

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
January 11, 2022 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, January 11, 2022. 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 Robert Doty Commissioner Marcia Eastlund Commissioner Kim Leitzinger
	Absent	Commissioner Joelle Dorsey

Also present were Town Administrator Jeff Layman, Planner Mark Chain, Town Clerk Sheila McIntyre, Community Development Administrative Assistant Dusti Tornes.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the December 7, 2021 Planning & Zoning Commission meeting.

Commissioner Aragon 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.

Site Plan Review for Lot 3 – River Trace (AKA Village at Painted Pastures)- For Mini Storage

Planner Chain gave us an over view of River Trace for Lot 3. The lot is 3.022 acres in size. Raley Ranch Project is the applicant, Doug and Julie Pratte are the Land Planners and Sopris Engineers are the Engineers of the project. There is no project architect. This is a site plan review. There is approximately 12,700 square feet of storage and 33 spaces of storage outside. Planner Chain gave Doug Pratte the floor to talk more in details about River Trace. Doug Pratt explained that this project was originally conceived as a partner with the project next door but not associated only with that project, it will also give residents of Lot 2 the opportunity to store stuff/items as well as the general public. They have adapted the colors of brilliant blue and white

to now light stone and desert tan. A similar theme of landscape that is in Painted Pastures will go in to give better fit with the surrounding area. There will be a second emergency access added as well as a second fire hydrant. They are coordinating the details with Town staff, Fire Marshal, and Planner Chain. Planner Chain then discussed the project in more details. The fire hydrant is on the inside of the fence, Orrin Moon is going over the final details. Planner Chain stated that there is no office on site, it will be located in the office in the multifamily area on Lot 2. The property line for Lot 2 encroaches a little bit onto the Lot 3 storage area but it shouldn't be a big deal to square it off and re-plat the area. The same people own both lots. The engineer wants to see the landscape plan in according with the water plans and utilities map to make sure that everything is all good on both maps. There is enough space for snow storage at the facility for Planner Chain. Commissioner Eastlund asked how many fire hydrants are in the storage facility. Planner Chain and Doug Pratt agreed that there will be 2. Doug Pratt also stated that they added a second way out for safety as well. Chair Classen asked how many storage units there will be but Doug Pratt did not have a number on how many there would be. Commissioner Doty asked if there would be signs showing how people can get in to the facilities, Colby stated that there would be a center island there per CDOT's requirements.

Staff recommends **APPROVAL** for the site plan for Lot 3 with the following conditions:

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. The applicant shall work in good faith with the town engineer to resolve issues identified in the Boundaries Unlimited Inc. redlines to the satisfaction of the Town Engineer and Staff prior to the construction of any site improvements on the property.
3. All building exterior lighting in the project shall conform to the Town of Silt lighting standards.
4. The point of encroachment between Lots 2 and 3 will be resolved to the satisfaction of the Town staff and Attorney.
5. Any changes suggested by the Fire Marshall will be incorporated into the Plans for the project.
6. If required by the town engineer or attorney, the cross-easement document for access between the lots shall be amended/replatted.
7. If a Development agreement with security is required as part of this access phase of the development for Lot 3 per Municipal Code it shall be reviewed by the Town Attorney and approved by the Board of Trustees.
8. There is a private open space dedication requirement shown on Page 5 of the Minor Subdivision Plat. The site plans for Lot 3 will be checked for compliance with this open space dedication requirement and adjustments made as necessary.
9. Utility easements as part of the Lot 3 site plan reviews will be examined and adjusted if found necessary for compliance with original minor subdivision plat.

Note: Staff will review code and land use approval documents to see if above changes can be adjusted administratively or if a minor replatting will be required.

Commissioner Aragon made a motion to approve the River Trace as presented. Vice Chair William's seconded the motion, and the motion carried unanimously.

Planning Update

Introducing Dusti Tornes Community Development Administrative Assistant

Planner Chain introduced Community Development Administrative Assistant Dusti Tornes will be taking over for Town Clerk McIntyre.

2 acre-Enclave- Under contract for Town purchase – Zoning at February P&Z Meeting

Planner Chain stated that the Town is buying the property for \$140,000. at the end of the month. At the next meeting we will have the zoning for the property. We have the opportunity to expand the park. There will be a draft ordinance at the 1ST of February meeting.

Short term rental- Town action

Planner Chain talked about that right now the Town is not requiring any restrictions on short term rentals. They will require a Business License to have one to get the revenue on the sales tax and Lodging tax.

Heron's Nest

Planner Chain said that they are working on their plan and they are applying to add some residential uses and annex into the Town and hook up to utilities. That might be late winter or early spring. They have all the applications they need.

Town Clerk McIntyre said that at the next Board Meeting there would be a work session between the Board and the P & Z Committee it will begin at 5:30.

Commissioner Comments

Chair Classen asked about the Corral Mobile Home Park. Planner Chain said that people/prospective developers are looking at it. There have been two meetings about it in the last few weeks.

Chair Classen asked about the storage containers but we haven't done anything yet on them yet that is still to come.

Chair Classen asked about Camario. Planner Chain said that people are looking at it but no one has a current contract to purchase it yet.

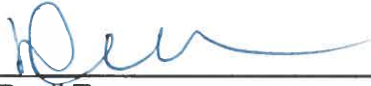
Chair Classen asked about The RBW property, Planner Chain said that there has been a gentle push to clean it up, it will be a slow process.

There was a short discussion on the definitions of manufactured housing related to mobile homes and modular structures. Commissioner Doty had some comments related the Town code, recreational vehicles and Heron's Nest

Adjournment

Commissioner Eastlund made a motion to adjourn. Commissioner Doty seconded the motion, and adjourned the meeting 7:37 p.m.

Respectfully submitted,



Dusti Tornes
Community Development
Administrative Assistant

Approved by the Planning Commission



Chris Classen
Chair