

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
April 4, 2022 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Monday, April 4, 2022. Chair Classen called the meeting to order at 6:35 p.m.

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

Also present were, Planner Mark Chain, Community Development Administrative Assistant Dusti Tornes, Michael Gamba.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

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

Vice Chair Williams 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.

Stoney Ridge Phase 2 Amended Plat

Planner Chain gave an overview on Stoney Ridge Phase 2. There are a total of 9 lots that are being adjusted; 68A, 68B, 69A, 83A, 83B, 84A, 84B, 85A and 85B. Some design standards have changed, and the Town asked the owner of Stoney Ridge Phase 2 to accommodate the drainage with an underground storm drainage system. There are some easements that are going to be widened, and that will slightly reduce the size of a couple building envelopes also. Stoney Ridge was annexed in 2003. Phase 1 and Phase 3 are mostly built out. Phase 2 has hardly any infrastructure, except what is existing along the boundaries from the other two phases. Phase 1 had the first development agreement, then in 2018, Phase 2 and 3 were submitted and approved by the Town. It was decided by the owner at that time that Phase 3

would be developed prior to Phase 2. The most recent owner, Ridge Runner/ Kevin Tucker, decided not to go forward with Phase 3, and sold it to the current owner, Uriel Mellin (Caleta Construction). The next step after consideration of amending these 9 lots will be to get a new development agreement, as well as a new engineering estimate for infrastructure provision.

Planner Chain showed where the storm drains will be placed and explained it with the picture that was provided at the meeting. There are two different areas that this affected, most won't even know that anything changed. There are a few different conditions that need to change, mostly just technical-layout issues. The County Survey Certificate needs to be removed and the Planning and Zoning Commission Certificate needs to be added. Planner Chain and Attorney Swayer would like the survey note #2 to be on the Title page. Planner Chain asked Michael Gamba, from Gamba & Associates, if he had anything else to add to what had already been discussed in the meeting. Mr. Gamba said that he had nothing to add, as Planner Chain had explained it very well. Chair Classen wanted clarify to everyone that Michael Gamba had been with the project from the beginning, and after a brief absence, was now back on the project. Michael Gamba said that the original 2004 design did accommodate the storm water, but due to a change in design standards, it needed to be updated.

Chair Classen opened it up for public comments at 6:45. John Lepkowski had some questions about the proposed changes. John wanted to know if there was a 100-year flood, would the storm drains take the water away from his house. Michael Gamba stated that these drains would not affect his lot at all. He is to the west side of the current project, but Mr. Gamba did say that he was familiar with the storm drains associated with Phase 3 and his property should not be flooded in a 100-year storm. Chair Classen closed the public comment at 6:50.

Chair Classen asked the Commissioners if they had any questions or comments on the topic. Commissioner Aragon just wanted to clarify that the original design was complete, and if this just an addition to what was originally approved. Mike Gamba said yes, then proceeded to explained that the section of new pipe along Bedrock Circle had to shift to accommodate the shallow utilities along the lots. Commissioner Doty needed some clarification on where John Lepkowski's house was located, in regards to the proposed drainage pipe location. Mike Gamba stated that he is just about 200 feet due east of 1st Mesa Drive and Bedrock Circle. Chair Classen explained that all the water goes into a detention pond, over by John's house. Planner Chain explained that John's house would be ok and would not be affected by these changes. Vice-Chair Williams also noted that these documents are just buttoning up the already approved documents.

Vice Chair Williams made a motion to approve the Stoney Ridge Phase 2 Amended Plat. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Ordinance No.7, Series of 2022

