

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
February 1, 2022 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, February 1, 2022. Chair Classen called the meeting to order at 6:31 p.m.

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

Also present were Planner, Mark Chain; and Community Development Administrative Assistant, Dusti Tornes.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the January 11, 2022 Planning & Zoning Commission meeting.

Commissioner Eastlund 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.

Public Hearing – Zoning of two – acre enclave

Planner Chain talked about the 2-acre parcel that the Town is in the process of buying. It is presently under County Jurisdiction and is zoned Rural “R” Zone District. If this was developed under the zoning of Garfield County there would be a 2-acre minimum lot size for a residential unit. The proposed zoning exhibit in the packet shows the south portion (bottom) zoned Ag-Rural and the top (north) zoned R-2. As Planner Chain was going through the zoning analysis, he was trying to determine the label for the Towns Open Space “OS” Zone District, there is currently no Open Space Zone District listed for the Town; the closest is Public Utilities. The day after everyone got the packet, Planner Chain had a discussion with the Town Attorney, Mike Sawyer. They both believe that it is best to zone the bottom of that parcel Public Utilities, not

Ag-Rural. So, Planner Chain requested a different zoning for the property, than what was in the Draft Ordinance. Planner Chain explained that the builders/prospective purchasers are thinking of doing steel frame houses for work force housing. The houses will be single-family lots, two-bedroom two-bathroom 950 square feet. The lot size in R-2 is 5000 square feet and in R-3 are 4500 square feet. Planner Chain has further analyzed the proposed zoning and wants to zone the top R-3 instead of R-2, which will still allow for single-family and family housing. Planner Chain wants to move forward with this proposal, and recommend zoning the bottom Southwest corner Public Utilities and the top two thirds R-3, modifying those zone districts that were noted in the draft ordinance. Chair Classen asked is this a temporary change to R-3. Planner Chain said that an applicant could buy it as R-3 and if they decided to change it, they would have to go in front of the P&Z and the Board. Proposed zoning would allow the park to be put in right away. It was discussed that there would be more room if you turned the detention pond 90 degrees and then you would have room for a soccer field and parking. The right of way is going to stay the same with Orchard Avenue connecting through the north side. Also, the deep utilities are going to stay the same. This could give a perspective developer a few more lots on the northern two-thirds portion. Commissioner Doty thinks that it should be labeled Open Space, not Public Utilities, as he feels that there is a better meaning for Open Space than Public Utilities. He thinks people will have a better feel of the term Open Space. Public Utilities give off the impression that it is a phone company or other entities like that; they wouldn't think of it as a park. Commissioner Doty thinks that we need to think of changing the label of Open Space as the zoning, it would give a better meaning. Planner Chain said that we should add an Open Space District. At 7:06, the discussion was opened to the public for comment. There were no Public Comments, so it was closed at 7:07.

Commissioner Leitzinger made a motion to approve the zoning of the 2-acre enclave as presented. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Request to have Planning Commission initiate a zone text amendment to the Silt Trade Center PUD to clarify storage requirements

Planner Chain talked about the storage requirements and that currently they are required to be behind a fence in the Silt Trade Center. Planner Chain stated that the Towns Building inspector wants it behind a fence and Community Development Coordinator wants everything to be consistent across the board. Planner Chain thought it could be a little more flexible and not require a fence. Commissioner Doty wants consistency across the board also. He wants fences around storage containers and wants the storage and property maintained as well. Chair Classen asked if there were already containers there, and Planner Chain said that there were some behind a fence. Commissioner Eastlund said that there is junk in there on the back side that most people don't see. Chair Classen was examining both sides of the argument. Commissioner Eastlund stated that people who are trashy are going to be trashy, regardless of a fence. Commissioner Doty stated that he had some experience with these issues, and they need to maintain the conditions of the containers to keep them looking good. He stated that if we don't have an officer to mitigate these issues, the only way to keep the commercial area looking nice, is to require storage be behind a fence. Commissioner Aragon stated that some people have some expensive stuff inside the containers and a fence would help keep everything safe. Commissioner Dorsey agrees with everyone, that there need to be consistency and put a fence around it, across the board, no matter what the storage is. Planner Chain said that he would not do a text amendment and the PUD would remain the same, with the requirement that storage needs to be behind a fence.

Discussion on potential code changes related to public hearing requirements for certain land use processes and other potential code changes

Planner Chain stated that he would like to discuss potential code changes, regarding the current Land Use Process.

