

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
October 17, 2023 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, October 17, 2023. The meeting was called to order at 6:32 PM.

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| Roll call | Present | Chair Lindsey Williams (arrived at 6:40 PM) Commissioner Robert Doty Commissioner Michael Bertaux Commissioner Eddie Aragon Commissioner Jennifer Stepisnik (virtually) Commissioner Vanessa Westmoreland |
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Also present were Town Planner Mark Chain, Community Development Manager Nicole Centeno

Pledge of Allegiance

Public Comments – Chris Classen requested to be recognized as he had to leave immediately for another engagement. He wanted to speak about the parking for the Bank Site Plan Review. He was concerned about the future parking arrangement from Main Street north to Home Avenue. He noted that there will need to be improvements done around the RFFTA parking area. He was curious what would happen to the 20-minute parking spaces as they are used for the liquor store and a marijuana establishment. He said that those 20-minute parking spaces are there for a reason there are usually winners and losers when parking is adjusted.

Consent Agenda

1. Minutes of the September 5, 2023 Planning & Zoning Commission meeting.

Commissioner Bertaux made a motion to approve the consent agenda as presented. Second by Commissioner Doty; the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Vote of Vice Chair - This agenda item was moved to later on in the agenda because Chair Williams had not arrived at this time.

Fence Height Exception- Public Hearing

Community Development Manager Centeno introduced this agenda item. The applicants Lorena Mendoza and Jorge Madrigal were present. The request was to allow a fence up to 6 feet in height on the east side of their property which is adjacent to the North Otero right-of-way. Centeno noted that the property line is approximately 20 feet behind the sidewalk, on the other side of a Ditch/ drainage easement. There were other properties to the north and south that also contain a 6-foot-tall wooden privacy fence directly adjacent to the street – North Otero Boulevard. Because of these similar fences that have been granted construction staff concludes that the request would not negatively impact or detract from adjacent properties or the surrounding area. Staff recommended approval.

The public hearing was opened to comments from the public. Mrs. Garcia says that she supported the request. Mrs. Pinela said that the applicants are her neighbors and she also supports the request.

Commissioner Bertaux made a motion to approve the fence exception at 298 Grullo with conditions noted by staff. Second by Commissioner Doty. Motion passed unanimously.

Staff recommends approval of the Mendoza/Madrigal Fence Exception, with the following conditions:

- 1) That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.24.
- 2) That the proposed fence be located entirely on the applicant's property; but not installed in designated/recorded easements.
- 3) That the fence exception is limited to the exact request as depicted in the applicant's submitted photograph/site plan.
- 4) That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
- 5) That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and inspection of the approved fence.
- 6) That this approval is not for construction, but rather the exception of the height and location. Community Development will need to issue a permit before the installation of fence can occur.
- 7) That all future fencing proposals will require a permit and fence exception, if required.

Public Hearing – The Bank Restaurant Site Plan Review

Manager Centeno introduced this project. She noted to the commission that this application was not 100% complete. The applicant's engineer was not able to complete all items related to the

project though Centeno noted this information can be supplemented. She asked the Commission if they wanted to go through the application and then they can determine whether to act or continue the item to another time.

There was a quick discussion by the Commission, and they decided to review the report and try to get the whole picture of the application. Centeno gave a quick overview. Features of the application are below:

- Remove the dilapidated structure at 101 N. 7th St. and rebuild as necessary. Applicant wants to keep as much of the store brick as possible.
- The building would be a three-level building with one of those levels being underground.
- Setbacks are proposed and it was noted that setbacks in this district are established at time of site plan review.
- Lower level would be for food preparation and storage. Main floor would have the primary bar and dining as well as outside uses
- Second story would include rooftop dining.

Centeno noted that the Comprehensive Plan designation was “Downtown Area”. Centeno briefly went over staff findings and conclusions. Staff thinks this would be a good project for the Town and Centeno offered to work with the applicant to dot all “i’s” and cross all “t’s”. The Town Engineer, Public Works and Fire Department had already been involved in the review.

She noted that a Landscape Plan was required, and she also requested the applicant to submit a color palette. Regarding improvements and impact of the sidewalk the Town needs to have more information, especially how to deal with the RFTA bus stop that will have to be relocated for an undetermined period.

Centeno went over some preliminary comments from the Town Engineer and outlined issues such as street repair, location of water services, an operating plan is required for the business and parking information. Additional geotechnical information is required. Centeno noted that the Planning Commission is the approving body for a site plan review; but that no building permit would be issued until the town engineer signs off on all such matters including drainage, dry well information, construction details and similar items.

