

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
April 19, 2022 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, April 19, 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 Kim Leitzinger
Commissioner Joelle Dorsey

Also present were Town Administrator Jeff Layman, Planner Mark Chain, Community Development Manager Nicole Centeno, and Community Development Administrative Assistant Dusti Tornes.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the April 4, 2022 Planning & Zoning Commission meeting.

Commissioner Dorsey made a motion to approve the consent agenda as presented. Vice-Chair Williams seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Rislende – PUD Zoning and Subdivision Sketch Plan

Planner Chain gave an overview on the 51-acre project, but stated that they will be back in front of the Commissioners on May 3rd. Rislende representatives that attended the meeting were August Group LLC DBA Rislende, which was represented by Mitchell Weimer, as well as Carlie; property owner Dennis Carruth, Land Planner Doug Pratte; High County Engineering Project Engineer Roger Neal; and Attorney Chad Lee with Balcomb & Green is the Attorney.

Planner Chain explained that this project will be going through the entire process for a Major Subdivision, and it will have its zoning through the Planned Unit Development Process (PUD).

What is being presented tonight is the sketch plan. As the project progresses, each tract will be presented in detail for a Site Plan Review to the Planning Commission. With utilities being accessible along the frontage road, the proposed project is looking to build two tracts within the next year or so. There are a total a of 160 residential units that are proposed to go in. Planner Chain then asked Doug Pratte to speak and give a quick overview presentation on the project as a whole.

After the presentation, Chair Classen asked what the difference between active and passive parkland entailed. Doug Pratte explained that it is in our code and that they can't build a permanent structure on the island. Michell Weimer said that space would be for activities such as throwing a frisbee and passive uses such as sitting under a tree. It won't be a sports fields, but rather more like lawn space.

Commissioner Doty asked if they had the occupancy load and the size of the Event Center. Michell Weimer estimates that it will be somewhere in the amount of 250 to 300 people. They haven't designed it yet, so they don't know the exact size. Commissioner Doty then inquired about the Beacon. Mitchell explained that it will be as much indoor as it is outdoor restaurant. The brick-and-mortar walls will be smaller than what you will expect, but it will have a large patio and back yard area as well. He stated that the design the buildings are in the progress. Commissioner Doty wanted to clarify that all of the buildings would be presented to the Commissioners individually. Michell explained that there would be a few different meetings to look at all the details, that go into each building. Today is just an intro, we will be in front of you in two weeks to go over in more details the project.

Chair Classen asked if the bike path could be along the river. Michell explained that they don't want it going in front of the Event Center. People who have events there won't want people on their bikes who are proceeding through the property to go right through the event. There is a possibility for bike paths on the island in the future. Chair Classen said that there is a path over by the Holiday Inn, that dead ends by the over pass of 311 road. Mitchell said that there will be discussions on this matter, as once there is something to connect to, they will connect. It will take work from the engineers to get that accomplished.

Commissioner Doty thanked them for the presentation and looks froward to the project. There is not anything like this in our valley, he stated. Commissioner Doty also asked about what their thoughts are on the water recreations activities. Doug Pratte said that when you are on the water, you can raft, then the shore line activities are fishing, and walking trails along the river. The path to get to the island is accessible to everyone, so they can access the amenities that will be offered there.

Commissioner Doty then inquired about the access points. Michell explained that they are still working on this. Dennis Carruth stated that they had 5 access points granted CDOT in the previous development plan for the Divide Creek Center, but they are projected to have a new one soon. Commissioner Dorsey had concerns about the I-70 over pass, and the poor condition it is in. She also asked about the winter months. Mitchell wants to offer propane smokeless fire pits, overhead heaters, blanket rentals, and provide whatever is needed to keep the guests comfortable.

