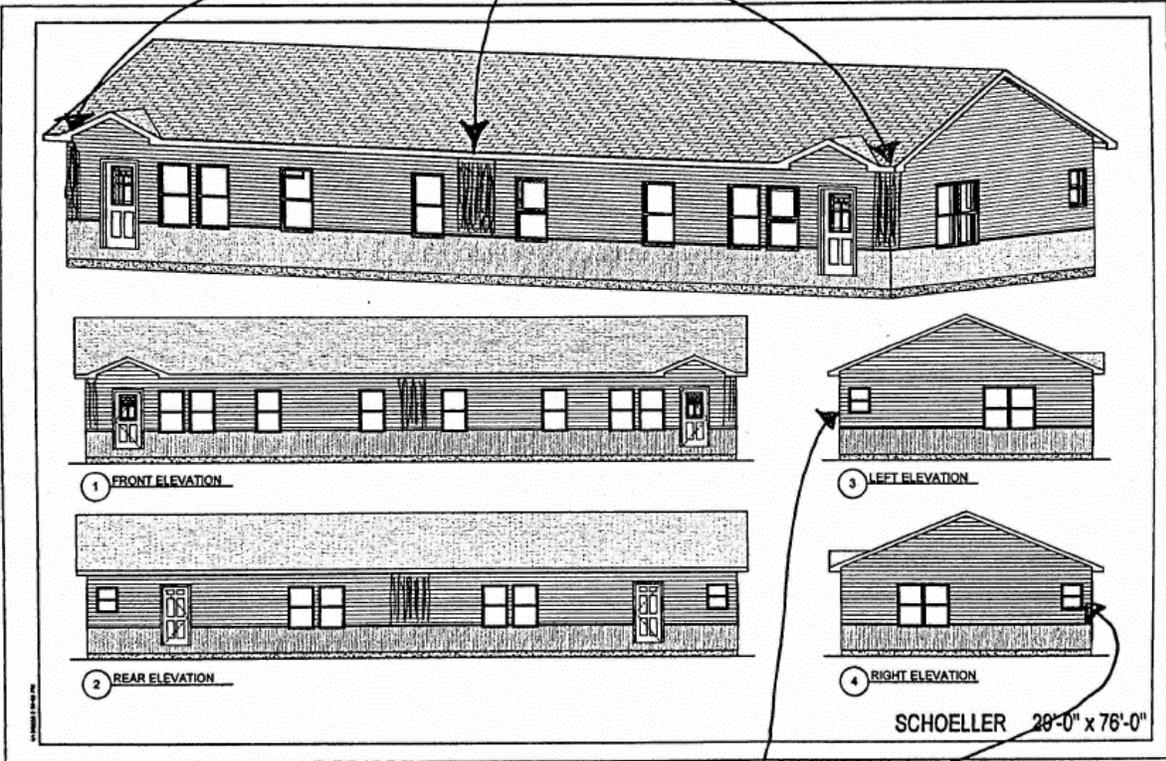
Cupola	3 points
Dormer(s)	10 points
Masonry fireplace chimney	8 points
Upper level deck(s)	10 points
Palladian window(s)	8 points
Oriel window(s)	8 points
Clere-story or mezzanine window(s) (2 nd level)	8 points

Bay window(s) on the front of the home, which extend from the plane of the home more than twelve inches	8 points
Hip roof	10 points
Mansard roof	10 points
Gable roof with pitch greater than 6:12	8 points
Cooper accent(s) (pre-finished patina)	8 points
Treated rusting metal roof accent(s)	8 points
Pillar(s)	8 points
Pilaster(s)	8 points
Fanlight window(s)	8 points
Shutter(s) on second floor windows	8 points
Brick quoin(s) at corner of building	10 points
Wainscot for at least 1/3 the building height	8 points
Wainscot to eave line as an accent	10 points
Flared eave	8 points
Round turret	10 points
Intersecting ridgelines (3 or more)	10 points
Artistic accents on front of home	5 points

E. Exterior Finishes. Applicant shall submit a building plan that indicates the exterior material proposed for the unit that complies with one of the following, or a combination of the following:

1. Wood or a wood product treated to resist weathering and decay;
2. Brick;
3. Stucco;
4. Cultured stone;
5. Stone;
6. Vinyl siding no less than .042 inches thick;
7. Painted fiber cement;
8. Faux brick product (polyurethane); and
9. Hard board siding.

