

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
December 5, 2023 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, December 5, 2023. The meeting was called to order at 6:41 PM.

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| Roll call | Present | Chair Lindsey Williams Commissioner Robert Doty Vice Chair Michael Bertaux Commissioner Eddie Aragon Commissioner Jennifer Stepisnik Alternate Vanessa Westmoreland (Remote) Alternate Dana Wood |
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Also present were Contract Planner Mark Chain, Public Works Director Trey Fonner and Community Development Manager Nicole Centeno

Pledge of Allegiance

Consent Agenda

1. Minutes of the November 8, 2023 Planning & Zoning Commission meeting.

Vice Chair Bertaux made a motion to approve the consent agenda as presented. Second by alternate Stepisnik; the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Silt Water Treatment Plant – Site Plan Review

Manager Centeno introduced this project. She stated this is the project that the Town has been working on for over a year and that it has been a high priority for the Town. Essentially, the Town will be replacing the water treatment plan for reasons stated numerous times. There is no change to the zone district. She indicated that many of the technical items have been reviewed and examined a number times with the priority to be as cost-efficient as necessary. Dewberry Engineering Consultants who did the heavy lifting for the project has a memo attached the staff report as well as the entire engineering and specification drawings.

She indicated that the location is west of the Frontage Road south of interstate I – 70. Related to conformance with the Comprehensive Plan, Centeno noted that the updated water treatment plant would meet the needs of the community. However, she did want to note that this particular property was designated as Recreation/Commercial and may have been incorrectly noted during the comprehensive plan process.

Centeno thought that with all the input this project has been well-thought-out and will meet the needs of the Town as the Town grows and moves forward in the future.

Centeno summarize a number of items including:

- recommended conditions were on page 12 of the staff report.
- Review fees have been waived
- the extensive engineering documents are for design review only and are not final construction plans
- Centeno also wanted to make it clear that the planning commission is the deciding body for a site plan review unless appealed.

In wrapping up, Centeno asked if there are any questions from the Planning Commission. Chair Williams asked if the Public Works Director Trey Fonner wanted to comment. Trey said they welcomed any questions and that the Town hopes to start construction in the next couple of months. Alternate Wood asked how many people this would serve in the future. Fonner indicated that the updated plant would be able to supply 2 million gallons a day in order take the Town 20 years into the future.

Commissioner Doty had some questions regarding the plans and the environmental review process. Director Fonner indicated that the CDPHE requires a review and they are aware of construction around the trees and grass areas. He also indicated that the construction time horizon will be about 1.5 years from initiation of construction.

After some more questions Fonner indicated that the project had undergone value engineering from the very beginning and he wanted the Commission to know that what they call the “3rd train” which is an additional water treatment element had been cut out to save some of costs.

Alternate Westmoreland asked about the cost of the project. Fonner said that the original estimate was in the neighborhood of \$28 million and that the value engineering had help reduce this to \$24 million.

Chair Williams open the public hearing at 6:57 PM. There were no comments from the public. The public hearing was closed us at 6:58 PM.

Commissioner Stepisnik made a motion to approve the Silt Water Treatment Plan Site Plan Review with Staff Conditions. Second by Commissioner Bertaux. The motion passed unanimously, with the below conditions:

1) That all statements made by the applicant, both in the application and in any meetings before the Planning and Zoning Commission, be considered conditions of approval, unless modified in any subsequent conditions.

2) That the applicant notifies the Town Department of Community Development, with any changes that are being proposed, from the final approved plans and/or original submittal.

3) *That the applicant provides any additional requested documents and pay any remaining fees, prior to operating business.*

4) *That this approval is not for construction, but rather approval for the use of the land and general Site Plan. Actual licensing and permitting will be a separate process.*

Marioni Annexation

Manager Centeno introduced this project. It is a single lot located between Main Street and Home Avenue at the west end of the Town. This property has been owned by the Marioni's for some time and it has most recently been used for storage of some of their construction materials. There have previously been connections for both water and sewer, but nothing active at this time. Municipal utilities are available. The property is not an enclave.

Staff first became aware of this when there was a building permit application discussion initiated with the County. County staff indicated that the owner should talk to the Town about annexing to the municipality. Now this application is coming forward.

The proposed zone district for this property would be R-2. The applicant wants to develop a single-family house. That aligns with zoning. This property is also in close proximity to the Main Street Plaza PUD which will probably be developing in the near future. The comprehensive plan indicates this property as having a Service and Commercial Support designation. Given the surrounding land uses, this designation does not make total sense. However, it would align with existing zoning in the area and those uses and staff generally supports the application.