Commissioner Litzinger wants to know about connecting to the sidewalk by Holiday Inn, and if there was a way to not cross the access road twice to be able to stay on a sidewalk. She also inquired about pet areas, so people with pets could bring them to the island. Mitchell likes the idea of trying to connect to the Dog Park across the river. He is also going to further discuss not having to cross the road twice for the sidewalk.

Commissioner Aragon thought it was a great presentation, and is excited for the community to see what is coming.

Vice-Chair Williams wondered how they came up with the idea for their plan, and which one came first. Mitchell said that they had been driving by this property for a long time, when it went up for sale, the idea came to them about the same time.

Vice-Chair Williams also asked about the river activities that they did not want there. Mitchell explained that they don't want canoes or boats coming down the river in front of the Event Center, and disturbing an event that is taking place or impeding on the privacy of the residential places either. Mitchell believes that it would be appropriate for people to load/unload boats on the island, then walk over to enjoy the amenities. Vice-Chair Williams also asked if there had been any conversations about the potential impact to the Colorado River. She stated that she likes to look at the Bald Eagles in the trees, as well as other birds on the Island. Mitchell said that they will get the ecology study next week, and then they will better understand how to work around the wildlife.

River Run Single Family Cottage

Planner Chain introduced River Run representatives, Ray Neilson and Mark Steiver; then gave a quick recap on the project. The homeowners purchase the house, but lease the property on which they reside. The units were originally proposed to be 399 square feet, but are now being built at 650 square feet. Planner Chain then went on to explain that Unit 18 is two feet wider than all the other units. Ray Neilson has approved to enclose both porches and build an additional porch on unit 18. It was not permitted to be different, and the Town was under the assumption that it was the same as the previous 17 units. Ray provided the Town with no written documentation indicating any of the changes. It was discussed that the contractor made the Building Inspector aware of the changes, however, the permit remained issued without knowledge of changes. Planner Chain concluded that it is a logical place to have a larger unit, as a natural transition is taking place at the location, directly adjacent to the proposed self-storage units. Unit 5 has also submitted a permit application to enclose their porches, to match Unit 18. Ray Neilson has not given his final approval on this request. Ray stated that the homes are not designed to enclose both porches, but rather to serve the purpose of an open porch.

Planner Chain suggested that unit 18 be allowed, since it has been constructed, but for further consideration to be taken for unit 5. Planner Chain stated that the Town will need to work with Ray to develop clear guidelines for the River Run project. Planner Chain then asked Ray Neilson, as the land owner, to speak further on the topic of enclosed porches. Ray indicated that the contractor was given a lot space to build on, in exchange for keeping the cost lower during the building process. When Ray was approached about increasing the square footage of unit 18, he directed the contractor to get approval by the Town. He was under the impression that since the unit was getting inspected, everything had been cleared with the Town. It was decided that it was in a location that could accommodate a 14-foot wide unit. The other lots don't have that capability due to location and size. Ray did not follow up with the Town to verify that the changes had been approved and apologized for his lack of doing so. Ray did not want to go on record stating his opinion on enclosing the porches, but stated that he thought the Town was going to permit the River Run homes as any other Single-Family Dwellings in Town. In the River Run rules and regulations, the houses can't expand the building envelopes by building up or out. The one place that Ray remained neutral was on the porches. River Run guidelines didn't give design guidelines for porch alterations. Ray did have a number of people inquire about enclosing porches, he advised them against doing this, as the foundation and

units were not set up to accommodate this expansion. Ray stated his goal is to offer affordable housing, which requires that all of the houses are the same. Ray thought that if there was someone who presented a good plan for enclosing their porch, that he would evaluate, approve then send them to the Building Department for a permit. Ray then states that he would like to go off the record and say that he would be fine with the Town not approving additional units to enclose porches. Community Development Manager Centeno requested that the pictures be projected, so the Commissioners could see the difference between the covered versus uncovered porches.