The first of which, is to require a Public Noticed hearing in front of P&Z for a Site Plan Review. The Planning Commission is the decision-making body for a Site Plan Review; though it can be appealed to the Board of Trustees. Currently, Site Plan Reviews are reviewed at a regular Planning Commission meeting, with no Public Notice to the surrounding property owners. Sometimes these are very simple; but sometimes they can be complex. Oftentimes, people don't even know that something is being proposed, until after it has completed the process. While it is an additional step and cost for an applicant, it might be what's best for all citizens. Planner Chain stated that he thinks, oftentimes, that neighborhoods would like to know what is going on.

Planner Chain then talked about requiring a public hearing in front of the P&Z Commission for a Special Use Permit Review as well. Just like the Site Plan Review, this process is Public Noticed in front of the Board of Trustees, but not the P&Z Commission.

Next, Planner Chain requested a time limit for Site Plan Review approval/lapse of approval. He stated that he has found nothing in the Town Code that indicates a length of time for which a Site Plan Review is effective. Usually, people want to come in and start quickly, but if something happens and construction/activity is delayed, the current proposal may no longer be appropriate for that neighborhood or area, years later. Also, various codes – building and zoning – can evolve and once again a prior approval may no longer seem appropriate after a significant amount of time. He recommends a six month or one year time period, for which any site plan review is effective. We can build in a couple of extensions, so someone can have the ability to construct in, let's say a two-year time.

The final code change proposed by Planner Chain was to create an Open Space District. We can have it in the code, so we can just implement it when needed or change something over to it if needed.

Chair Classen think we should leave the Public Hearings alone. Commissioner Eastlund thinks that the Public Hearings are in front of the wrong board. She thinks that they should be in front of the P&Z Commission to help with some of the questions and comments before they go to the Board of Trustees. Commissioner Doty doesn't think that we would be taking anything away from the Board of Trustees, as they have a lot that they take care of now. Having a hearing in front of this Commission would take care of a lot of the mitigation issues, and it would make the Board's jobs easier. Commissioner Leitzinger asked where this came from, if the public wanted this, or if someone else thought that this would be a good idea. Planner Chain said that the proposed code changes came from him. He saw things with the code and thought that we should discuss them further. Commissioner Eastlund asked if they get a lot of extensions on Site Plan Review project. Planner Chain said that they only get a couple, and they have to show progress every six months. Commissioner Aragon agreed that time limits are good to have on permits. Commissioner Dorsey agreed that all of Planner Chain's points are good. Commissioner Leitzinger agreed on all the points and stated that public hearing, in general, is good to give the public a chance to voice their opinions; just as long as there is an interest in the discussion. Commissioner Eastlund agreed that the more times you can get it out to the public, then they can't say that they didn't get an opinion. It would have gone in front of two Boards and they had the option to say something at either one of the meetings. Planner Chain said that he

hears a yes for all the points that were talked about in this section. Chair Classen did not agree with the Public Hearing in front of the P&Z for Special Use Permits. All other Commissioners agreed on the proposed change, to Public Notice Land Use Application that are being presented to the P&Z.

Planning Update

Planner Chain gave a quick update on Camario. It is in the works, but there have been two contracts before that fell through. This one will be interesting, if comes to pass, as they want to do work force housing out of pre-fab steel buildings.

Planner Chain also said the present applicants are moving forward with the Divide Creek Center / Rislende Project. They are putting together the subdivision documents, zoning plans for an event center, related lodging, as well as areas for commercial and residential uses.

There might be a site plan review for storage to the north of River Run, Camp Colorado, KOA small homes. Planner Chain asked the Commissioners if the Town had discussed zoning for self-storage as part of that PUD, as he did not see that in earlier documents. Planner Chain asked Ray Nielson to verify, but he did not, so he will have to go through Town documents to confirm. Commissioner Eastlund remembers them talking about it, in front of the Planning and Zoning Commission. Chair Classen remembers that as well. Commissioner Doty remembers them too.

Chair Classen asked about Stoney Ridge phase 2. Planner Chain said that there is a contract on that and they will be bringing in an amended plat, which had to changed, to accommodate some additional drainage and utilities.

Chair Classen asked about Iron Horse Mesa. Planner Chain stated that no one has talk to him about it. Chair Classen also inquired about the pedestrian bridge. Planner Chain stated that that was more Public Works Department.

Commissioner Comments – There were no Commissioner comments.

Community Development Administrative Assistant asked if we could change the April 5th meeting to a different day, it was discussed that we will change the meeting to Monday, April 4th.

Adjournment

Commissioner Eastlund made a motion to adjourn. Commissioner Leitzinger seconded the motion, and adjourned the meeting 8:10 p.m.

Respectfully submitted,



Dusti Tornes
Community Development
Administrative Assistant

Approved by the Planning Commission



Chris Classen
Chair