

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
MAY 4, 2021 – 6:30 P.M.
REMOTE MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, May 4, 2021. Chair Classen called the meeting to order at 6:31 p.m.

Roll call

Present

Chair Chris Classen
Vice-chair Lindsey Williams
Commissioner Eddie Aragon
Commissioner Brittany Cocina
Commissioner Joelle Dorsey
Commissioner Marcia Eastlund
Commissioner Kim Leitzinger

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 April 6, 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.

Rezone of Block 19 of the original town site from B-1 to the R-2 Mixed Use Overlay District

Planner Chain went through his staff report explaining the requested change in zoning for the entire block due east of Town Hall adding that he has had conversations with two property owners in Block 19 who have verbalized the difficult time that they would have with any development projects due to the existing zoning. Mr. Chain went through his criteria for approval adding that he recommends approval of this rezone.

The public hearing was opened at 6:49 p.m. There were no public comments and the hearing was closed at 6:50 p.m.

Commissioner Eastlund made a motion to approve the rezoning of the subject property from B-1 to R-2 with a Downtown Mixed-Use Overlay. Staff is requested to write a report to the Board of Trustees on the matter and include a proposed ordinance with findings noted in the approval criteria. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Code enforcement discussion

Administrator Layman went through his presentation that had already gone before the Board and explained how staff plans to handle code enforcement at a level that is a little more than what is currently taking place. Staff hopes to conduct effective code enforcement without being heavy handed. He stated how difficult code enforcement could be in small towns where everyone knows each other adding that it is all about balance. Mr. Layman went over his three recommendations: to have a positive view, involve the community and take a measured approach.

Administrator Layman stated that code enforcement is a community effort and that staff would continue to get information out via newsletters, email blasts, Facebook, electronic sign, etc. He added that he would also like to form a sub-committee to audit the plan, review the code for possible changes and help get the word out to citizens.

There was discussion about clean-up weeks and possibly getting another dumpster to collect other trash aside from yard waste and also to look into a grant for tires. Vice-chair Williams volunteered to be on the sub-committee and Commissioner Eastlund also volunteered and offered to knock on doors to help educate citizens on possible code violations.

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

Planner Chain stated that he has had calls regarding food trucks in town and where they could set up. The Commission discussed the possibility of additional food trucks and where they could park around town. Mr. Chain also suggested having a discussion about improving the overpass in the future due to the continued development on the south side of the interstate. Administrator Layman provided a status of the interchange improvements that staff has been working on.

Chair Classen commented about the gate at the dog park and if it could be removed on the south side to accommodate more parking. Administrator Layman stated that staff has plans to enlarge the parking lot, possibly through the help of grants. Chair Classen also asked about houses on Main Street that are considered commercial and if they could revert back to residential, even with a special use permit. He also commented about the lot in front of the Holiday Inn Express and the town approving the sale of it based on the use presented and wondering if that opened the door for other similar uses.

Chair Classen commented about the speed limit on Main Street and if the Board and the Commission could pressure CDoT for more signage. Administrator Layman stated that staff has reached out to CDoT regarding speed limits in different parts of town. There was continued discussion about excessive speed on both Main Street and Grand Avenue east of 16th Street in addition to possible crosswalks on Main Street. Administrator Layman explained the process that would need to be followed in order to add crosswalks, adding that it is on the radar but is a slow process.

Planner's Report –

Planner Chain briefed the Commission on the following items:

- That there is a contract on the Divide Creek Center that is 19-acres and that he would be meeting with them soon regarding their development proposal,
- That the Commission may be seeing one or two site plan applications for the Silt Trade Center in the near future,
- That Heron's Nest is on the next Board agenda with a proposed project and possible annexation adding that it may also come before the Commission depending upon the outcome of their meeting with the Board,
- That Stoney Ridge Filing 2 may have sold and that infrastructure could be installed possibly this fall,
- That the person who owns the tiny homes would like to do the next phase, adding that a lot of things are happening on the south side of the Interstate, and
- That a request could be on the next agenda for an employee unit at 110 Main Street.

Commissioner Comments

Commissioner Leitzinger asked if it would be helpful to have discussion about the overpass with the Board of Trustees and Administrator Layman provided the Commission with an update on the future of the interchange and the costs associated with redesigning. He stated that there is no way the Town alone could afford to do this multi-million-dollar project. He added that staff is however looking into a pedestrian bridge that would eventually tie into the new interchange design. Mr. Layman also explained the IMTPR process that the Town is involved in to plan for this eventual improvement.

Chair Classen commented about the Board approving the additional expenditure so that the necessary equipment could be installed so that the Planning Commission meetings could be conducted in a hybrid fashion. Chair Classen commented on the completion of 8th Street and how nice it looks now. He also commented about people speeding on 7th Street. There was discussion regarding the plans to rebuild Home Avenue this summer.

Adjournment

Vice-chair Williams made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously. Chair Classen adjourned the meeting 8:15 p.m.

Respectfully submitted,


Sheila M. McIntyre, CMC
Town Clerk

Approved by the Planning Commission


Chris Classen
Chair