

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

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, July 6, 2021. Chair Classen called the meeting to order at 6:35 p.m.

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

Also present remotely were Town Clerk Sheila McIntyre and Planner Mark Chain.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the June 8, 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. 16, Series 2021, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR AN EMPLOYEE UNIT IN A BUILDING LOCATED AT 110 W MAIN STREET, WITHIN THE TOWN OF SILT, COLORADO

Planner Chain stated that applicant Daniel Lee is requesting a residential unit in a B-1 zone district. He stated that the code allows for residential above commercial establishments but that he supports this unit on the same level as the business. Planner Chain went through his staff report adding that Mr. Lee is working on a parking plan and hopes to provide four parking spaces. Mr. Chain went through his conditions adding that staff recommends approval.

Chair Classen asked if any permits had been pulled yet for the property and Mr. Lee stated that they have not gotten a permit. Chair Classen stated that there are people already tearing the entryway down and Mr. Lee explained that the entryway was unsafe so they were taking it down so that potential trespassers would not be hurt if something were to happen. Mr. Lee went on to explain their plans for parking on the property along with ingress and egress. The applicant was asked to include a parking plan with their application and to make sure that people aren't backing onto Highway 6 from this property. Mr. Lee went through his parking plan adding that he also plans on keeping the property looking nice and not junky.

Chair Classen stated his concerns about the property being non-conforming in its current state and that the applicant is asking to change it back to a use that the code doesn't allow. Planner Chain stated that he feels it is appropriate to utilize this structure in the fashion requested by the applicant to help satisfy the need for additional housing that is a premium right now.

Planner Chain reiterated that the Commission would like to see that there would be no backing onto Highway 6 and that the building be upgraded as necessary as part of the building permit process. Mr. Lee stated that he would be happy to meet all code requirements and that they would see that no backing onto Highway 6 would be allowed adding that he could eliminate parking on Highway 6 if it makes the Commission feel better and have people park only on 1st Street. There was a consensus of the Commission to have the applicant provide a parking plan before this goes to the Board.

Vice-chair Williams made a motion to approve the applicants request on the condition that they provide a parking site plan and that the structure be upgraded as required as part of an approved building permit. Commissioner Cocina seconded the motion, and the motion carried with Chair Classen voting nay.

Review of Revised Chapter 17.88 of the Silt Municipal Code: "Amendments to the Zoning Map (Rezoning), Title 17 Zoning Text and Regulations"

Planner Chain explained that while preparing for the rezoning of the block east of Town Hall it was discovered that the municipal code has two competing sections in regards to zoning. He stated that he would like to clean up the code prior to moving forward on the rezone. Mr. Chain proceeded to go through his report and the recommended changes.

There was a consensus to have Planner Chain make the requested changes to help clarify and simplify the code and then bring it back in ordinance form.

Ordinance No. 4, Series 2021, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING THE SCHEDULE OF USES IN SECTION 17.13.020 OF THE SILT MUNICIPAL CODE, TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

Planner Chain stated that this ordinance is designed to address internet sweepstakes cafes that have recently started to surface in the area. After further research by staff, what was being proposed by an applicant was known as internet sweepstakes gambling which is prohibited under state law. Staff felt that it was best to update the code to more specifically define what this electronic gaming is and prohibit it in any zone district within the town limits.

Planner Chain went on to say that while examining the code staff also noticed that there was an error in the permitted uses section that allowed adult entertainment establishments to be located in every zone district. This ordinance would correct that as well and staff is asking that these establishments only be allowed in the B-1 Industrial zone district. Mr. Chain asked that the Commission approve this change and clarification to the code.

Chair Classen opened the public hearing at 7:44 p.m. There were no public comments and the hearing closed at 7:44 p.m.

Commissioner Dorsey made a motion to recommend to the Board approval of Ordinance No. 4, Series 2021, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING THE SCHEDULE OF USES IN SECTION 17.13.020 OF THE SILT MUNICIPAL CODE, TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO as written. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

Rislende – Concept Plan (Divide Creek Center)

Planner Chain briefed the Commission on this conceptual plan that would include an event center on a parcel next to the BLM offices on the south side of the Interstate with other elements that would be developed over time. Potential applicants Mitchell Weimer, Cole Buerger and Bruce Barth were present to go over their campus concept plan of developing a gathering place along the Colorado River that would begin with one anchor spot and grow out from there.

They explained that their potential development would be designed for any number of events to include community gatherings, weddings, anniversaries and corporate gatherings and that it would also include restaurants, live music, commercial, store fronts and riverfront-oriented leisure and entertainment. The concept also includes the ability to allow guests to be able to spend the night on the property. The applicants went over the various phases of the project with the event center being constructed during the first phase along with another building that would contain a commercial kitchen that would be used to cater events. They added that this campus type development would also offer entrepreneurial type options.

The applicants stated that they would be proposing an updated Planned Unit Development on this parcel adding that it would also have an agricultural component with a chef's garden and orchards. They stated that they are interested in supporting various ideas.

The Commissioners asked how the applicants would address the additional traffic in regards to the overpass and they stated that they would be cognizant of the traffic on the frontage road. Planner Chain stated that this would be processed as a minor subdivision that would include an access and control plan that the Commission would see more of as the project moves forward.

Planner's Report –

Planner Chain briefed the Commission on the following items:

- A minor subdivision for Divide Creek area as just discussed that would include a flood plain amendment
- Stoney Ridge Phase 2 - Engineering is being redone with infrastructure to be installed in the fall

- A pre-application conference with Herons Nest would be taking place soon as they are expected to bring in a formal annexation, zoning and subdivision plan

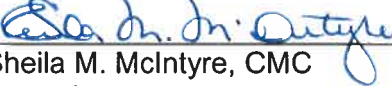
Commissioner Comments

Chair Classen asked for a status on the Painted Pastures project south of the roundabout. Planner Chain stated that they are re-evaluating the best way to deal with the increased building costs and that construction has been delayed by a couple of months. There was discussion about possibly lowering the speed limit on Main Street down to 25 mph. It was also stated that there is no speed limit sign when coming out of the roundabout heading westbound on Highway 6.

Adjournment

Vice-chair Williams made a motion to adjourn. Commissioner Eastlund seconded the motion, and the motion carried unanimously. Chair Classen adjourned the meeting 8:27 p.m.

Respectfully submitted,



Sheila M. McIntyre, CMC
Town Clerk

Approved by the Planning Commission



Chris Classen
Chair