

**TOWN OF SILT**  
**REGULAR PLANNING AND ZONING COMMISSION MEETING**  
**MAY 17, 2022 – 6:30 P.M.**  
**HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, May 17, 2022. Vice-Chair Dorsey called the meeting to order at 6:52 p.m.

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|------------------|---------|--------|-----------------------------|
| <b>Roll call</b> | Present | Absent | Chair Lindsey Williams      |
|                  |         | Absent | Vice-Chair Joelle Dorsey    |
|                  |         |        | Commissioner Eddie Aragon   |
|                  |         |        | Commissioner Robert Doty    |
|                  |         |        | Commissioner Kim Leitzinger |

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

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**Pledge of Allegiance**

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**Public Comments** – There were no public comments.

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**Consent Agenda**

1. Minutes of the May 3, 2022 Planning & Zoning Commission meeting.

**Commissioner Leitzinger made a motion to approve the consent agenda as presented. Commissioner Doty seconded the motion, and the motion carried unanimously.**

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**Conflicts of Interest** – There were no conflicts of interest.

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**Agenda Changes** – There were no agenda changes.

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**Reinstatement of Final Plat for Camario Phase II**

Planner Chain gave an overview on the request of reinstatement for Camario Phase II. Phase I was previously approved and is partially built out. The owners had a financial failure and Phase II was taken over by Vector Bank. A final plat was proposed and approved in 2016. The plat was never recorded. a final plat has 180 days to be recorded, and is allotted an additional 1.5 years to obtain security, have documents recorded and start installation of infrastructure. The previous application did not meet those deadlines. If no substantial progress has been made within the allotted time, the Municipal Code requires an applicant to start out at the Sketch Plan stage.

The applicants are currently looking to reinstate the plat, with no significant changes, outside of the proposed addition of the larger park/sports field on the southwest corner of the property. This will include relocating the detention pond to create space for a U12 soccer field. There is

also discussion to extend Orchard Ave through the parcel. Next Monday, there will be a work session with the Board to discuss the cost and engineering for this project. Planner Chain gave the board a recommendation for approval to reinstatement the final plat for Camario Phase II. Jody Newton gave additional clarification on the project, and stated that they are eager to start infrastructure, so they can get the project moving forward. She noted that there will be a total of 60 multifamily units and 10 single-family. The multi-families are attached, townhome style.

Vice-Chair Dorsey opened it up for public comments at 7:08, there were no public comments and the public comments were closed at 7:09.

**Commissioner Leitzinger made a motion to recommend to the Board of Trustees to facilitate the Reinstatement of Final Plat for Camario Phase II and adopt series 13 of 2022. Commissioner Doty seconded the motion, and the motion carried unanimously.**

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### **Rislende – PUD Zoning and Subdivision Sketch Plan**

Planner Chain stated that this is a continuance of the public hearing for the PUD Zoning and Subdivision Sketch Plan. He then gave a quick overview of the project and what has previously been discussed in front of the P&Z Commissioners. The PUD guide will need to be looked at and adjusted and it is probably best to be a “stand alone” document. In addition, some of the standards taken directly from the Town Code should be defined in the PUD guide in case the underlying municipal code is modified. Planner Chain explained that the applicant had used the comments from the last meetings and updated the trail alignments as shown in the packet. Commissioners had questions about the water supply, drainage and sewer infrastructure. They also like the changes to the trail access by the Holiday Inn, on the corner of 311 Road. Planner chain also recommended that the property/open space that is in the river be dedicated to the Town. He noted that the previous Development Agreement dedicated the entire River Island to the Town and now they wish to retain ownership and use of that parcel. He thought this was a good trade-off. Doug Pratte explained that the applicant has concerns about that dedication and that is important for both the Town and the new owners. They want to make sure that there are continual discussions on this matter, it is thoroughly examined, and all details are worked out to the satisfaction of both parties.

Doug Pratte explained that they have been working on the things that have been brought up in the last couple of P&Z meetings. He also stated that the Colorado River is a huge part of their project, that they want to work with the Town to figure out a solution for.

Vise-Chair Dorsey opened it up for public comment at 7:49, there were no public comments and the public comments were closed at 7:50.

Commissioner Doty made a motion to the Commission to accept the Sketch Plan and the staff recommendations and recommendation for approval to the Board. Commissioner Leitzinger asked if we needed two motions, one for the Sketch Plan and one for the PUD. Planner Chain thinks that it is best to have two motions. Commissioner Doty withdrew his previous motion.

**Commissioner Doty made a motion to accept the Sketch Plan as proposed and recommend to the Board. Commissioner Leitzinger seconded the motion, and the motion carried unanimously.**

**Commissioner Leitzinger made a motion to recommend approval to the Board of Trustees for the PUD Plan with the recommendations by staff with a sight change that**

**the river area will be in discussions moving forward. Commissioner Doty seconded the motion, and the motion carried unanimously.**

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**Planning Update**

Planner Chain gave his update on the items that are coming up. Camario, Rislende and Stoney Ridge are moving forward. There was a development in 2007, called Autumn Ridge, that was to the east of the old Silt Café. The current property owners are proposing a version of tiny homes. That owner is also considering providing some opportunity for parking for the former Silt Café property - whether by agreement or by lot split.

Brew Zone was trying to buy a building but that fell through, so they are now looking to lease a vacant lot to build on. In the meantime, he will come in and apply to get his food truck up and running.

Planner Chain stated that he had someone contact him with in the last week about the annexation of 90 acres to the east of Mesa View, directly adjacent to Painted Pastures.

The Green Diamond property has also reached out to annex into the Town. Heron's nest annexation is also still in discussion.

There is a contract on the 15 acres by Holiday Inn, that would be a mixed-use property. They have a year to make sure that what they want to put there will work for that property. Planner Chain is still working on the 5th and Ballard property and related zoning issues.

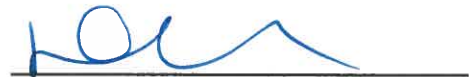
**Commissioner Comments**

Commissioner Doty wants to make sure that we have the infrastructure to support the water for the Town. Commissioner Leitzinger wants to know if we have a zero-scape incentive policy. Town Administrator Layman responded that we have one in the works.

**Adjournment**

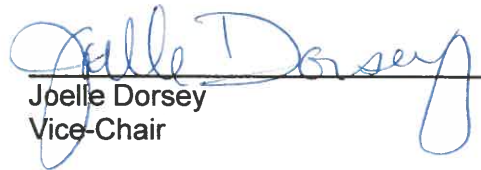
**Commissioner Leitzinger made a motion to adjourn. Commissioner Doty seconded the motion, and adjourned the meeting 8:12 p.m.**

Respectfully submitted,



Dusti Tornes  
Community Development  
Administrative Assistant

Approved by the Planning Commission



Joelle Dorsey  
Vice-Chair