

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 2, 2021 – 6:30 P.M.
REMOTE MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, February 2, 2021. Chair Classen called the meeting to order at 6:30 p.m.

Roll call	Present	Chair Chris Classen Vice-chair Lindsey Williams Commissioner Eddie Aragon Commissioner Joelle Dorsey Commissioner Marcia Eastlund Commissioner Kim Leitzinger (left at 7:00)
	Absent	Commissioner Brittany Cocina

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

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the December 1, 2020 Planning & Zoning Commission meeting

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

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

Planner Chain went over a list of topics that he wanted to present to the Commission that they may like to discuss in more depth with the Board of Trustees during a joint work session. The Commission discussed the following:

- Sign Code
Planner Chain explained sign codes and how signs can change in size based on the areas that they are located in such as along the town’s main corridor, in the downtown

area or in residential areas. There was a consensus from the Commission that they don't feel that the sign code needs further discussion at this time.

- Short term rentals
Planner Chain stated that the town currently does not have anything in code that addresses short-term rentals but that it might be something that the town should consider addressing should they come into play in the future.
- County Development Standards/Bulk Water
Planner Chain talked about the bulk water stations in town and the fact that the town could be faced with water supply issues in the future. There was significant discussion regarding the number of county residents who utilize the town's bulk water system because there isn't sufficient water in the County for some developments as well as individuals, the costs to the town to provide the water and the amount of revenue derived from the sale of bulk water.
- Zoning Code and Standards
Planner Chain asked if there were any parts of the zoning code that the Commission felt wasn't working and should be addressed. He added that he would like to change how permitted uses are listed in the code and to organize them by category for easier research. The Commission stated that they would be open to seeing some examples that might help people to maneuvering around the zoning code.
- Comprehensive Plan
Planner Chain stated that the Comprehensive Plan was last revised in 2017 adding that he feels it is still in good shape. The Commission added that they feel that the comp plan is working well for them.
- Land Use Review Process
Planner Chain asked if the land use processes were working well for the Commission and if they were getting everything they needed in application submittals or if they saw areas that needed to be revised in order to assist them with their decision making. The Commission felt that they were getting sufficient information from applicants and that they feel comfortable with the workload that they get through various applications. Commissioner Dorsey stated that she sometimes feels that applications have been rushed through them which makes it feel like their decisions were ill informed. It was suggested that it would help to have more information up front so that it would help make some of their decisions a little easier and even their recommendations to the Board.

Chair Classen commented about the need to improve the crosswalks and sidewalks to make them more accessible and handicap friendly in the future. Commissioner Eastlund commented about sidewalks in town that have shifted and created a tripping hazard that need to be addressed.

- Code Enforcement
Administrator Layman commented about code enforcement and asked if that was something the Commission would like to talk to the Board about at their work session. It was agreed that this would be a good topic to help clarify who does what. It was asked that a representative from the police department be in attendance. The Commission discussed how code enforcement is currently complaint driven and what direction the town would like to go in the future.

Planners Report

Planner Chain went over the following items that are currently in the works or that may be coming before staff soon:

Heron's Nest

Planner Chain stated that the owner of Herons' Nest is considering annexing into the town again and that he would need to have a pre-annexation agreement with the town. Mr. Chain added that the Commission may see an agreement in the next few months.

Possibility of tax credit multifamily housing on Old Divide Creek Center property

Planner Chain stated that he has been in contact with the owner of this property who inquired about reinstating the approvals for an approximately 50 multifamily unit project that would receive tax credits from CHFA.

Silt Trade Center

Planner Chain stated that he has been contacted by a prospective builder who is looking at building permits for perhaps four buildings in the Silt Trade Center.

Painted Pastures

Planner Chain stated that a builder has discussed the possibility of putting a modular home or two in the existing portion of the Painted Pasture development.

Wallace Enforcement – 512 Main Street

Planner Chain stated that staff has written a letter to remind the Wallace's of the signed plea agreement that they have with the Municipal Court that state that the subject building needs to be removed by a date certain.

Commissioner Comments

Chair Classen asked Administrator Layman if he could provide an update on the event season for 2021. Mr. Layman stated that this would be a topic of discussion at Monday night's Board meeting. He added that staff is still intending on having a recreation season but that larger events would be pushed to at least August in hopes that the County will be at a level on the COVID dial that would support larger group gatherings.

Chair Classen also asked for an update on the Front Street project and Administrator Layman stated that they are basically waiting until spring before they move forward. There was also brief discussion about the status of the 7th Street project and Administrator Layman explained that the town did not get the amount hoped for in a grant. He added that the \$200,000 that was received would help the town pull more of the irrigation water that the town has rights to from the ditches and store it in our tanks. He also explained how grant support has decreased recently from the Federal Mineral Lease District due to the slow down in fossil fuel extractions.

Adjournment

Commissioner Dorsey made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously. Chair Classen adjourned the meeting 7:22 p.m.

Respectfully submitted,



Sheila M. McIntyre, CMC
Town Clerk

Approved by the Planning Commission



Chris Classen
Chair