

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

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, March 2, 2021. Chair Classen called the meeting to order at 6:32 p.m.

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| Roll call | Present | Chair Chris Classen Vice-chair Lindsey Williams Commissioner Eddie Aragon Commissioner Joelle Dorsey Commissioner Kim Leitzinger |
| | Absent | Commissioner Brittany Cocina Commissioner Marcia Eastlund |

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 February 2, 2021 Planning & Zoning Commission meeting

Vice-chair Williams made a motion to approve the consent agenda as presented. Commissioner Aragon seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Painted Pasture Site Plan Application

Planner Chain went over the site plan application for Lot 2 of the Painted Pastures Village PUD. He went over his staff report adding that there have been a couple of items that have been refined in the conditions of approval but that they have been agreed upon by both staff and the applicant. He added that the development agreement still needs to be approved by the Board of Trustees.

Applicant Doug Pratte went through his slideshow presentation that touched on the nine residential buildings, the community building, parks, landscaping and architecture. Also,

present tonight was Yancy Nichol with Sopris Engineering on behalf of the applicant. Mr. Pratte and Mr. Nichol answered questions regarding snow removal, landscaping and what trees would be planted.

The Commissioners asked about snow removal when there is a heavy snow event and it was explained that there are park areas along with some other larger areas that would be used as opposed to using parking spaces for snow storage. There was discussion about what trees would be allowed and the applicants were made aware that there is an existing list of trees that are allowed in the Town that would be forwarded to them. There was also clarification regarding the fence along the ditch and Mr. Nichol stated that there would be very little fencing on Lot 2. The Commission asked about the trail and Mr. Pratte stated that it would be open to the public and not just those living in the development.

Planner Chain stated that staff has been working on the development agreement and that it would be presented to the Board of Trustees soon. He proceeded to go through his recommendations for approval.

Vice-chair Williams made a motion to approve the Painted Pastures Site Plan Application with the recommendations made by Planner Chain. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Example of Zoning Code changes

Planner Chain stated that at the last meeting the Commission discussed some alternative zoning code formats. Mr. Chain provided some examples that may make the zoning code easier to read by grouping the various zone districts by use instead of alphabetically. There was discussion about who could be tasked with making the changes in addition to the cost involved with having it done. He added that he is recommending that the Town put this on the radar as a future project.

The Commission stated that they agree that this might be worth pursuing if it makes it easier for the public, developers and staff to use. It was also suggested tackling the format of the zoning code the next time the Comprehensive Plan is visited. It was also discussed that if this is pursued, then it should be considered during the next budget discussions. Planner Chain stated that this is a project that he could do and that he would take a look at the code to get an idea of how many hours it would take to reformat.

It was suggested to have this as a discussion item at the next work session between the Board and the Commission. Administrator Layman stated that if the Planning Commission feels that this is an important tool in order for them to do their work, as well as making it more user friendly for the community then it should be done. He added that it may be more efficient to have Planner Chain tackle the project.

Follow up discussion – Downtown – Comp Plan & Zoning

Planner Chain stated that this topic has been discussed with the Board. He went over a map showing where the R-2 zoning is located in the downtown area as well as the Downtown Mixed-Use Overlay District, adding that he would like to change a couple of blocks and add them to the overlay district based off of recent discussions with an individual who is interested in making a

change on their lot within this area. Planner Chain stated that he would investigate this in more depth and get in touch with the individual regarding their lot and a possible rezoning application. He stated that in the meantime he would look to see if a formal discussion should take place with the Planning Commission.

Commissioner Comments

The Commissioners commented about their work session with the Board of Trustees and that it went well especially with all of the items they talked about. There was some discussion about the sign exception discussion and if the Commission was doing a good job processing them. It was determined that the Board was offering to take the heat on applications if the Commission wasn't comfortable approving any particular one.

Adjournment

Commissioner Dorsey made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously. Chair Classen adjourned the meeting 8:13 p.m.

Respectfully submitted,

Approved by the Planning Commission



Sheila M. McIntyre, CMC
Town Clerk



Chris Classen
Chair