Manager Centeno wanted the Commission to be aware that there are no water rights which come specifically with the property. The application would appear to meet the requirements of annexation and zoning into the R – 2 zone District. Also, the Town does not necessarily want to deal with uses that would be allowed in the County for such a small property that already functions as an existing part of the Town neighborhood. Staff recommends that the Planning Commission recommend to the Board of Trustees that the property be considered eligible for annexation and that a resolution of Substantial Compliance be prepared for a Board consideration in anticipation of annexation.

Steve Wiseley asked to be recognized. He indicated that he has helped the Marioni's in the past with development matters. Jorge and Israel Marioni were also present. Steve said that the property has historically been a small storage yard and permanent construction on the site as opposed to a storage area would be a good idea.

Chair Williams opened the public hearing at 7:06 PM. No one from the public was present to speak regarding the application. The public hearing was closed at 7:07 PM.

After discussion, Vice Chair Bertaux recommended that the property be annexed and zoned with the conditions and findings outlined in the staff report. Second by Commissioner Aragon; the motion passed unanimously, with the following conditions:

1. That all statements made by the applicant both in the application and in any meetings before the Planning and Zoning Commission be considered conditions of approval,

unless modified in any subsequent conditions.

2. That the applicant provides any additional requested documents and pay any remaining fees, prior to proceeding to the next step in the process of annexation and/or building.

Rislende Amended Preliminary Plan

Planner Chain introduced this project. Representing the applicants were Doug Pratte, Mitchell Weimer and Dennis Carruth (virtually). Chain went over his staff report and the changes that had been proposed by the applicant. He said the changes are relatively minor. They were to expand the area for Tract 1, eliminate a small portion of the loop road so that only 2 access points came out onto the frontage Road, the depth of the loop road north to south would be slightly reduced and Tract 8 – the Island – would be split into two tracks. One would be for use associated with the Event Center and the other would be under control of the future HOA.

One of the main reasons for the amendment was to enlarge the area for the multifamily housing complex as originally proposed by Mr. Carruth. This change would be for approximately 72 units to 100 units. However, the total number of residential for the entire project would not be modified. Finally, Chain noted that the number of units per acre for the lodging/residential/mixed use tracts would have to be modified through a zoning modification later on that as these lots were now slightly larger so the number of units per acre would have to be slightly modified to maintain total overall dwelling units indicated for those tracts.

Chain said that no basic engineering was being modified and in fact that these changes would probably be beneficial to the frontage road area. He also noted that the traffic study had been updated and that each entry point on the frontage road would require a right-hand deceleration Lane but no left-hand deceleration Lane for entering into those particular access points.

He recommended approval with conditions. He also noted that a public hearing would need to be held in front of the Board of Trustees in order to complete the process.

Doug Pratte gave a brief presentation. He said that the applicants are already working on the final plat documents. He noted that the density requirements as mentioned by Chain would be met further on down the approval line.

Alternate Wood asked about the price point of the project. Dennis Carruth noted that 40% of the units would be one-bedroom units with sizes of 700- 800 ft.² and 60% would be two-bedroom units at a size of 1000 - 1200 ft.². He said that they do not have final architectural drawings yet. He said that the market rate would be suitable for the Silt area. On further discussion, Carruth noted that is not sure he will even be the developer at the end of the day. In the past he and the Town have assisted potential applicants in trying to get state funding and tax credits to help reduce project costs. He emphasized he wanted to do a quality project in keeping with the property and the comprehensive plan. He was hoping a number of units would be below market value and in the past he did have a conversation with Habitat for Humanity.

Vice chair Bertaux asked if the units were all rentals. Chair Williams asked Dennis Carruth to walk the Commission through the reason for the request to modify the multifamily portion of the project from 72 units to 100 units. Dennis indicated they were looking at the infrastructure, livability of the units and the market demand and the cost of amenities. He also indicated that they had been working at one time with a major employer. Mitchell Weimer said that he had thought that Dennis had done an excellent job with the project. He said that there always been

100 units in this portion of the Rislende the property. He also said that the Rislende ownership group did not want more multifamily units than were originally approved. You want to make clear that only the potential property ownership lines were being moved around.

Vice chair Bertaux said he was a bit surprised at the mix and why it was rental units only. Dennis Carruth spoke more about the project background. Commissioner Doty asked if this original mix is changed does the time schedule itself get affected. Mitchell indicated that it should not affect the phasing. He said he hopes to be in front of the Commission perhaps in April or May for a site plan review on the Beacon part of the project which will be located in Tract 3 near the frontage Road. And he was hoping that the event center would come in for a review of probably 6 to 12 months after that. There was then some more discussion on the project.

