

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
JULY 5, 2022 – 6:30 P.M.
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, July 5, 2022. Chair Williams called the meeting to order at 6:33 p.m.

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

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 June 7, 2022 Planning & Zoning Commission meeting.

Commissioner Bertaux 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.

Belle Vista Site Plan Review Lot 1

Planner Chain introduced this project and went over his staff report. He went over the history of Belle Vista/Village at Painted Pastures. Lot 1 is the last of the three lots that comprise the project. He noted that construction had started for two multi-family buildings on Lot 2 and that they were still working on the subdivision infrastructure in that area. No development has occurred yet on Lot 3, which is the self-storage area.

Lot 1 is composed of three buildings totaling slightly more than 21,000 ft.² of warehouse, retail, office and other allowed uses according to the commercial section of the PUD. During the presentation a couple of items were noted:

- Building C did not presently meet perimeter setbacks and the applicant would proposing that this be done with the site plan submittal.
- There were still some remaining drainage issues that were being reviewed by the Town Engineer and this is being addressed in a condition of approval.
- The sidewalk on the north side of Building A was only 6 foot in width and the Town standard for this is 10 feet. Planner Chain noted that in this particular instance, there are factors that justify the 6 foot width to be appropriate, such as; the pedestrian circulation is pulled away from the building and is adjacent to landscaping, and there is not a large parking lot or circulation area to the north of the building.

Planner Chain thought that the buildings noted in the application met the Town's design guidelines and would be good fit for the area. However, because there is no guarantee that these buildings will be issued a building permit in the immediate future, he wanted a condition of approval that would require the Building Official or Planner to review the exteriors and make sure that they are the same quality as submitted in the land use application, at the time of permitting. Planner Chain also noted that the Town Attorney has suggested an additional condition that required the applicant to submit an amendment to the Subdivision Improvements Agreement, updating the phasing schedule for the public improvements. He noted that it was his understanding that the developer had no concerns with that condition.

Julie Pratte provided some comments on behalf of the developer's team. She noted that the structure had metal awnings and the height was approximately 28 feet. She also discussed some of the landscaping details. There were some questions from the Planning Commission related to drainage, parking and signage.

The Planning Commission discussed the application for a short time and found that it generally met the Town's Site Plan Review standards, except where noted, and that these variations were acceptable. The project also appeared to meet the basic PUD zoning for the property.

Commissioner Bertaux made a motion to approve the Site Plan Review for Lot 1 of Belle Vista with the following conditions:

- 1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.**
- 2. The applicant shall work in good faith with the Town Engineer to resolve issues identified in the Boundaries Unlimited Inc. redlines; to the satisfaction of the Town Engineer and Staff, prior to the construction of any site improvements on the property.**
- 3. All building exterior lighting in the project shall conform to the Town of Silt lighting standards.**
- 4. Any changes suggested by the Fire Marshall will be incorporated into the plans for the project.**
- 5. That proper site planning documents be resubmitted with building permit or prior to building permit showing accurate perimeter setbacks and compliance of Building C with side yard setback.**

6. At time of building permit submittal, staff has the ability to review buildings proposed for actual site development and has the ability to ensure buildings are the same quality as submitted as part of the Site Plan Review Application and that they meet all standards contained in section 17.42.080
7. That screening details for the trash enclosures be provided at time of building permit.
8. That any outside storage be compliant with Town screening standards for the life of the project.
9. The approval of the site plan for Lot 1 is contingent upon the owner processing an amendment to the Subdivision Improvement Agreement for the Village at Painted Pastures updating the phasing schedule for completion of the public improvements and said amendment being recorded in the public records.

Doty seconded the motion. The motion passed unanimously by a vote of 5-0.

Planning Update

Planner Chain gave a brief update of this status of various planning issues and projects that have come before the Commission or that were anticipated in the near future.

Commissioner Comments

New Planning Commissioner Chancey introduced herself. The rest of the Commission welcomed her.

Adjournment

Commissioner Bertaux made a motion to adjourn. Vice Chair Dorsey seconded the motion, and adjourned the meeting 7:35 p.m.

Respectfully submitted,



Mark Chain,
Planner

Approved by the Planning Commission



Lindsey Williams,
Chair