Centeno summarized the conditions of approval – there were 13 such conditions. She noted that this was a unique proposal and that citizens have been curious for a long time what would happen to this structure and property. There are also questions about location of the proposed wall as well as trash location.

Commissioner Bertaux had some questions and comments including:

- How much of the original brick could be used?
- A signage plan is needed
- Appears to be minimal landscaping, and only the bulb outs are included. The Town would need more.
- Would be good idea to get rid of the newspaper boxes in the area
- Using the walls for sound barriers would be a good idea.
- Use of outdoor heaters may be a waste of heat.

Chair Williams welcome the applicant and the architect and asked if Mr. Collins wanted to address the Commission. The owner/applicant, Richard Collins said he has lived for 18 years on Silt Mesa and he has always loved that building. Ryan Doremus of Thunderbowl Architects also

introduced himself and said he had been working for a year and ½ helping organize this project. They were trying to put together the best use for this site. He wishes to embrace the original design and name of the project – “The Bank”. An important part of the concept is the outdoor spaces. he was hoping to have creative uses for the outdoor area not just restaurant space – for example yoga classes, music, kids play area etc.

Ryan thought it was best to have the wall on the west part of the property and it could help protect the residential use that is adjacent to some degree. Related to parking, they are happy to accommodate handicap parking. However, there may be some issues accommodating accessibility with the grade relative to the sidewalk and street. He said they would work with Town Engineer and their team. His architect is Rick Barth and not everything has been fully vetted at this time.

Elevations were quickly discussed. There are two different styles of elevation including the use of brick and the color. Ryan hopes to utilize as much of the original brick as possible. He also hopes to be able include the shape of the original windows in the design which could also help delineate what is new from what is original.

Chair Williams asked if any of the commissioners had questions. Commissioner Doty thanked the applicant’s for choosing the property. He was wondering if there was to be any time limit for the entertainment. He thought that parking was an important issue as well as ADA compliant parking.

Commissioner Bertaux thinks this could be good project for the Town and appreciates the intent to keep features of the original building. Related to a stage for performances, he did not think this needed to be permanent. He commented that everybody thinks bricks are generally red, but he says there are many different colors of brick and he hopes that they can keep some of the original bricks, but this may be difficult. He said perhaps original brick could be incorporated into that west wall. He noted that parking may be at a premium, but all employees will need parking too. Perhaps eating the sidewalk could be a good idea related to accessibility.

Commissioner Westmoreland was wondering how food deliveries would be made and whether that would be in the middle of the street. Ryan said that they were looking at deliveries on a side door or side of the building.

There was some more discussion including having the main framework/skeleton of the building be steel and utilize some existing brick on the outside. Commissioner Bertaux also thought that some grants may be available for keeping some of the “historic” portions of the building.

Manager Centeno noted that perhaps a lease agreement would be a good place to start because the applicants may not know extensive details for a operating plan at this time.

Chair Williams open the public hearing at 8:21 p.m. There was no public comment. The public hearing was closed at 8:22 PM.

There was then some discussion on the next steps; whether there could be conditional approval or continuance. There was discussion on continuing the public hearing and project review until next meeting which is November 8th. Commissioner Aragon said he was hoping to have a complete application for review at that time. The project architect said he would not be available on November 8 but would like to have some form of approval with contingency on items that are still not finalized. Additional meeting dates were discussed. It was thought it was best to continue the meeting until November 8th and if necessary, an additional meeting date and time

could be determined at that time. Commissioner Bertaux made a motion to continue the public hearing until November 8th. Second by Commissioner Doty; motion passed unanimously.

Election of Vice chair

Manager Centeno summarized code requirements for election/appointment of the Vice Chair and that it was normally done in July. Centeno then identified the terms for each of the existing Commissioners.

Commissioner Aragon nominated Commissioner Berrtaux as Vice Chair. Second by Commissioner Stepisnik; the motion passed unanimously.

Planning Update

Planner Chain noted that an annexation for the Laestadian church would be coming forward at the November 8th meeting. Centeno said that presently two different food truck applications could also be considered at the November 8th meeting. She then talked briefly about special events such as the Main Street Trick or Treat, the Downtown Tree Lighting ceremony on November 21st and the fact that the Town now has an enforcement officer.

Adjournment

Commissioner Doty made a motion to adjourn. Second by Commissioner Bertaux. Meeting adjourned at 8:55 PM.

Respectfully submitted,



Mark Chain
Planner

Approved by the Planning Commission



Lindsey Williams
Chair