Commissioner Williams opened up the public hearing at 6:48 PM. Derek Hanrahan asked to speak. He said he was the Mayor pro-tem of the Board of Trustees and said he was generally in favor the project especially for the mixed-use area near the highway. He did have some concerns that it may be an entirely rental community. He thought that could lead the area to be more transient in nature. He said he liked the event Center but that he was concerned with the affordability issue. He was hoping that conversation with Habitat for Humanity could go well.

Vice chair Bertaux predicted that they may come back for more discussion. He thinks the community would be better if there was some ownership potential in the multifamily area. He thinks that good “communities” are partly made by those who have equity at stake.

Vice chair Williams closed the hearing at 7:42 PM. She also said she wanted to make a statement about the development in the future. She thought that some of the affordability comments were tough given the fact that the Town code does not presently require affordable housing as part of the as development requirements. There was then some more discussion. Doug Pratte said he was hoping that the Rislende the group and get a good management company help with the operation of the area.

After more discussion, Vice chair Bertaux made a motion to approve the amended Rislende they Preliminary Plan with the following conditions as noted by staff. Second by Commissioner Aragon; the motion passed unanimously.

Note: conditions of approval from the staff report are below:

- 1. All representations made in the application, in writing and during the public hearing process are to be considered conditions of approval.*
- 2. That the Town Attorney prepare a new resolution which includes the previous conditions of approval (the previous resolution is in the application).*
- 3. That as part of the Final Plat application the ARADA and the PUD Zoning Guide be adjusted after a public hearing process to make sure all total residential unit counts and density requirements are in conformance with the original plan.*

Planner Update

Planner Chain said he wanted to make a statement or two about affordable housing before going on to the regular planner update issues. He indicated that for the past number of years especially in the Roaring Fork Valley and including the Colorado River Valley and other parts of the state that many of multifamily projects are rental oriented in nature as opposed to being a mix of rental and individual ownership. He said part of this was because of the builder liability statute that was passed a number of years ago. He said it is happening statewide and, in some cases, even nationwide for other reasons.

After some more discussion, Chain went back to the formal planner update.

1421 Frontage Road. Chain said that this property is 15 acres to the west of the Holiday Inn. The person with the contract on the property has been in touch with the Town before and now indicated that they have been talking to Valley View Hospital about providing 100 or more multifamily units on the site and they would be making a schematic presentation of the Board in the near future.

River Run Storage. Chain indicated that he had had conversations with Ray Nielsen about an updated plan and it is going in a better direction, especially related to the landscaping design. But he did say that there was more engineering to work through on the project.

Rislende. Chain indicated that he and some staff members have already met with Mitchell and the Rislende Design Team related to the Final Plan Application.

Heron's Nest. Chain indicated that an application for PUD Rezoning and annexation and Subdivision Sketch Plan was in the works and application should be submitted within the next month or shortly thereafter.

Manager Centeno talked briefly about the tree lighting event.

Code Enforcement. Centeno noted that the Town is training a code enforcement officer and he is a new hire. She explained if there are some complaints related to zoning issues to please contact Community Development.

Camario. Infrastructure installation continues to proceed on Camario. The sewer mains have previously been installed.

Family Dollar. There have been some administrative problems with finishing up the project. These include punch list items to correct plus more serious issues such as some unlicensed contractors were used and some construction items were covered up before proper inspections were made.

River Trace. 2 of the buildings are now finished and the next two are undergoing building permit review.

Water Treatment Plant. There was a long meeting on engineering standards, grading etc.

River Run. Centeno noted that there were some issues identified previously and that Trey and she had met with some property owners in the single-family homes related to concerns that are being addressed.

The Bank. As plans have not been updated, the owner will probably have to re-notice and start over the Site Plan Review process.

Food Trucks. There will be another food truck site plan review in the next month or two.

Commissioner Comment

Vice Chair Bertaux indicated that "Habitat" is constructing some units in Silt. Bertaux said that he had been there to help out and they are building 12 units in Town.

Commissioner Doty noted that while the Herons Nest Project could be helpful to many involved there will still be a lot of items to update and deficiencies to correct.

Alternate Wood wanted to thank Manager Centeno for her work on River Run. Chair Williams thanked the Town for the Christmas Party and for inviting the Planning Commission.

Adjournment

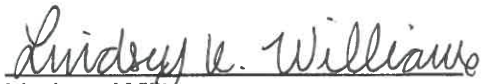
Vice Chair Bertaux made a motion to adjourn. Second by Stepisnik. Meeting adjourned at 8:27 PM.

Respectfully submitted,



Mark Chain
Planner

Approved by the Planning Commission



Lindsey Williams
Chair