

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
OCTOBER 5, 2021 – 6:30 P.M.
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, October 5, 2021. Chair Classen called the meeting to order at 6:31 p.m.

Roll call	Present	Chair Chris Classen Vice-chair Lindsey Williams Commissioner Joelle Dorsey Commissioner Robert Doty Commissioner Marcia Eastlund Commissioner Kim Leitzinger (remotely)
	Absent	Commissioner Eddie Aragon

Also present remotely were Planner Mark Chain, Town Clerk Sheila McIntyre and Town Administrator Jeff Layman.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the September 7, 2021 Planning & Zoning Commission meeting

Commissioner Dorsey made a motion to approve the consent agenda as presented. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Resolution No. 21, Series 2021, A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH AN ANNEXATION PETITION FOR A PROPERTY KNOWN AS THE HIGHWAY 6 & 24 ANNEXATION #1, A 2.53-ACRE PARCEL ALONG HIGHWAY 6 & 24 WEST OF THE INTERSECTION OF SOUTH FIRST STREET WITHIN GARFIELD COUNTY, STATE OF COLORADO

Resolution No. 22, Series 2021, A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH AN ANNEXATION PETITION FOR A PROPERTY KNOWN AS THE HIGHWAY 6 & 24 ANNEXATION #2, A 0.45-ACRE PARCEL ALONG HIGHWAY 6 & 24 JUST EAST OF THE INTERSECTION OF HIGHWAY 6 & 24 AND 16TH STREET WITHIN GARFIELD COUNTY, STATE OF COLORADO

Resolution No. 23, Series 2021, A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH AN ANNEXATION PETITION FOR A PROPERTY KNOWN AS THE HIGHWAY 6 & 24 ANNEXATION #3, A 0.83-ACRE PARCEL ALONG HIGHWAY 6 & 24 EAST OF THE INTERSECTION WITH 16TH STREET AND IMMEDIATELY TO THE EAST OF WHAT IS KNOWN AS THE HIGHWAY 6 & 24 ANNEXATION #3 WITHIN GARFIELD COUNTY, STATE OF COLORADO

Resolution No. 24, Series 2021, A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH AN ANNEXATION PETITION FOR A PROPERTY KNOWN AS THE HIGHWAY 6 & 24 ANNEXATION #4, A 5.81-ACRE PARCEL ALONG HIGHWAY 6 & 24 AT THE EAST END OF THE CURRENT TOWN LIMITS GENERALLY NORTH OF THE AREA KNOWN AS THE VILLAGE AT PAINTED PASTURES WITHIN GARFIELD COUNTY, STATE OF COLORADO

Resolution No. 25, Series 2021, A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH AN ANNEXATION PETITION FOR A PROPERTY KNOWN AS THE SOUTH FIRST STREET RIGHT-OF-WAY ANNEXATION, A 0.11-ACRE PARCEL ALONG THE WESTERN EDGE OF THE SOUTH FIRST STREET RIGHT-OF-WAY IMMEDIATELY SOUTH OF HIGHWAY 6 & 24 WITHIN GARFIELD COUNTY, STATE OF COLORADO

Planner Chain proceeded to go through his staff report adding that he feels that all five of the resolutions could be approved at the same time. He explained that these parcels had not been annexed into town along with their adjacent properties in the past. Mr. Chain added that the only real impact of the annexations would be to the police department and that this would simplify who has jurisdiction when addressing complaints, criminal activity or traffic violations. He explained that four of the applications are for right-of-way that is owned by CDoT and that the fifth application is for right-of-way that is owned by the Town. Planner Chain stated that there would be no changes made to any of the parcels after annexation and recommends approval of these resolutions that would kick off the annexation process for all five parcels.

Town Clerk McIntyre read into the record a letter dropped off by Silt Hy-Way Feed owner Brock Hedberg opposing the annexation of Highway 6 & 24 in front of his business stating his concerns that the Town is trying to force him to annex his business into town.

The Commission all agreed that it is not the towns intent to force him into annexing and that it is more of a housekeeping measure. There was discussion regarding the various proposed annexations.

The public hearing opened at 6:54 p.m. There were no public comments and the hearing was closed at 6:55 p.m.

Commissioner Dorsey made a motion to recommend approval to the Board of Trustees of Resolutions No. 21, 22, 23, 24 and 25, Series 2021 as presented. Vice-chair Williams seconded the motion, and the motion carried unanimously.

