

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
AUGUST 3, 2021 – 6:30 P.M.
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, August 3, 2021. Chair Classen called the meeting to order at 6:35 p.m.

Roll call	Present	Chair Chris Classen Vice-chair Lindsey Williams Commissioner Joelle Dorsey Commissioner Marcia Eastlund Commissioner Eddie Aragon Commissioner Kim Leitzinger (remotely) Vacancy
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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 July 6, 2021 Planning & Zoning Commission meeting

Commissioner Eastlund 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.

Nomination of Chair Person

Vice-chair Williams made a motion to nominate current Chair Classen to retain his seat as Chair. Commissioner Aragon seconded the motion, and the motion carried unanimously.

Commissioner Dorsey made a motion to nominate current Vice-chair Williams to retain her seat as Vice-chair. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

Interview for Planning Commission Vacancy

Robert Doty was present to be interviewed for the vacancy on the Planning Commission. Mr. Doty briefed the Commission on his experience that he felt would be beneficial to this position and answered questions from the Commission.

Commissioner Aragon made a motion to recommend to the Board of Trustees the appointment of Robert Doty to fill the Planning Commission vacancy. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Ordinance No. 2, Series 2021, AN ORDINANCE OF THE TOWN OF SILT, COLORADO REPEALING IN ITS ENTIRETY CHAPTER 16.14 – ZONING AND RE-ZONING AND REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 17.88 – AMENDMENTS OF THE SILT MUNICIPAL CODE

Planner Chain stated that this is the public hearing for the ordinance that would help clarify and simplify the zoning code as discussed at the last meeting. Mr. Chain proceeded to go through the ordinance stating that some elements have been taken out of the subdivision code and placed in Title 17 regarding zoning. He stated that a protest section has been added to the code should that ever come into play.

The public hearing was opened at 6:54 p.m. There were no comments and the hearing was closed at 6:55 p.m.

Vice-chair Williams made a motion to approve Ordinance No. 2, Series 2021, AN ORDINANCE OF THE TOWN OF SILT, COLORADO REPEALING IN ITS ENTIRETY CHAPTER 16.14 – ZONING AND RE-ZONING AND REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 17.88 – AMENDMENTS OF THE SILT MUNICIPAL CODE. Commissioner Aragon seconded the motion, and the motion carried unanimously.

Topics of discussion between the Board of Trustees and Planning & Zoning Commission

Planner Chain stated that there are not many work session opportunities for the Commission to meet with the Board over the next few months but that things could change depending on how the budget season progresses. Mr. Chain went over items that have been discussed in the past and the status of those items:

- Code enforcement - staff has been more active in regards to code enforcement
- Sign code – staff would be working on the current code to help clarify and simplify some of the language in addition to adding verbiage regarding LED signs
- Zoning code – the schedule of uses still need to be simplified so that similar uses are together
- Short-term rentals – unknown where the Commission stands on this item
- Bulk water – Looking for assistance from the County to determine how many residents in the County would be in need of a bulk water station

Chair Classen asked about addressing our aging population regarding sidewalks and crosswalks. Planner Chain noted future discussions regarding accessibility and mobility.

Commissioner Eastlund stated that she has been providing staff with areas of concern when out walking.

Planner's Report –

Planner Chain briefed the Commission on the following items:

- Rislende – The group provided a presentation to the Board that was well received. He hopes to see an application in October.
 - Camp Colorado KOA – The Town has been contacted for information regarding the tiny homes that are being built and the future phases.
 - Heron's Nest – The potential applicant is working on a plan to come before the Board with an agreement to annex.
 - Village at Painted Pastures – This developer has two items in the works that they plan on approaching staff with: A longer period of time to install the infrastructure and a variance for a fence permit where barbed wire is being requested as part of the specifications.
 - Silt Trade Center – Two applications to add residential and condominiumize the units along with a site plan review application that would include dwelling units.
 - A possible annexation request to the west of the Camario project along Grand Avenue.
 - Stoney Ridge #2 – They are finishing up the stormwater update and would be coming back with an amended plat a wider utility easement for 5 or 6 lots which would modify the building envelopes.
 - Painted Pastures north of Highway 6 – There hasn't been any new information regarding the potential modulars.
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Commissioner Comments

Chair Classen commented about Heyday that would be coming up on August 21 at Veteran's Park. He also commented about the concert at the pavilion this Friday and the Farmer's Market on Wednesday evenings.


Adjournment

Vice-chair Williams made a motion to adjourn. Commissioner Eastlund seconded the motion, and the motion carried unanimously. Chair Classen adjourned the meeting 7:26 p.m.

Respectfully submitted,


Sheila M. McIntyre, CMC
Town Clerk

Approved by the Planning Commission


Chris Classen
Chair