Add wainscot
accent to eave



Add "NOTE"
Stating "oriel window"

Exterior Siding Color

Roof (shingle) Color

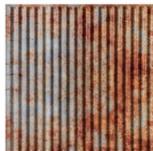


Flagstone



Rustic Redwood

Wainscotting is Rusted Tin



The applicant states:

“We reviewed the requirements for the architectural aspects and here is our updated list: Wainscot (8), Wainscot accent to the eave line (10), Dormer (10), Oriel window (8). I have attached a sketch of what the updated renderings will look like and I will send them as soon as I get them back....”

Staff Comments

The Town received no additional drawings, other than the one on Page 3 above. The Town would not deem a small ‘bathroom-sized’ window as an architectural feature mainly due to the difficulty in designing an oriel window to fit such a small space. In the drawing below, the space generally reserved for an oriel window is much larger.



Dormers are typically 2nd story enhancements, as such:



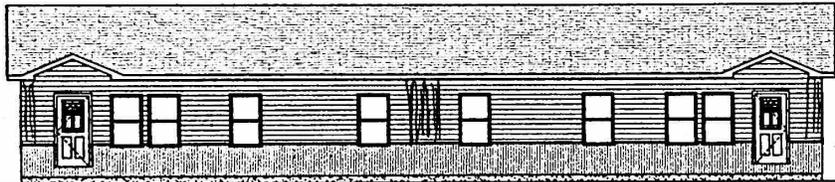
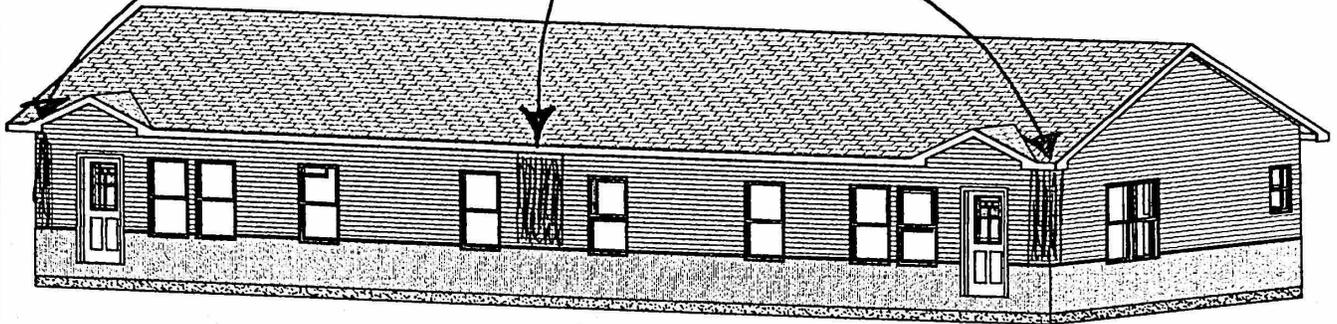
The Community Development Director, through a liberal interpretation of the code, made the following ruling:

- 1) Small pitch above the doors do not constitute dormers, but can be thought of as minor artistic enhancements to the front of the home (5 points);
- 2) The wainscot on the bottom of the structure is not 1/3 the building height, as building height is measured from bottom of structure to midspan of the roof, and therefore the improvement can be thought of as a minor artistic enhancement (5 points);
- 3) The presented narrow vertical bands are not considered a wainscot to the eave line, but can be thought of as a minor artistic enhancement (5 points);
- 4) The 'oriel' window is too small to be given maximum points (8), but can be thought of as a minor artistic enhancement (5 points).

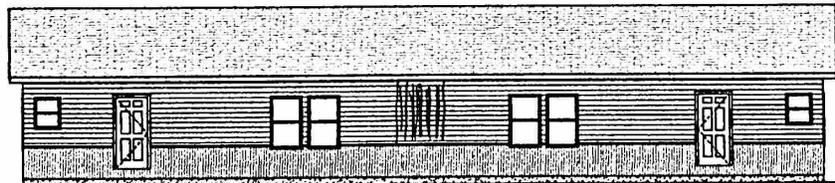
Each unit must meet the twenty-five points and there is additional allowance for the middle band that serves both units. Therefore, the Town would give a maximum of twenty points, which is five points shy of the code requirement.

The Planning & Zoning Commission shall determine if the Community Development Director correctly applied SMC Section 17.43.030(D).

Add wainscot
accent to eave



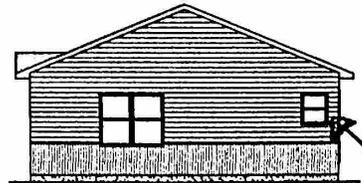
1 FRONT ELEVATION



2 REAR ELEVATION



3 LEFT ELEVATION



4 RIGHT ELEVATION

SCHOELLER 29'-0" x 76'-0"

Add "NOTE"
stating "oriel window"