Information / Update on River Run / Camp Colorado Site Plan

Planner Chain provided the Commission with an update on the 70 small (680 square foot) single-family homes that were approved, adding that eighteen of them have either been completed or are under construction and that the owners would be getting their permit to start

grading for the remaining fifty-two units. Mr. Chain added that staff did have some concerns regarding the utility layout and the drainage but believes that those issues have been resolved.

P&Z Discussion / Comments on 7th & Main Historic Brick Structure & RBW Automotive Concerns

Planner Chain provided an update on the building at 7th & Main stating that the owner had started to renovate the building by disassembling some walls but then the work stopped. Staff is concerned that the structure has been weakened and could cause possible problems in the future. Mr. Chain suggested that the owner be called and that maybe a structural engineer should look at it to determine its condition.

Resident Michael Bertaux stated that the building is a beautiful piece of history that has potential and that it should be owned by the Town and hopes that the Town finds a way to save it.

There was a consensus of the Commission to have Planner Chain try to contact the owner to find out what his future intentions are with the building. Chair Classen commented that should the building be torn down in the future that the Historical Park would be interested in the vault door that remains in the structure from when it was the First Silt State Bank in the early 1900's.

Planner Chain then provided an update on the RBW Automotive property stating that the property has been an eye sore and is more of a junkyard than an auto repair shop. He stated that many of the vehicles are inoperable, unmovable and not licensed with plants growing through some of the old vehicles. The Town has talked about approaching the Wallace's on cleaning up the property but would like to hear the Commission's view is on this.

Chair Classen stated that this has been an issue for decades and that they continue to park their excess cars on the Town's right-of-way. He added that he has more of a problem with the vehicles that have just been sitting there for years. There was discussion on how uncooperative the Wallace's have been in the past to comply with the Town code and that they were actually taken to court at one point. It was also stated that RBW should be abiding by the code to make the property presentable per their zoning designation. There were also comments made that the Town needs to be fair with code enforcement on all businesses, the number of complaints that have already been received about this property and that a precedence is being set by allowing them to continue to violate the code.

There was consensus to have staff contact the owners regarding their code violations and to get this property cleaned up as this has gone on long enough.

General Development Update – Chart Developed for Garfield County Regional Economic Development Update

Planner Chain stated that the Town was invited to provide development information to the Regional Economic Committee. Part of the request was to provide the developments taking place in town presently and in the future. Mr. Chain then went over the new residential permits that have been addressed so far for 2021 and the developments that are in transition.

November Meeting Date Possible Schedule

Planner Chain stated that the November agenda could potentially have the following items:

- Site Plan review for Lot 3, Village at Painted Pastures – Mini Storage
- Special Use Permit for a small brewery/tasting room and food truck
- A list of the possible changes to the sign code

Mr. Chain added that the owners of Painted Pastures would like to have a meeting with him to discuss the annexation of the Highland's property which is the 40-acre parcel north of the single-family area of Painted Pastures.

Mr. Chain also stated that the next meeting is actually scheduled on Election Day and asked the Commission if anyone wanted to change the meeting date. **There was a consensus to hold the next meeting on Election Day, November 2, 2021.**

Commissioner Comments

The Commission commented about planning items such as the I-70 Overpass project and the Parks, Recreation and Culture Master Plan Survey, adding that they haven't been kept in the loop on these items so that they could provide input and participate at a higher level than what they have to this point. It was suggested to have the Public Works Director provide a report or do a presentation to the Commission so that they are more aware of these types of planning related projects. Chair Classen also stated that it could be helpful if a report were provided by Planning Tech Centeno or that she attends a meeting to provide an update to the Commission. Administrator Layman stated that staff would do a better job of getting information to the Commission adding that the Public Works Director would be more than happy to come to their next meeting to give a brief presentation on the I-70 Overpass project. He added that staff has worked hard to get the word out in various modes of communication and would make more of an effort to keep the Commission in the loop.


Commissioner Doty commended staff for the amount of information that they have gotten out to the public through the newsletter and other forms of communication that the Town uses. He added that if people are interested in what is going on in their community, they just need to pay attention to what is happening and get involved.

Michael Bertaux stated that he did participate in the survey on the overpass and supports the idea, adding that it is futuristic thinking on the part of the staff and a good way to connect both sides of the town.

Adjournment

Commissioner Eastlund made a motion to adjourn. Commissioner Leitzinger seconded the motion, and the motion carried unanimously. Chair Classen adjourned the meeting 8:03 p.m.

Respectfully submitted,


Sheila M. McIntyre, CMC
Town Clerk

Approved by the Planning Commission


Chris Classen
Chair