

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
DECEMBER 7, 2021 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, December 7, 2021. 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 Joelle Dorsey Commissioner Robert Doty Commissioner Marcia Eastlund Commissioner Kim Leitzinger
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Also present were Town Administrator Jeff Layman, Planner Mark Chain, Town Clerk Sheila McIntyre, Community Development Coordinator Nicole Centeno and Community Development Administrative Assistant Dusti Tornes.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the November 2, 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.

Update from Community Development Coordinator Nicole Centeno

Coordinator Centeno went over all the permits, Best Tests, Contractors Licenses, Business Licenses issued for this year in Silt. She also went over all the events that Silt had this year and told a little about each of them.

Planning Update – Year-end report

- **Camario Update**

Camario is out of contract but going back into contract. The Town is in the process of doing a unilateral annexation of the 2-acre parcel just west of Camario. Planner Chain will be bringing the annexation and zoning ordinance before the Planning Commission possibly in January or February of next year. Orchard Avenue will go through Camario someday. The Town would like to buy the two-acre parcel and expand the park and fix the drainage.

- **Short-term Rental Update**

Planner Chain talked about wanting to track the short-term rentals (less than 30 days) in the Town. They will need to apply for a business license to have the short-term rental to track sales tax and lodging tax. The board feels they are a good thing to follow and regulate. Planner Chain will be adding a section to the Town's Zoning Regulations in Title 17 and there will also be an update to the licensing section of the Municipal Code in January or February.

- **River Run Storage Update**

Ministorage has been requested on lot 1 and 3, site plan review will be coming before the staff soon. Storage would be available to anyone, not just those living in the KOA. The goal is to have it on the January meeting. The board feels that they need to look good inside the lots and outside if you are driving down the road.

- **River Trace Storage Update**

River Trace Storage is located south of the roundabout for Painted Pastures. The site plan is coming in for lot 3 for ministorage in January. There will be commercial on lot 1 coming before the Commission next year to review.

- **Rislende**

Rislende is moving forward with a minor subdivision of 15-19 acres adjacent to the BLM. Planner Chain explained that there could be a possibility of the parcel being split with 5 acres being used for rentals.

- **Main Street Plaza –**

Planner Chain went over the proposed development and potential changes to the PUD. There are a number of inquiries from potential buyers regarding this development. Planner Chain stated that there has been a lot of planning that went into this development. The plat does not move forward and define different lots but it does have building envelopes and easements. It also has an approved final subdivision plat but that was going to be recorded in the future and the property developed in phases. The plan was for 2 mixed-use buildings along Main Street and 22 multifamily units on the

northern portion of the property that would face on to Home Avenue. There are no north or south street connections past First Street, however, CDOT and the Town want one.

- **Storage containers at Silt Trade Center –**

Planner Chain and the P & Z Commissioners had a discussion regarding Conex (shipping) storage containers and whether they should be allowed or not. It was discussed that they are used property, they help eliminate unnecessary junk for everyone to see. There was a question as to if this would be allowed under the current PUD. Planner Chain asked if there were any concerns from the Commission. Coordinator Centeno added that the PUD isn't very clear on whether or not Conex would be appropriate storage as defined by the PUD. She also read the PUD section stating that storage had to be behind a solid 6-foot fence. The Commissioners agreed that fencing would be necessary. Planner Chain stated that they would be subject to site plan review and that guidelines could be created. The Town needs to make sure they go with the building and are aesthetically pleasing to the eye. It was suggested that they not be allowed to store extra things outside of the containers to help keep junk to a minimum.

- **Corral Mobile Home Park –**

There is an opportunity for the Town to purchase the property from Basalt Trade Associates. The current units are non-conforming. Planner Chain was looking for feedback from Commissioners. Possible public/private partnership with the Mobile Home Park. Commissioners stated that they feel that it is an opportunity that the Town shouldn't pass up. Administrator Layman commented about some of the options that staff has discussed and the assistance out there to help redevelop the site. The long and short-term goals of what to do with this property will be looked at very closely, especially, if it benefits the Town overall. There was a consensus to see if there is something that can be done with this property.

Topics of discussion for upcoming work session between the Board of Trustees and Planning & Zoning Commission

- Short term rentals
- Sign code – led signs
- Chance for the newest members of the Board and Commissioners to meet
- Senior housing improvements
- Code enforcement update
- Beautifying landing area of the pedestrian overpass once constructed
- Additional lighting at the 9th Street roundabout pedestrian crossing areas

Commissioner Dorsey suggested to limit the number of items to discuss due to the limited amount of time during the work session.

Commissioner Comments

Planner Chain said the next meeting is Jan 4th but postponed it till January 11th due to the holidays. Chair Classen was not opposed to it. Commissioner Eastlund agreed to move it back a week to give Town Clerk McIntyre an extra week to get everything together since she is off the last week of December.

Adjournment

Commissioner Eastlund made a motion to adjourn. Vice-chair Williams seconded the motion, and adjourned the meeting 8:33 p.m.

Respectfully submitted,



Dusti Tornes
Community Development
Administrative Assistant

Approved by the Planning Commission



Chris Classen
Chair