Chair Classen doesn't remember any approved car ports coming in front of the commission either. Commissioner Dorsey agreed that she doesn't remember having a conversation about car ports. Commissioner Doty asked what the contractual arrangement was between both parties, and who was going to live in Unit 18. Mark Steiver explained that the owner of High Country Builders is planning on living in that unit when it's complete. Commissioner Doty also asked about the regulations to modify the house in any way. Ray explained that the homes cannot go bigger on the building envelopes but they have nothing in their regulations on not enclosing the porches. Commissioner Dorsey asked if all along their plan was to enclose both porches, with the structural ability to support the additional construction. Ray said that Unit 5 is already built without the structural ability to just enclose the porches, which could increase the living space. Ray agreed that they are wanting to enclose and add square feet to both their bedroom and their living room. It would be awkward to make them into a bedroom, but not impossible. With unit 18 that was always the plan, the foundation was made to accommodate those changes from the beginning.

Chair Classen wanted to know if what they were looking at, on the pictures, was going to face the road. Ray answered that yes, those pictures were showing the road facing side. He also stated that there would be a little roof on that side to break up the elevation.

Chris Classen also asked about sheds for the units. Ray said that they are just prefab sheds that you can get from Costco, measuring 5 foot by 6 foot. They need them for their garbage bins. Chair Classen likes the open porches in this quaint neighborhood. He went on to say that when Ray came in front of the commission to begin with, the units looked like a mobile home park. After changes and discussions, the units now have some dimension to them, and they look more like a home rather than a trailer. He doesn't want to see the porches enclosed. Commissioner Doty agreed with Chair Classen on enclosing the porches. Ray Neilson does not have a problem with them just saying no enclosed porches. Chair Classen said that 18 was built with the foundation and as much as he doesn't want to see it, it is too late to do anything about it now, but doesn't want to see porches on any additional units. Commissioner Dorsey agrees with Chair Classen on what was originally discussed for the project. It was only approved for certain infrastructure impacts. If we allow one to enclose the porches, then we potentially are going to have a population density beyond what the impact studies initially indicated. She is not happy with the enclosure of unit 18, but agrees that it's too late.

Ray wanted to know, if as a body, they could clarify the porches being covered as not being approved in writing. Planner Chain explained that they could not at this meeting, as there is a process involved to do so. Planner Chain wants written regulations that clearly state what the expectations are for this development.

Commissioner Doty did a walk through on the houses'; he liked the houses and was under the impression that all 70 units would be the same. Vice-Chair Williams agrees with everyone and that she was not a fan of unit 18, and was getting the impression that things are not buttoned up and we need to go back to get everything cleaned up on this project.

Chair Classen asked about the header board on the side of the house (Unit 18) and what it was for. Mark Steiver explained that it is for a car port if they decide to add one in the future. Commissioner Leitzinger agrees with the comments that have been made already and she also agrees with Vice-Chair Williams to make sure that everything is documented properly from this point forward. She also wanted to know if enclosing meant putting up a temporary fence material on the porch to keep pets in. Ray Neilson said that they would have to get approval from him. Planner Chain stated that they can't hang anything from the roof. That would be enclosing the porch. Commissioner Leitzinger agrees with the comments if that is what enclosure means. Commissioner Aragon is not a fan of enclosing the porches. He agreed with the other Commissioners comments about the enclosed porches. Commissioner Aragon thinks that they have opened a huge can of worms and doesn't want to be a part of that.

Self-Storage at River Run

Planner Chain gave a quick recap on the project, as it still has to go through a site plan review. The Town Code states that you can't have 60 feet or more of uninterrupted roof lengths. The roof line and length of building is 225 feet on building A. The proposed project talks about using various options to help, such as landscaping. Planner Chain feels like they need to add some more landscaping to the project to buffer between the building and the homes. On the original site plan there was a landscape buffer between the storage and the homes. Planner Chain said that he gave Larry and Yvonne, the architects, corrections that needed to be changed. He worked with Larry on ways to change the look of the roofline, as well as realigning where the doors would be staggered on the front of the building. Planner Chain still feels that there needs to be landscaping done by a professional. Planner Chain would like to require an agreed upon landscaping buffer from the property line for Building A, with minimum dimensions as shown on the updated plan. He would also like to see changes in elevation by varying parapet height as shown on updated concept plans, as well as a significant landscape buffer on the south edge of the Self-Storage area around and over to the property line located to the west of Building D (Tire Tech).

