

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
JUNE 7, 2022 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, June 7, 2022. Chair Williams called the meeting to order at 6:34 p.m.

Roll call	Present	Chair Lindsey Williams Vice-Chair Joelle Dorsey Commissioner Eddie Aragon Commissioner Kim Leitzinger Commissioner Michael Bertaux
	Absent	Commissioner Robert Doty

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

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the May 17, 2022 Planning & Zoning Commission meeting.

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Modular Residential Uses – Possible Code Changes – Continuation of 5th & Ballard agenda item in 5/3/2022 P&Z Meeting

Planner Chain has been working with the County's Assessor's Office to get a list of all the properties in the older part of Town that shows which and how many properties have modular homes or trailers on them. This information also includes the addresses, owners and lot size. There are three zoning and regulatory issues that that were identified to review related to the modular home/trailer issues. They are:

- modulars as a permitted use or special use in the town zoning code.
- Minimum unit size of single-family residential and multifamily units
- town architectural and site planning standards and exterior elevation criteria

Each of these items restricts the use modular homes in some manner. Planner Chain wants to start the discussion on changing the code to provide some leniency and flexibility related to modular homes. He thinks that modulars have their place as long as they are on permanent foundations and meet building codes, electric codes and are relatively energy efficient.

The Commissioners had some questions in regard to the presentation and if this all came from the 5th and Ballard conversation or from prior knowledge in dealing with the code. Chain said his initial review of the zoning code indicated that modulars were discouraged, he was surprised that the Town had architectural standards and minimum points criteria for single-family homes but that it became more evident when he looked at the 5th and Ballard property in detail. All the Commissioner agreed to having more flexibility and accommodate modular homes as long as they were on a foundation and met certain building code standards. Commissioner Aragon noted that modulars have come a long way. Commissioner Bertaux indicated that as long as modulars met certain criteria they shouldn't have to go through a special use permit process or need a variance. There was a consensus to continue to look at this matter and try to update the code over the next few months.

Commissioners then had questions in regard to the trailer park next to Town Hall and didn't know if they could be replaced as well. Planner Chain stated that he and administrator Layman had previously met with the owners. Planner Chain has considered a possible rezoning to the R-2 Zone District with the Downtown Development Overlay. Town Administrator Layman said that he would like to see 20-25 stick-built town homes or flats there. He thinks the Board would not be excited to see more mobile homes or modulars on that site. The current zoning is B-1, which is a commercial zone district and only allows residential for certain purposes on floors above ground level. Currently, there is not that much demand for new commercial, especially 2 and 3 blocks from Main Street. It may be a few decades before demand for commercial moves that far north of Main Street. If the town allows new modulars on that site it could hinder the future development of commercial in that area. Chain thinks we could possibly utilize the mixed-use overlay. Town Administrator likes the idea of going to a R-2 that would give them a better idea of what they can do there. Then Planner Chain noted that a rezoning of R-2 with a mixed-use overlay could give the option of future commercial when and if the demand arises.

Planning Update

Planner Chain gave update on some items and where they are at. On June 27th the Rislende project goes in front of the Board. The All in Brewery lease fell through on the lot that he was going to build on so he is looking for a new site. River Run Self Storage should be at the next meeting with an updated site plan which should also include the changes as directed by the Commission at a previous meeting. Camario should be coming in with their updated engineering for their phase II subdivision reinstatement. Stoney Ridge hasn't come back with their cost estimate to go in front of the Board. Village at Painted Pasture/Bella Vista is still moving forward with the Lot 1 Site Plan Review for the one remaining lot. There is also a small annexation being considered at the east end of Home Ave. the owner would like to construct a single-family home on the property. There is another potential annexation of approximately 50-55 acres to the east of the Mesa View subdivision. They have some work/analysis and due diligence to complete before deciding to move forward or not. Autumn Ridge is still working on their application for their project. They are located down by the old Silt Café. They were approved for 35 town homes but are looking at development costs to see if that is still feasible. They are also looking at a small single-family/tiny home type of development.

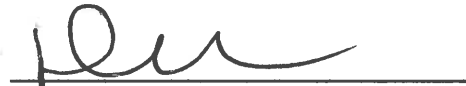
Commissioner Comments

Chair Williams asked about the Open house for the Pedestrian Bridge and the movie night. Community Development Administrative Assistant Tornes explained that the movie night went well and about 250 to 300 people attended. Town Administrator Laymen said that we had about a dozen people attend an open house to discuss the Pedestrian Bridge. More people showed up than had previously responded to the survey. It was a good turnout and the engineers felt encouraged by that. Vice-Chair Dorsey asked if we are having a second meeting this month Planner Chain stated that we are having a meeting in two weeks on June 21st.

Adjournment

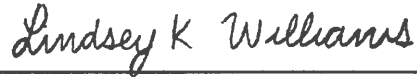
Commissioner Aragon made a motion to adjourn. Commissioner Bertaux seconded the motion, and adjourned the meeting 7:48 p.m.

Respectfully submitted,



Dusti Tornes
Community Development
Administrative Assistant

Approved by the Planning Commission



Lindsey Williams
Chair