

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
February 7, 2023 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, February 7, 2023. Chair Williams called the meeting to order at 6:31p.m.

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| Roll call | Present | Chair Lindsey Williams Vice-Chair Joelle Dorsey Commissioner Eddie Aragon Commissioner Robert Doty Commissioner Michael Bertaux Commissioner Charlienna Chancey |
| | Absent | Commissioner Jennifer Stepsnik |

Also present were Planner Mark Chain, Community Development Manager Nicole Centeno and Public Works Director Trey Fonner.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the January 10, 2022 Planning & Zoning Commission meeting.

Commissioner Bertaux made a motion to approve the consent agenda as presented. Vice Chair Dorsey seconded the motion; the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Public Works Update and questions

Planner Chain said that the Public Works Director, Trey Fonner, was attending the meeting. Chain stated that he is present once or twice a year to give an update on public works related projects and to be available for any questions from the Commission.

Public Works Director touched on the following projects:

- 800 block of Main improvements. This was a block of sewer improvements behind Brick House Pizza

- Line in Service. Fonner noted that the Town has a grant of approximately \$200,000 from Energy Impact Assistant Fund from the state which is being used at the water plant for upgrades.
- Pedestrian and Bike Overpass. Fonner noted that design drawings were approaching the 20% design level. The Town had secured a Transportation Alternatives Projects (TAP Grant) which could pay for 100% of the design. The design and engineering could take up to \$1.1 million.
- Other grants. Fonner noted that the Town was trying to obtain a grant for Grand Avenue improvements for a water line in that area. Presently, there are mains that vary in size but in diameter between 4 inches, 8 inches and 12 inches.
- Water Treatment Plant. Fonner noted that the Town right now is trying to figure out how to afford and build the Water Treatment Plan to take care of present deficiencies. This is taking up a lot of the Town's focus at this time.

Commissioner Doty asked about whether the Water Treatment Plant could be expanded to 2 million gallons per day service. He was wondering what the population could be served with such a facility. Fonner noted that an expanded the treatment plan could serve a population of 7,000 to 8000 and still have excess capacity. Fonner was saying that the scoping for the project right now would include 2 trains (treatment/purification modules) which could each handle 1 million gallons per day. The design that is being worked on could accommodate a 3rd train.

Expansion/redevelopment of the I70/Town Interchange was discussed. Fonner noted that this item was in the CDOT 10-year Plan for the Intermountain Regional Planning area. This would include a 4 way stop facility and a round-about with no significant interchange improvements. Approved projects right now the five-year time period was \$55 million. A grant was being pursued to lengthen and widen the Eastbound On-ramp.

Commissioner Dorsey said she had no questions at this time. She did want to thank Trey for his work on Town projects. Commissioner Aragon told Fonner that he appreciated the work on the improvements for the Town that were being pursued.

Chair Williams had some questions about the pedestrian bridge project. She asked whether that could help solve any of the work related to the interchange and what the planning commission could do to help these projects. Director Fonner said the right now he needs nothing from the commission and that the biggest issue was the fact that Silt was a Small Town and lacked significant funds for such capital projects. He said right now the public works department had a permanent staff of 8 people.

There was some additional discussion related to the potential Water Treatment Plant replacement and what the future holds.

Townhomes at Bella Vista – Update on Conditions of Approval related to Water Line

Planner Chain introduces project. Present virtually representing the development were Doug Pratte, Russ Hatley and John Reed. Chain wanted the Commission to know that after the January 10 meeting he had an extensive discussion with Public Works Director Fonner about the utilities for these for the townhomes. He said that unfortunately both the public works director and the Town's contract engineer were away for the Christmas holidays and he did not have a chance to obtain their input prior to the staff report being completed. In a recent review with Fonner, he indicated that it would be best for the Town to "own" the 8 inch water line in the frontage road for the Bella Vista Townhomes, because of the fact that it was a public water

service delivery system and it required a certified manager. Therefore, Chain gave the Commissioners an updated list of conditions which included making the eight-inch water service line in the frontage road which paralleled the main in West Sabino a publicly dedicated line. He noted that he was not asking the Commission to make any changes to the conditions or motion. But he said this is an important enough issue that he wanted the Commission to know that the action that staff was taking. He indicated that he had discussed the issue with the applicants. And she noted that he would also be talking to Town Attorney Sawyer to see if some kind of utility easement document would need to be recorded.

Joint Commission/BOT Meeting and topics to be identified

Community Development Manager Centeno introduce this item. First, she wanted the commission to know that they would have the ability to have town supported e-mail Addresses and that this seems like a good idea. This issue is brought up by Commissioner Doty. It was noted that if there were confidential or public issues related to Town business and they were conducted via the Commissioner's private email addresses, they may be open to discovery upon a public information request, lawsuit etc. The commissioners would be contacted shortly about getting these Town specific email addresses and how to utilize them.

Centeno then talked about the upcoming Joint meeting and possible topics for discussion. Available meeting dates were briefly discussed. Identified topics to be discussed were:

- Code Changes. Centeno indicated that the Town wanted to update the adopted plumbing codes and energy codes. She was hoping to have the building and energy codes updated to 2018 versions by June 1.
- Affordable Housing was identified as a potential topic. Commissioner Doty said he has some questions about how the state law related to affordable housing that was adopted in the November election could impact local regulations.
- Water Treatment Plant. Comments from staff are that the application for the water treatment plant may be made in June. Director Fonner said he was hoping the new plant could be online by June 2025.
- General code changes. Centeno noted that Town staff, especially the Clerk was keeping a spreadsheet of possible updates. She briefly touched on some of the matters could be updated in the near future.

There were some general comments from the commission. Commissioner Doty asked that the commission be kept up-to-date when some possible code changes may be coming online. Commissioner Dorsey thought that Manager Centeno was keeping the commission well-informed and that that has been the case for a long time. She also wanted to thank Director Fonner for his open conversation. She said that she is walking away from this meeting knowing a lot more about water and wastewater situation. Commissioner Bertaux asked whether Commissioner Dorsey had had a chance yet to visit the wastewater treatment plant. He said that he had had a walk-through recently and it was quite educational. Commissioner Williams also think staff.

Manager Centeno then went into a quick summary on some of the community events that would be upcoming in the near future.

Planning Update

Planner Chain gave notice to the Commission that he had granted an extension for the Site Plan for the Village of Painted Pastures Self storage project on Lot 3. He said he also expected in the very near future a site plan application for large self-storage project at the west end of Town. He also indicated that the Town would be getting a Preliminary Subdivision Plat for the Rislende Project in the near future.

Commissioner Comments

No additional comments were made by the Commission.

Adjournment


Commissioner Doty made a motion to adjourn. Commissioner Chancey seconded the motion, and adjourned the meeting 7:57p.m.

Respectfully submitted,



Mark Chain
Planner

Approved by the Planning Commission



Lindsey Williams
Chair