The Town is requiring the continuation of the path's extension along the northern property boundary when adjacent to the Frontage Road right-of-way. Planner Chain turned the conversation over to Larry Rogers, who gave a quick over view on the storage units, and gave examples of what he and his partner have designed in the past.

Larry stated the buffers were unnecessary, as they do have some exposure to I-70 at the office and Building A, however, he feels that the storage is less impactful. Being lower and set back it lowers the impact but we still want to be sensitive to what we are trying to accomplish. Building B and C are behind Tire Tech, with a mostly solid wood fence. That is in turn buffering us to the roads. Building A and the Office are the only buildings that we are putting up that need any sort of buffering. Building G is climate controlled, and the back side, in which more planting could take place.

The next topic was fencing and how it's crucial for security. Larry stated that the gates would grant easy access to the storage facility for nearby home owners.

Larry then explained that to address the roof pitch was being addressed by the parapets and staggering of the doors to give it a different feel. This will enable more of a residential feel. Typical storage buildings are beige and gray, but Yvonne stated that they are choosing a more premium color choice and they don't have the look of a long industrial feel. Larry gave more in depth details on the office operations as well. There will be a 24-7 person there to help with

security, and any needs that might arise. Commissioner Doty wants to know what colors are being used in the parapets. Larry said Rustic Red is the siding and the gray for the roof, but those colors will alternate on each building (a color pallette was presented). Vice-Chair Williams asked why they took away the landscaping by the fence, that was on the initial proposal. Planner Chain explained that that drawing was not to size, but it had a landscape buffer in it. Larry stated that typical buffers are used between two owners, but this is not it is one owner. He doesn't understand why we need to buffer if it is one land owner. Planner Chain explained that there is not one owner, there are 70 the home owners, as this affects not only the one land owner, but the 70 home owners as well.

Vice-Chair Williams asked Ray Neilson what his thoughts were on the matter. His plan is to completely screen the view of the houses from the outside people. Vice-Chair Williams asked about the walking path. Planner Chain explained that the path goes in front of the Holiday Inn to Golden Gate, and will need to go as far as their property line. He also inquired about the path by the river, and when that was going to be installed.

Vice-Chair Williams is trying to figure out what needs to happen to move forward with the plans. Planner Chain, Larry and Yvonne agree on most of the proposal, however, there are still a few changes needed. Commissioner Doty stated that he would not buy a home there if there was not adequate buffering between the storage units and the houses. Chair Classen thanked them for their presentation and looks forward to the next time they are in front of the commission.

Planning Update

Planner Chain stated that the Town recently received the Camario application. This will be the restatement of the previous plat, with some changes. The new owner will need to finish up engineering on the park and other items. Site Plan of Lot 1 at River Trace has been submitted. Rislende will have the public hearing on May 3rd. Brew zone has not come in yet they haven't come to an agreement on purchasing or leasing a new property. He would also like to have another meeting on May 17th.


Commissioner Comments

Chair Classen asked about the Easter Egg Hunt. Community Development Manager Centeno, stated that it went well and served between 500-550 citizens. There were over 10,000 Easter Eggs stuffed, with the help of volunteers. The event concluded with a face painter and pictures with the Easter Bunny.

Adjournment

Vice-Chair Williams made a motion to adjourn. Commissioner Dorsey seconded the motion, and adjourned the meeting 9:30 p.m.

Respectfully Submitted,



Dusti Tornes
Community Development
Administrative Assistant

Approved by the Planning Commission



Chris Classen
Chair