Planner Chain went over the Zoning Code Changes that have been proposed in Ordinance No. 7, Series of 2022. In section 17.42.055, there will be a public notice for the Site Plan Review at the Planning Commission, and they will make a recommendation to the Board of Trustees. There will be an addition to section 16.16.020, which is the chart for the public hearing requirements, as well as adding clarification that explains there will be a public hearing in front or the Commissioners for every Site Plan Review. The next code change will allow a 1-year time limit to apply for a building permit. After that one year, there will be an opportunity to receive up

to two 6-month extensions, if the need arises for Commercial or Multi Family Site Plan Review. Planner Chain explained that after the last meeting, he was asked to be more specific. Customers will now need to provide a letter or request, to the Planning Director or appointee, for review prior to their permit expiring. The last code change will be in section 17.78.040, requiring Special Use Permits to have a public hearing in front of the Planning Commission. Planner Chain will add this requirement to section 16.16.020 as well. In section 17.12.010, the Town is also adding an Open Space district in new paragraph L. There will also be a description, definition or intent statement in section 17.12.020. Chair Classen thanked Planner Chain for his presentation. Commissioner Doty liked the Open Space District, he expressed that this will make it a lot easier for everyone to understand. Chair Classen opened for public comments at 7:04, and there were no public comments, so he closed it at 7:04.

Commissioner Aragon made a motion to approve the Ordinance No.7, Series of 2022. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Request for 2nd Meeting in April / Planning Update

Planner Chain explained that there are project updates, such as Self Storage at River Run, coming soon. They have some issues that they are working through with the Community Development Department. Planner Chain would like to bring River Run Storage in front of the P&Z-for discussion of some of the layout and site planning issues. Rislende has submitted an application for a subdivision sketch plan and PUD Zoning. Planner Chain noted that it's a large project, on 50 acres, so he would like for them to come in and give a presentation, to go over details and answer questions.

Camario is under contract, and their engineer is doing some work on the park plan and putting together the engineers estimate. They want to do the same layout as before, but will add a bigger park/soccer field and accommodate drainage. They will also need a new development agreement.

We have a couple of Site Plan Reviews coming in for new construction at the Silt Trade Center also. The owner of Brew Zone, which you approved a couple of months ago, had a disagreement related to lease issues on 701 Main, and there is no longer an agreed lease for this location. Brew Zone is in the process of finding a new location somewhere along Front Street

Paradise Event Center still has an incomplete application. Town staff is presenting a letter to clarify what else is needed.

Planner Chain had a discussion with the owner of the 15-acre parcel, next to the Holiday Inn. It is now under contract and they are working on what development of that property is going to entail. They are thinking of doing some mixed-use buildings, including some residential near the river area. Chair Classen asked if the Town is still going to own the 2- acre parcel. Planner Chain said yes, the Town still owns it, but it is available for sale.

Chair Classen said that he would be at the next meeting, but not at the May meeting. Vice Chair Williams would have to sit in for him and we need to appoint new Chair or Vice Chair. Chair Classen asked if Commissioner Eastlund was still on the Board. Planner Chain thought that she was going to come to this meeting. Chair Classen said that there will be a couple of openings on the P&Z that will need filled. Commissioner Doty thinks that we will have a very busy schedule coming up and stated that flexibility will be needed.

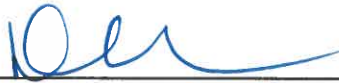
Commissioner Comments

Vice-Chair Williams thanked Planner Chain for the nice Strategic Planning Meeting last month with the Board. Chair Classen thanked everyone on the P&Z, for everything and noted that he will miss them and will keep them in mind on the Board. Chair Classen asked about RBW, Planner Chain said that some of the staff concluded that they have moved some of the items on the property that were requested to be removed but there is still much to be done and removed. He is in the process of trying to find a way to look back at the past pictures, to see if car numbers have gone down. Commissioner Doty said that compliance does take time, and unless they want consequence, they will comply with the requests. We need to create a schedule that both parties can stick to. Commissioner Doty stated that he appreciates the business, but it needs to be presentable for our Town. Chair Classes said that he remembers that the Town Administrator stating that they would put up no parking signs along the street. Planner Chain said that he would look into it and let them know.

Adjournment

Vice Chair Williams made a motion to adjourn. Commissioner Doty seconded the motion, and adjourned the meeting 7:25 p.m.

Respectfully submitted,



Dusti Tornes
Community Development
Administrative Assistant

Approved by the Planning Commission



Chris Classen
Chair